

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
NOVEMBER 14, 2017  
7:00 PM

- 1. CALL TO THE ORDER /ROL CALL:** The meeting was called to order at approximately 7:01 PM., by Acting Chairman Javier Barraza.
- 2. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Acting Chairman Barraza.

### PRESENT:

Vice Chairman Javier Barraza  
Commission Member Daniel Bazua  
Commission Member Guillermina Fuentes  
Commission Member Hugo Garcia  
Commission Member Jose A. Ponce

### ABSENT:

Chairman Bill Cordova  
Commission Member Marco A. Pinzon

**OTHER PRESENT:** Jose A. Guzman, Acting Planning and Zoning Director  
Roman Pacheco, Planning Technician  
Hank Green, Fire Chief  
Kay Macuil, City Attorney  
Ray Urias, Attorney  
Rich Bauermann, Fire Department

## **CONSENT AGENDA:**

### **3. A. MINUTES OF**

**- Regular Planning & Zoning Commission Meeting held October 10, 2017**

**MOTION: Jose A. Ponce / Hugo Garcia** to APPROVE the Consent Agenda as presented. Motion passed unanimously (5-0).

### **4. PUBLIC HEARINGS**

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2017-0605. A request by Riedel Holdings L.L.C., Nieves Riedel, owner, to rezone approximately 15.1 acres, from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) zoning district. The property is located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.**

**Acting Chairman Barraza** mentioned that as per staff recommendation to continue this item to December, the commission will not open public hearing tonight and will follow staff recommendation.

### **C. Action**

**MOTION: Jose A. Ponce / Hugo Garcia** to CONTINUE Rezoning Case No. 2017-0605 to the commission meeting of December 12, 2017. Motion passed unanimously (5-0).

**5. ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2015-0482F. A request by Nicklaus Engineering on behalf of San Luis Port L.L.C., Stephen Shadle, owner, for the final plat approval of San Luis Port Subdivision Phase 1. The property is located at the northeast corner of Avenue E and County 24th Street.**

### **A. staff presentation**

**Jose A. Guzman, Acting Planning and Zoning Director**, summarized staff report recommending APPROVAL of Subdivision Case No. 2015-0482F to the City Council on condition that developer complies with the comments in the acting directors' letter dated November 13, 2017.

**Mr. Steven Shadle**, stated that initially we thought it was going to be an ABC road up to 23 ½ for the fire people to get in and then later without my knowledge it was changed to a paved road. The problem with that is I am still going to be running that pivot even though is shorter. If it could be ABC up to Avenue 23 ½ then we can just farm right around it, because we won't be developing that north part up there for quite a while. **Mr. Shadle** furthermore, stated that they are prepared to do all other expensive things on the roads but that road going up there is the only one we would like your consideration on. If could leave that ABC until we do the next phase.

**Mr. Guzman** stated that this road is an emergency road and it is approve based on the fire department comments.

**Hank Green, Fire Chief stated**, that Mr. Guzman is correct. The limitations or expectations we have of mini roads whether they are asphalt or ABC is able to withstand the loads imposed by fire apparatus.

**Commission Member Fuentes**, asked the applicant if you are in agreement with staff comments letter. **Mr. Shadle** responded yes.

### **B. Action**

**MOTION: Jose A. Ponce / Hugo Garcia** to recommend APPROVAL of Subdivision Case No. 2015-0482F to the City Council on condition that developer complies with the comments in the acting director letter dated November 13, 2017. Motion passed unanimously (5-0).

### **6. CALL TO THE PUBLIC**

There were no public comments

## **7. ADJOURNMENT**

**MOTION**: **Guillermina Fuentes / Hugo Garcia** to adjourn the Regular Planning & Zoning Meeting at approximately 7:20 p.m. Motion passed unanimously.