



## Village Planning Committee Meeting Summary

### PHO-3-21— Z-6-04-7

<b>Date of VPC Meeting</b>	January 18, 2022
<b>Planning Hearing Officer Hearing Date</b>	January 19, 2022
<b>Request</b>	<ol style="list-style-type: none"> <li>1) Request for review and approval of elevations by the Planning Hearing Officer per stipulation number 7.</li> <li>2) Technical corrections to stipulation numbers 3, 4 and 8.</li> </ol>
<b>Location</b>	Southeast corner of 107th Avenue and Lower Buckeye Road
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	5-0 Motion passes; with members Ademolu, Barquin, Cartwright, Perez, and Sanou in favor; None in dissent.

#### **VPC DISCUSSION & RECOMMENDATION:**

*No members of the public registered to speak on these items.*

**Enrique Bojórquez**, staff, introduced himself and provided a presentation on the case noting the location of the site, existing zoning, and proposed use. The requested modifications to the case stipulations for PHO-3-21-Z--6-04-7 were presented and the new proposed building elevations were shown. He then invited the applicant to provide a brief presentation to the committee.

**Charles Huellmantel**, with Huellmantel and Affiliates, introduced himself as the applicant and introduced the project. He discussed the location of the site and the building elevations proposed for this site, which shows a QuikTrip convenience store and fuel station. He requested approval of the building elevations shown.

**Chairwoman Perez** asked for questions or discussion from the committee.

**Beth Cartwright** is pleased to see a fuel station located in this area.

**Chairwoman Perez** asked for a motion on the item. She asked for clarification from staff on a motion to approve the request.

**Mr. Bojórquez** explained that the committee could modify stipulation number 7 require general conformance to the building elevations provided by the applicant and adopt the technical corrections.

**MOTION – PHO-3--21-Z-6-04-7:**

**Ms. Cartwright** motioned to approve the request with modification to stipulation number 7 requiring general conformance to the building elevations provided by the applicant and adopt the technical corrections for stipulation numbers 3, 4 and 8. **Mr. Barquin** seconded the motion to approve.

**VOTE – PHO-3--21-Z-6-04-7:**

**5-0**, motion passed; Members Ademolu, Barquin, Cartwright, Perez, and Sanou in favor; None in dissent.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

The building elevations submitted by the applicant and presented to the Estrella Village Planning Committee were date stamped December 2, 2021.