

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
APRIL 12, 2016
7:00 PM

CALL TO THE ORDER /ROLL CALL. The meeting was called to order at approximately 7:00 PM., by Chairman Bill Cordova.

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Bill Cordova.

PRESENT:

Chairman Bill Cordova
Vice Chairman Javier Barraza
Commission Member Daniel Bazua
Commission Member Hugo Garcia
Commission Member Maria G. Guzman
Commission Member Jose A. Ponce

ABSENT:

Commission Member Guillermina Fuentes

OTHER PRESENT:

John Starkey, Zoning Administrator
Jose A. Guzman, Assistant Planner
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Richard Bauermann, Fire Inspector
Ruben Walsh, Council Member
Vianey Vega, Vega & Vega Engineering, PLC.
Nieves G. Riedel, Riedel Construction, Inc.

CONSENT AGENDA:

1. **Approval of Minutes**
 - [Regular Planning & Zoning Commission Meeting held January 12, 2016](#)
2. **Withdrawals by Applicant** - None
3. **Time Extensions** – None
4. **Continuances** --None
5. **Approvals** – None

MOTION: Javier Barraza / Daniel Bazua to APPROVE the Consent Agenda as presented. Motion passed unanimously (6-0).

At the request of John Starkey, Zoning Administrator Item 4.B., was moved from the order on the agenda and was presented as the first item.

PUBLIC HEARINGS

AGENDA ITEM 4.B.

Public hearing followed by discussion and possible action regarding Rezoning Case No.2016-065. A request by Edais Engineering, Inc., on behalf of Nieves Riedel, Riedel Construction, Inc., owner, to rezone 27.58 acres, more or less, from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) zoning district. Assessor Parcel ID #776-11-001 and Assessor Parcel ID #776-03-003 located south of County 22nd Street between the East Main Canal and Las Quintas De San Luis Subdivision.

Open Public Hearing

Angela Gallardo, Edais Engineering, stated that Las Quintas de San Luis II will consist of 112 residential lots, it's located along the East Main Canal. The main access will be located on County 22nd Street and the secondary access thru

Torres Street. It is our intention to comply with all the City regulations and Mrs. Riedel will be able to answer any questions.

John Starkey, Zoning Administrator summarized staff report recommending APPROVAL of Rezoning Case No. 2015-065 to the City Council with conditions as presented by staff.

Chairman Bill Cordova asked Mrs. Riedel if the lots for the two story are closer to the Main Canal. **Ms. Riedel** responded not particularly they are not closer than the rest. The reason that we changed that about the two story houses is because people have approached me about why are they not going to be able to build two story houses. I am not in particular like to build two story houses. If you decide that is not a good idea, it does not make any difference to me at least I presented to you.

Vice Chairman Barraza stated that he had a question in regards to condition number 4 in the "ANALYSIS" section of the staff report are you talking about County 22nd Street and Torres Street. **John Starkey Zoning Administrator** responded that 22nd Street is already developed.

Riedel responded everything that the city has asked us, we have taken care of. **Commission Member Bazua** asked is the restriction for building single story is for the entire subdivision. **Starkey** responded that originally it was for the entire subdivision but as Mrs. Riedel stated people have requested her to build two story homes and what Mrs. Riedel said is: if someone asked her to build a two story she would build it in south of lot 16.

CLOSE PUBLIC HEARING

MOTION: Maria G. Guzman / Hugo Garcia to close public hearing. Motion passed unanimously with 6-0 votes.

MOTION: Maria G. Guzman / Hugo Garcia to recommend APPROVAL of Rezoning Case No. 2016-065 to the City Council with Conditions as presented by staff. Motion passed unanimously with 6-0 votes.

AGENDA ITEM NO. 4. A.

Public hearing followed by discussion and possible action regarding Rezoning Case No. 2016-066. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., owner, to rezone 29 acres, more or less, from Medium-High Density (R-2) to Medium Density Residential (R1-6) zoning district. Assessor Parcel ID # 777-54-243 located on the southwest corner of Avenue E ½ & County 23 ½ Street.

OPEN PUBLIC HEARING

MOTION: Javier Barraza / Hugo Garcia to open public hearing. Motion passed unanimously with 6-0 votes.

John Starkey, Zoning Administrator, summarized staff report recommending APPROVAL of Rezoning Case No. 2016-0666.

Vianey Vega, Vega & Vega Engineering, PLC. Stated that the original project was already designed and ready to be built and that the existing permit collapsed and expired. We went and redesign the subdivision with the new ordinance in place. The original plat had 154 lots planed for the subdivision, but with the new 6,000 square feet minimum size lot we went down to 138 lots. The case in front of you is the rezoning of the property to be in compliance with the zoning ordinance. We are looking forward to have the preliminary & final plat in front of the commission.

CLOSE PUBLIC HEARING

MOTION: Maria G. Guzman / Hugo Garcia to close public hearing. Motion passed unanimously with 6-0 votes.

City Staff informed Chairman Cordova that the Planning & Zoning Commission needed to invite the public present to comment regarding this item. The Commission reopen the public hearing.

OPEN PUBLIC HEARING

MOTION: Javier Barraza / Hugo Garcia to open public hearing. Motion passed unanimously with 6-0 votes.

Sarai Salazar 3941 San Pedro Street stated that they were present at the Citizen Review Meeting and her question was if the developer is going to build the wall and if a house is going to be built next to mine or are there going to be houses here and there. I am also worried that with the movement of the land, desert animals will go into my property.

Gary Black, Comite De Bien Estar, Representative, stated that this is an organized construction, the lots will be built normally. The Self-Help is built 10-12 houses at a time. There will be so many things involved with it as far as doing the infrastructure. There will be ADEQ requirements as far as netting and making sure that debris does not go into the other part of the subdivision. We followed all of their guidelines and we have done that on 9A and 9B. We will have water trucks to limit the amount of dust and particles in the air.

Glenda Ramirez 3940 E. San Pedro Street, I also have the same concern as Ms. Salazar. But I would like to present my own concern so the commission can understand. On August of last year there were about 5 snakes that came up to my front door and I have a 5 year old child. And in regards with this development we are in favor but what we want is safety.

Barraza asked Mr. Black what would be the best practices in your experiences to alleviate that potential problem about the critters moving into the houses.

Mr. Black responded that first of all, there has to be a plan. A plan for construction that is, number one: taking care of the water, netting, doing everything you can to stop your debris from going offsite.

Commission Member Ponce asked if there was going to be a brick fence. **Mr. Black** responded there is no plans at this point for this, but if there is a requirement we will entertain that.

Commission Member Bazua stated that the best way to control or eliminate the critters is to start construction so they can move to another zone.

Vianey Vega, Vega & Vega Engineering explained that as far of the wall those are interior walls and not a part of the infrastructure of the subdivision. That is the element of the actual residence and the screen wall is built when the house is built. That is among the adjoining property owners, so that is when the fence is built and it is not a requirement for the developer to install those screen walls and to answer the question, that is not consider in the design.

CLOSE PUBLIC HEARING

MOTION: Hugo Garcia / Maria G. Guzman to recommend close public hearing. Motion passed with 6-0 votes.

MOTION: Maria G. Guzman / Hugo Garcia to recommend APPROVAL of Rezoning Case No. 2016-066 to the City Council as presented by staff. Motion passed unanimously with 6-0 votes.

ITEMS REQUIRING DISCUSSION AND/OR ACTION

NONE

INFORMATION AND DISCUSSION ITEMS

NONE

NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

Starkey informed members of the Planning & Zoning Commission that there was going to be a text amendment on the next month agenda relating to Sign Regulations.

CALL TO THE PUBLIC

There were no public comments.

ADJOURNMENT

Chairman Barraza adjourned the meeting at approximately 7:47 PM.