

# 6500 N. Mesa

City Plan Commission — July 3, 2025



**CASE NUMBER:** PZST24-00007  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** City of El Paso  
**REPRESENTATIVE:** In\*Situ Architecture  
**LOCATION:** 6500 N. Mesa St. (District 8)  
**PROPERTY AREA:** 0.66 acres  
**REQUEST:** Special Permit and Detailed Site Development Plan approval for governmental use, building in the C-1 (Commercial) zone district  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None received as of June 26, 2025

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 - Special Permit.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a governmental use, building in C-1 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-4 Suburban (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

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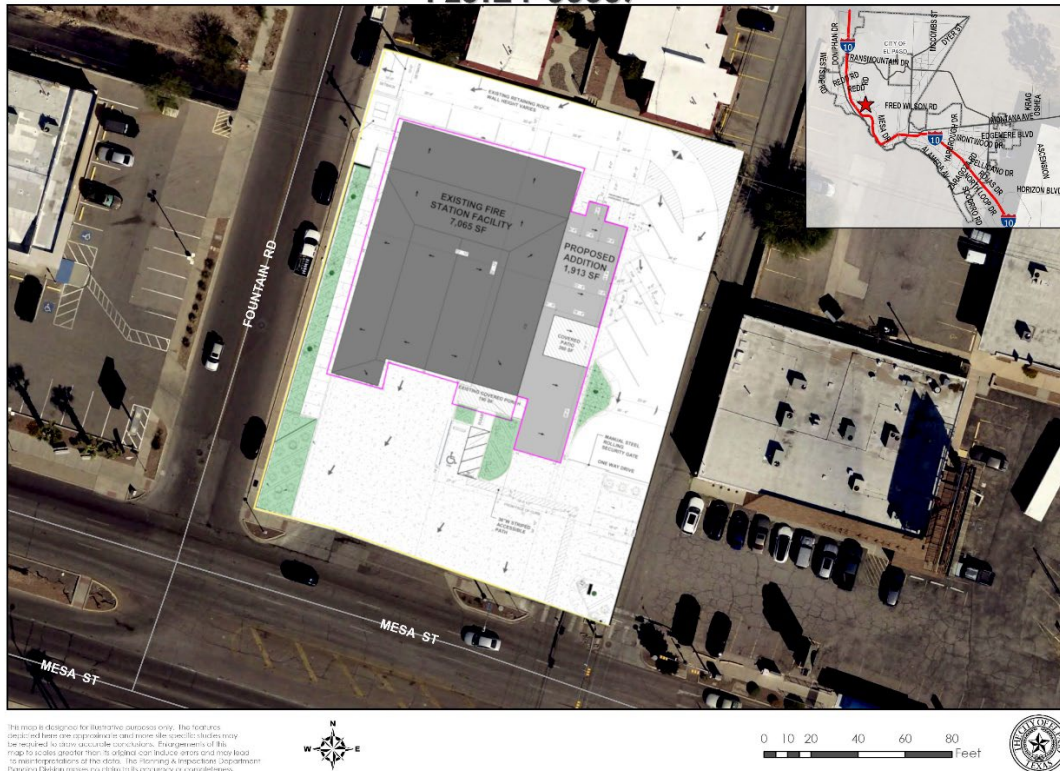


Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery.

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district. The detailed site development plan shows a new 2,213 square-foot addition to the existing 7,065 square-foot fire station. The proposed development complies with all density and dimensional standards, including vehicular and bicycle spaces. Access to the subject property is provided from N. Mesa Street and Fountain Road.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan demonstrates compliance with all other applicable standards per the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-4, Suburban (Walkable) Land Use designation. The proposed development will integrate with the surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Mesa Street, a major arterial, as classified on the City of El Paso's Major Thoroughfare Plan (MTP), and is appropriate for commercial business and traffic.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed redevelopment complies with required landscaping areas.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed redevelopment is compatible with less intensive non-residential uses and structures. The existing uses and building configurations are similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed redevelopment is similar in intensity and scale to surrounding development.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-4, Suburban (Walkable):</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the proposed redevelopment is consistent with the Future Land Use designation and is compatible with surrounding development.</p>
<p><b>Compatibility with Surroundings:</b> The proposed use is compatible with those surrounding the site:</p> <p><b>C-1 (Commercial) District:</b> The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The fire station is permitted under governmental use, building via approval of a Special Permit and the use is consistent with nearby C-1 (Commercial) and C-3 (Commercial) zoning districts and uses in the neighborhood. The surrounding uses vary from apartment, other retail establishment, beauty salon, restaurant, and financial institution, and pawn shop.</p>
<b>THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>The proposed development is not within any historic districts or study area plan boundaries.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed facility is not anticipated to pose any adverse effects on the community.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable, with no rezonings in the area within the last 10 years.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Existing zoning will not be changed. Due to the location of the proposed redevelopment and the use of governmental use, building, a special permit is required per city code.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property N. Mesa Street and Fountain Road, a street designated as a major arterial and local street, respectively, under the City of El Paso’s Major Thoroughfare Plan (MTP). Access is proposed from N. Mesa Street and Fountain Road. The classification of this road is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least ten (10) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.01 miles away along N. Mesa Street.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments from reviewing departments.

**PUBLIC COMMENT:** The subject property does not lie within any neighborhood associations. Notices were sent to property owners within 300 feet of the subject property on June 19, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition to the special permit and detailed site development plan request.

**CITY PLAN COMMISSION OPTIONS:**

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

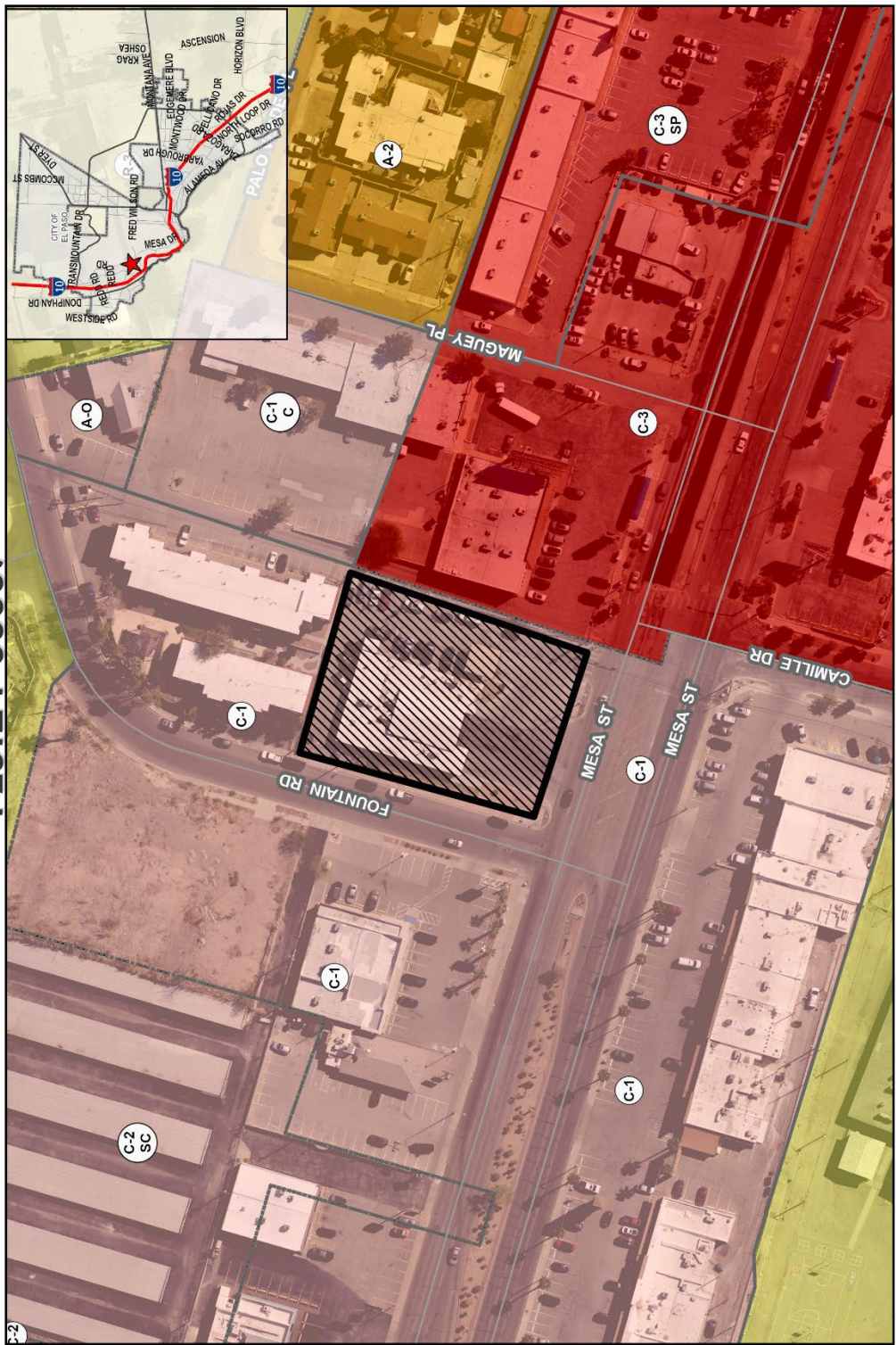
**ATTACHMENTS:**

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map



# ATTACHMENT 1

PZST24-00007



Subject Property

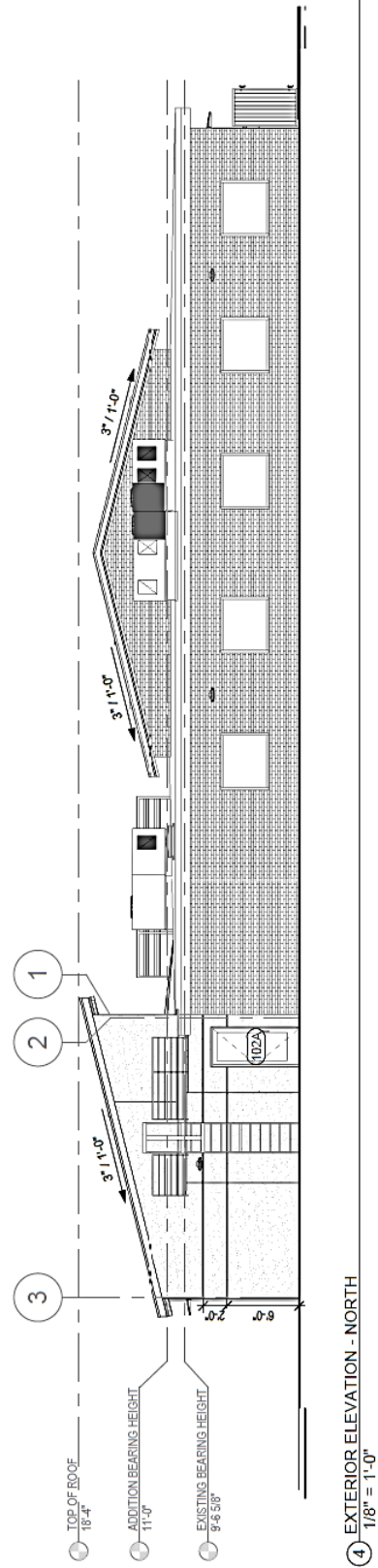
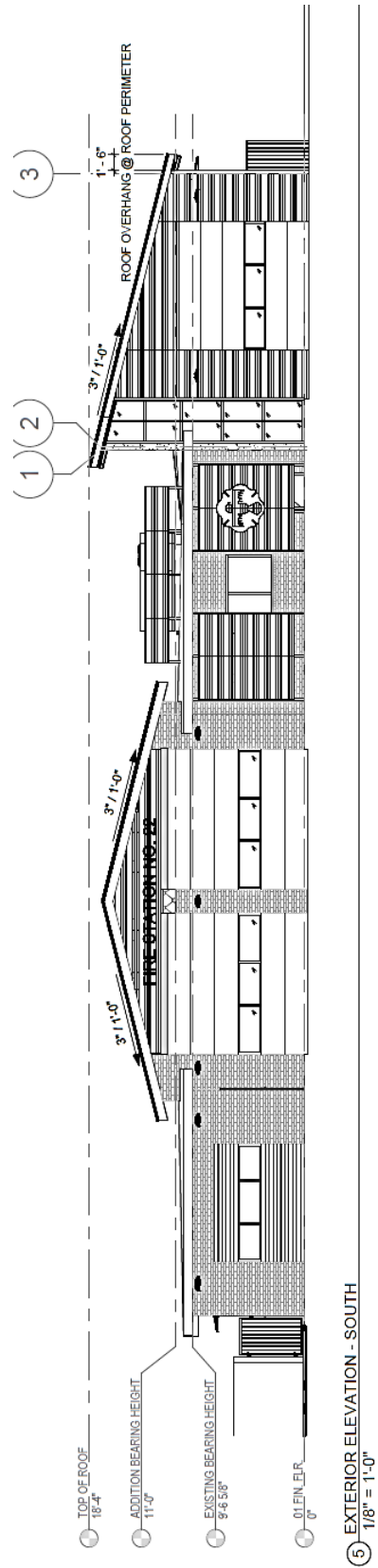


This map is designed for illustrative purposes only. The features depicted here are approximate and more specific information may be obtained by referring to the official records of the City of El Paso. The map is not to be used for legal purposes and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

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# **ATTACHMENT 4**

## **Planning and Inspections Department – Planning Division**

Staff recommends approval of the special permit and detailed site development plan per Section 20.04.320 – Special Permit, and Section 20.04.150 – Detailed Site Development Plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

## **Planning and Inspections Department – Land Development**

No objections to special permit.

## **Fire Department**

No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

Streets and Maintenance traffic engineering has no objections to application.

## **Street Lights Department**

Do not object to this request.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department. The applicant is responsible for any relocations or adjustments of a street light.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

## **Sun Metro**

Recommend Approval.

If any and all construction require a Traffic Control Permit, please provide copy in order to prevent any disruption of Sun Metro transit services.

## **El Paso Water**

Do not object to this request.

## **Water:**

There is an existing 12-inch diameter water main that extends along Fountain Dr., located approximately 15-feet west of the east right-of-way line. This main is available for service.

There is an existing 24-inch water transmission main that extends along Mesa St. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.



There is an existing 24-inch water transmission main that extends along Fountain Dr., located approximately 25-feet west of the east right-of-way line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure reading from fire hydrant #2678, located on the southwest corner of Mesa St. and Camille Dr., has yielded a static pressure of 86 (psi), a residual pressure of 70 (psi), and a discharge of 992 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Fountain Dr., located approximately 25-feet east of the west right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the alley east of the property, located approximately 14-feet east of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Mesa St., located approximately 5-feet north of the right-of-way centerline. This main is available for service.

General:

Mesa St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa St. right-of-way requires written permission from TxDOT.

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

No objections to this proposal.

Recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

**Texas Department of Transportation**

Submit landscaping, grading, drainage, and traffic control plans to TXDOT for review and approval.

*Note: the comments will be addressed at the permitting stage.*

**El Paso County Water Improvement District #1**

No comments received.

**El Paso Electric Company**

We have no comments for 6500 N. Mesa Street.

**Texas Gas Service**

Texas Gas Service has an existing service line that will be in conflict with building addition.

Please coordinate with TGS for relocation of the service before building.

*Note: the comments will be addressed at the permitting stage.*

**911 District**

The 911 District has no comments/concerns regarding this request.