5/18/2026 12:11:50 PM

LIGHT POLE :

EXISTING LIGHT POLES: 20'H

STREET LIGHT DEPARTMENT :

NO ROADWAY IMPROVEMENT ALL EXISTING ILLUMINATION SYSTEM TO REMAIN.

CODE ANALYSIS:

DESCRIPTION OF PROPOSED WORK:
- NEW HELIPAD
- NEW FUEL TANK PAD
- NEW SHIPPING CONTAINER PAD
- INSTALLATION OF SHIPPING CONTAINER STORAGE

USE & OCCUPANCY CLASSIFICATION:
EXISTING GROUP OCCUPANCY - FIRE STATION #35
SP TYPE: GOVT USE
MIXED USE: GROUP B (BUSINESS), GROUP R (RESIDENTIAL) & GROUP S (STORAGE)

SITE PLAN LEGEND - EXISTING

- CONCRETE SIDEWALK
- LANDSCAPE AREA CRUSHED STONE
- BUILDING AREA
- PAVEMENT AREA
- DRAINAGE FLOW
- ROCK MULCH
- PARKING LIGHT POLE

SITE INFORMATION:

LEGAL DESCRIPTION - LOTS 24 THROUGH 28, BLOCK 1,
VISTA COMMERCIAL PARK
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
PROPERTY AREA 124,420.37 SF OR 2.8563 ACRES
EXISTING ZONING: C4SCSP
PIDN - V867999900102400
PROP_ID - 26528

SETBACK YARD TABLE

FONT YARD: 0'
REAR YARD: 10'
CUMULATIVE FRONT & REAR YARD: N/A
SIDE YARD: 10' ABUTTING R OR A DISTRICT
SIDE STREET YARD: 10'
CUMULATIVE SIDE & SIDE STREET YARD: N/A
MAXIMUM HEIGHT LIMITATION: 60'

EXISTING STRUCTURE :

- **FIRESTATION BLDG............... 8,737 SF**

MIXED OCCUPANCY BLDG
- **S-1 - 3,060 SF**
- **B/ R-2 - 5,278 SF**

NEW PROPOSED STRUCTURES :

- **HELIPAD AREA........................2,500 SF**
- **FUEL TANK PAD.........................225 SF**
- **SHIPPING CONTAINER PAD......900SF**
- **SHIPPING CONTAINER...............40'X8'X9'6**

EXISTING PARKING CALCULATION :

PARKING STALL DIMENSION: (24) 9'WX20'L

OFFICE: MIN. 1/576, MAX. 1/400
3,000 S.F./576 = MIN. 6 STALLS, MAX. 8 STALLS

HEAVY TRUCK STORAGE: MIN. 1/576, MAX. 1/400
3,060 S.F./576 = MIN. 6 STALLS, MAX. 8 STALLS
GUEST, EMPLOYEE QUARTERS: 2/DWELLING UNIT
5 UNITS x 2 = MIN. 10 STALLS

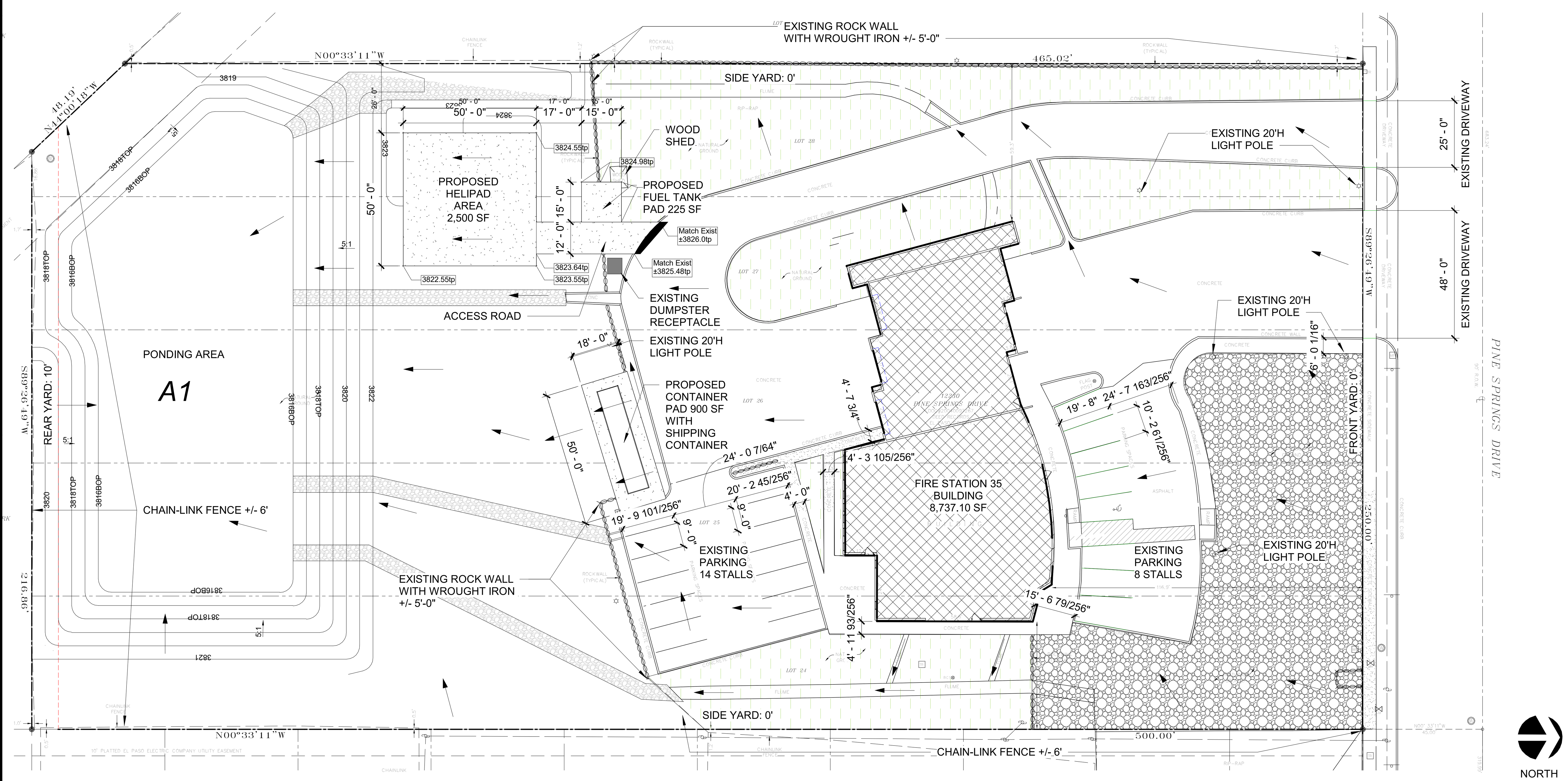
- MIN. REQUIRED PARKING ....22 STALLS
- MAX. PARKING STALLS..................24 STALLS
- **PROVIDED PARKING.......................24 STALLS**

EXISTING LANDSCAPE AREA:

- ROCK MULCH AREA:......................10,800 SF
- CRUSHED STONE MULCH AREA: 17,890 SF

PROPOSED TOTAL LANDSCAPE AREA : 28,690 S.F.
LADNSCAPE CALCULATION:
(LOT AREA - BLDG AREA) 15%
(124,420.37 - 8737.10) x 0.15 = 17,352.49 S.F.

REQUIRED LANDSCAPE AREA = 17,352.49 S.F.
PROPOSED LANDSCAPE AREA = 28,680 S.F.



A1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

GRX architects
ARCHITECTURE / PLANNING / DESIGN
1015 TEXAS AVENUE
EL PASO, TEXAS 79901
915.613.0900
www.grxarchitects.com

REGISTERED ARCHITECT STATE OF TEXAS 27381
05/18/2026

SPECIAL PERMIT: HELIPAD, FUEL TANK PAD & SHIPPING CONTAINER PAD

SPECIAL USE PERMIT

12230 PINE SPRINGS DRIVE
EL PASO, TX 79936

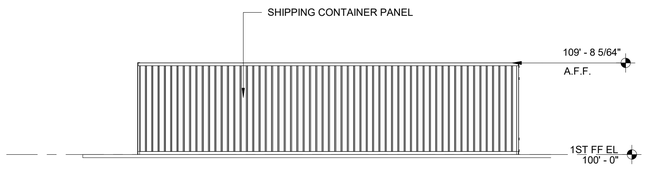
KEY PLAN

NO	DATE	DESCRIPTION

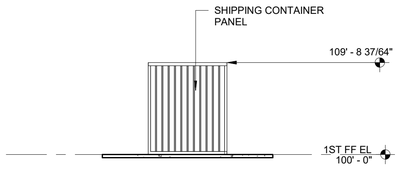
ARCHITECTURAL SITE PLAN

A-100

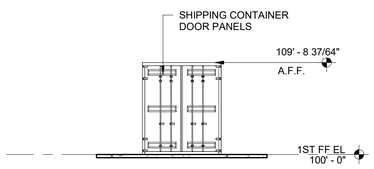
PROJECT NO: 26-143



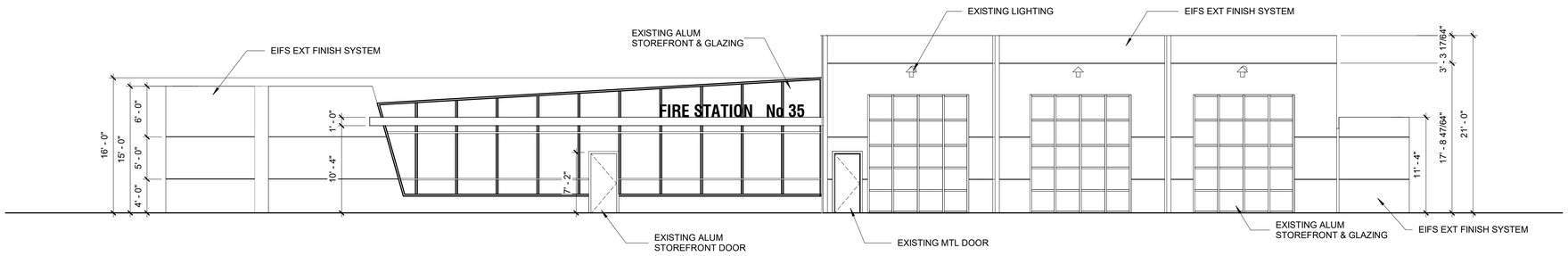
D1 NORTH & SOUTH ELEVATION
1/8" = 1'-0"



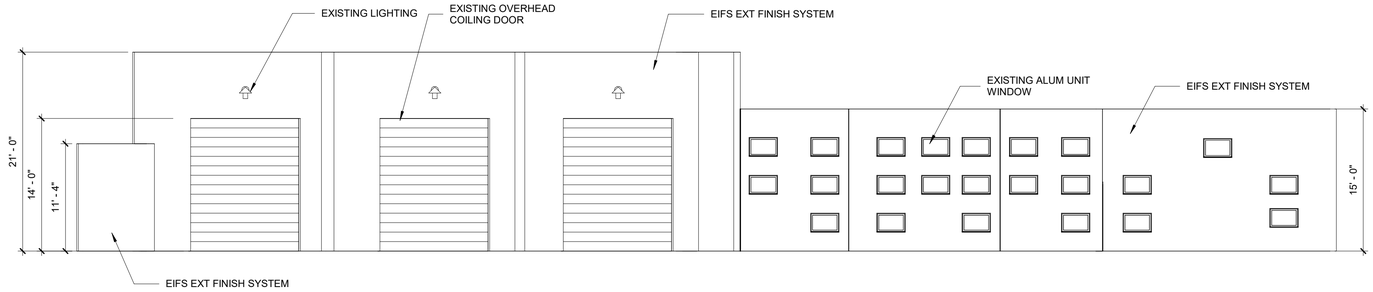
D2 EAST ELEVATION
1/8" = 1'-0"



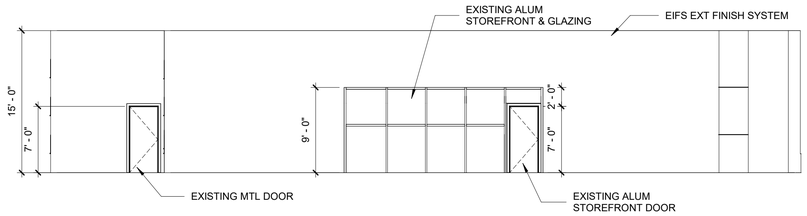
D4 WEST ELEVATION
1/8" = 1'-0"



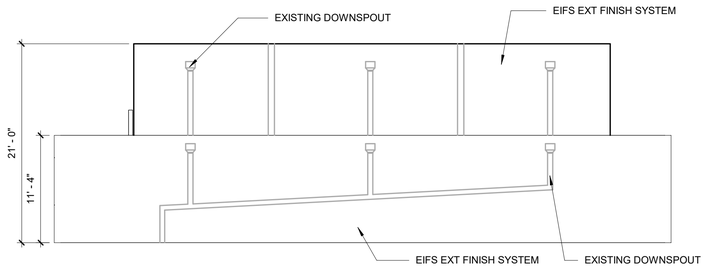
C1 NORTH ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"



A3 WEST ELEVATION
1/8" = 1'-0"

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REGISTERED ARCHITECT
JAIME GRX
21381
STATE OF TEXAS

05/13/2026

SPECIAL PERMIT: HELIPAD, FUEL TANK PAD & SHIPPING CONTAINER PAD

SPECIAL USE PERMIT

12230 PINE SPRINGS DRIVE
EL PASO, TX 79936

KEY PLAN

NO	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

REVIT_V23

A-201

PROJECT NO: 26-143