



ITEM 19

# 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.

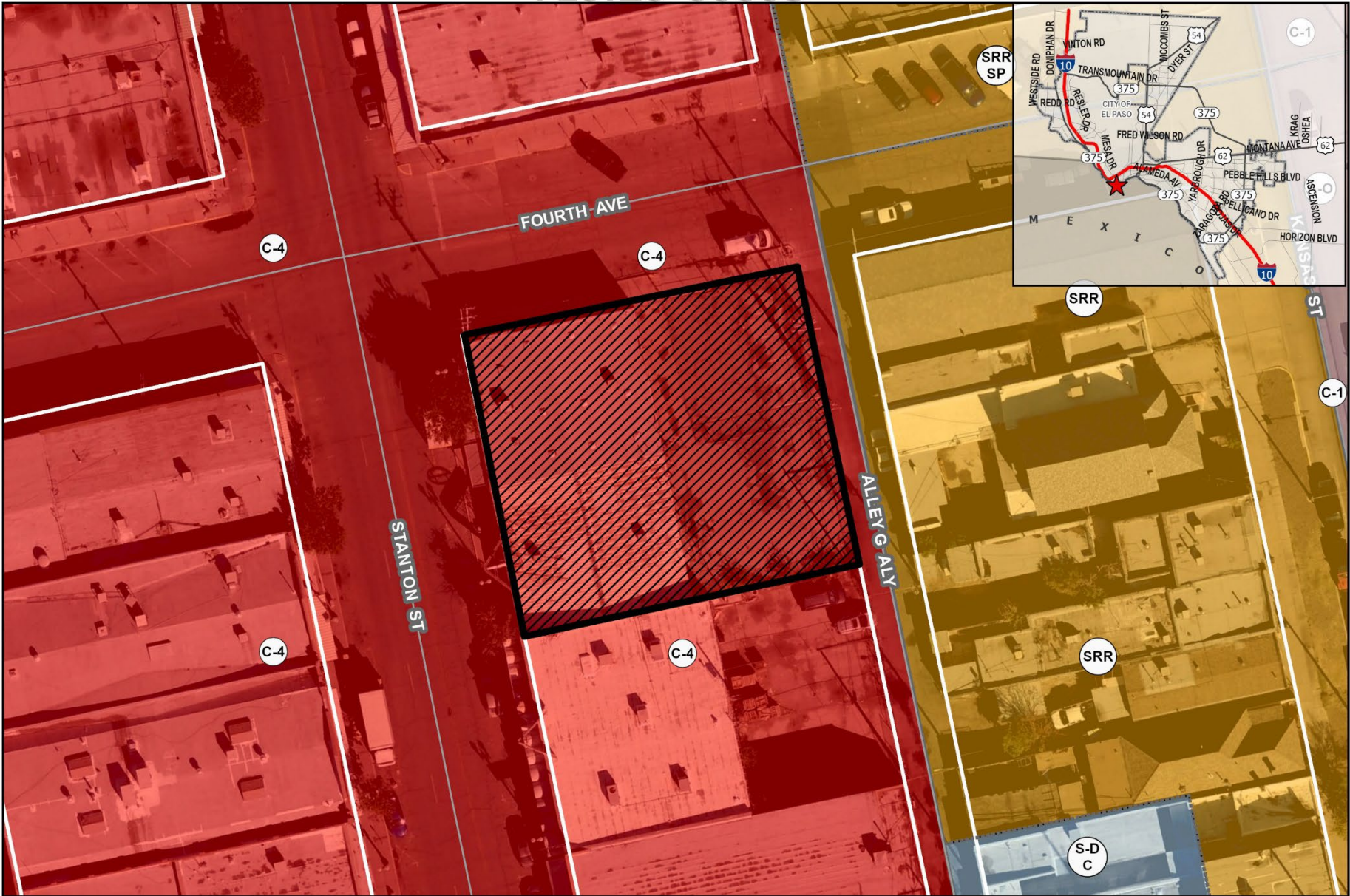


 Subject Property

0 10 20 40 60 80  
Feet







# Existing Zoning

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 Subject Property







# 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*.





7. PARKING REQUIRED: 35 PARKING SPACES MIN.

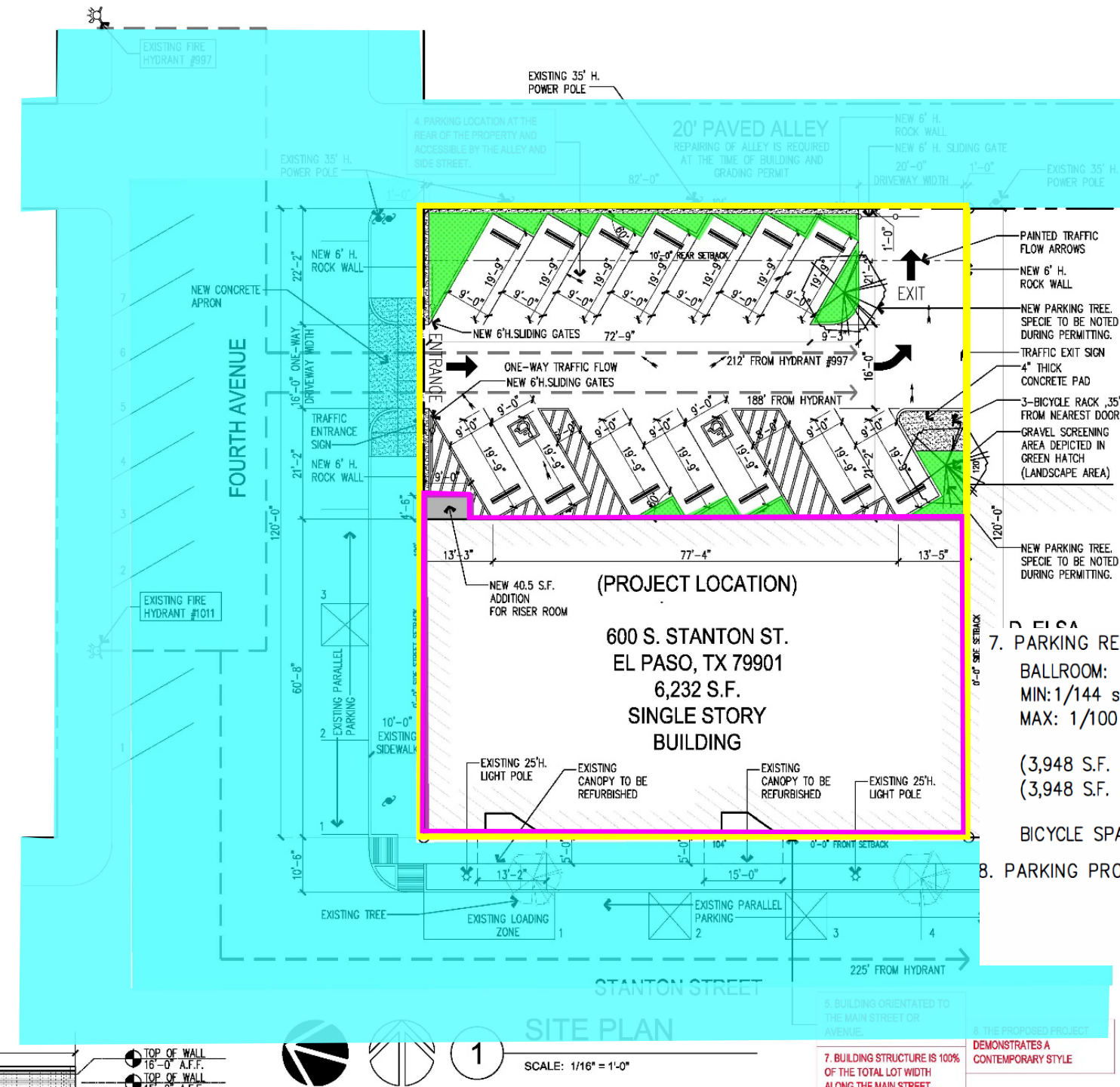
BALLROOM:  
MIN: 1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas  
MAX: 1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas

$(3,948 \text{ S.F. ASSEMBLY AREA} / 144 = 27) + (2,284 \text{ S.F.} / 288 = 8) = 35 \text{ PARKING SPACES MIN.}$   
 $(3,948 \text{ S.F. ASSEMBLY AREA} / 100 = 39) + (2,284 \text{ S.F.} / 200 = 11) = 50 \text{ PARKING SPACES MAX.}$

BICYCLE SPACES = 3 MIN.

8. PARKING PROVIDED: 14 PARKING SPACES PROVIDED  
3-BICYCLE RACK PROVIDED

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





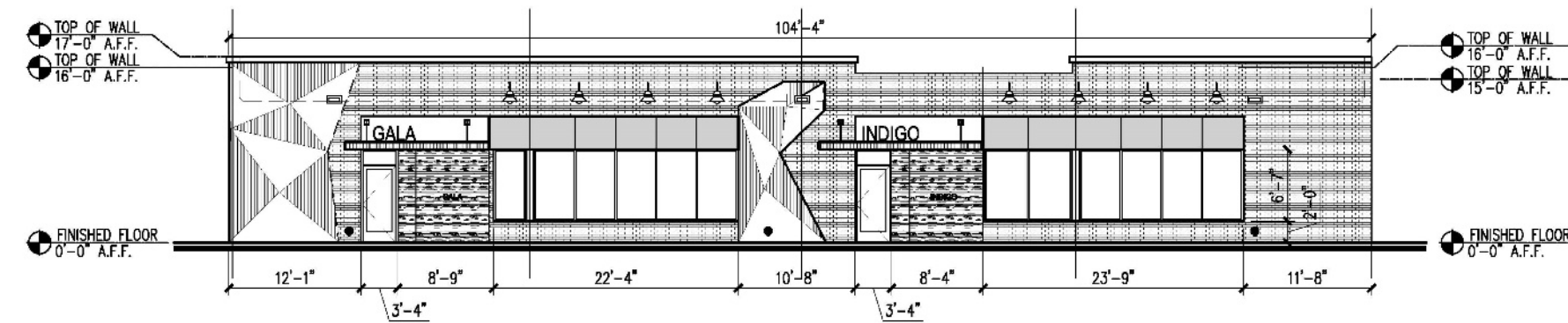
PARKING SURVEY MAY-31-2025			
TIME	STANTON 37 TOTAL AVAILABLE	4 <sup>TH</sup> . AVENUE 33 TOTAL AVAILABLE	TOTAL 70 AVAILABLE
7 AM	32	18	50
8 AM	18	15	33
9 AM	16	12	28
10 AM	12	11	28
11 PM	10	11	21
12 PM	8	10	18
1 PM	8	9	17
2 PM	6	9	15
3 PM	6	9	15
4 PM	12	11	23
5 PM	17	12	29
6 PM	28	15	43
7 PM	32	18	50
TOTAL AVRG.	16	12	28
AVERAGE AVAILABLE			28

## Detailed Site Plan

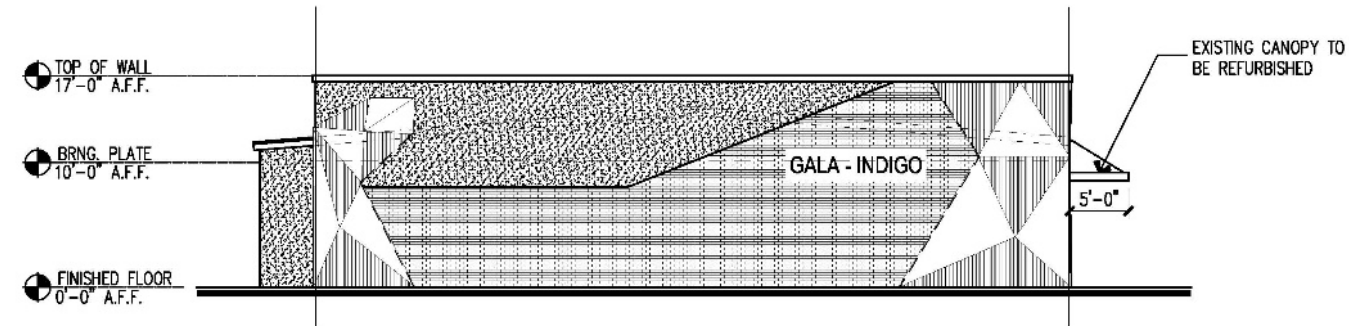


# Detailed Site Plan

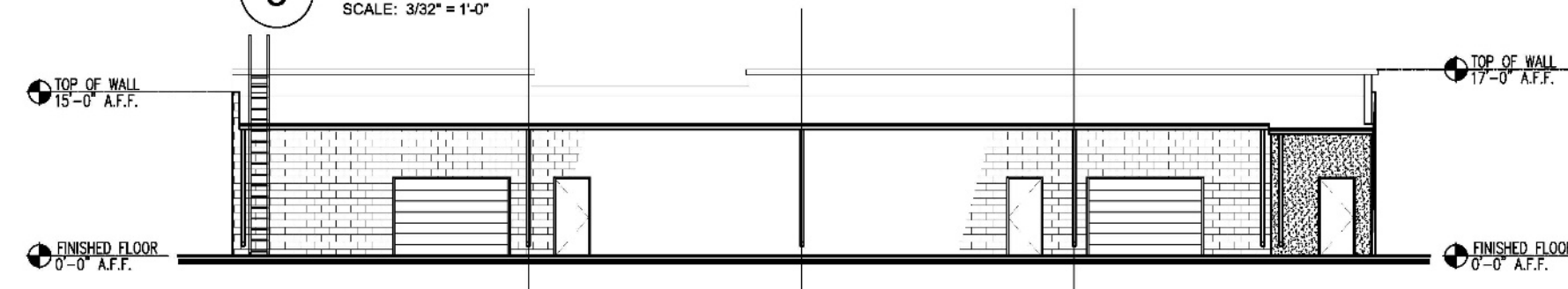
(Maximum Height 17'-0")



**2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"





Detailed Site Plan

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 Subject Property





# Subject Property





N

# Surrounding Development



W



S



E  
10

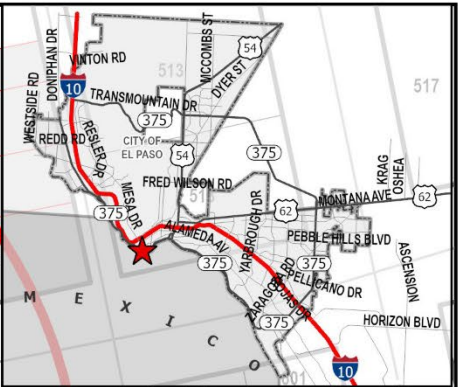


# Public Input

- 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.





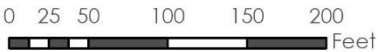


Notice Map  
34 Notices  
55 Properties

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- Subject Property
- 300 Feet Notice Area
- Notified Properties







## 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