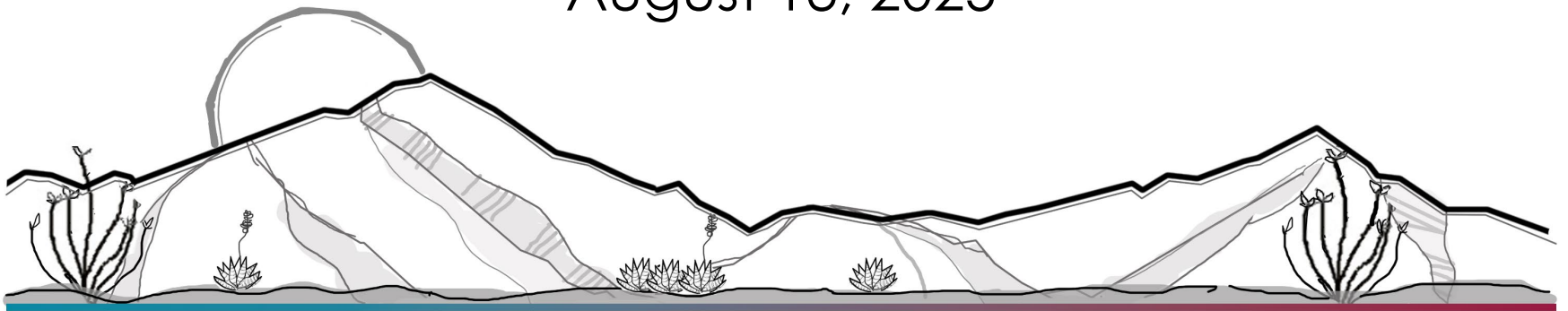


Docket SU25-19

Special Use Authorization for Truck Parking

Planning and Zoning Commission
August 13, 2025



Sample Motion

Madam Chair, I move to approve Docket SU25-19 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Eduardo Hinojos

Location: Kings Highway (Douglas)
APN 407-34-066F

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

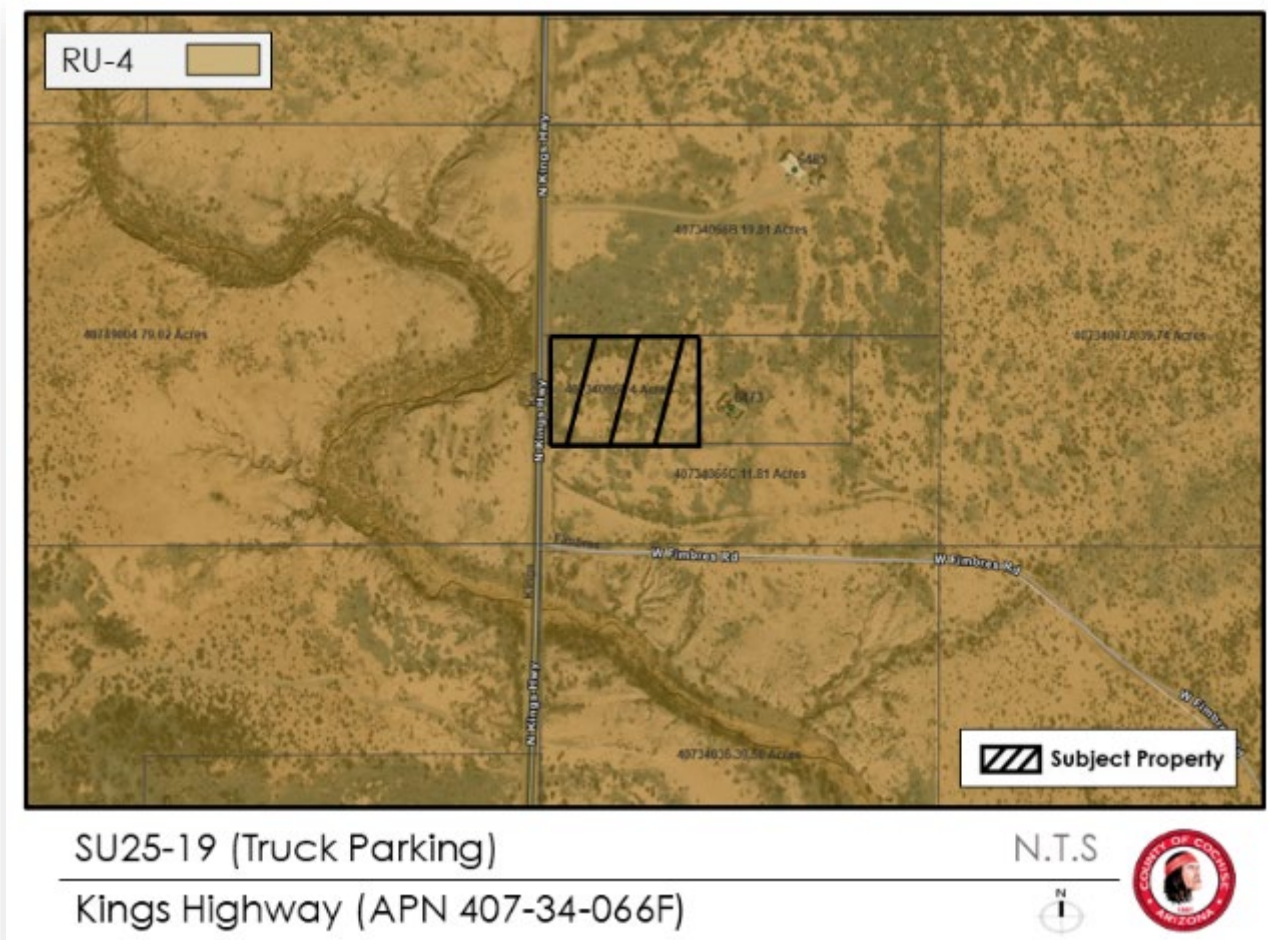
Current Use: Undeveloped

Proposed Uses: Contract Construction (Truck Parking)

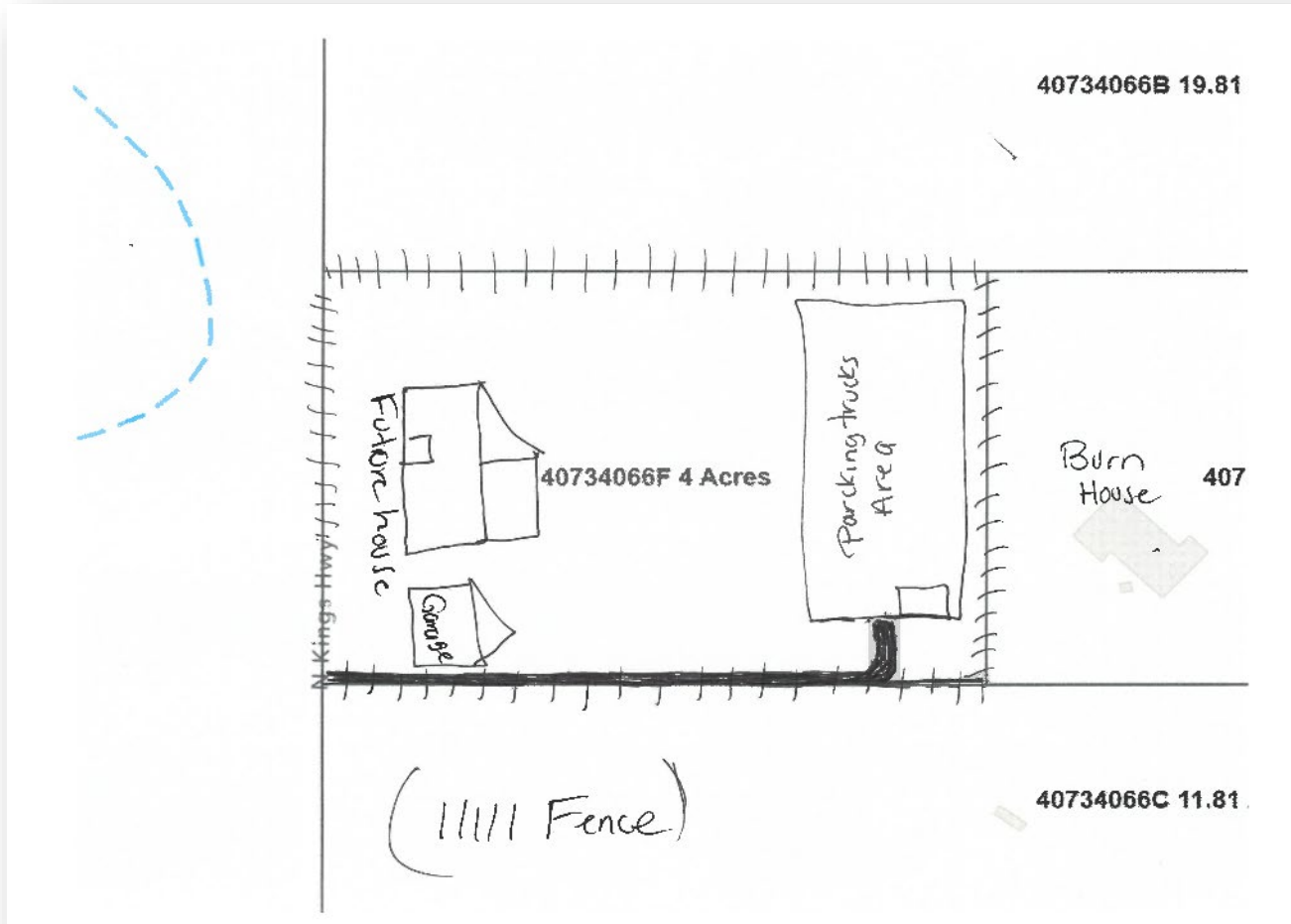
DEVELOPMENT SERVICES



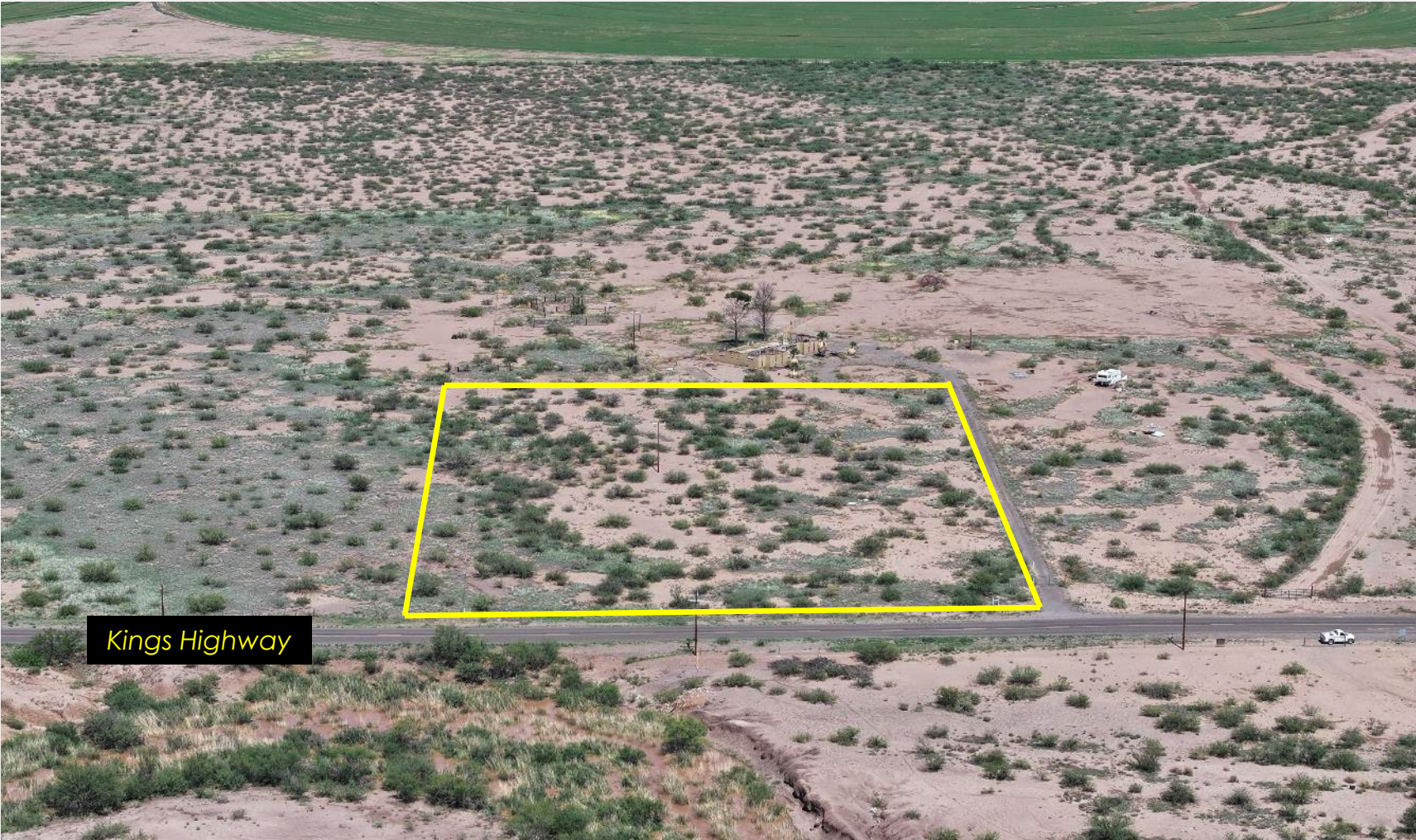
Property Location and Zoning



Site Plan

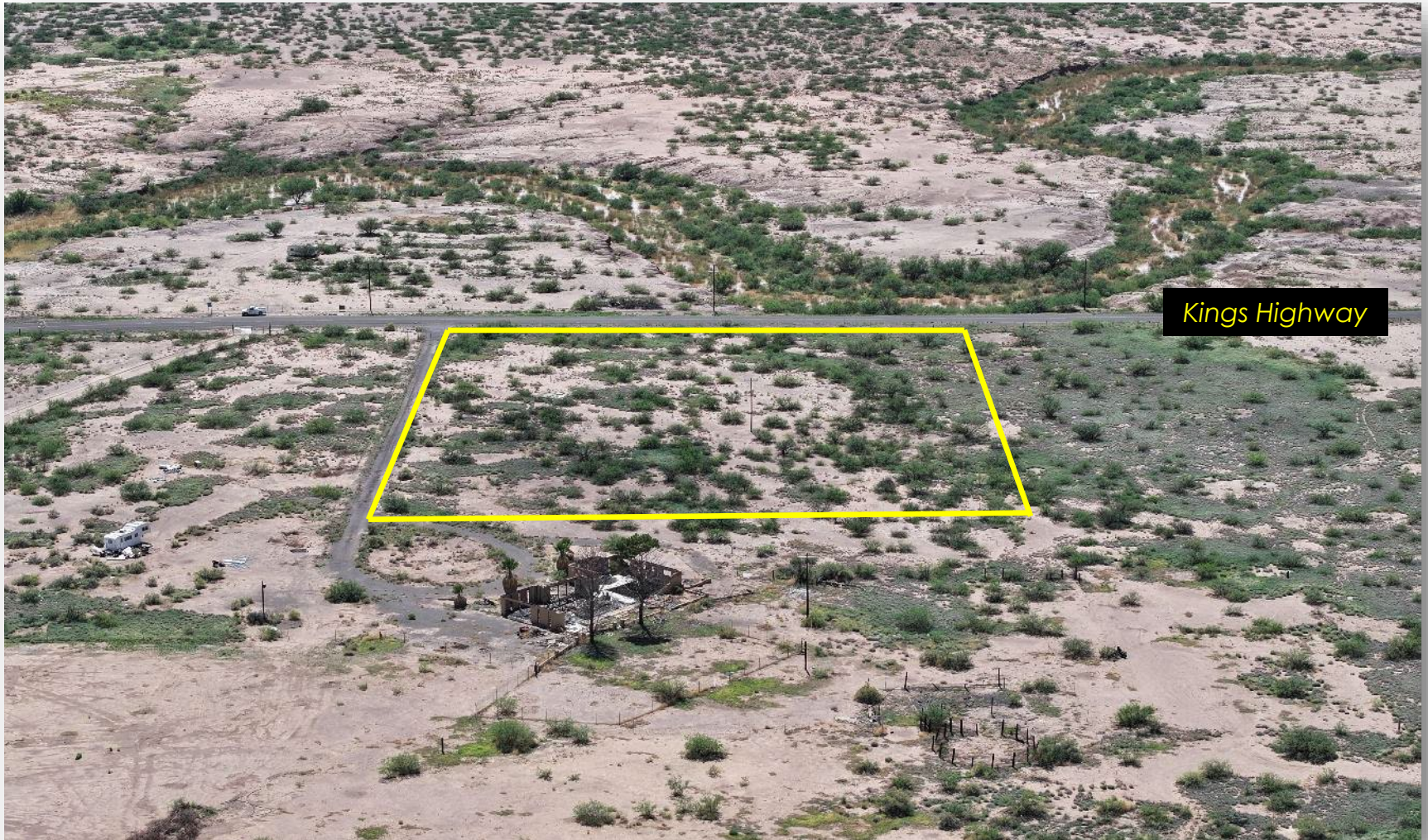


DEVELOPMENT SERVICES



Kings Highway

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Special Use Authorization Factors

- | | |
|--|------------------------------|
| 1. Compliance with adopted plans | Partially Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies w/conditions |
| 10. Water conservation | Complies |

Factors in Favor of Approval

- Complies with applicable factors
- Rural residential development pattern
- No permanent commercial buildings
- Local business supporting development at the new commercial Port of Entry

Factors Not in Favor

- Opposition from nearby property owners

Citizen Review / Public Notice

- 8 May
 - Applicant letters
- 16-23 July
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-19 to allow a contractor yard for large truck parking subject to the following conditions:

1. County right-of-way and clearing permits are required.
2. No more than six large trucks on site at a time.
3. Internal driveways and parking/loading areas shall be treated with two-inch gravel or other stabilizing material to reduce dust.
4. No on-site loading or unloading of materials. On-site fueling and maintenance are prohibited.
5. Parking and storage areas shall be fenced and perimeter vegetation shall be retained.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*

Sample Motion

Madam Chair, I move to approve Docket SU25-19 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU25-19

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