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MINUTES

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

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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

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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.