

# MINUTES

**APPROVED** by Planning & Zoning Commission

**Date:** May 14, 2019

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

## REGULAR MEETING

### PLANNING AND ZONING COMMISSION

SAN LUIS COUNCIL CHAMBERS

1090 E. UNION STREET

April 9, 2019

7:00 PM

**1. CALL TO THE ORDER /ROL CALL:** The meeting was called to order at approximately 7:19 PM, by Chairman Marco A. Pinzon.

**2. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Commission Member Concepcion R. Ulloa.

**PRESENT:**

Chairman Marco A. Pinzon  
Vice Chairman Daniel Bazua  
Commission Member Javier Barraza  
Commission Member Veronica Zavala  
Commission Member Concepcion R. Ulloa

**ABSENT:**

Commission Member Hugo Garcia  
Commission Member Guillermina Fuentes

**Others Present:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Kay Macuil, City Attorney  
Tadeo De La Hoya, City Manager  
Vianey Vega, Vega and Vega Engineering  
Jesus Santiago, Resident

### 3. CONSENT AGENDA

#### 3. A. APPROVAL OF MINUTES

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

**MOTION: Commission Member Javier Barraza/Commission Member Veronica Zavala** to approve the consent agenda as presented. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye

**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. 2019-067. A request by Glen T. Curtis on behalf of MJS Properties, L.T.D., property owner, for a Conditional Use Permit to allow the establishment of a religious institution to be located on the northeast corner of 5th Avenue and Union Street.**

**A. Open public hearing**

**MOTION: Commission Member Javier Barraza/Vice Chairman Daniel Bazua** to open public hearing. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye



**Mr. Santiago** mentioned the reason he brought up the Fire and Police department was because in case of an emergency they do go through there, so his concern was road blockage.

**Mr. Cruz** stated that service is solely on Wednesdays and Sundays and the church is composed from 160-180 people, so it would not be an everyday thing.

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

**MOTION: Vice Chairman Daniel Bazua/Commission Member Javier Barraza** to close public hearing. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye

### **C. Action on Conditional Use Permit Case No. 2019-067**

**MOTION: Commission Member Javier Barraza/Vice Chairman Daniel Bazua** to forward Conditional Use Permit Case No. 2019-067 to City Council with recommendation of approval with conditions as presented by staff. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye

**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. 2019-0115P. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary plat approval for Belleza Del Desierto Phase 1 Subdivision. The property is located at the southeast corner of Avenue E1/2 and County 24th Street.**

**A. Staff presentation**

**Mr. Jose A. Guzman, Director of Planning and Zoning**, stated that the property is located at the southeast corner of Avenue E1/2 and County 24th Street. It will consist of approximately 18.69 acres and is proposed to be divided into 90 lots and one tract for storm water retention. The minimum lot size allowed within this subdivision is 6,000 square feet. **Mr. Guzman** added that the property went through a minor amendment and a rezoning in order to make it compatible with the proposed use.

**Vice Chairman Daniel Bazua** asked if all the concerns that had been discussed were in the letter containing the conditions.

**Mr. Guzman** assured him the comments would be addressed before submittal. He then talked about the comments and the concerns behind the comments.

**Mr. Vianey Vega, Vega and Vega Engineering**, clarified that the 19 feet were the proposed width for the roadway, the 25 feet for the right-of-way, and then the sidewalk and the curb. **Mr. Vega** added that he will be addressing that comment in the final.

**Mr. Guzman, Mr. Vega, and Vice Chairman Daniel Bazua** proceeded to discuss about some of the comments and how they would be addressed.

**Commission Member Javier Barraza** asked if there would be enough water pressure for the area.

**Mr. Guzman** stated that there are no issues with the water pressure.

**Mr. Tadeo De La Hoya, City Manager**, assured them there is enough water pressure to meet the fire requirements for PSI's.

### **B. Action on Subdivision Case No. 2019-0115P**

**MOTION: Vice Chairman Daniel Bazua/Commission Member Javier Barraza** to approve Preliminary Plat Subdivision Case No. 2019-0115P with conditions as presented by staff. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye

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

There was no comment from the public.

### **7. ADJOURNMENT**

**MOTION: Commission Member Javier Barraza/Vice Chairman Daniel Bazua** to adjourn the meeting at approximately 7:46 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye

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Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye