

APPROVED by P&Z Commission

Date: April 14, 2020

P&Z Office: R. Pinzon

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
MARCH 10, 2020
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:20 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 Guillermina Fuentes

ABSENT:

Commission Member Hugo Garcia
Commission Member Veronica Zavala

Others Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Gary Black, Comite de Bienestar
Vianey Vega, Vega and Vega Engineering, PLC.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held January 14, 2020.

MOTION: Commission Member Javier Barraza / Vice Chairman Daniel Bazua to approve the consent agenda as presented. The 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 Guillermina Fuentes	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2019-0827. A request by Vega and Vega Engineering, PLC, applicant, on behalf of Comite de Bienestar Inc., owner, to rezone approximately 3.47 acres of land from Community Commercial (C-2) to High-Density Residential (R-3) for property located on the southeast corner of Avenue F and County 24th Street.

A. Open public hearing

MOTION: Commission Member Javier Barraza / Vice Chairman Daniel Bazua to open public hearing. The 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 Guillermina Fuentes	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Rezoning Case No. 2019-0827.

2. Call to the Public on this item

Vianey Vega, Vega and Vega Engineering, applicant on behalf of Comite de Bienestar stated thanked staff for the report. **Vega** also stated that the two parcels that we have across the street on the north those are commercial, so we show that this propose use fits the area and that is why we went ahead and submit the rezoning application.

B. Close public hearing

MOTION: Commission Member Javier Barraza / Vice Chairman Daniel Bazua to close public hearing. The 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 Guillermina Fuentes	Aye

C. Action on Rezoning Case No. 2019-0827

MOTION: Commission Member Guillermina Fuentes / Chairman Marco A. Pinzon to forward Rezoning Case No. 2019-0827 to the City Council with recommendation of approval as presented by staff. The 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 Guillermina Fuentes	Aye

4.B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2020-092. A request by Comite de Bienestar Inc., on behalf of LPB Durham Partners Limited Partnership, owners, to rezone 14.4 acres from Rural Area Residential (RA-10) to High Density Residential (R-3) zoning district for property located west of 4th Avenue and 1/4 of a mile north of Union Street.

A. Open public hearing

MOTION: Vice Chairman Daniel Bazua / Commission Member Guillermina Fuentes to open public hearing. The 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 Guillermina Fuentes	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Rezoning Case No. 2020-092. Developer must comply with all applicable provisions or conditions of the development agreement approved by Resolution No. 675.

2. Call to the Public on this item

Gary Black, Comite de Bienestar, stated that his best use for this property is to go high density residential because you have a lot of cost in development. I think just by looking at the property and working with Mr. Vega knowing that high density residential is suitable as it is in the middle of town, you have services, schools, amenities and bus services. We are planning on building a hundred units of apartments in there but right now for doing the apartment complex this is the only lot resource that we have. **Mr. Black** also thanked Mr. Guzman for his help and for doing this request a fast process.

Vice Chairman Bazua, asked how many apartments?

Mr. Black responded there will be a total of 100 apartments, it will be a family project. A forty percent of the projects is household with children, so it is going to be family type concept. This will be a two story complex and will have nice amenities.

Commission Member Guillermina Fuentes asked if this complex going to be like what you had on Las Brisas. **Mr. Black** responded no this will be a two story complex – 12 buildings and then we have one 3,000 square foot building for community hall, office, and laundromats.

Vianey Vega, Vega and Vega Engineering, stated that there is a portion of apartment that there is going to be a subdivision because not the fourteen acres is going to be utilize for the apartments. The total units would be under 200

because of the terrain and the way of the slopes are. We are aiming anywhere from 150 to 190 max that is kind of the range that we are looking at for units. And not all of them are going to be apartments there will be some townhomes that we might be introducing and that is where the plat might be coming into place. We will create a bigger parcel for the apartments and then lots around it take advantage of the view and then of course will be some retaining walls. We are still in the concept design and trying to get this all figure out.

B. Close public hearing

MOTION: Commission Member Guillermina Fuentes / Vice Chairman Daniel Bazua to close public hearing. The 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 Guillermina Fuentes	Aye

C. Action on Rezoning Case No. 2020-092

MOTION: Vice Chairman Daniel Bazua / Commission Member Javier Barraza to forward Rezoning Case No. 2020-092 to the City Council with recommendation of approval as presented by staff. The 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 Guillermina Fuentes	Aye

6. CALL TO THE PUBLIC.

Chairman Pinzon mentioned that we are one commission member short and I found someone that can help us out. I also know that council is waiting to receive more applications so they can appoint someone to the board as we need help. He also mentioned that if you know anybody that can volunteer and help out please have them pick up an application. This person that I selected used to be in the commission about six years ago. **Commission Member Javier Barraza** mentioned to the commission that he had also found another person who is a friend of him and submitted an application today.

7. ADJOURNMENT

Chairman Marcos A. Pinzon called to adjourn the meeting at 7:40 p.m.

MOTION: Commission Member Guillermina Fuentes / Vice Chairman Daniel Bazua to adjourn the meeting. The 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 Guillermina Fuentes	Aye

APPROVED:



Marco A. Pinzon, Chairman

ATTEST:



Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA HELD ON March 10, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.



Roman Pacheco, Planning Technician