

MINUTES

APPROVED by Planning & Zoning Commission

Date: March 12, 2019

P&Z Office: /s/ Roman Pacheco

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
FEBRUARY 12, 2019
7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:04 PM, by Chairman Marco A. Pinzon.

2. PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Marco A. Pinzon.

PRESENT:

Chairman Marco A. Pinzon
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala
Commission Member Concepcion R. Ulloa

ABSENT:

Vice Chairman Daniel Bazua

Others Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Tadeo A. De La Hoya, City Manager
Gary Black, Comite de Bienestar
Vianey Vega, Vega & Vega Engineering, PLC
Mario Jauregui, San Luis Industrial Park LLC Group

4. C. Discussion and possible action on any and all matters regarding the request to authorize the roadway name change of Juan Sanchez Boulevard to Cesar Chavez Boulevard.

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the purpose of this item was to commemorate a person who did a good thing for the city. City Council would like to recognize the important role and impact of civil rights activist, César Estrada Chávez by changing the name of Juan Sanchez Boulevard to Cesar Chavez Boulevard. **Mr. Guzman** also added that the process to rename Cesar Chavez Street would start as well.

Commission Member Hugo Garcia asked how many addresses would be affected due to the name change of Cesar Chavez Street.

Mr. Guzman stated that the number of addresses affected by the street name change of Cesar Chavez Street would be greater than those of Juan Sanchez Boulevard. He added that the process for Juan Sanchez Boulevard will take place first, since City Council wants to commemorate him for March, and the process for Cesar Chavez Street is lengthier. **Mr. Guzman** also added that City Council declared March 31st as a City holiday.

MOTION: Commission Member Javier Barraza/Commission Member Guillermina Fuentes to recommend roadway name change of Juan Sanchez Boulevard to Cesar Chavez Boulevard. Motion passed unanimously. (6-0)

4. D. Discussion and possible action on any and all matters regarding the request to authorize the roadway name change of Industrial Avenue to Henry Chavez Court.

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the purpose of this item was to authorize the roadway name change of Industrial Avenue to Henry Chavez Court. He added that City Administration received a request from the San Luis Industrial Park LLC group to recognize the contributions made by Mr. Chavez to San Luis.

Mr. Mario Jauregui, San Luis Industrial Park LLC Group talked about the importance of Mr. Henry Chavez and shared with the board some of the great things he did for the San Luis Industrial Park.

Commission Member Guillermina Fuentes and Commission Member Javier Barraza agreed on the great things Mr. Chavez did.

MOTION: Commission Member Hugo Garcia/Commission Member Guillermina Fuentes to recommend roadway name change of Industrial Avenue to Henry Chavez Court. Motion passed unanimously. (6-0)

4. E. Discussion and possible action on any and all matters regarding the roadway name change of Bradley Holcom Place.

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the City of San Luis does not support crime within its city limits. He added that Bradley Holcom was sentenced to 10 years in prison due to fraud, therefore they would like to propose to City Council to change the street name. **Mr. Guzman** said a name has not been proposed yet, but they want to remove the street name of Bradley Holcom Place.

A discussion of who and how the new name was going to be proposed occurred.

Mr. Tadeo De La Hoya, City Manager stated that he has been receiving this request for about 2 years now. He added that the Planning and Zoning department has a street naming policy which allows City Council to make roadway name changes. **Mr. De La Hoya** added that because there are currently other street name changes happening he decided to add in this request.

Commission Member Concepcion R. Ulloa suggested the name “Samuel Virrey Reyes” since it was her grandfather and he has been her since 1963. She added that Samuel Virrey Reyes was a pioneer for San Luis, Arizona and he helped the community.

MOTION: Commission Member Hugo Garcia/ Commission Member Javier Barraza to recommend roadway name change of Bradley Holcom Place. Motion passed unanimously. (6-0)

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held January 8, 2019

MOTION: Commission Member Javier Barraza/Commission Member Hugo Garcia to approve the consent agenda as presented. Motion passed unanimously (6-0).

4. 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.

4. A. Discussion and possible action on any and all matters regarding a request to accept application for property concerning Rezoning Case No. 2018-0321 in accordance with City Code Section 152.042(I). (Item continued from January 8, 2019 Regular Commission Meeting).

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning stated that this item was presented to the commission back in October 9th, 2018 but the applicant withdrew the application after the public hearing on October 18th, 2018. He added that City Code states that if an application is withdrawn after a public hearing the applicant must wait a period of 12 months before re-applying the application or they can re-apply with majority vote from the commission. **Mr. Guzman** said that in the last meeting they had a vacancy, but that the spot is now full.

Ms. Kay Macuil, City Attorney stated that $\frac{3}{4}$ vote was needed in order to approve this item, meaning 6 votes were needed.

Commission Member Guillermina Fuentes abstained from the motion.

A discussion on whether the votes were going to be out of 6 or 7 occurred.

Mr. Guzman explained that the approval of this is to allow the re-submission of the application, not to approve the rezoning.

B. Action on Application Acceptance Request.

MOTION: Commission Member Hugo Garcia/Commission Member Javier Barraza to accept subsequent application submittal for property regarding Rezoning Case No. 2018-0321 in accordance with City Code Section 152.042(I). Motion denied with 1 abstain from **Commission Member Guillermina Fuentes** and 1 nay from **Commission Member Concepcion R. Ulloa**. (4-1)

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-030P. A request by Vega and Vega Engineering, P.L.C., on behalf of Comite de Bienestar Inc., property owner, for the preliminary plat approval for Bienestar Estates 10 Subdivision. The property is located at the southeast corner of Avenue F and County 24th Street, Assessor's Parcel No. 227-15-001, San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the proposed subdivision consist of approximately 40.91 acres and is proposed to be divided into 163 lots ranging from 6,022.96 square feet to 10,150.51 square feet. He added that the applicant submitted the preliminary improvement plans for the subdivision which is just to give an idea of the layout of the proposed subdivision. **Mr. Guzman** also mentioned that the improvement plans are usually submitted at the time of the final plat, and require a more extensive review.

Mr. Vianey Vega, Vega & Vega Engineering, PLC stated that he received the comments and he will work with them and staff on the final plat.

Chairman Marco A. Pinzon asked what the proposed Zoning for tract B would be.

Mr. Vega stated it would be commercial.

B. Action on Subdivision Case No. 2019-030P

MOTION: Commission Member Javier Barraza/Commission Member Hugo Garcia to approve Subdivision Case No. 2019-030P Preliminary Plat with conditions as presented by staff. Motion passed unanimously. (6-0)

5. CALL TO THE PUBLIC

Gary Black, 963 B Street made a comment regarding Rezoning Case No. 2018-0321. He stated that if there is a policy in place, and someone wants to go around the policy, he believes the policy should be changed.

Mr. Jose A. Guzman, Director of Planning and Zoning, welcomed **Commission Member Concepcion R. Ulloa** to the Planning and Zoning Commission.

6. ADJOURNMENT

MOTION: Vice Chairman Marco A. Pinzon/Commission Member Guillermina Fuentes to adjourn the meeting at approximately 7:39 p.m. Motion passed unanimously. (6-0)