



PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

DATE

APPLICANT

Kevin W. Smith

EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

LIGHT POLE :

EXISTING LIGHT POLES: 20'H

STREET LIGHT DEPARTMENT :

**NO ROADWAY IMPROVEMENT ALL
EXISTING ILLUMINATION SYSTEM TO REMAIN.**

CODE ANALYSIS:

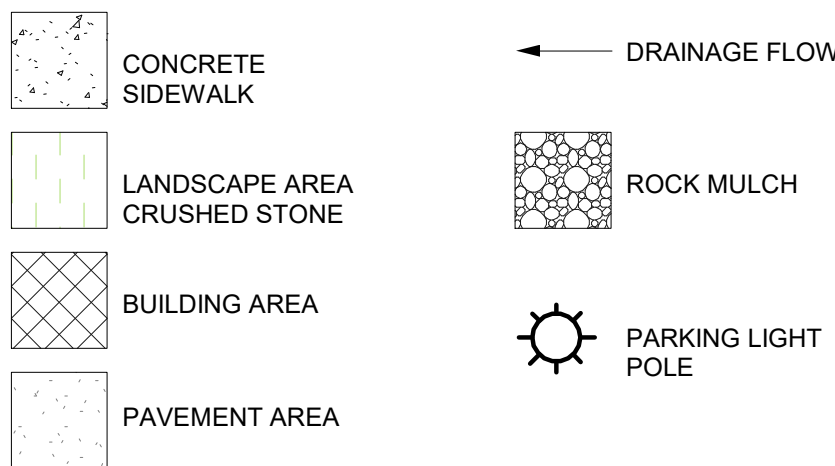
DESCRIPTION OF PROPOSED WORK:

- 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



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 - V86799900102400
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 PARKING22 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.

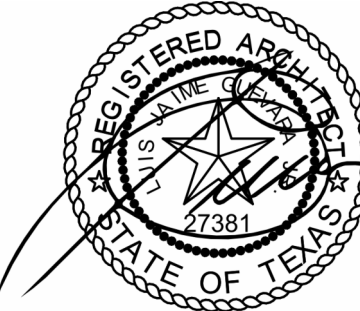
REQUIRED LANDSCAPE AREA = 17,352.49 S.F.
PROPOSED LANDSCAPE AREA = 28,680 S.F.



ARCHITECTURE / PLANNING / DESIGN

101 S TEXAS AVENUE
EL PASO, TEXAS 79901
915.613.0900

www.grxarchitects.com



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

5/18/2026 12:11:50 PM

D

C

B

A

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

1

2

3

4

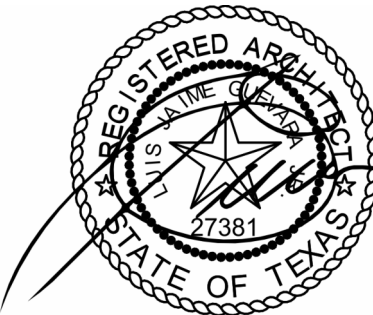
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KEY PLAN

NO	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

A-201

PROJECT NO: 26-143

D

C

B

A

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"

