

## 600 S. Stanton Special Permit

PZST25-00008

### Strategic Goal 3.

Promote the Visual Image of  
El Paso



**PZST25-00008**



# 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.

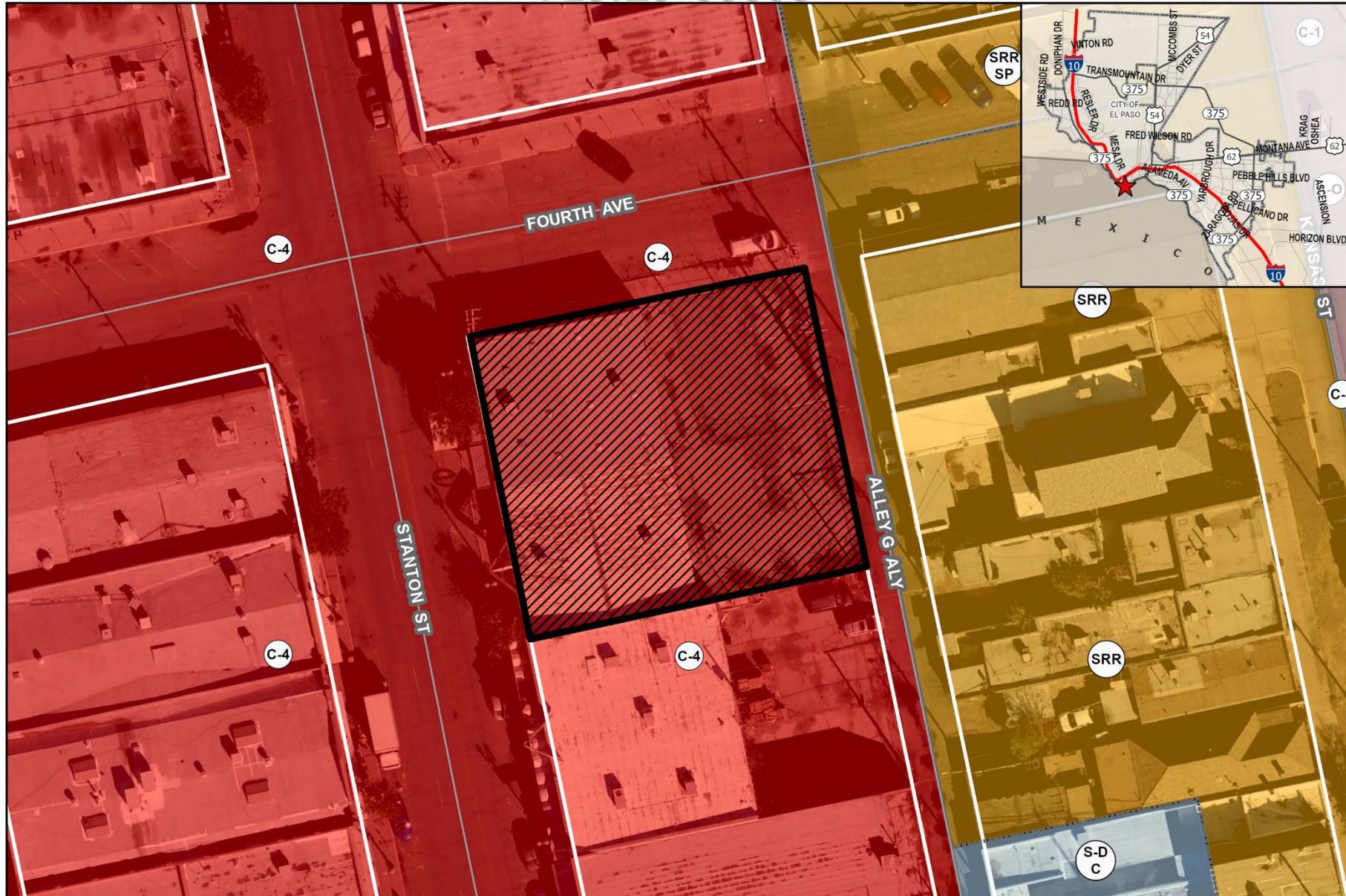


## Subject Property



2

# PZST25-00008



## Existing Zoning

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 Subject Property

0 10 20 40 60 80 Feet



3

# PZST25-00008



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Subject Property

0 10 20 40 60 80 Feet



## Future Land Use Map

**G-2, Traditional Neighborhood:**  
Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in *Plan El Paso*.

# Detailed Site Plan

....35 PARKING SPACES MIN.

**7. PARKING REQUIRED:**

## BALLROOM

MIN: 1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas

MAX: 1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas

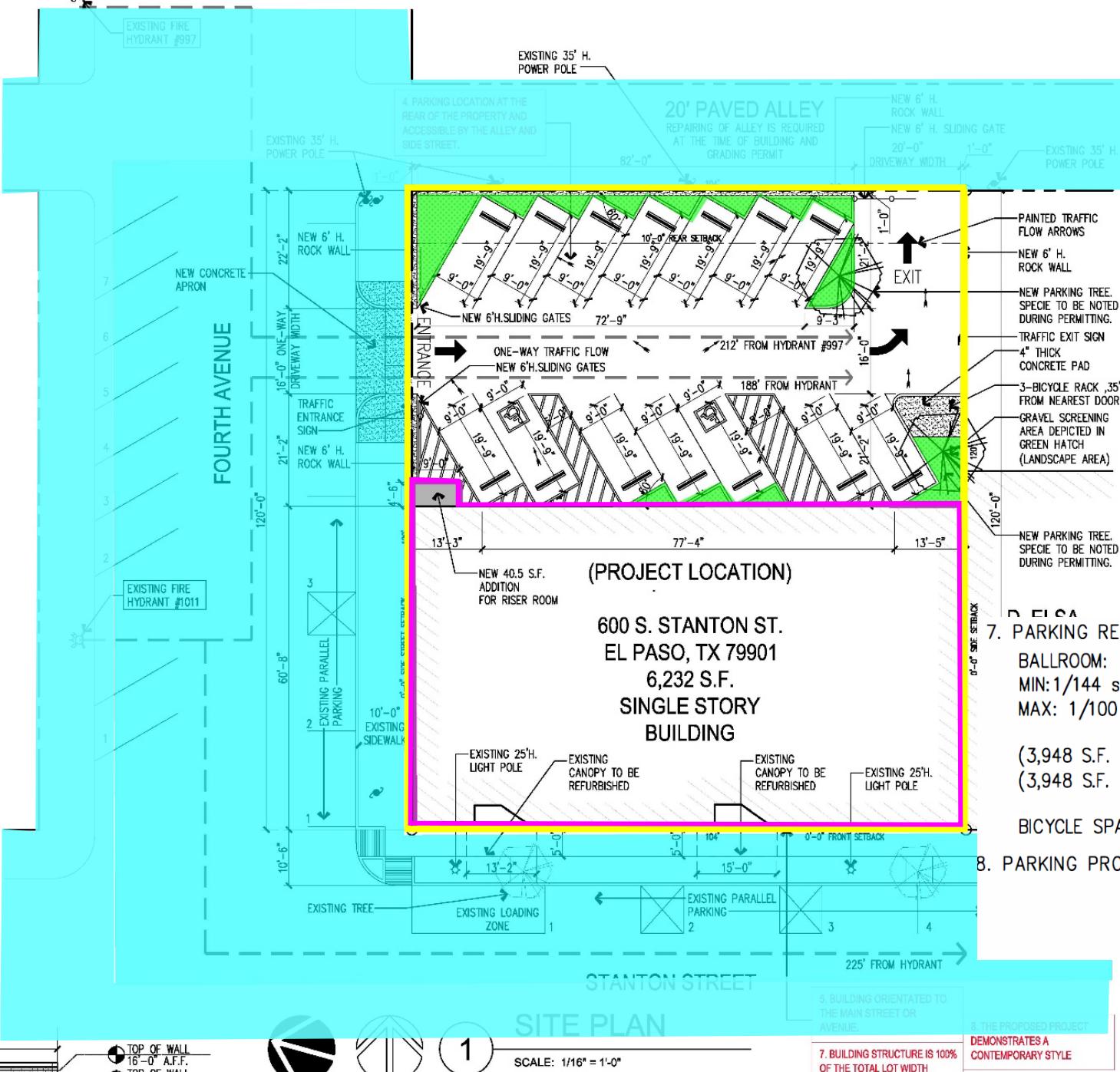
(3,948 S.F. ASSEMBLY AREA/144=27)+(2,284 S.F./288=8)=35 PARKING SPACES MIN.

(3,948 S.F. ASSEMBLY AREA/100=39)+(2,284 S.F./200=11)=50 PARKING SPACES MAX.

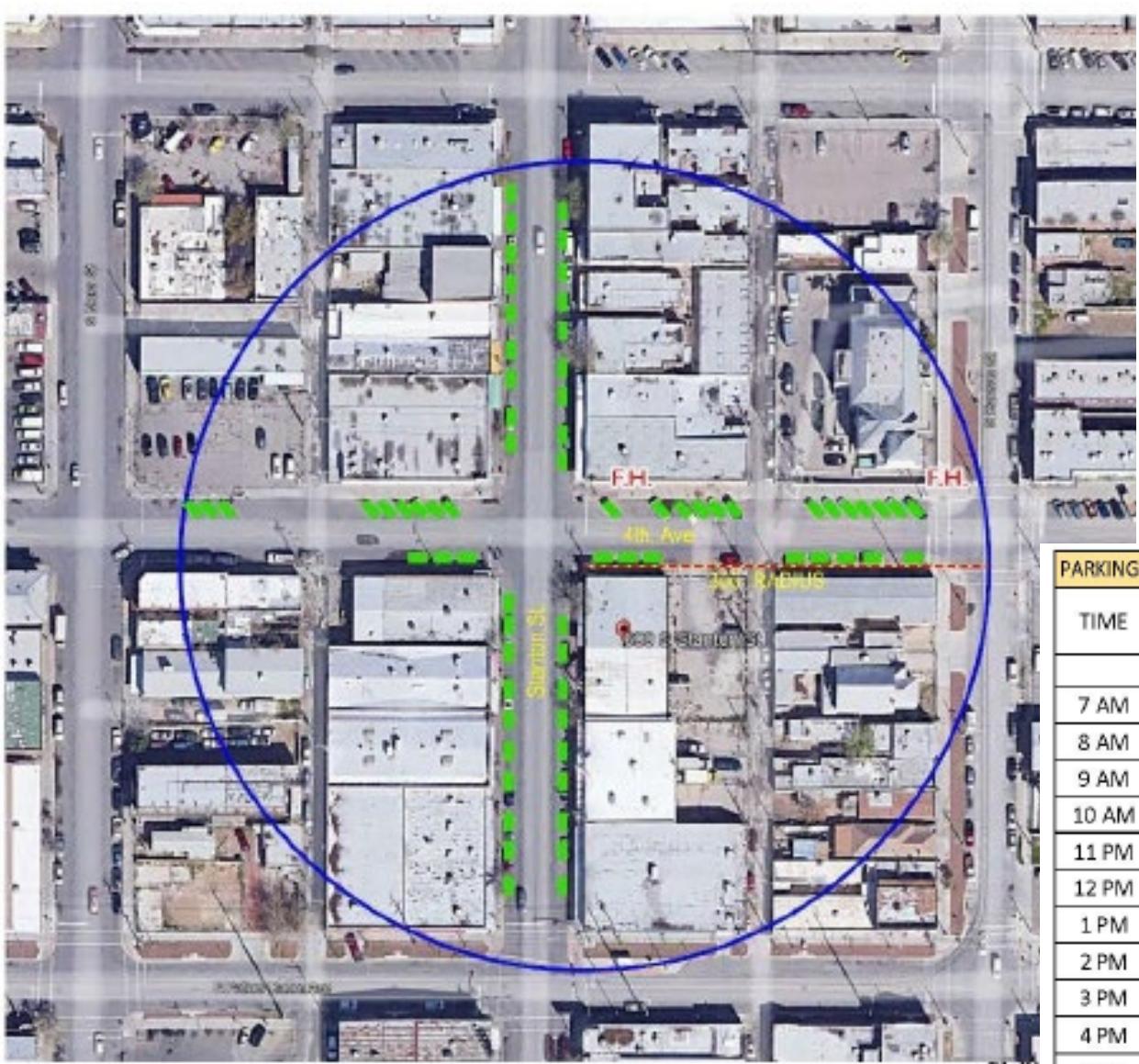
### BICYCLE SPACES = 3 MIN

14 PARKING SPACES PROVIDED  
3-BICYCLE RACK PROVIDED

NOTE: 60 % PARKING REDUCTION TO BE REQUESTED DURING INFILL DEVELOPMENT APPLICATION.



# Detailed Site Plan



BUILDINGS



300' RADIUS



18'X8' PARKING SPA

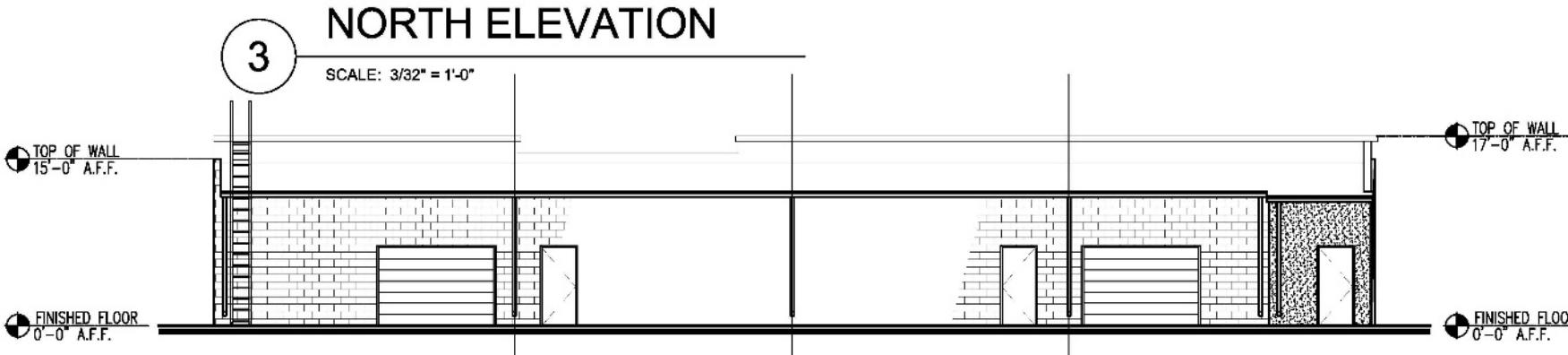
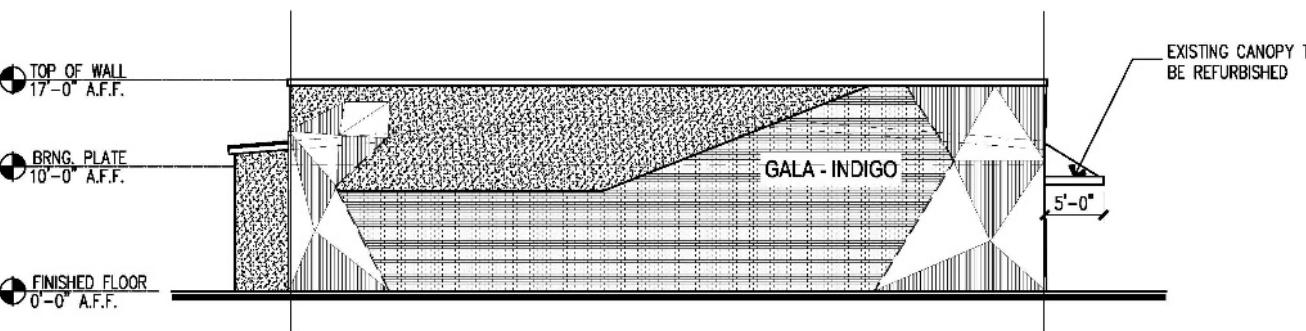
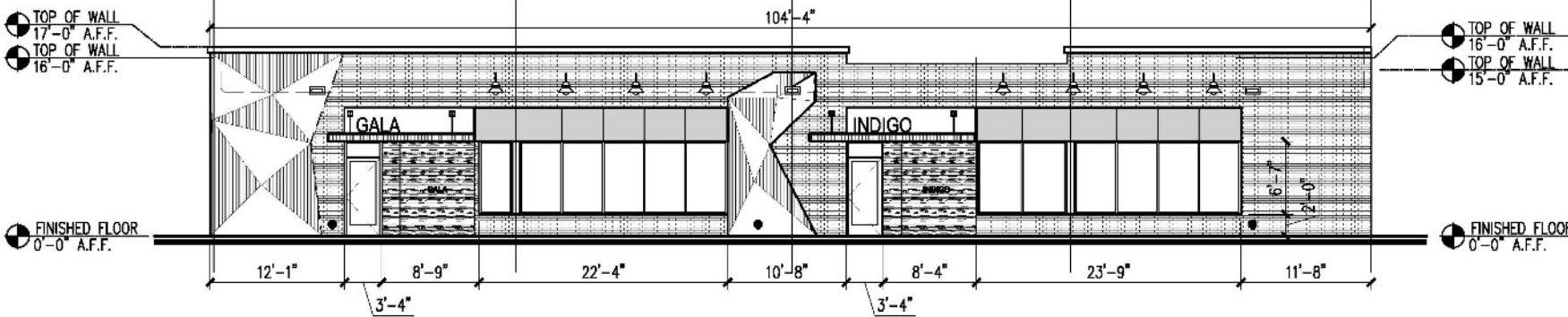
FH - FIRE HYDRANT

PARKING SURVEY MAY-31-2025

TIME	STANTON 37 TOTAL AVAILABLE	4 <sup>TH</sup> . AVENUE 33 TOTAL AVAILABLE	TOTAL 70 AVAILABLE
7 AM	32	18	50
8 AM	18	15	33
9 AM	16	12	28
10 AM	12	11	28
11 PM	10	11	21
12 PM	8	10	18
1 PM	8	9	17
2 PM	6	9	15
3 PM	6	9	15
4 PM	12	11	23
5 PM	17	12	29
6 PM	28	15	43
7 PM	32	18	50
TOTAL AVRG.	16	12	28
		AVERAGE AVAILABLE	28

# Detailed Site Plan

(Maximum Height 17'-0")



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Subject Property

0 10 20 40 60 80  
Feet



## Detailed Site Plan

8

EPA  
TX  
CITY OF EL PASO

# Subject Property



# Surrounding Development



W



S



N



E  
10

# Public Input

- The El Paso Central Business Association, the Southside Neighborhood Association and the Sunrise Civic Group Association were notified of the request by the applicant.
- Notices were mailed to property owners within 300 feet on September 26, 2025.
- The Planning Division has not received any communications in support or opposition to the request.



# PZST25-00008



## Notice Map

34 Notices  
55 Properties

12



## Recommendation

- Staff and CPC (7-1) recommend **approval** of the Special Permit and Detailed Site Development Plan approval requests.

## 🎯 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