

MINUTES

APPROVED by Planning & Zoning Commission

Date: June 18, 2019

P&Z Office: /s/ Roman Pacheco

REGULAR MEETING

PLANNING AND ZONING COMMISSION

SAN LUIS COUNCIL CHAMBERS

1090 E. UNION STREET

May 14, 2019

7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:04 PM, by Vice Chairman Daniel Bazua.

2. PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Vice Chairman Daniel Bazua.

PRESENT:

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

ABSENT:

Chairman Marco A. Pinzon

Others Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Eulogio Vera, Director of Public Works
Najeh Edais, Edais Engineering
Vianey Vega, Vega and Vega Engineering
Gary Black, Comite de Bienestar
Martin Scribner, Matrix Design Group

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held April 9, 2019.

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

The vote was as follows:

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

Vice Chairman Daniel Bazua moved item 5.B.

5.B. Presentation followed by discussion on any and all matters regarding the General Plan Update process.

Mr. Martin Scribner, Matrix Project Lead, gave a presentation on the General Plan Update, and where they currently are at with the project.

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 Rezoning Case No. 2019-0224. A request by Edais Engineering, Inc., on behalf of Riedel Holdings, LLC, owner, to change the zoning classification of 30.3 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) for property located on the northeast corner of County 24th Street and 20th Avenue.

A. Open public hearing

1. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning, stated that the request is to change the zoning classification of 30.3 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) for property located on the northeast corner of County 24th Street and 20th Avenue. He added Santa Cecilia 3 will consist of 133 lots of a minimum, lot size of 6,000 sq. ft. **Mr. Guzman** stated that there are some comments he still needs to consult with the Parks, and Legal Department.

Mr. Najeh Edais, Edais Engineering, stated he did not have anything to add, but he was open to any questions.

2. Call to the Public on this item

There was no comment from the public.

B. Close public hearing

Vice Chairman Daniel Bazua closed public hearing.

C. Action on Rezoning Case No. 2019-0224

MOTION: Commission Member Javier Barraza/Commission Member Concepcion R. Ulloa to forward Rezoning Case No. 2019-0224 to the City Council, with an approval recommendation subject to the condition that the developer negotiates a development agreement with staff. Motion passed unanimously.

The vote was as follows:

Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	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. 2019-0114F. A request by Vega and Vega Engineering, PLC, on behalf of Comite de Bienestar Inc., property owner, for the final plat approval for Bienestar Estates 10 Subdivision. The property is located on the southeast corner of Avenue F and County 24th Street, San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning, stated that the request is for approval of the final plat for construction of residential subdivision to be called Bienestar Estates 10. He added that the property is located on the east mesa of the City of San Luis on the southeast corner of Avenue F and County 24th Street. **Mr. Guzman** also added that the proposed subdivision consists of approximately 40.91 acres and will be divided into 163 lots and 2 tracts, and that the lot sizes would range from 6,022.96 square feet to 10,150.51 square feet. He added that the preliminary plat was approved back in February, with the conditions that the applicant had to address the comments on the letter dated February 11th, 2019. **Mr. Guzman** stated that he met with the applicant on April 24th, in order to address the concerns, and they submitted the revised plans on April 25th. He added that as of today (Tuesday May 14th, 2019) they had not received anything from the applicant addressing the 56 comments. **Mr. Guzman** then explained what the different motions were, and what they each meant.

Mr. Vianey Vega, Vega and Vega Engineering, stated that he had the opportunity to review the comments, and added that they are currently working on addressing them. He mentioned that he will be working with staff in order to address the comments and continue to move forward with the project.

Commission Member Veronica Zavala asked if he would be able to address all of the comments by July. To which **Mr. Vega** assured her he would.

Commission Member Guillermina Fuentes asked why there was a date of July 15th in the motion recommended by the legal department.

Mr. Guzman explained that the motion would allow the item be presented to Council as is with the condition that all 56 comments be addressed by July 15th.

A discussion about what motion would be best occurred between staff, the Commission Members, and the applicant.

B. Action on Subdivision Case No. 2019-0114F

MOTION: Commission Member Guillermina Fuentes/Commission Member Concepcion R. Ulloa to forward Subdivision Case No. 2019-0114F to the City Council with recommendation of approval subject to the applicant addressing the conditions of approval attached to this report before scheduling this item to be presented to City Council. The vote was as follows:

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

6. CALL TO THE PUBLIC

Mr. Jose A. Guzman, Director of Planning and Zoning, invited the commission to regarding the San Luis 2040 General Plan Workshop #1 happening on Wednesday May 15th, 2019 at the San Luis City Hall Multi-Purpose room at 6:00 p.m.

7. ADJOURNMENT

MOTION: Commission Member Guillermina Fuentes/Commission Member Hugo Garcia to adjourn the meeting at approximately 8:01 p.m. Motion passed unanimously.

The vote was as follows:

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