

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0321. A request by Riedel Holdings LLC on behalf of Border Ranches AZ LLC, owner, to rezone 67.06 acres, located on the northeast corner of County 24th Street and 20th Avenue, from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6).

A. Open public hearing

Chairman Javier Barraza to open public hearing.

1. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning, stated that this request was to rezone 67 acres from R-2 to R1-6 located in the east mesa of the City of San Luis. He added that the current zoning is R-2, which was approved by Ordinance No. 250 in 2007. **Mr. Guzman** mentioned that it included some conditions, one of them being to have land dedicated to the city for parks, and recreational purposes at no cost to the city. He added that approval of this item had the condition that the applicant negotiates the development agreement, before taking it to council.

Commission Member Guillermina Fuentes asked how many houses could fit in 67 acres.

Mr. Guzman stated that anywhere between 270-275 lots. He added that they are also proposing a lot for a school.

Commission Member Guillermina Fuentes asked if the city has enough services to serve the subdivision.

Mr. Guzman stated that the city has enough facilities to serve the subdivision.

Vice Chairman Marco A. Pinzon asked if we were complete on the piping.

Mr. Guzman stated that the sewer diversion project was completed years ago, which gave more capacity to the east.

Commission Member Guillermina Fuentes asked why developers are always subject to negotiate conditions, and why is it that they do not do it first, but rather come to the Commission.

Ms. Kay Macuil, City Attorney stated that the contracts are approved by Council, and do not need the recommendation from the Planning and Zoning Commission.

Commission Member Guillermina Fuentes added that developers should be negotiating with the City. She added that with builders it is done like that, so it should be like that for developers as well.

Mr. Guzman stated that the purpose is to have the approval of the Commission, and also for them to ask questions, or add any conditions if they want. He added that once the rezoning goes to the City Council they take the development agreement and the rezoning at the same time.

2. Call to the Public on this item

There was no comment from the public.

B. Close public hearing

Chairman Javier Barraza to close public hearing.

C. Action on Rezoning Case No. 2018-0321

MOTION: Commission Member Hugo Garcia/Vice Chairman Marco A. Pinzon to forward Rezoning Case No. 2018-0321 to the City Council, with an approval recommendation subject to the condition that the developer negotiates a development agreement with staff. Motion passed unanimously with 4 ayes and 1 nay from Commission Member Guillermina Fuentes. (4-1)