

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of November 2, 2023**

Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 0.86-Acre Tract Zoned Planned Development District 185 (PD-185) For The (CC) Corporate Commercial District And Located Approximately 150 Feet East Of The Southeast Corner Of Josey Lane And Parker Road (FM 544) To Repeal And Reestablish PD-185 To Allow For Modified Conceptual Plans And To Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZPD 2023-102 El Paisa.** Case Coordinator: Michael McCauley.

Michael McCauley provided a location map and stated that the request is to amend PD-185 to show a restaurant with a drive-through window on the conceptual plans. He advised that approximately one year ago a concept plan for this tract was approved for a dentist office and that proposal did not transpire. He noted that a restaurant use is allowed by right in this zoning district, but the PD needs to be amended because the conceptual plans show a dental office and not a restaurant.

Mr. McCauley provided a conceptual site plan, a conceptual landscape plan, and conceptual building elevations. He explained that this restaurant would be located on Tract 2. As part of the review process for this amendment to the PD, staff has reviewed the proposed drive-through window for adequate vehicle stacking and found it meets the stacking requirements. Therefore, staff will not be requiring a separate TSP. Additionally, all special conditions and regulations in the existing PD and the amended PD will carry over to this property. No public comments were received. Staff believes this is consistent with the original intent of the PD and is recommending approval.

Commissioner Powell inquired about Staff Stipulation E for Tract 3, the multi-tenant building, which refers to a median variance for a cut-through along Parker. He stated there is already a cut-through there. Mr. McCauley explained that all special conditions and regulations in the existing PD and the amended PD would be carried over to this proposed reestablished PD; and even though the requirement of a cut-through, or median cut, required by the last amendment to the PD has already been constructed, it is best to include it as it shows how the median opening was established.

Commissioner Doyle requested confirmation of the precise location. Mr. McCauley provided an aerial map that showed a vacant space to the east of the existing RaceTrac station. He noted that on the far east of the open area there is now a multi-tenant building, and the restaurant will be between that building and the RaceTrac to its west.

Chair Windrow asked if there was an applicant present who would like to speak.

Applicant/owner, Jose Velasques, owner of El Paisa and with EPCM Realty, 1912 Parker Rd., was present for questions.

Commissioner Martin asked if the original El Paisa restaurant will be moving. The applicant

responded they have no plans for moving. They have been in that location for 17 years.

Chair Windrow opened the Public Hearing. There being no speakers, Chair Windrow opened the floor for discussion or a motion.

**** Commissioner Martin moved to close the public hearing and approve Case No. PLZPD 2023-102 El Paisa with staff stipulations; second by Commissioner Foster. The motion was approved 8-0 (Kramer absent).***

Chair Windrow advised this case will be forwarded to the City Council for consideration on December 5, 2023.