

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
SEPTEMBER 11, 2018
7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:05 PM., by Commission Member Daniel Bazua.

2. PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Commission Member Jose A. Ponce.

PRESENT: Commission Member Daniel Bazua
Commission Member Hugo Garcia
Commission Member Jose A. Ponce
Commission Member Veronica Zavala

Absent: Chairman Javier Barraza
Vice Chairman Marco A. Pinzon
Commission Member Guillermina Fuentes

Others Present: Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Ric Bauermann, Fire Department
Eulogio Vera, Public Works Director
Najeh K. Edais, Edais Engineering
Vianey Vega, Vega & Vega Engineering
Gary Black, Comite de Bienestar

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held August 14, 2018

MOTION: Commission Member Jose A. Ponce/Commission Member Hugo Garcia to approve the consent agenda as presented. Motion passed unanimously (4-0).

4. PUBLIC HEARINGS – 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.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-0299. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by amending and adding regulations to Section 152.121 Light Industrial (L-1) Zoning District.

A. Open public hearing

MOTION: Commission Member Jose A. Ponce/Commission Member Hugo Garcia to open public hearing. Motion passed unanimously (4-0).

1. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning requested the item to be moved to the next Regular Planning and Zoning Meeting, due to having received comments from stake holders. He added that he will be scheduling a meeting to address the comments, and present this item at the next meeting.

2. Call to the Public on this item

There was no comment from the public.

B. Close public hearing

MOTION: Commission Member Jose A. Ponce/Commission Member Hugo Garcia to close public hearing. Motion passed unanimously (4-0).

C. Action on Text Amendment Case No. 2018-0299

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to continue Text Amendment Case No. 2018-0299 to the next Regular Planning and Zoning Commission. Motion passed unanimously. (4-0)

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-0385. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by amending and adding regulations to Section 152.106(C) relating to conditional uses in the Neighborhood Commercial (C-1) Zoning District.

A. Open public hearing

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to open public hearing. Motion passed unanimously. (4-0)

1. Staff presentation

Mr. Jose A. Guzman, Director of planning and Zoning requested the item to be moved to the next Regular Planning and Zoning Meeting due to this being a new state law that limits the cities to food regulations in food trucks. **Mr. Guzman** added that he will be revising the amendment and he will bring it back at the next meeting.

2. Call to the Public on this item

There was no comment from the public.

B. Close public hearing

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to close public hearing. Motion passed unanimously. (4-0)

C. Action on Text Amendment Case No. 2018-0385

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to continue Text Amendment Case No. 2018-0385 to the next Regular Planning and Zoning Commission Meeting. Motion passed unanimously. (4-0)

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0321. A request by Edais Engineering Inc. on behalf of Riedel Holdings LLC, owner, to rezone approximately 10 acres, located north of County 22nd Street and east of the East Main Canal from R1-6 to R1-12 Medium Density Residential.

A. Open public hearing

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to open public hearing. Motion passed unanimously. (4-0)

1. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning, stated that this item was rezoned in 2016 from Rural Area Residential RA-10 to R1-6 which allowed 6,000 square foot lots. He added that the city requested a secondary access based on the number of lots that will be able to be built there, and the developer is requesting a zoning for R1-12. **Mr. Guzman** stated that this will only allow lots no less than 12,000 square feet, it would only be about 16 or 19 lots. He mentioned that the Fire Department stated that a secondary access was not needed as long as the developer provided a wider street and more fire hydrants. **Mr. Guzman** added that the other conditions that were previously impose to this rezoning, he will still need to address it to the developer.

2. Call to the Public on this item

There was no comment from the public.

B. Close public hearing

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to close public hearing. Motion passed unanimously. (4-0)

C. Action on Text Amendment Case No. 2018-0321

MOTION: Commission Member Jose A. Ponce/Commission Member Hugo Garcia to forward with Rezoning Case No. 2018-0321 to the City Council with recommendation of approval as presented by staff. Motion passed unanimously. (4-0)

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. 2018-0345P. A request by Vega and Vega Engineering PLC on behalf of Comite de Bienestar, property owner, for the preliminary plat approval for Bienestar Estates 9C Subdivision. The property is located at 3415 E. Janet Napolitano Boulevard (Tract "A" of Bienestar 9B), San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning, stated that this was to allow the subdivision on Tract A of Comite de Bienestar 9B. He added that the proposed subdivision will consist of 16 lots. **Mr. Guzman** stated that the applicant is requesting deviation from the standards on the alignment of the street.

Mr. Eulogio Vera, Public Works Director, stated that the City of San Luis has a standard regarding intersecting streets, they are proposing to modify that standard. He added that they want to formally propose that modification.

Mr. Vianey Vega, Vega and Vega Engineering, stated that they have been in communication with staff in reference to the comment that Public Works had and comply with the city's standard. **Mr. Vega** stated that he will request a subdivision modification by standard 3550. He added that the standard calls for an offset and that the street is a cul-de-sac only servicing about 11 lots. **Mr. Vega** added that with those modifications he does not feel it would be a problem generating the traffic only from 11 houses.

Commission Member Hugo Garcia asked if they were going to modify lot 16.

Mr. Vega stated that all of the lots from lot 10 to lot 16 will be modified, since their street is going to angle. He added that although they will be modified, they will still meet the minimum requirements.

B. Action on Subdivision Case No. 2018-0345P

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to approve Subdivision Case No. 2018-0345P for Bienestar Estates 9C preliminary plat. Motion passed unanimously. (4-0)

6. CALL TO THE PUBLIC

There was no comment from the public.

7. ADJOURNMENT

MOTION: Commission Member Hugo Garcia/Commission Member Jose A. Ponce to adjourn the meeting at approximately 7:26 p.m. Motion passed unanimously. (4-0)