

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JUNE 14, 2016
7:00 PM

CALL TO THE ORDER /ROLL CALL. The meeting was called to order at approximately 7:05 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 Maria G. Guzman
Commission Member Guillermina Fuentes

ABSENT:

Commission Member Hugo Garcia
Commission Member Jose A. Ponce

OTHER PRESENT:

John Starkey, Zoning Administrator
Roman Pacheco, Planning Technician
Richard Bauermann, Fire Inspector
Jose Fimbres, San Luis Resident

CONSENT AGENDA:

1. **Approval of Minutes**
 - [Regular Planning & Zoning Commission Meeting held April 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 with correction in the Adjournment section. Motion passed unanimously (5-0).

PUBLIC HEARINGS

AGENDA ITEM 4.B.

Public hearing followed by discussion and possible action regarding Rezoning Case No. 2016-0198. A request by Jose Fimbres, owner, to rezone 6,958 square feet lot from High Density (R-3) to Manufacture Home (MH) zoning district. Assessor Parcel ID # 777-28-050 located at 315 E. Cuauhtemoc Street, San Luis, Arizona.

Open Public Hearing

MOTION: **Maria Guzman / Javier Barraza** to open public hearing. Motion passed unanimously (5-0).

John Starkey, Zoning Administrator, summarized staff report recommending APPROVAL of Rezoning Case No. 2016-0198.

Vice Chairman Barraza stated that a grandfather clause would not apply here since there use is being non-conforming use all these years. **Starkey** stated that a grandfather clause that you talked about only refer to the existing unit. They can continued to use their existing unit, they have used it for several years. Now, the applicant wants to removed it and replace it with a new unit that is expansion of the non-conforming use. Furthermore, Starkey stated that if the owner in fact wanted to move the manufacture home and build apartments there he could do that without rezoning.

Commission Member Guillermina Fuentes, asked if that would be the same that if the owner wanted to build a house he would not be able to do so. Starkey responded that he believed a house is a permitted use in the manufacture home district.

Jose Fimbres, 1256 D Street, property owner stated that he wants to rezone his lot from high density (R-3) to manufacture home in order for him to replace his existing mobile home to a newer one.

Commissioner Fuentes, asked the applicant if he knew that he can build a home there. **Mr. Fimbres** responded that he did.

CLOSE PUBLIC HEARING

MOTION: **Javier Barraza / Daniel Bazua** to close public hearing. Motion passed unanimously with 5-0 votes.

MOTION: **Guillermina Fuentes / Maria G. Guzman** to recommend APPROVAL of Rezoning Case No. 2016-0198 to the City Council as presented by staff. Motion passed unanimously with 5-0 votes.

NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

None

CALL TO THE PUBLIC

There were no public comments.

ADJOURNMENT

MOTION: **Commission Member** Guillermina Fuentes / **Commission Member Maria G. Guzman** to adjourn the Regular Planning & Zoning Meeting at approximately 7:25 p.m. Motion passed unanimously.