

ORDINANCE NO. 019512

AN ORDINANCE CHANGING THE ZONING OF LOTS 1 THRU 10, BLOCK 44, HARTS SURVEY NO. 9, 901 NORTH STANTON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) AND C-4 (COMMERCIAL) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Lots 1 thru 10, Block 44, Harts Survey No. 9, 901 North Stanton Street, *City of El Paso, El Paso County, Texas*, be changed from **A-2 (Apartment) and C-4 (Commercial)** to **G-MU (General Mixed Use)** and approving a Master Zoning Plan, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

ADOPTED this 6 day of June, 2023.

THE CITY OF EL PASO



Oscar Leeser
Mayor

ATTEST:



Laura D. Prine, City Clerk

APPROVED AS TO FORM:



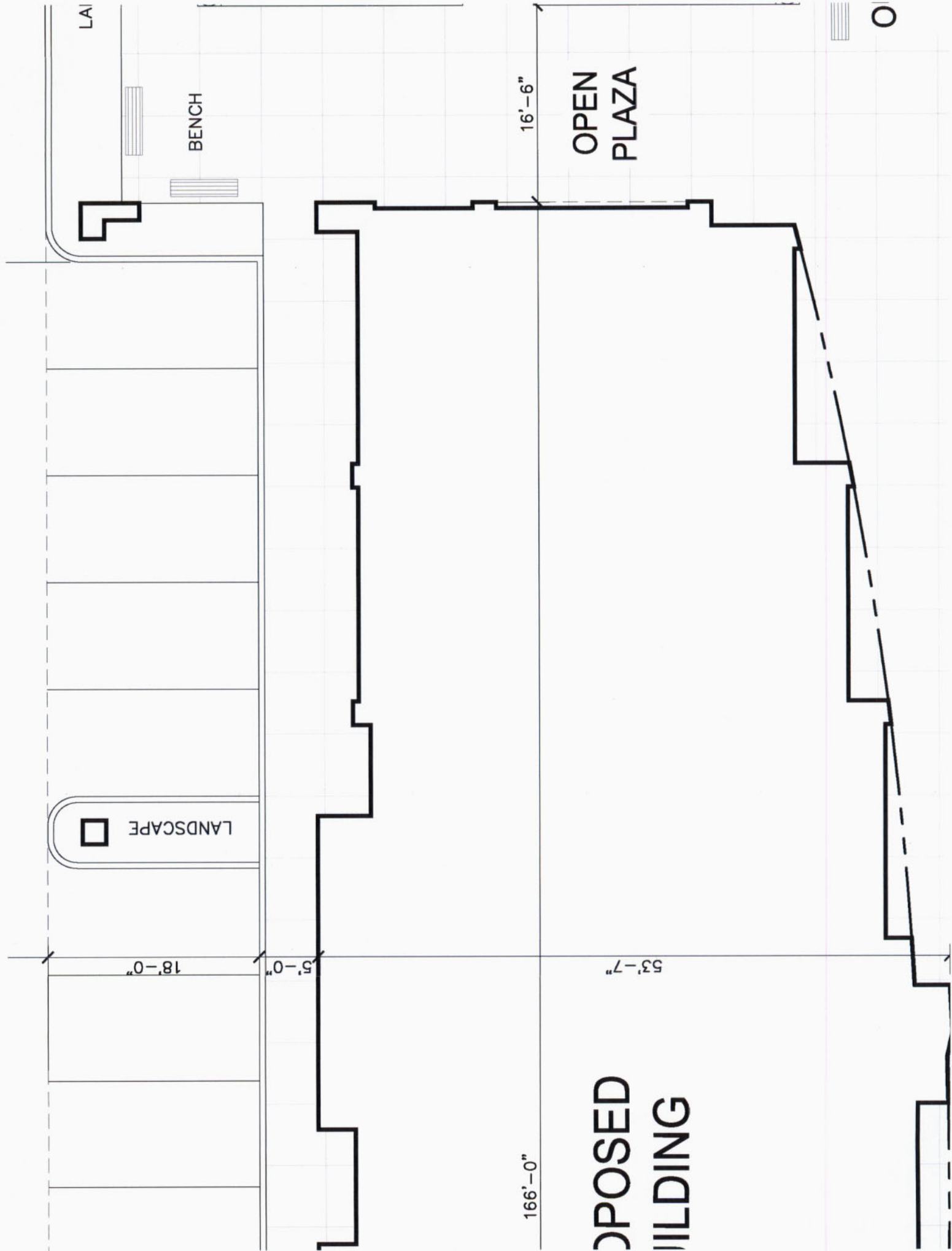
Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

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LAI

BENCH

16'-6"

OPEN
PLAZA



LANDSCAPE

18'-0"

5'-0"

53'-7"

166'-0"

PROPOSED
BUILDING

EXHIBIT "B"

Master Zoning Plan for a General Mixed Use

THE JERASH CENTER

Purpose and Intent:

The purpose of the project and Master Zoning Plan is to bring multiple business types to the area while drawing traffic to the building. Retail and restaurant space will occupy the grade level, with leased office space on the second and third levels. An additional fourth and fifth level are planned for at a later date.

Stanton Rd and Mesa Street connectors are a plus for additional customers to arrive and enjoy the restaurant and retail spaces. This building will bring lots of color and artistic qualities to the neighborhood, bringing new life, while connecting the buildings of downtown from across I-10. The facade will highlight the colors of the El Paso sunset bringing curiosity and a connection to the people of El Paso, and the multi-cultures we share.

The Jerash Center will promote multi-use low volume retail, a sit down restaurant, professional business office space, as well as a pavilion for outdoor enjoyment. Glimpses of this iconic building will be visible from the I-10 corridor, the downtown area and up and down Stanton, creating a curiosity to come and check it out.

Description and Characteristics:

The Jerash Center shall replace a worn out parking lot of over 3,120 square feet, bringing life to an otherwise uneventful corner lot. The site will park 59 cars (3 HC), with seventeen of them being under cover of the building.

THE JERASH CENTER MIXED-USE TABLE		
LEVEL 1	LOW VOLUME RETAIL	3,315 SF
LEVEL 1	SIT DOWN RESTAURANT	1,800 SF
LEVEL 1	LOBBY / BUSINESS AREA	2,172 SF
LEVEL 2	PROFESSIONAL OFFICE	12,527 SF
LEVEL 3	PROFESSIONAL OFFICE	11,369 SF
	TOTAL FLOORS 1 - 3	31,183 SF
LEVEL 4	TO BE DETERMINED	11,000 -12,000 SF
LEVEL 5	TO BE DETERMINED	11,000 - 12,000 SF
	ADDITIONAL PROPOSED FLOORS 4 - 5	22,000 – 24,000 SF

The total height for the three story building is proposed at 50 feet. With the addition of floors four and five in approximately three to four years, we propose a building at seventy-five feet in total max height.

The building colors and materials will bring a sense of art and community back to this area of the city. The shine of the metal panels will highlight the beautiful colors of the El Paso sunset with the orange, gold, russet, sand and dark burgundy to bring life and energy to this part of the I-10 corridor, connecting it to the beauty of the downtown, extending it just across the way.

Access:

The retail and restaurants will have their own exterior access for pedestrians and customers off Stanton. The professional business offices shall have access through a beautiful lobby space, with pedestrian access from Stanton and the car access from the parking area. The parking lot is accessed from entrances off Rio Grande Avenue, N. Stanton Street and Montana Avenue.

Setbacks:

Principal Front (Stanton): 0' Setback

Secondary Front (Alley): 0' Setback

Side Yard: 0' Setback

Rear Yard: 0' Setback

Appendix C – Table of Parking Requirements and Standards:

Use	Automobile & Light Trucks		Proposed Square Feet	Required Parking Count	Provided Parking Count
Professional Office	1/576 sf	1/400 sf	26,068 sf	45 Min to 65 Max	
Other Retail, Low Volume	1/360 sf	1/250 sf	3,322 sf	9 Min to 13 Max	
Sit Down Restaurant	1/144	1/100 sf	1,793 sf	12 Min to 17 Max	
TOTAL				66 Min to 95 Max	58 Spaces (includes 3 HC)

Bicycles: Not required since parking count does not exceed 60 spaces.

****Note: G-MU request for a total parking count of 58 spaces.**

Table 503 – Allowable Building Heights and Areas for Business Group:

Business Group	Type IIB With Automatic Sprinklers
Height	75 FEET
Area	23,000/Story
Stories	4

****NOTE: G-MU request for a total of 5 stories and a total height of 75 feet.**

Table 1004.1.2 – Maximum Floor Area Allowances Per Occupant:

Occupancy	Occupant Load Factor	Proposed Areas	Occupant Count
Mercantile (Retail)	60 SF Gross	3,322 SF (1 level)	139
Professional Business	150 SF Gross	24,060 SF	160
Accessory Storage Areas / Mechanical, Equipment Rooms, Restrooms	300 Gross	3,966 SF	13
Sit Down Restaurant	15 Net Unconcentrated)	1,793 SF (1 level)	120
		PROPOSED TOTAL	432
If a fourth and fifth story are added, they shall be composed of the following:			
Professional Business	150 SF Gross	21,300 SF (estimated)	142
Accessory Storage Areas / Mechanical, Equipment Rooms	300 SF Gross	2644 SF (estimated)	8.8
		PROPOSED TOTAL	151

Table 2902.1 – Minimum Number of Required Plumbing Fixtures:

	Toilets (M/F)	Urinals	Lavatories	Drinking Fountains	Total Required Fixtures	Service Sink	Total Proposed Fixtures
Business	1 per 25 first 50; 1 per 50 for thereafter	Up to ½ of toilets may be urinals in Men's Restrooms	1 per 40 for first 80; 1 per 80 thereafter	1 per 100	4.2 toilets 3 lavatories	1	4 toilets and 4 lavatories per floor = 12 toilets and 12 lavatories + 1 hi/low drinking fountain and service sink per floor
Mercantile	1 per 500		1 per 750	1 per 1000	1 toilet 1 lavatory	1	
Sit Down Restaurant	1 per 75		1 per 200		2 toilets 1 lavatory	1	
TOTAL REQUIRED FIXTURES					8 toilets, 5 lavatories		

If fourth and fifth floors are added, they will follow this same formula of 4 toilets, 4 lavatories, 1 hi/low drinking fountain and 1 service sink per floor.

901 N. Stanton Street

City Plan Commission — March 23, 2023 **REVISED**

REZONING



CASE NUMBER: PZRZ22-00034
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: EP RMA Investments, LLC
REPRESENTATIVE: Rami Abdeljaber
LOCATION: 901 N. Stanton St. (District 8)
PROPERTY AREA: 0.72 acres
REQUEST: Rezone from A-2 (Apartment) and C-4 (Commercial) to G-MU (General Mixed Use)
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of March 16, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) and C-4 (Commercial) to G-MU (General Mixed Use) and approval of a Master Zoning Plan with reductions to on-site parking requirements to allow for a mixed-use development

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request and master zoning plan. The proposed development is in character with other uses in its proximity and is in keeping with the policies of the G-2, Traditional Neighborhood Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZRZ22-00034

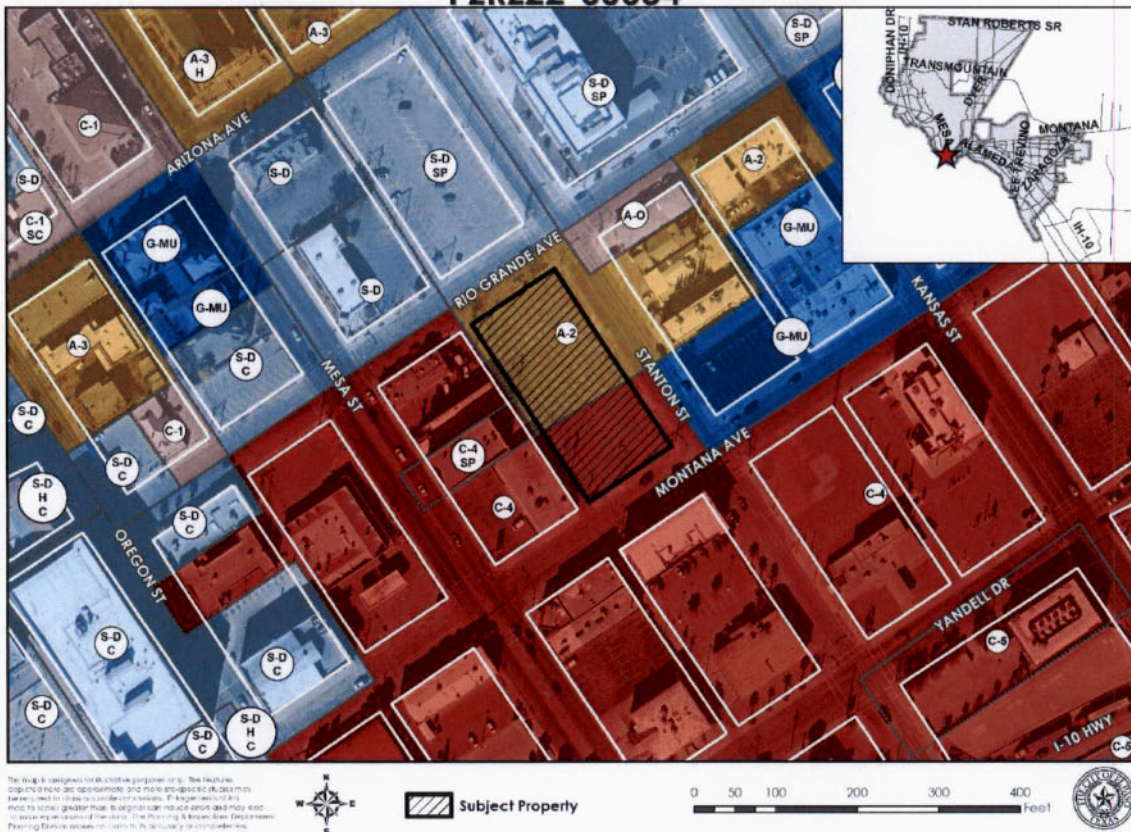


Figure A. Subject Property & Immediate Surroundings