



Village Planning Committee Meeting Summary
PHO-1-20— Z-43-13-7

Date of VPC Meeting January 19, 2021

Planning Hearing Officer January 20, 2021
Hearing Date

Request 1) Modification of Stipulation 1 regarding general conformance to a site plan.

Location Northwest corner of 67th Avenue and Broadway Road

VPC Recommendation Approve as requested by the applicant.

VPC Vote 6-0

VPC DISCUSSION & RECOMMENDATION:

No requests to speak from members of the public were received.

Enrique Bojorquez, staff, introduced himself and described the location of the site on the northwest corner of 67th Avenue and Broadway Road. He explained the request to modify stipulation number 1 regarding general conformance with a previously approved site plan. Then, he showed the previously approved site plan and the current proposed site plan provided by the applicant, noting the location of buildings and site entrances for the new convenience store with fuel pumps. He then concluded the presentation and invited the applicant to go over his presentation.

Jeff Winter, with Esencia LLC, introduced himself as the representative for this case and discussed the location of the site. He discussed the current site layout proposed, including a single-story convenience store with fuel pumps. He showed a landscape plan and building elevations for the three buildings proposed on site. He concluded his presentation by discussing the previous zoning case history.

Chairman Cardenas asked for committee member comments or questions.

Beth Cartwright asked for clarification on the proposed stipulation modifications.

Mr. Winter provided clarification on the request to approve the proposed site plan, referencing the previous zoning case history.

Dan Rush asked for clarification whether staff provides a recommendation on the request.

Mr. Bojorquez responded that staff does not provide a recommendation on Planning Hearing Officer requests but can answer questions from the committee.

Chairman Cardenas opened and closed the public comment portion of the meeting given no requests to speak from the public. He then asked for further discussion or a motion on this item.

MOTION:

Mr. Cardenas motioned to recommend approval of the site plan as filed by the applicant. **Mr. Dan Rush** seconded the motion to approve.

DISCUSSION:

None.

VOTE:

6-0, motion passed; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

The applicant showed a conceptual landscape plan and building elevations in addition to the proposed site plan for this site, however no stipulation modifications were proposed or recommended by the committee to require adherence with the landscape plan or building elevations shown.