

1426 George Dieter Drive Condition Release

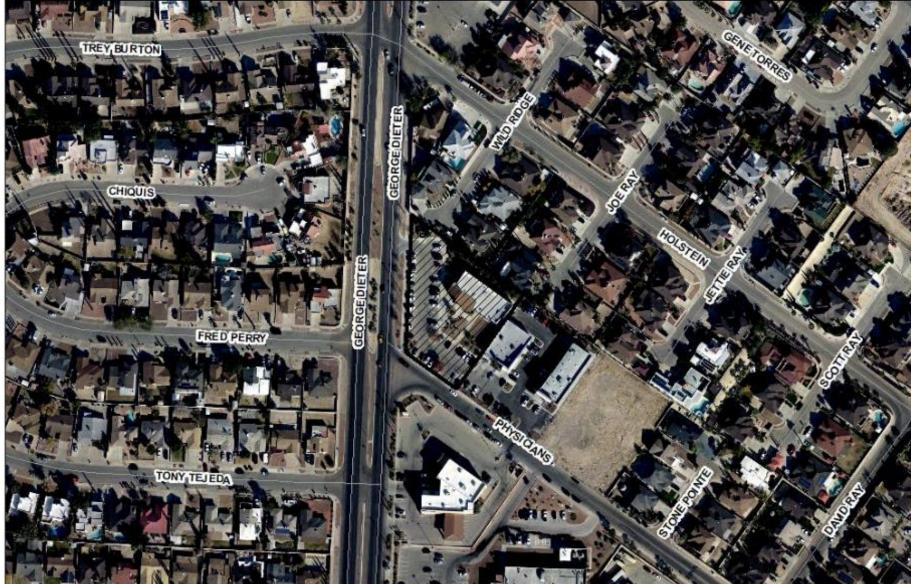
PZCR22-00002

Strategic Goal 3.

Promote the Visual Image of El Paso



PZCR22-00002





Aerial



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PZCR22-00002 TREY BURTON GEORGE DIETER CHIQUIS GEORGEDIETER FRED PERRY TONY TEJEDA



Existing Zoning



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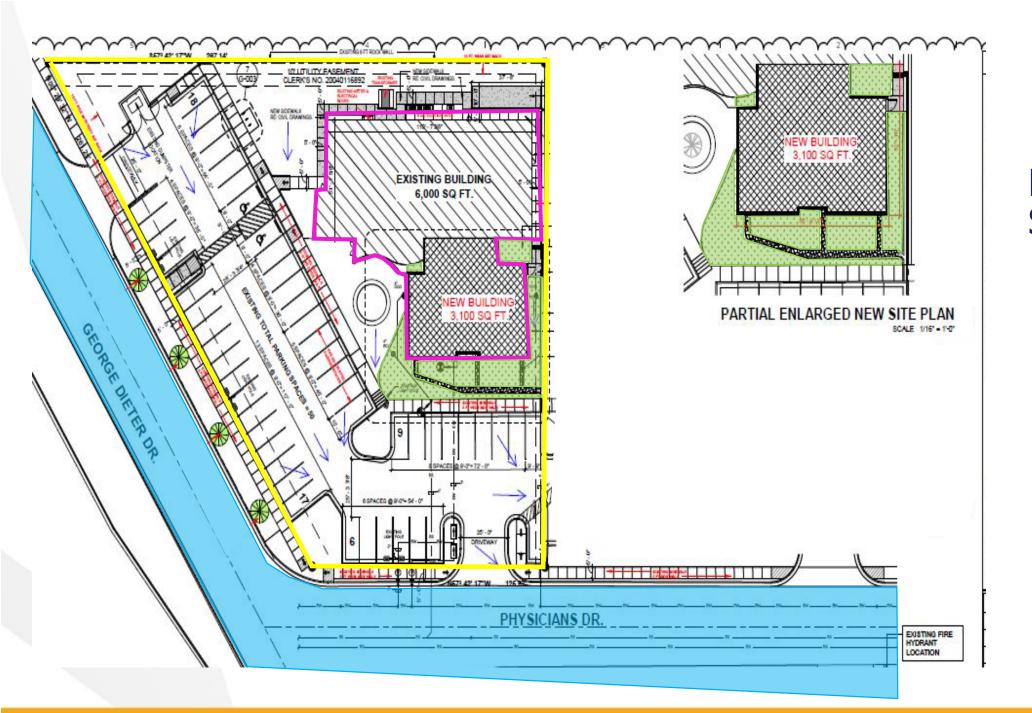
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Future Land Use







Detailed Site Plan



Current conditions per Ordinance No. 15503, dated August 5, 2003:



- 1. That access to the property only be permitted from Physicians Drive.
- 2. That a minimum rear setback of 10 feet be required.
- 3. That a detailed site development plan be approved per the El Paso Municipal Code prior to building permits being issued.

Condition Release



Evaluation of Condition Release



- The applicant is proposing to keep an existing driveway providing vehicular access off George Dieter Drive.
- Other medical and commercial use properties abutting George Dieter Drive in the vicinity provide vehicular access off such road, including those adjacent to residential zones.
- Allowing access from George Dieter Drive for the existing medical clinic would decrease unnecessary commercial traffic from local streets and residential zones.
 Decreasing commercial traffic from residential zones would reduce noise pollution and increase safety for neighboring residential areas.







Subject Property



Surrounding Development





















Public Input

- Notices were mailed to property owners within 300 feet on June 29, 2022.
- The Planning Division received one (1) phone call of inquiry, and one (1) phone call in support of request.







Recommendation

- Staff recommends approval of the Condition Release request.
 - CPC recommended approval (6-0) of request on July 14, 2022.







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