

12230 Pine Springs

City Plan Commission — July 2, 2026

SPECIAL PERMIT

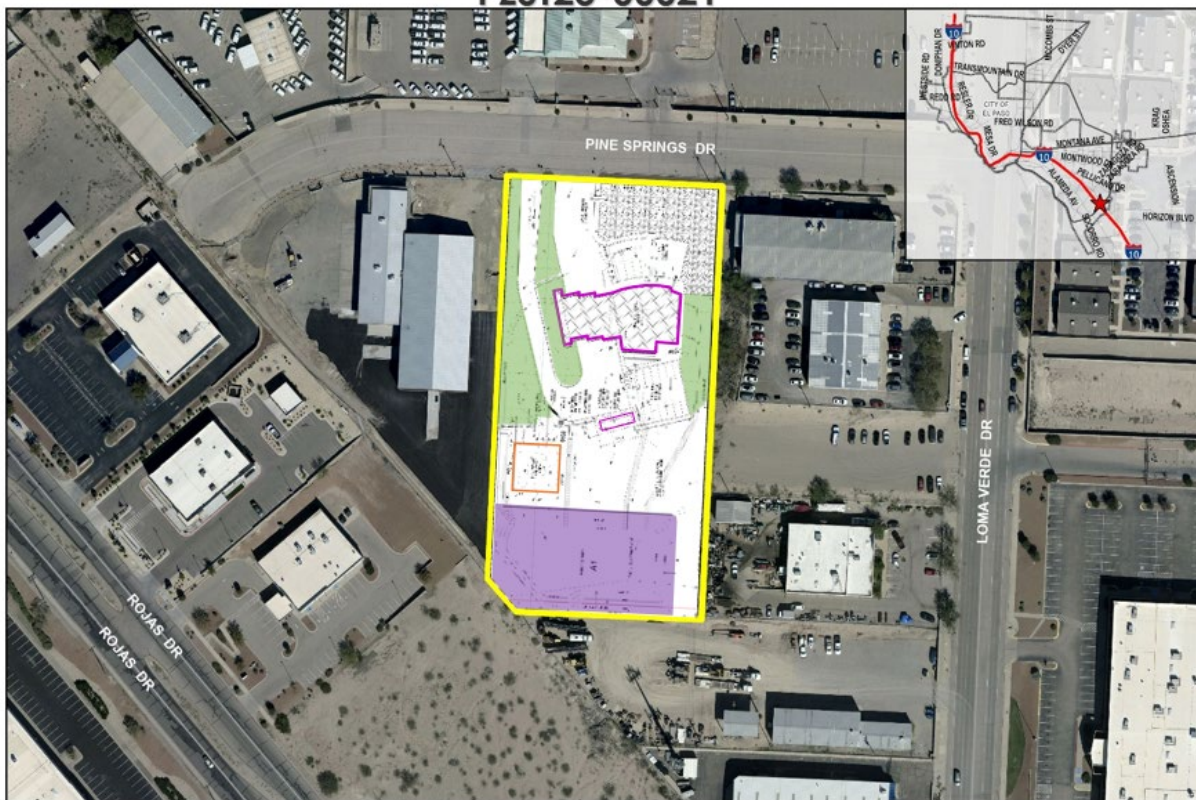


CASE NUMBER:	PZST25-00021
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Luis Guevara, GRX Architects
LOCATION:	12230 Pine Springs Dr. (District 6)
PROPERTY AREA:	2.87 acres
EXISTING ZONING:	C-4/sc/sp (Commercial/special contract/special permit)
REQUEST:	Special Permit for a helistop and Detailed Site Development Plan approval
RELATED APPLICATIONS:	None
PUBLIC INPUT:	No support or opposition received as of June 24, 2026

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a helistop and approval of a detailed site development plan at the existing El Paso Fire Station No. 35 in the C-4/sc/sp (Commercial/special contract/special permit) 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 request for a helistop and detailed site development plan in the C-4/sc/sp (Commercial/special contract/special permit) zone district. The proposed development meets all the requirements of El Paso City Code per Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures.

PZST25-00021



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Subject Property

0 30 60 120 180 240 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a Special Permit to allow a helistop within the C-4 (Commercial) zoning district. The subject property is approximately 2.87 acres in size and is currently developed as El Paso Fire Station No.35. The Detailed Site Development Plan indicates that the existing main building, consisting of approximately 8,737 square feet, will remain on site. The proposed helistop is located in the southwestern portion of the property and will be approximately 2,500 square feet. The development complies with the minimum parking requirements by providing twenty-four (24) parking spaces and three (3) bicycle spaces. Access to the site is provided via Pine Springs Drive.

PREVIOUS CASE HISTORY: On July 12, 2005, Ordinance No. 16093 (Attachment 3) was adopted, granting a Special Permit to allow the development of a fire station on the subject property.

STAFF ANALYSIS: Staff finds the proposed helistop to be compatible with the surrounding area, as it is associated with an existing fire station that provides essential public safety services to the community. The request does not involve a significant expansion of the existing development, and the site complies with applicable parking and access requirements. While helicopter operations may generate occasional noise, such activity is expected to be limited to emergency response situations and is consistent with the operational needs of the facility. Additionally, the proposal complies with the supplemental use regulations of Section 20.10.240 (Freight and Passenger Terminals). Based on the proposed use, staff does not anticipate significant adverse impacts on adjacent properties and has determined that no additional conditions of approval are necessary. Therefore, staff recommends approval of the Special Permit and Detailed Site Development Plan in accordance with Section 20.04.320 of the El Paso City Code.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed helistop for the fire station is compatible with the surrounding area and existing land uses. Properties to the north are zoned C-4 (Commercial) and are developed with a governmental facility. Properties to the south, east, and west are zoned C-4/sc (Commercial/special contract) and include a contractor equipment rental business, an automotive repair garage, metal product manufacturing operations, and a motor-carrier terminal. The nearest school, Loma Verde Elementary School, is located approximately 0.5 miles from the subject property, while Ranchos del Sol Park is located approximately 0.7 miles away.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
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 proposed development complies with all standards per the C-4 (Commercial) zoning district, with the use being allowed via an approved special permit.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of Plan El Paso and the G-7, Industrial and/or Railyards future land use designation by promoting the betterment for public safety use that serves the surrounding community.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The property has adequate public services with vehicular access via Pine Springs Drive, classified as a local street, as per the City's Major thoroughfare Plan (MTP).
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. The proposed and existing development adequately mitigates any possible impacts to surrounding properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. No environmental problems exist on the subject property.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The existing development complies with landscaping requirements.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
7. The proposed development is compatible with adjacent structures and uses.	Yes. The existing and proposed development is appropriate with surrounding commercial and industrial uses.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The existing and proposed development is similar in intensity and scale to surrounding development.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:

Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	Yes. The proposed development is consistent with the Future Land Use designation and is compatible with surrounding development.
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	Yes. The existing zoning is compatible with surrounding commercial and industrial development. No zoning is proposed with this request. Surrounding properties are all zoned C-4 (Commercial) and include a governmental building, contractor equipment rental, automotive repair garage, metal product manufacturing and a motor-carrier terminal.

THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:

Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historic districts or study plan areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	This proposed use will allow for the betterment of an existing fire station for public safety.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Stability: Whether the area is stable or in transition.	The are is stable, with no rezoning in the area within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Existing zoning will not be changed. Due to the location of the proposed development and the use for a helistop, a special permit is required.

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

PUBLIC COMMENT: The subject property is located within the Ranchos del Sol Neighborhood Association, which was notified of the request by the applicant. Public notice was sent to all property owners within 300 feet of the subject property on June 18, 2026. As of June 24, 2026, the Planning Division has not received any communications in support or opposition of the special permit 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:

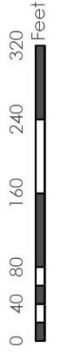
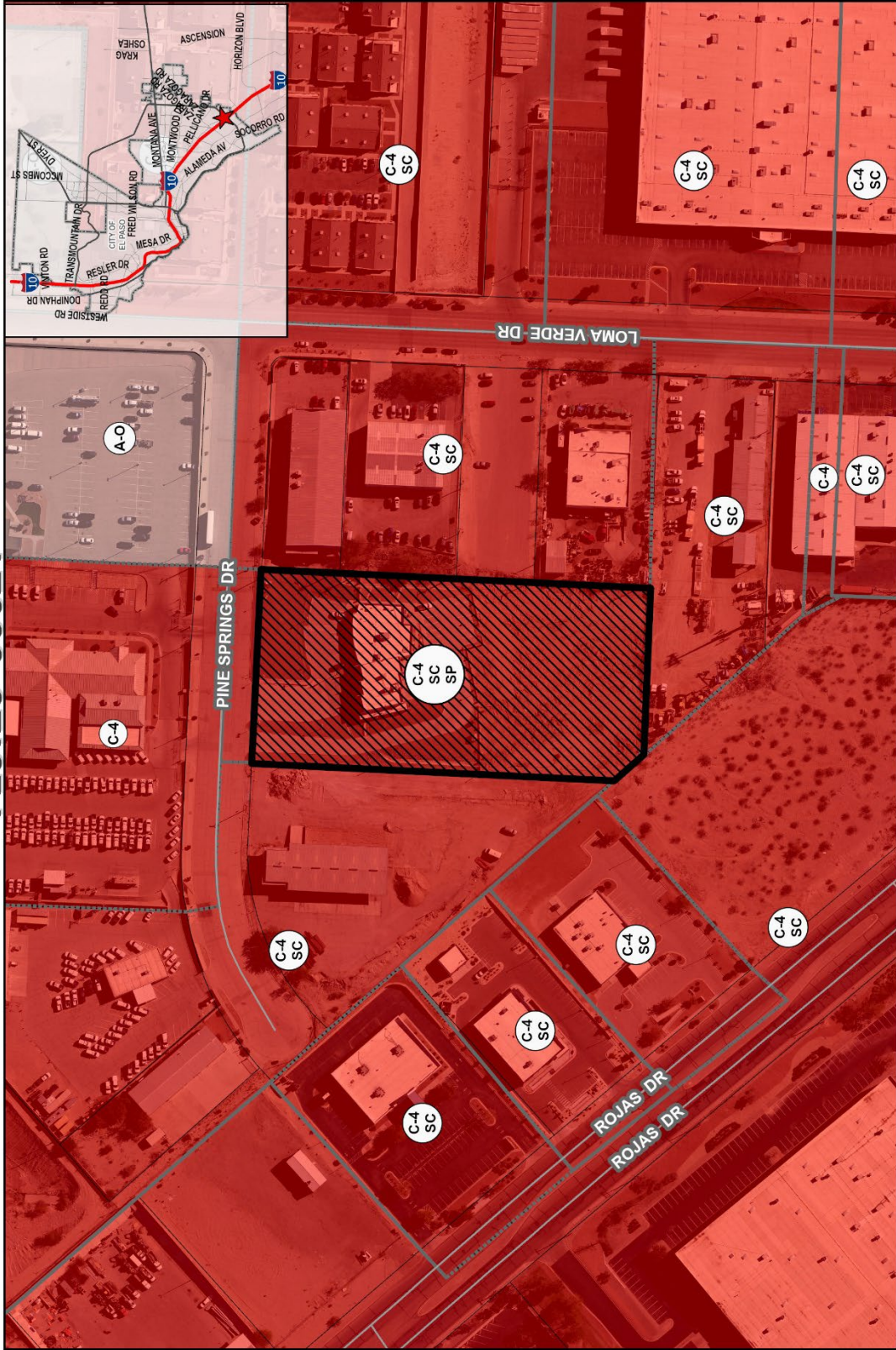
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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 Development Plan
3. Elevations
4. Ordinance No. 16093, dated July 12, 2005
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZST25-00021

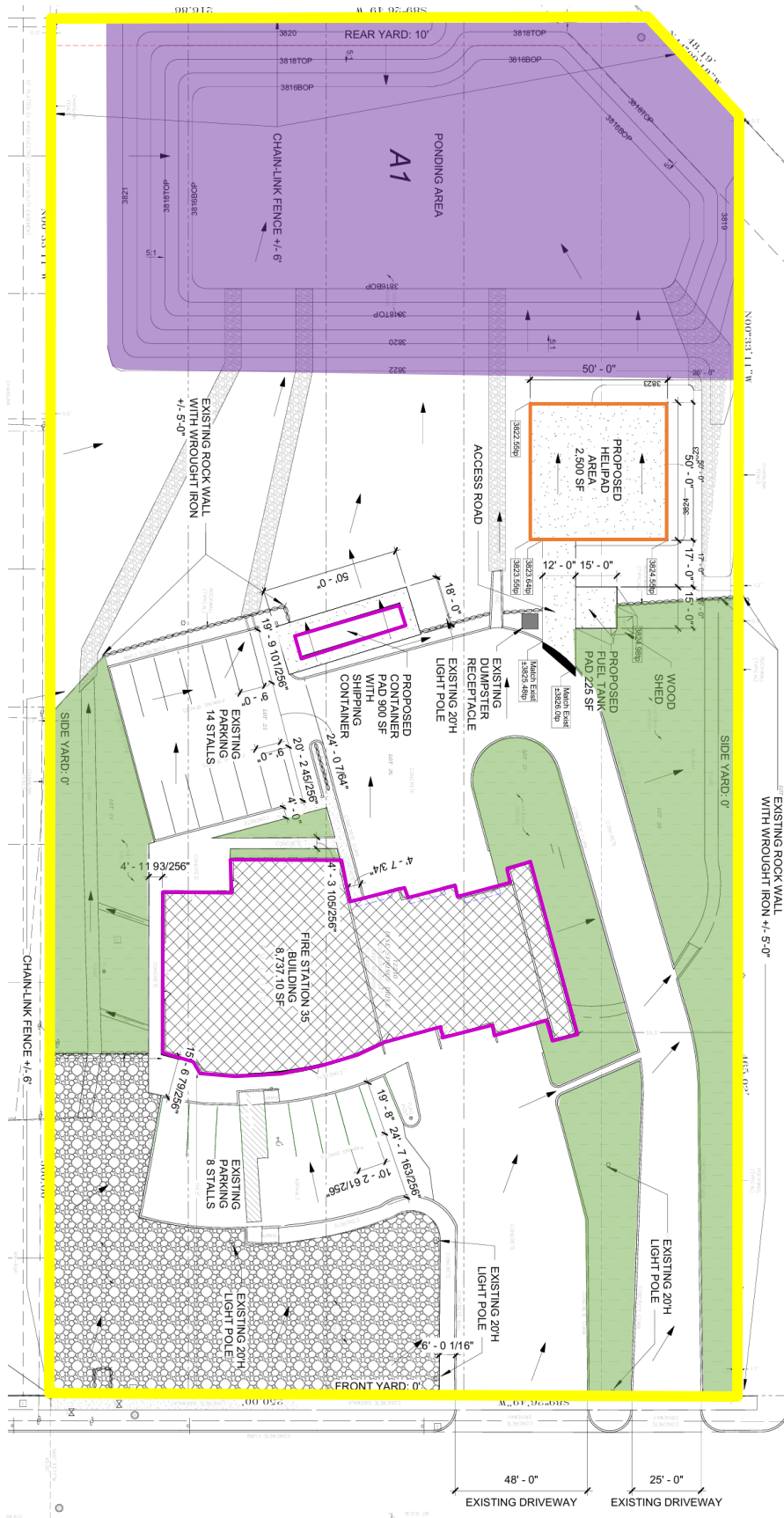


Subject Property



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ATTACHMENT 2



ATTACHMENT 4

ORDINANCE NO. 16093

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00035, TO ALLOW FOR A FIRE STATION ON LOTS 24 – 28, BLOCK 1, VISTA COMMERCIAL PARK, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.42.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, the City of El Paso has applied for a Special Permit under Section 20.42.040 of the El Paso Municipal Code, to allow for a fire station;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

WHEREAS, the City Council of the City of El Paso finds that, except to the extent waived by City Council, the application conforms to all requirements of Section 20.04.320.D of the El Paso Municipal Code;

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

1. That the property described as follows is in an **C-4/sc (Commercial/special contract)** District:

*Lots 24 – 28, Block 1, Vista Commercial Park, El Paso, El Paso County,
Texas*

2. That a fire station is authorized by Special Permit in **C-4/sc (Commercial/special contract)** districts under Section 20.42.040 of the El Paso Municipal Code; and

3. That the requirements for a fire station under Section 20.42.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.42.040 of the El Paso Municipal Code, to allow a fire station on the above-described property; and

DOC# 12903/PLANNING/ZON05-00035/MWAT

ORDINANCE NO. 16093

Special Permit No. ZON05-00035

5. That this Special Permit is issued subject to the development standards in the C-4/sc (Commercial/special contract) district regulations and subject to the approved Site Development Plan, signed by the Applicant and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes.

6. That if the Applicant fails to comply with any of the requirements of this Ordinance, the Director of Planning shall be notified and shall take any action necessary to remove such violation.

PASSED AND APPROVED this 12th day of July, 2005.

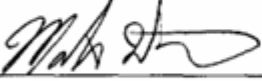
THE CITY OF EL PASO


John F. Cook, Mayor

ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Matt Watson
Assistant City Attorney
Doc No. 12903

APPROVED AS TO CONTENT:


Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:


Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

DOC# 12903/PLANNING/ZON05-00035/MWAT

ORDINANCE NO. 16093

2

Special Permit No. ZON05-00035

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends approval of the special permit request for a helistop and detailed site development plan in the C-4/sc/sp (Commercial/special contract/special permit) zone district. The proposed development meets all the requirements of El Paso City Code per Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures.

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

Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff on site ponding.

Note: Comment has been addressed.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

- TXDOT Coordination is required
- TCEQ Coordination is required
- FAA Coordination is required

Note: Applicant to coordinate at the permitting stage.

Street Lights Department:

Street Lights Department requires that a project 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.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

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

No comments provided.

El Paso Water

EPWater does not object to this request. EPWater requests that the existing 25-foot easement be shown and labelled on the plans.

EPWU-PSB Comments

There is an existing 8-inch diameter water main that extends along Pine Springs Dr. located approximately 25-feet south of and parallel to the northern right-of-way line. This main is available to provide additional service.

Previous water pressure reading from fire hydrant #06232, last tested on 02/05/2025 located on the northwest of intersection of Loma Verde Dr. and Pine Springs Dr. has yielded a static pressure of 100 psi, a residual pressure of 90 psi, and a flow discharge of 1,501 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.

EPWater records indicate an active 3-inch water meter and a 1-inch yard meter serving the subject property. The service address for these meters is 12230 Pine Springs Dr.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Pine Springs Dr. located approximately 40-feet north of and parallel to the southern right-of-way line. This main is available to provide additional service.

There is an existing 8-inch diameter sanitary sewer main that extends in a 25-ft easement located on the southwest corner of the subject property. This main is available to provide additional service.

General

EPWater requires a new service application to provide additional 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.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

Stormwater:

No comments provided.

El Paso County 911 District

No comments/concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

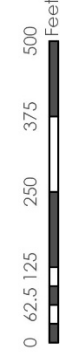
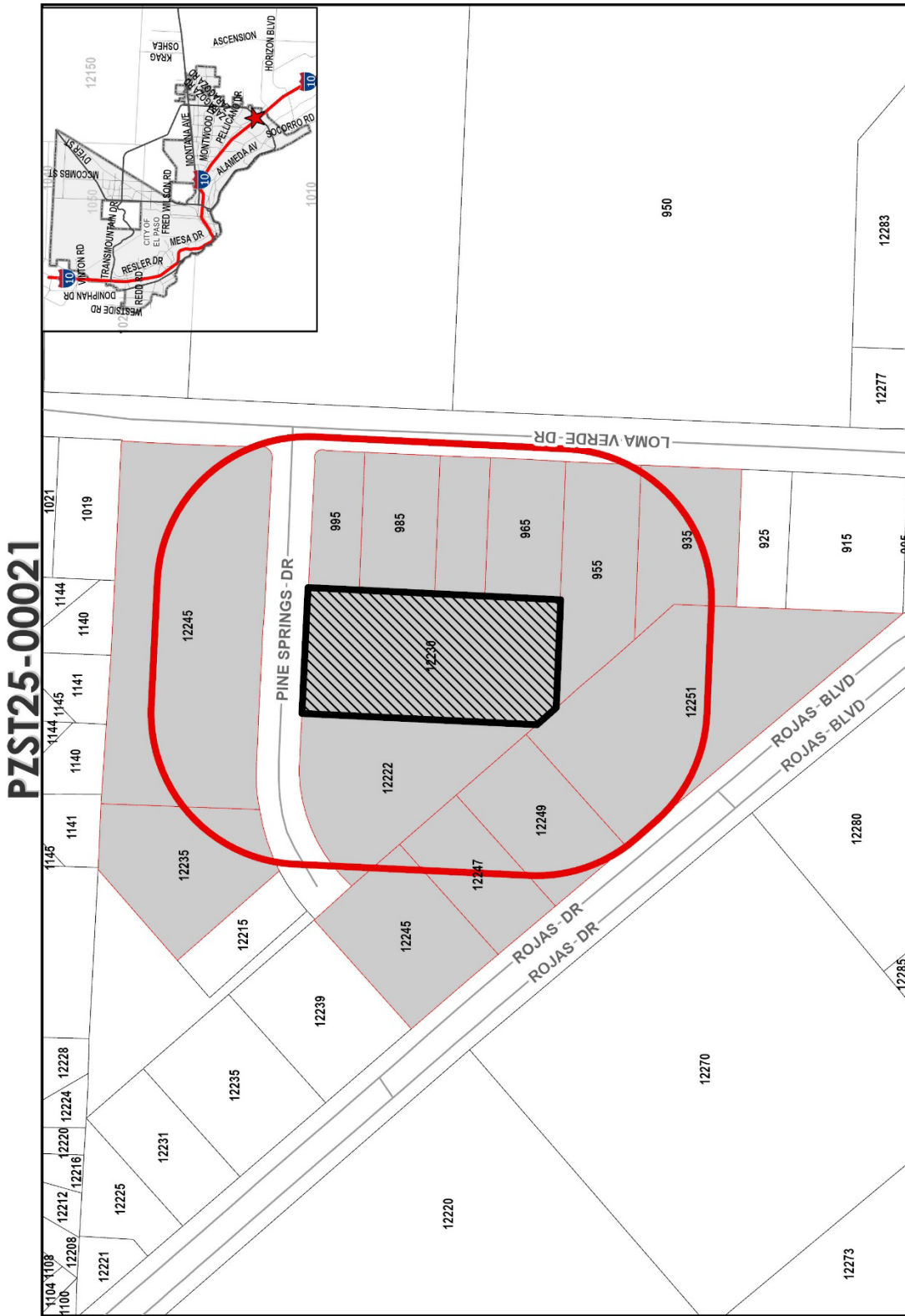
El Paso Electric



No comments for 12230 Pine Springs.

Texas Gas Service

Texas Gas Service has an active service line at 12230 Pine Springs, no additional comments.

ATTACHMENT 6



 Subject Property
 300 Foot Notice Area
 Notified Properties



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