

# MINUTES

**APPROVED** by Planning & Zoning Commission

**Date:** April 9, 2019

**P&Z Office:** /s/ Roman Pacheco

## REGULAR MEETING

### PLANNING AND ZONING COMMISSION

SAN LUIS COUNCIL CHAMBERS

1090 E. UNION STREET

MARCH 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  
Vice Chairman Daniel Bazua  
Commission Member Javier Barraza  
Commission Member Hugo Garcia  
Commission Member Guillermina Fuentes  
Commission Member Veronica Zavala  
Commission Member Concepcion R. Ulloa

**Others Present:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Kay Macuil, City Attorney  
Ric Bauermann, Fire Department  
Elizabeth Carpenter, Long Realty-Yuma  
Christopher Thompson, Thompson Design Architects

### **3. CONSENT AGENDA**

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

-Regular Planning and Zoning Commission meeting held February 12, 2019

**MOTION: Commission Member Javier Barraza second by Commission Member Hugo Garcia** to approve the consent agenda as presented. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.

**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 Conditional Use Permit Case No. 2019-066. A request by Thompson Design Architects, on behalf of Regional Center for Border Health, owner, for a Conditional Use Permit to allow the construction of a 75,000 square feet medical office building to be located at 151 S. Oak Avenue, San Luis, Arizona.**

#### **A. Open public hearing**

**MOTION: Commission Member Hugo Garcia/Commission Member Concepcion R. Ulloa** to open public hearing. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.

#### **1. Staff presentation**

**Mr. Jose A. Guzman, Director of Planning and Zoning,** stated that the purpose of the request is to allow a 75,000 square feet medical office building in a Community Commercial (C-2). The medical office building will be named “Regional Center for Border Health San Luis Medical Mall”, and will be located at

151 S. Oak Avenue. **Mr. Guzman** added that although medical buildings are allowed in C-2, the city code requires any building larger than 50,000 square feet require a conditional use permit. He further explained that because the building is 75,000 square feet, the request for the conditional use is not for the actual use of the building, but rather the size of it. Staff recommends approval of Conditional Use Permit Case No. 2019-066.

## **2. Call to the Public on this item**

**Ms. Elizabeth Carpenter, Long Realty-Yuma**, stated she was present in support of the project. She added she was very excited about it, and believes it will do great.

### **B. Close public hearing**

**MOTION: Commission Member Guillermina Fuentes/Commission Member Hugo Garcia** to close public hearing. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.

### **C. Action on Conditional Use Permit Case No. 2019-066**

**MOTION: Commission Member Hugo Garcia/ Commission Member Concepcion R. Ulloa** to recommend approval of Conditional Use Permit Case No. 2019-066 to the City Council as presented by staff. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.

## **5. CALL TO THE PUBLIC**

**Mr. Jose A. Guzman, Director of Planning and Zoning**, gave an update on the consultant for the General Plan. He added that they decided to go with Matrix, and the process will begin within the next few weeks. **Mr. Guzman** stated that the kick-off meeting will be held next week for the 18-month project. He also mentioned a training that will be happening on March 19 in Yuma, so any commission members interested in attending, to let him know.

## **6. ADJOURNMENT**

**MOTION: Commission Member Guillermina Fuentes/Commission Member Veronica Zavala** to adjourn the meeting at approximately 7:14 p.m. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.