Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
PHO-5-22--Z-6-04-7

Date of VPC Meeting	October 18, 2022
Date of Planning Hearing Officer Hearing	October 19, 2022
Request	1. Review of commercial elevations per Stipulation No. 7. 2. Technical corrections to Stipulation Nos. 1, 3, 4, 8, and 9
Location	Approximately 300 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff presentation:

Nayeli Sanchez Luna, staff, provided information regarding the subject site, including the location, size, and surrounding zoning. Ms. Sanchez Luna stated that Rezoning Case No. Z-6-04-7 established the C-2 zoning on the site subject to stipulations and added that a Planning Hearing Officer (PHO) request was to review the elevations rather than change the zoning on the site. Ms. Sanchez Luna summarized previous PHO requests and concluded her presentation by stating that the proposed development was for an automotive repair shop.

Applicant presentation:

Daniel Cox, the applicant with SimonCRE, provided some background information on the auto repair shop, Kerry's Car Care, that was proposed on the subject site. Mr. Cox summarized the location of the site and described the site plan. Mr. Cox concluded his presentation by displaying the elevations and noting the colors and materials that would make the building compatible with the surrounding development.

Questions from the committee:

Lisa Perez noted that she was surprised that the property was rezoned in 2004 and it took a long amount of time for the site to develop.

Public comment:

None

Applicant response:

None

Committee discussion:

None.

Motion:
Renee Dominguez motioned to recommend approval of PHO-5-22--Z-6-04-7. **Kristine Morris** seconded the motion.

Vote:
9-0, motion to approve passed, with Committee members Ayala, Burd, Ceniceros, Dominguez, Morris, Perez, Rush, Sanou, and Serrette in favor.

Staff comments regarding VPC Recommendation
None.