



ITEM 39

# 4893 Maxwell Avenue Special Permit

PZST24-00006



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# PZST24-00006

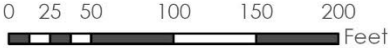


# Aerial

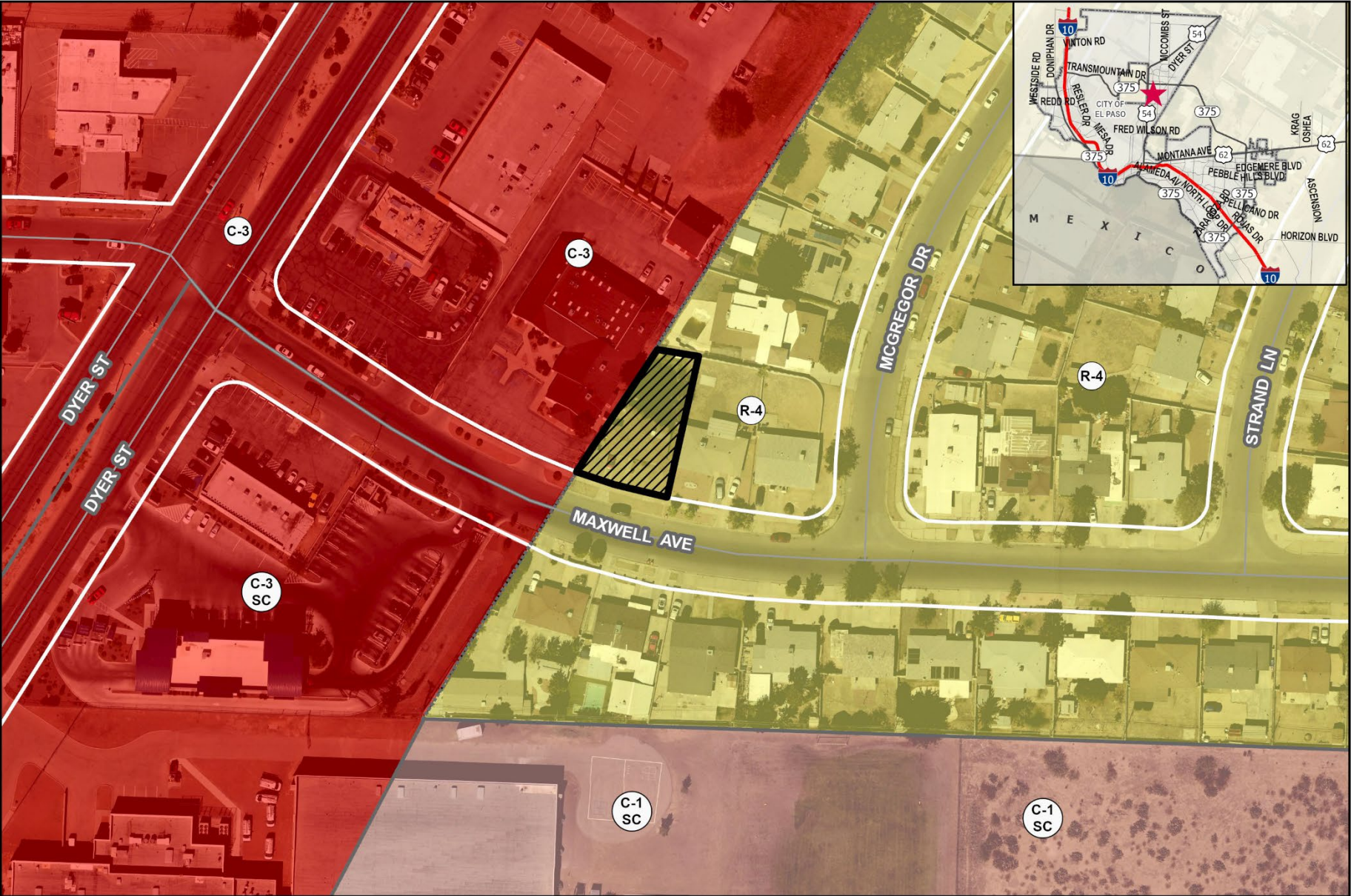
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





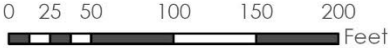


# Existing Zoning

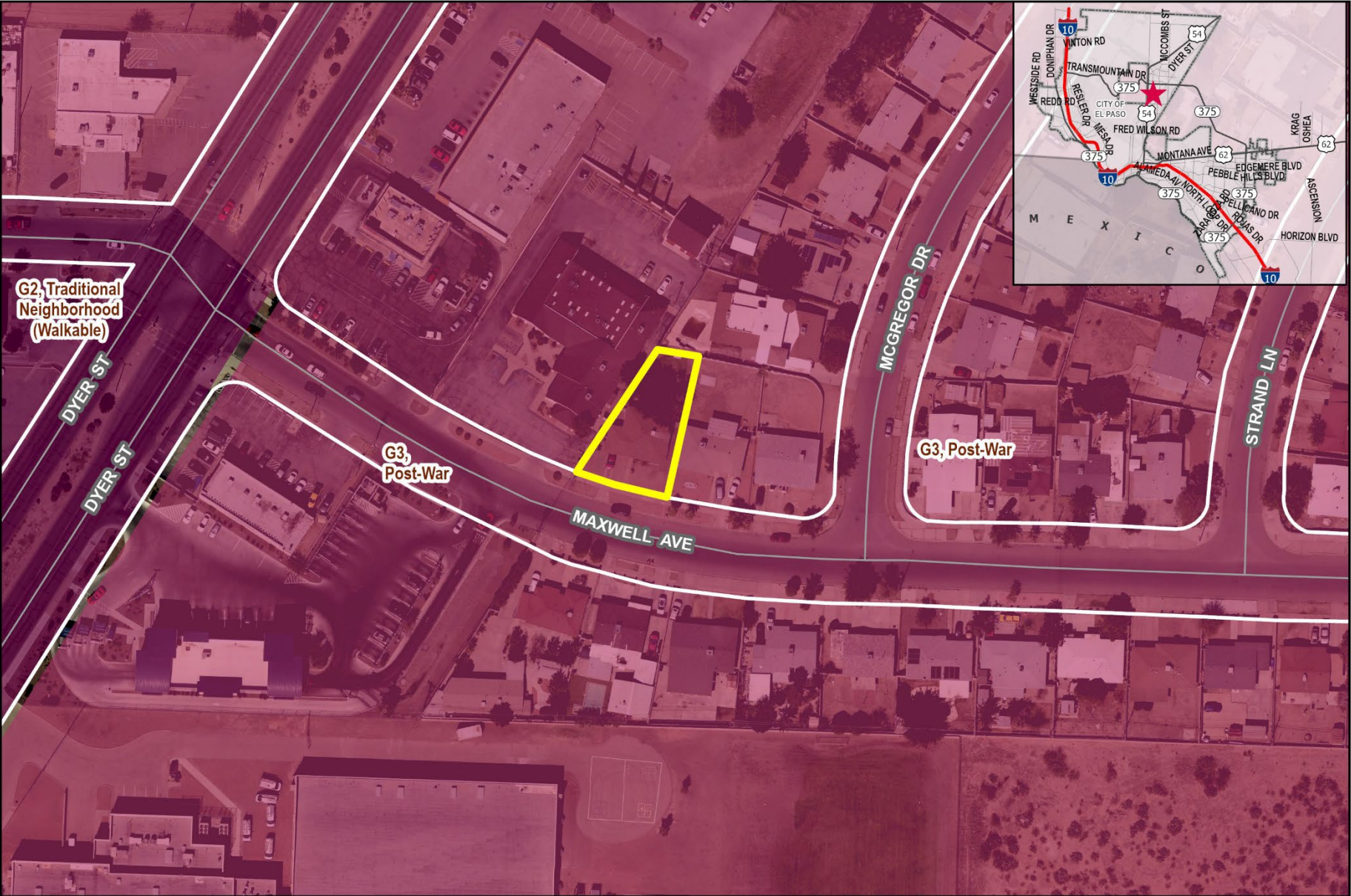
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Subject Property





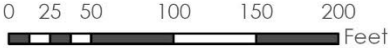


# Future Land Use Map

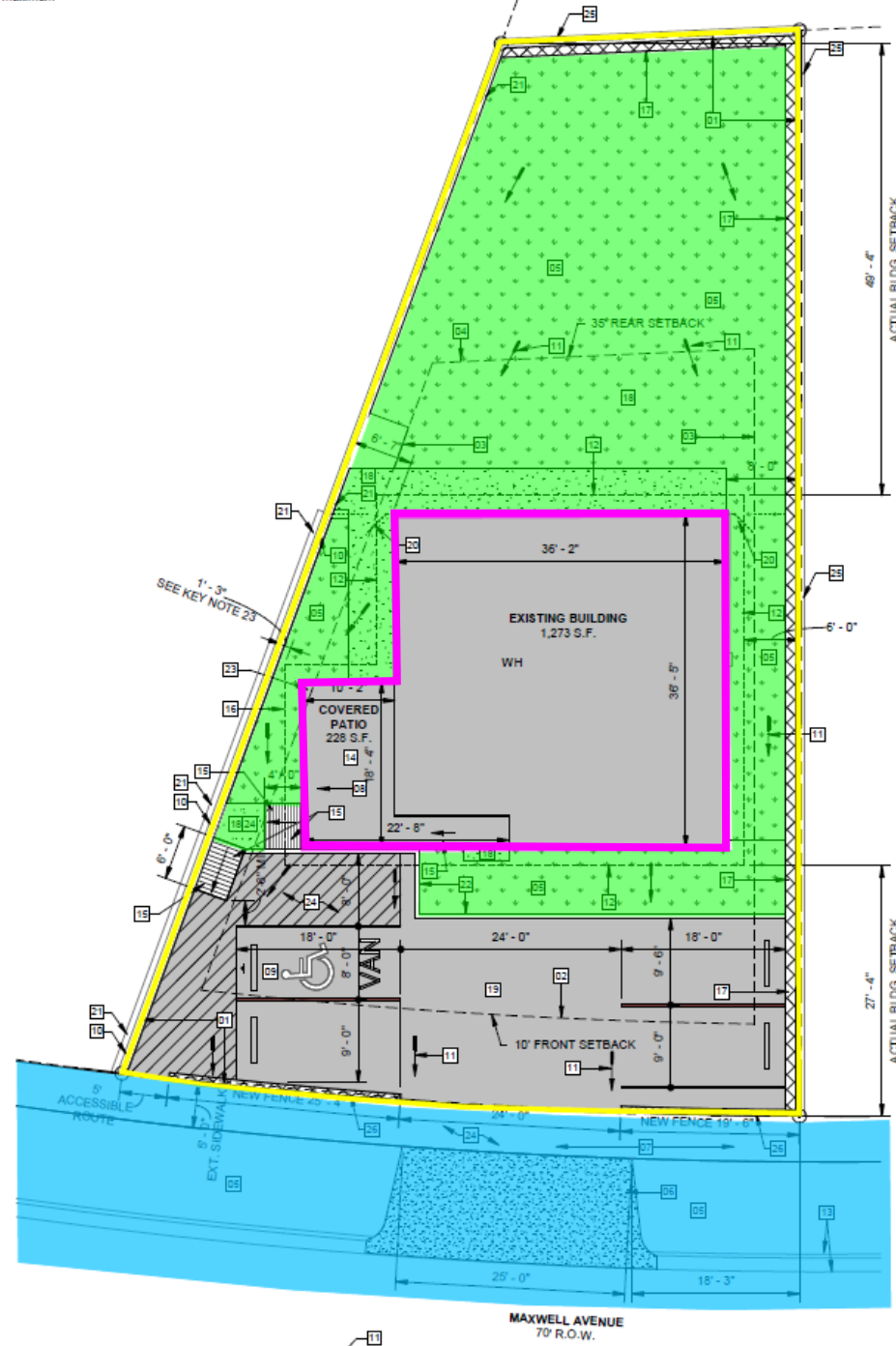
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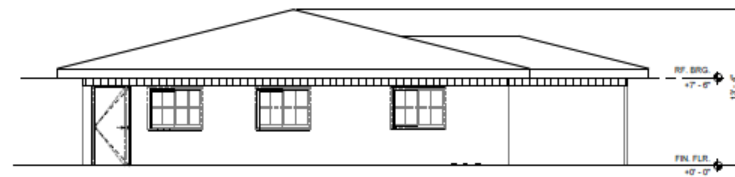


Subject Property

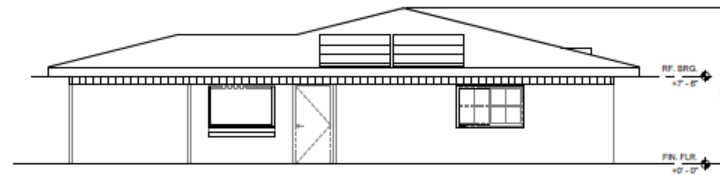


# Detailed Site Development Plan

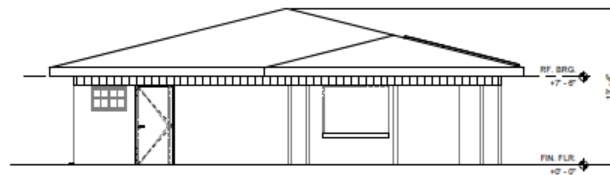




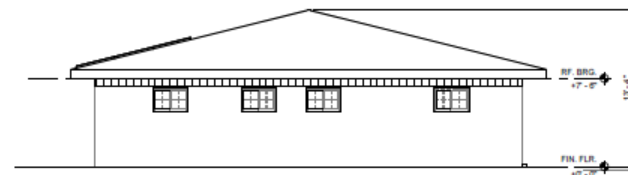
② EXISTING NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



③ EXISTING SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



④ EXISTING WEST ELEVATION  
SCALE: 3/16" = 1'-0"



⑤ EXISTING EAST ELEVATION  
SCALE: 3/16" = 1'-0"

# Elevations



PZST24-00006



# Aerial with Site Plan

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# Subject Property



# Surrounding Development



N



W

S





# Public Input

- Notices were mailed to property owners within 300 feet on December 6, 2024.
- The Planning Division has not received communication in support or opposition to the special permit and detailed site development plan request.







## Recommendation

- Staff and CPC (6-0) recommend **Approval with a Condition** of the special permit request for a clinic and the detailed site development plan. The condition is as follows:
  1. *That a screening combination of a rock wall and wrought iron fence not less than forty-two inches (42") be installed along the property line abutting Maxwell Avenue.*





## 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