



ITEM 30

# 901 N. Stanton Street Rezoning

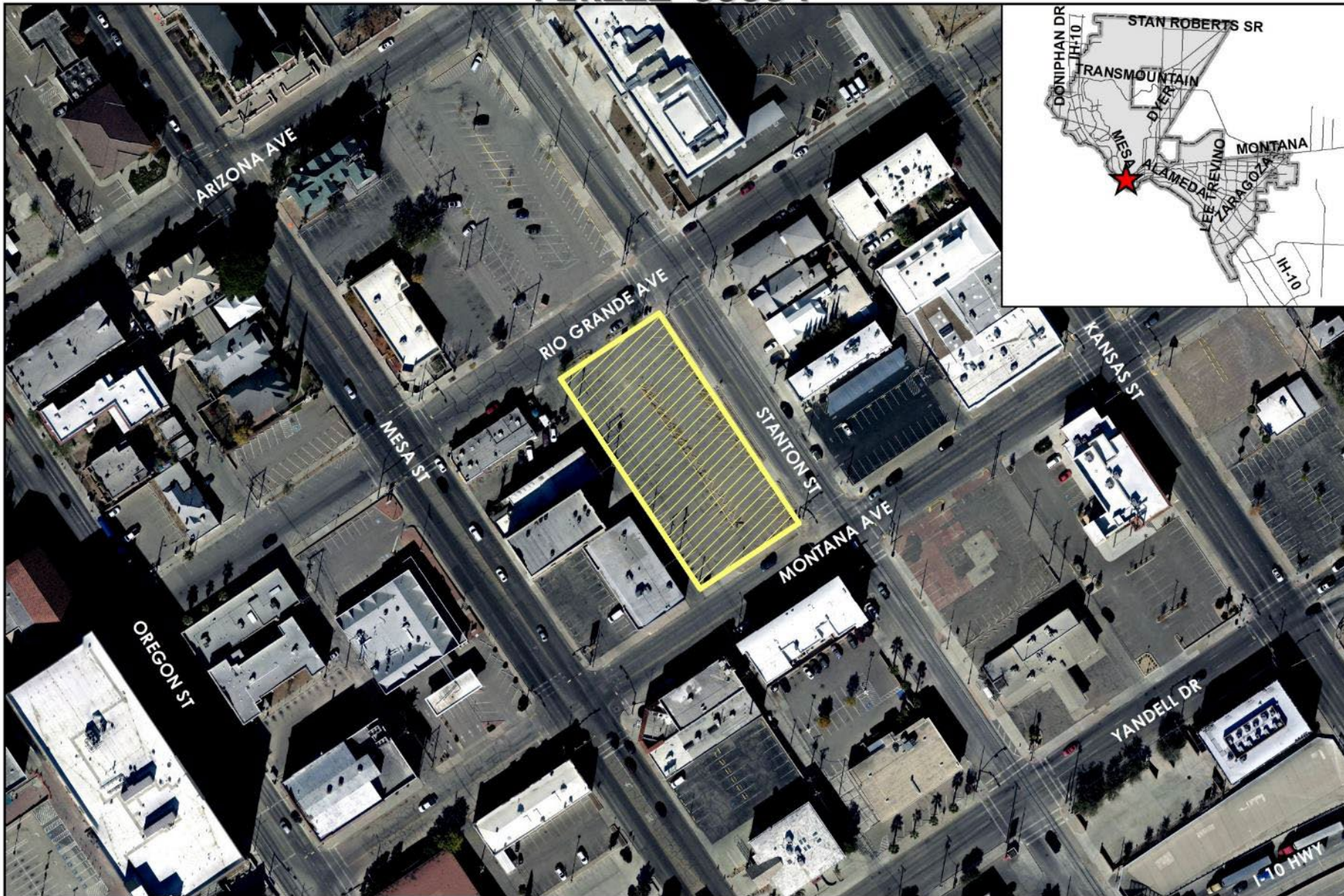
PZRZ22-00034



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso

PZRZ22-00034



Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





## Existing Zoning

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 Subject Property





# Future Land Use Map

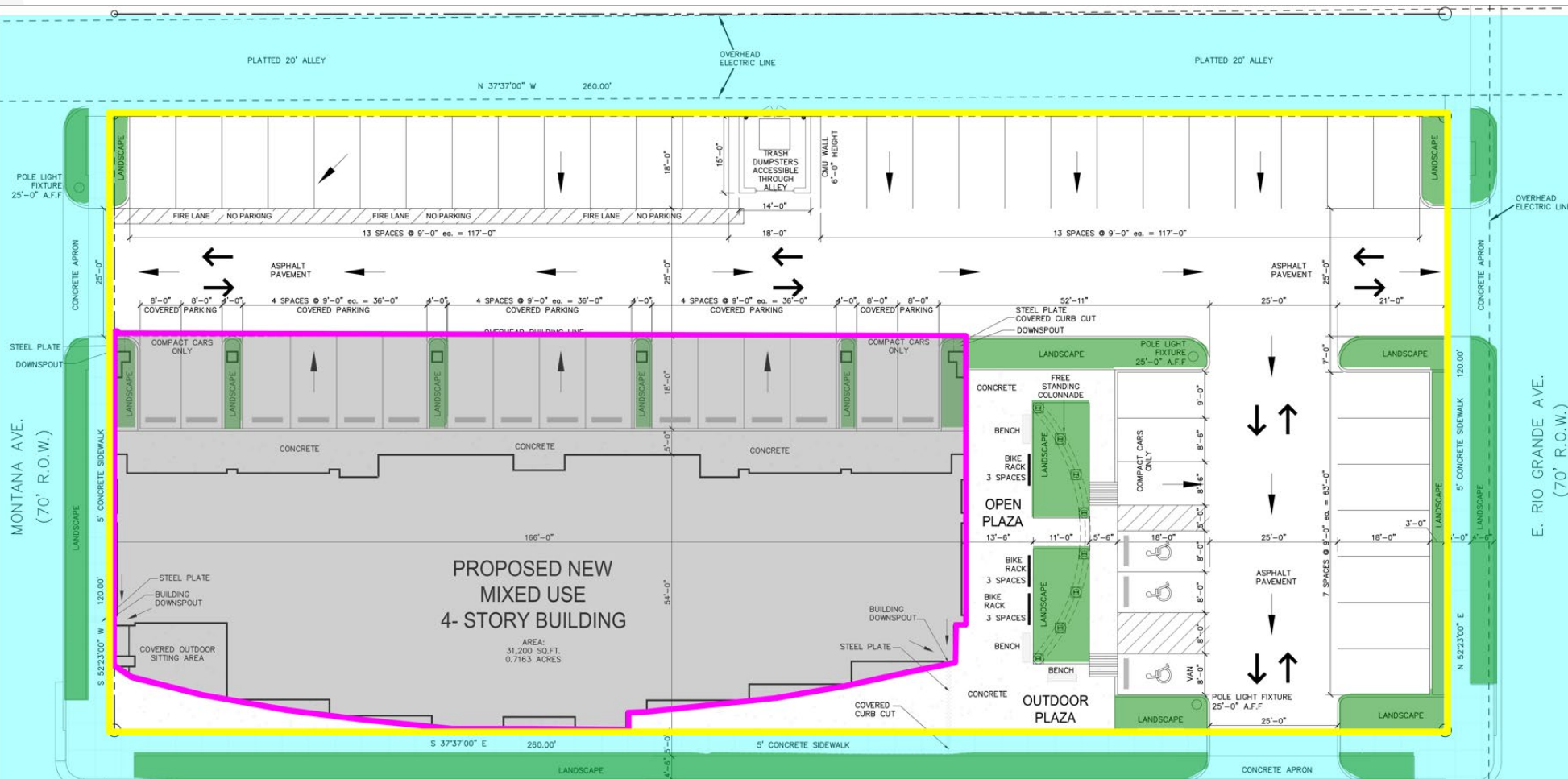
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 Subject Property



# Master Zoning Plan



**BUILDING CODE NOTES**

**PROJECT SUMMARY:** JERASH CENTER, 901 N. STANTON ST., EL PASO, TEXAS 79901

**SCOPE OF WORK:** PROJECT IS A NEW CONSTRUCTION FOR BUSINESS, MERCHANTILE, AND ASSEMBLY

**OCCUPANCY:** USE GROUP:  
 • RESTAURANT (SIT DOWN)  
 • OFFICE (PROFESSIONAL)  
 • OTHER RETAIL ESTABLISHMENT (LOW VOLUME)  
 • PERSONAL WIRELESS SERVICE FACILITY (PSWF)

CONSTRUCTION TYPE II-B UNPROTECTED NON-COMBUSTIBLE FULLY SPRINKLERED IN COMPLIANCE W/NFA 13

**LEGAL DESCRIPTION**  
 901 N. STANTON ST., EL PASO, TEXAS, 79902  
 ALL OF LOTS 1 THROUGH 10, BLOCK 44, HARTS SURVEY NO. 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 ACREAGE OF LOT: 0.7163

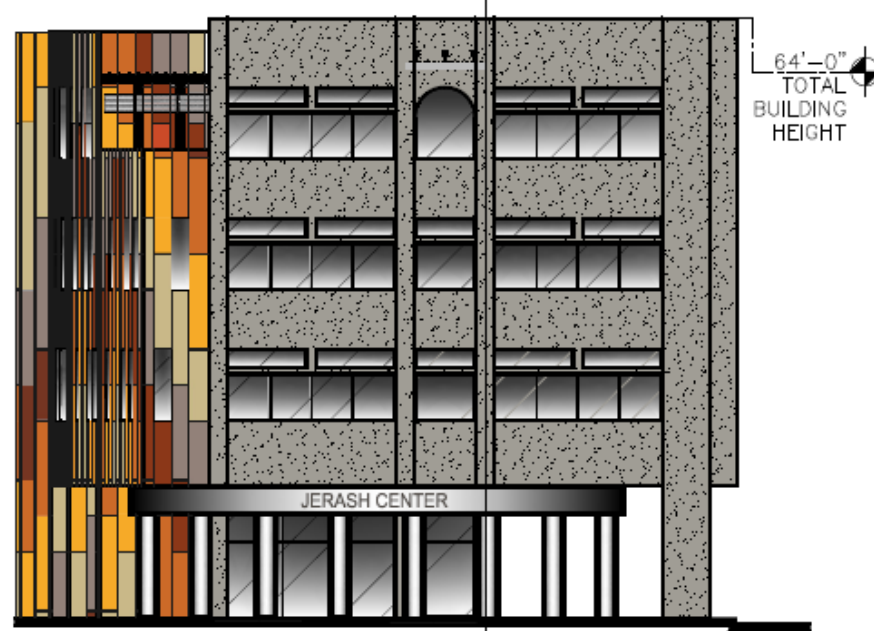
**SETBACKS**  
 0' SETBACK FOR FRONT, REAR, AND SIDES DETERMINED BY MASTER ZONING PLAN FOR FRONT REAR AND SIDES.

**PROPOSED LOT COVERAGE**  
 MINIMUM & MAXIMUM PROPOSED LOT COVERAGE 7,240 S.F.  
 LOT WIDTH 120.00'  
 LOT DEPTH 260.00'  
 LOT AREA 31,200 S.F.

N. STANTON ST.  
 (70' R.O.W.)

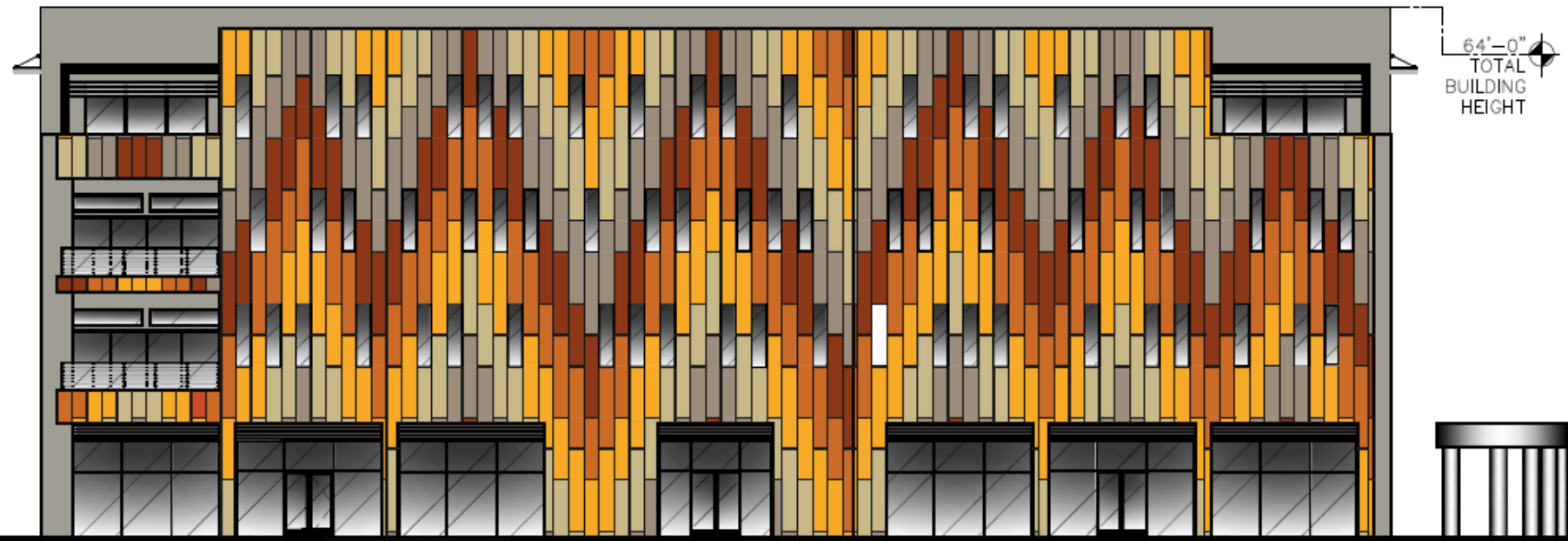


OCCUPANCY / USE
OTHER RETAIL ESTABLISHMENT (LOW VOLUME)
RESTAURANT (WALK-UP) / RESTAURANT (SIT DOWN) *INCLUDES COVERED PATIO
OFFICE-ADMINISTRATIVE & MANAGERS / OFFICE-MEDICAL / OFFICE-PROFESSIONAL
Personal Wireless Service Facility (PWSF)



**NORTH ELEVATION**

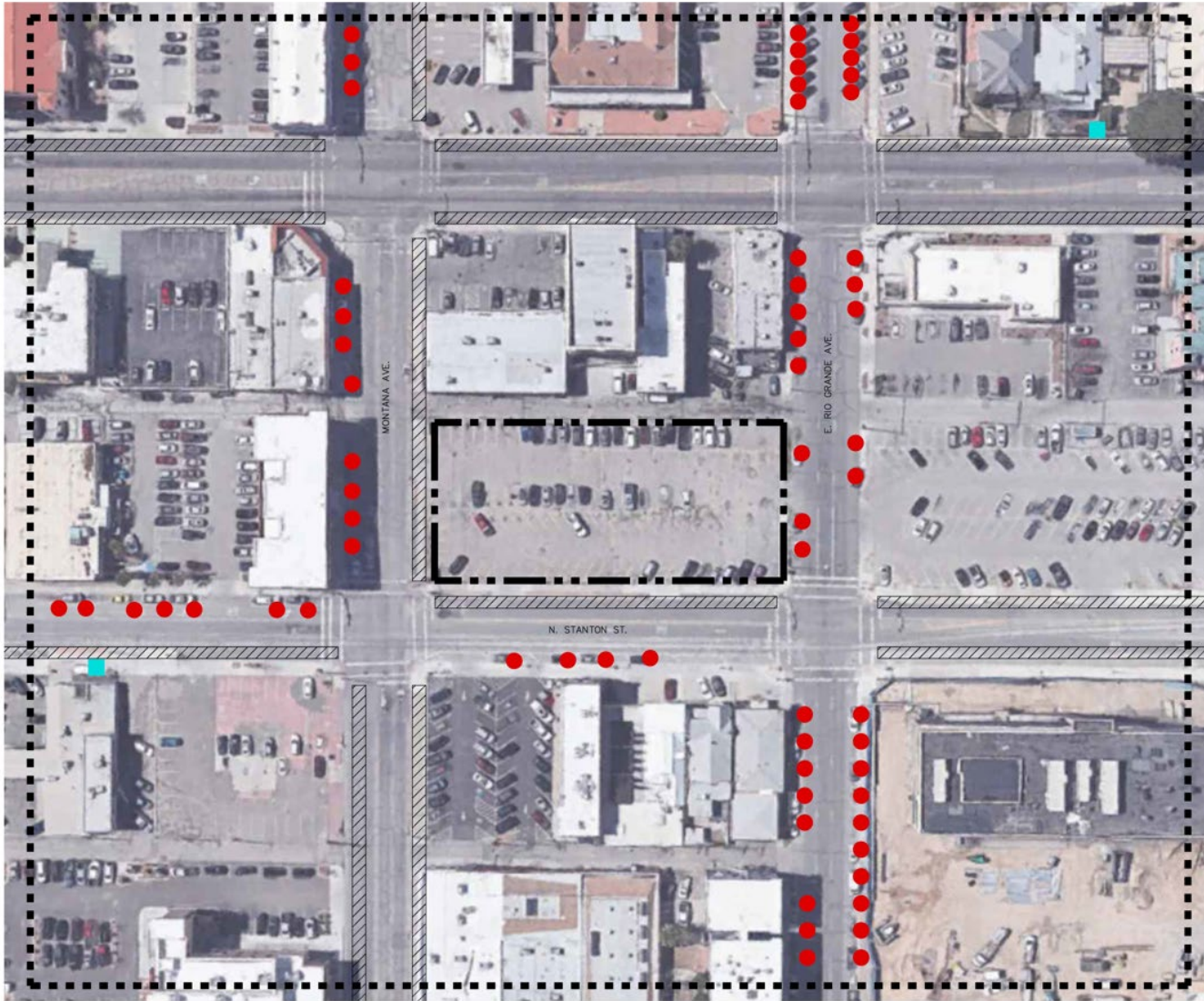
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**

SCALE: 1/16" = 1'-0"

# Elevations



**ON-STREET PARKING EXHIBIT**  
SCALE: 1" = 50'

**TOTAL ON-STREET  
PARKING SPACES: 63 SPACES**

	SPACES OCCUPIED	SPACES VACANT
7AM - 8AM	28	35
8AM - 9AM	27	36
9AM - 10AM	28	35
10AM - 11AM	35	28
11AM - 12PM	37	26
12PM - 1PM	38	25
1PM - 2PM	35	28
2PM - 3PM	33	30
3PM - 4PM	31	32
4PM - 5PM	34	29
5PM - 6PM	28	35
6PM - 7PM	26	37
TOTAL AVERAGE	32	31




# Parking Study

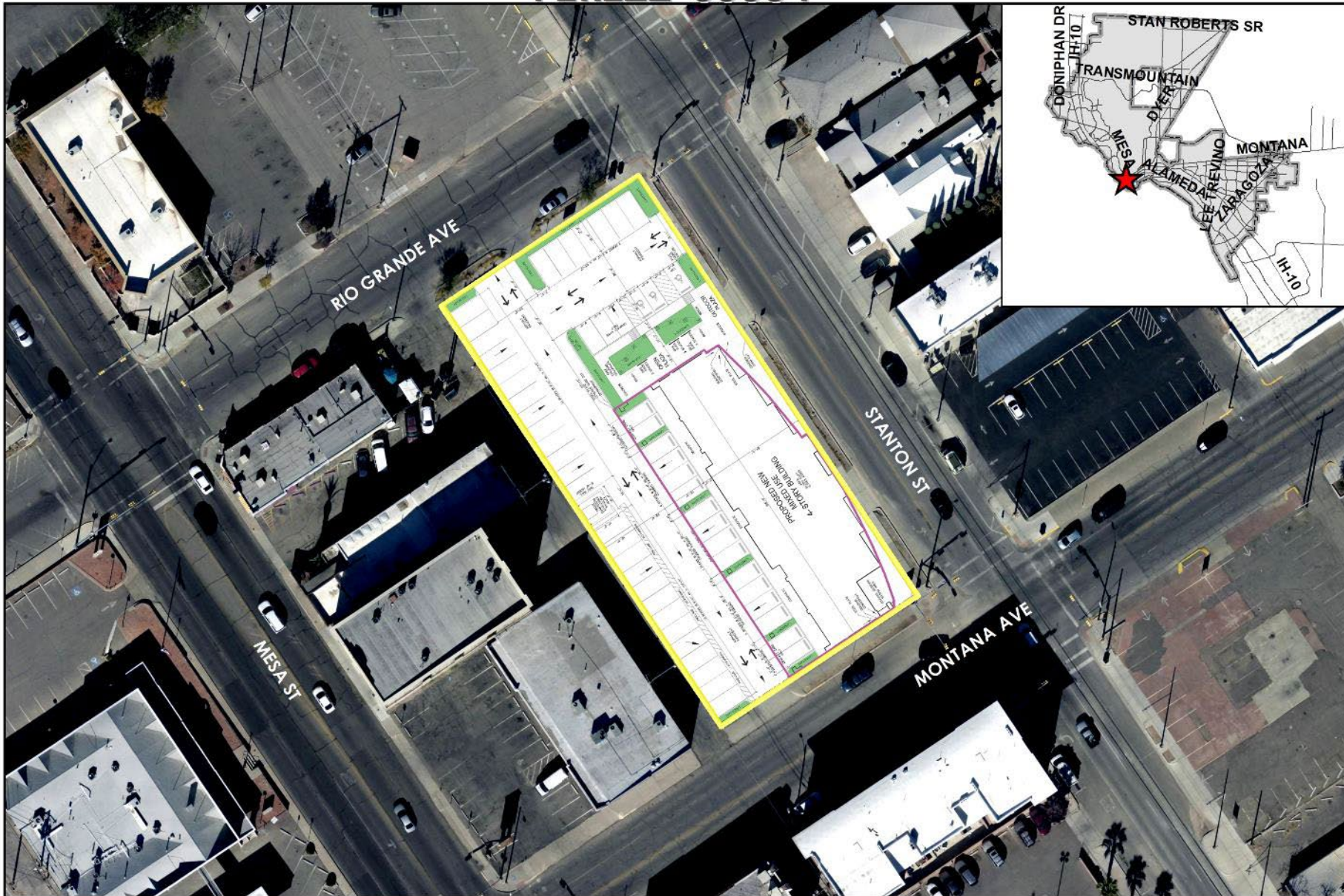
## ON-STREET PARKING STUDY SUMMARY

THE PARKING STUDY INDICATES THAT A TOTAL OF 63 ON-STREET PARKING SPACES ARE AVAILABLE WITHIN A 300-FOOT BUFFER FROM THE PROPOSED SITE. AN AVERAGE OF 32 PARKING SPACES ARE OCCUPIED AND 31 PARKING SPACES ARE VACANT WITH THE TIME FRAME OF 7AM-7PM. THE MOST OCCUPIED PARKING SPACES OCCUR FROM 12PM-1PM, WHILE THE LEAST OCCUPIED SPACES OCCUR FROM 6PM-7PM.

## LEGEND

-  ON-STREET PARKING SPACE
-  NO-PARKING AREA
-  BUS STOP
-  PROPERTY LINE
-  300-FOOT BUFFER LINE





# Master Zoning Plan over Aerial

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 Subject Property







# Subject Property

# Surrounding Development



N



W



S

E



# Public Input

- Notices were mailed to property owners within 300 feet on March 9, 2023.
- The Planning Division has not received any communications in support or opposition to the request.





## Recommendation

- Staff recommends approval of the rezoning and master zoning plan
- City Plan Commission recommends approval (6-0) of the rezoning and master zoning plan



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People