

## RESULTS SHEET

**Date:** 12/05/23

**Case No./Name:** PLZ 2023-102 El Paisa

### A. STIPULATIONS AND RECOMMENDATIONS

The text additions are red and underlined and text deletions are red and struck-out for PD-185 and Tract 2. Staff recommends **APPROVAL** amending PD-185 to allow modified conceptual plans and revised development standards on the property (Tract 2) with the following stipulations:

1. Section 2

Permitted uses shall be all principal and accessory uses which are allowed by right in the (CC) Corporate Commercial District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (CC) Corporate Commercial District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (CC) Corporate Commercial District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

2. Section 3 (~~Lot 2~~) Tracts 2 and 3

Development shall be in general conformance with the conceptual site plan, conceptual landscape plan and conceptual elevations attached hereto as Exhibits B, C and D, respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

Tract 2

The following additional special conditions, restrictions, and regulations shall be added:

- a. Retail uses shall be regulated by Article V. of the Comprehensive Zoning Ordinance.
- b. All signage shall be reviewed under a separate application.
- c. The drive-through window shall not require a Technical Site Plan application for the limited-service restaurant.
- d. Landscaping shall comply with PD-185.

Tract 3

The following additional special conditions, restrictions, and regulations shall be added:

- a. Retail uses shall be regulated by Article V. of the Comprehensive Zoning Ordinance.
- b. All signage shall be reviewed under a separate application – remove this if a note is added on each exhibit stating that “All signs shown on the conceptual elevations are for illustrative purposes only and shall require a separate sign application for review and permitting.”
- c. The drive-through window shall require a Technical Site Plan application.
- d. Landscaping shall comply with PD-185.
- e. An approved median variance is required for a cut along Parker Road for an opening matching the concept plans. Otherwise, the location of a median opening shall meet the General Design Guidelines.

**B. P&Z ACTION** from P&Z meeting: 11/02/23:  
Result: **APPROVED** /Vote: 8-0 (Kramer absent)

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 12/05/23:  
Result: /Vote: