



ITEM 35

1426 George Dieter Drive Condition Release

PZCR22-00002



Strategic Goal 3.

Promote the Visual Image of
El Paso

Aerial



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show accurate conditions. Discrepancies of this map or notes given here to aerial photographs are not intended to be representations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Existing Zoning



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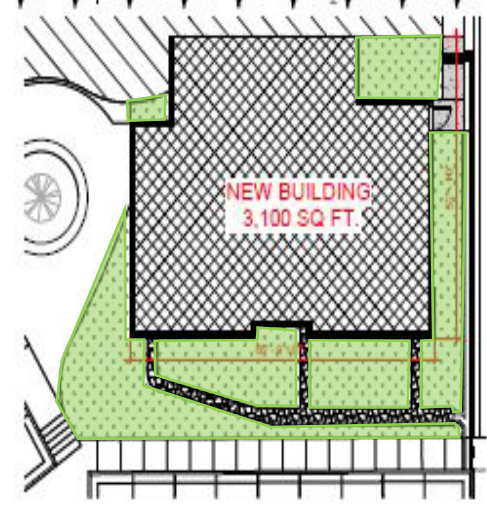
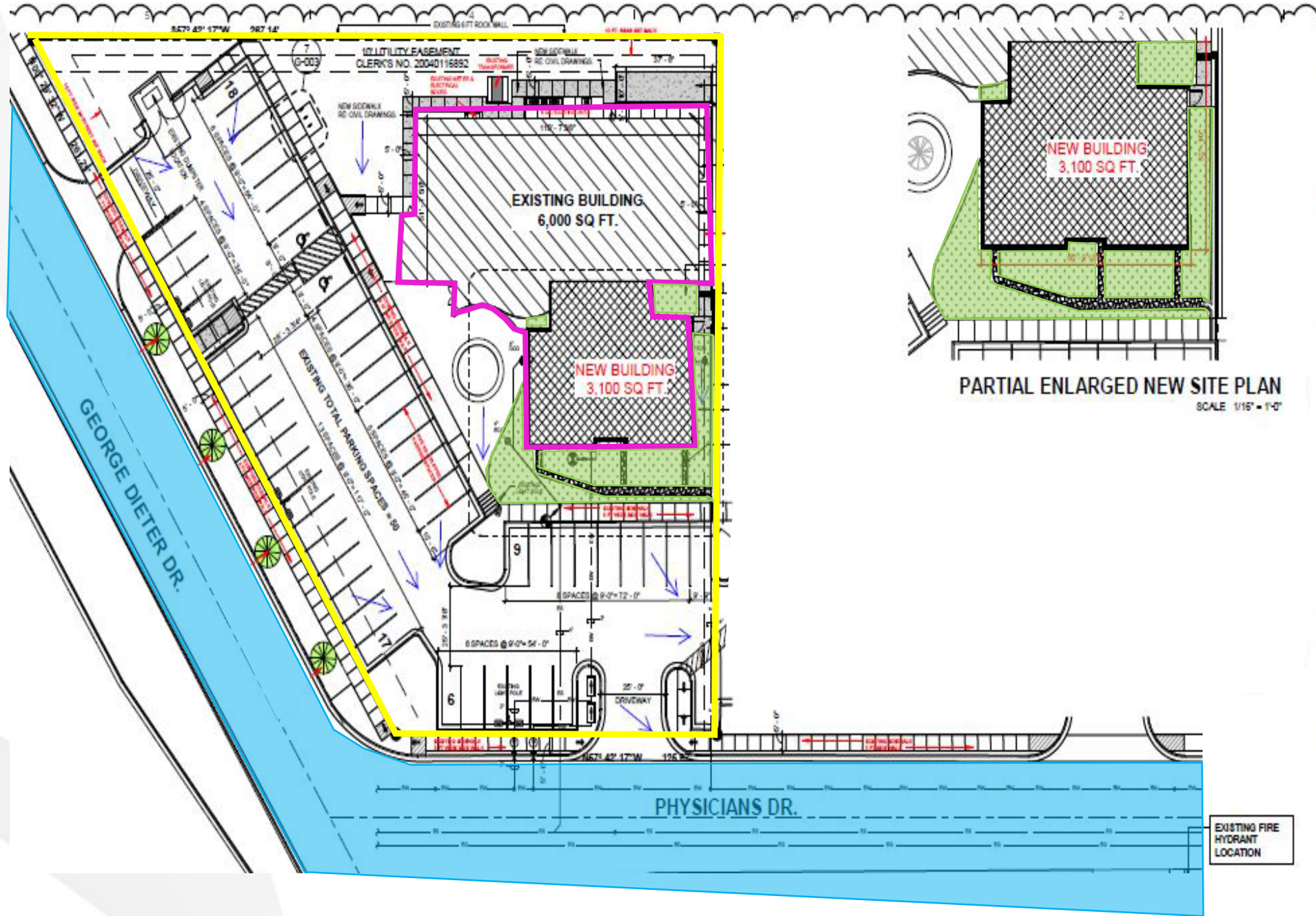


Future Land Use



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PARTIAL ENLARGED NEW SITE PLAN
SCALE 1/16" = 1'-0"

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



N



W



S

E



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