



MINUTES

Planning Commission Meeting: June 23, 2025

Application:	<u>FP25-0017:</u> Request for approval of a final plat with vacation of public dedications for West Santa Fe Plaza Shopping Center, 2nd Plat, containing two (2) lots on approximately 6.23 acres, located at 208 N. Parker Street.
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Ms. Emily Carrillo, Senior Planner, presented FP25-0017, the request for final plat approval with vacation of public dedications. Ms. Carrillo explained the replat would subdivide Lot 1 into two commercial lots (1A and 1B). Lot 1A is designated for the construction of Chase Bank and was approved tonight on the consent agenda. The final plat would establish new lots lines, dedicate easements, vacate a 40-foot build line from the existing plat, and relocate a portion of a sanitary sewer.

Ms. Carrillo stated that all public notification requirements had been met, and no correspondence had been received.

Staff recommended approval of the request with one (1) stipulation regarding relocation of a portion of sanitary sewer.

Chair Janner opened the floor for questions.

Commissioner Creighton inquired whether any future plans would return to Planning Commission regarding internal traffic circulation.

Ms. Carrillo clarified that internal traffic plans had been reviewed by staff and included in the consent agenda item [PR25-0011], and that the final development plans would be submitted for administrative review by staff, not returning to Planning Commission

With no further questions, **Chair Janner** opened the public hearing for comment, but no one had signed up to speak. Chair Janner called for a motion to close the public hearing.

A motion to close the public hearing was made by **Commissioner Bergida** and seconded by **Commissioner Breen**. The motion passed with a vote of 8 to 0.

Chair Janner called for any further discussion, but there was none.

A motion to approve FP25-0017 as stipulated by staff was made by **Commissioner Breen** and seconded by **Commissioner Terrones**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. The relocated sanitary sewer must be constructed and the new easement dedicated by separate instrument prior to recording the plat.