

MINUTES

SPECIAL MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
AUGUST 3, 2021
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:00 PM, by Vice Chairman Veronica Zavala.

PRESENT:

Vice Chairman Veronica Zavala
Commission Member Javier Barraza
Commission Member Guillermina Fuentes
Commission Member Case Van Veen
Commission Member George Amaya

ABSENT:

Chairman Marco A. Pinzon
Commission Member Hugo Garcia

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Fernando Villegas, Principal Planner
Kay Macuil, City Attorney
Buna George, Greater Yuma Port Authority
Jonathan Klein, Core Engineering Group, PLLC.
Jossue Cerda, I.T. Department
Kevin Burge, Core Engineering Group, PLLC.
Michelle Macias, P&Z Intern

Vice Chairman Veronica Zavala stated for the record that she was passing the Gable to conduct the meeting to Commission Member Javier Barraza.

2. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commission Member Case Van Veen.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held May 11, 2021.

MOTION: Commission Member George Amaya / Commission Member Guillermina Fuentes to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor General Plan Amendment Case No. 2021-0336. A request by Core Engineering Group LLC, on behalf of Border Ranches II, AZ LLC, owner, to change the land use designation of 19.95 acres from Commercial (C) to Medium Density Residential (MDR), Assessor's Parcel 227-15-003, north half, located east of 20th Avenue and South of Belleza Del Desierto Phase 2 Subdivision.

A. Open public hearing

MOTION: Acting Chairman Javier Barraza / Commission Member Guillermina Fuentes to open public hearing. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

Jose Guzman, Director of Planning and Zoning welcomed and introduced Mr. Fernando Villegas Principal Planner for the City of San Luis. Mr. Villegas will be presenting the items on the agenda.

1. Staff Presentation

Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Minor Amendment Case No. 2021-0336.

Acting Chairman Javier Barraza, asked what the total acreage on that parcel is. **Villegas** responded the parcel is exactly 40 acres in size.

Commission Member Case Van Veen mentioned that area was designated before as part of the growth of San Luis; second Port of Entry. If we start taking over all the residential areas and we are not going allow business to expand in that direction of the border, or when the border open to traffic we kind of closing ourselves off to that. My question is are we taking that back to residential as shown on the location map, we need all to think about the growth of San Luis and that Port of Entry because we are getting closer and closer to that Port of Entry and we are taking more and more of that land to residential and we are not leaving space for commercial.

Vice Chairman Veronica Zavala mentioned that those acres are behind the industrial area and close to the residential because the other side is Bienestar (residential) those 40 acres are going to be in the middle of residential. For commercial there no going to be no view and there is not going to be a top land for a commercial land there.

2. Call to the Public on this item

Jonathan Klein, Core Engineering Group, LLC, stated that it is the owner desire to zone it residential so we can just continue the subdivisions in the area, we've got some light industrial lots for sale there and we think along the main road we've got plenty of industrial for future used for the expansion of San Luis, we appreciate the commissioner's time and questions and if you have any more we are here to respond.

A. Close public hearing

MOTION: Commission Member Guillermina Fuentes / Vice Chairman Veronica Zavala to close public hearing. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

C. Action on Minor General Plan Amendment Case No. 2021-0336

MOTION: Commission Member George Amaya / Commission Member Guillermina Fuentes to forward Minor Amendment Case no. 2021-0336 to the City Council with recommendation of approval. Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

4. B. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0243. A request by Core Engineering Group LLC on behalf of Border Ranches II AZ, LLC to rezone a parcel 19.95 acres from Light Industrial (L-I) to Medium Density Residential (R1-6) Assessor's Parcel 227-15-003, north half, located east of 20th Avenue and south of Belleza Del Desierto Phase 2 subdivision.

A. Open public hearing

MOTION: Acting Chairman Javier Barraza / Vice Chairman Veronica Zavala to open public hearing. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

1. Staff presentation

Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Rezoning Case No. 2021-0243 subject to the following conditions:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.
2. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
3. The Owner/applicant shall dedicate appropriate right-of-way to the City along 20th Avenue (Avenue E ½) alignment in accordance with the standards for right-of-way as provided by the City General Plan. Dedication of said right-of-way shall occur at such time and in such manner as required by the City of San Luis subdivision regulations.

Acting Chairman Barraza, asked is there a time frame on these conditions? Villegas responded no. **Barraza** also asked do you know the status of Belleza Del Desierto Phase 2. **Mr. Villegas** responded my understanding is that Belleza Del Desierto was approved by City Council.

1. Call to the Public on this item

Jonathan Klein, Core Engineering Group, LLC, stated just here to answer any questions the commission and staff might have.

Commission Member Guillermina Fuentes, asked how many lots you are planning to put in one spot. **Mr. Klein** responded we actually do not have a subdivision layout yet, the owner did it in the minor amendment just to split it because he had another developer that was thinking of buying it. There is not a plan development but it would be just in the same form as the surrounding subdivisions, so we would follow the same format the City Council approved on the last go-around.

2. Close public hearing

MOTION: Commission Member Guillermina Fuentes / Commission Member Case Van Veen to close public hearing. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

3. Action on Rezoning Case No. 2021-0243

MOTION: Commission Member Guillermina Fuentes / Vice Chairman Veronica Zavala to forward Rezoning Case No. 2021-0243 to the City Council with recommendation of approval subject to condition as presented by staff. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0418P. A request by Core Engineering Group, PLLC. on behalf of the Greater Yuma Port Authority for the Magrino Industrial Park Unit 4 preliminary plat. The property is located south of County 25th street between Avenue E and Avenue D in San Luis, Arizona.

A. Staff Presentation

Fernando Villegas, Principal Planner, stated that the presentation is for the two next items on the agenda since the information is the same for both items. **Mr. Villegas** then presented and summarized staff report recommending approval of preliminary

plat Subdivision Case No. 2021-0418P, with the condition that the applicant addresses review comment letter dated July 8, 2021.

Acting Chairman Javier Barraza, asked so they are proposing two access point for this one and it is not going to be use by the first subdivision that is fronting. **Villegas** responded yes the access to the proposed subdivision is for the Port Authority Avenue and Avenue D both roads will connect to this subdivision that will be the access to this subdivision.

B. Action on Subdivision Case No. 2020-0765P

MOTION: Acting Chairman Javier Barraza / Commission Member Case Van Veen to approve Subdivision Case No. 2021-0418P with the condition that the applicant addresses review comment letter dated July 8, 2021. Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0419F. A request by Core Engineering Group, PLLC., on behalf of the Greater Yuma Port Authority for the Magrino Industrial Park Unit 4 preliminary plat. The property is located south of County 25th street between Avenue E and Avenue D in San Luis, Arizona.

A. Staff Presentation

The presentation for this item was presented in the previous item No. 5A.

1. Action on Subdivision Case No. 2021-0419F

MOTION: Acting Chairman Javier Barraza / Commission Member Guillermina Fuentes to forward Subdivision Case No. 2021-0419F with the condition that the applicant addresses review comment letter dated July 8, 2021. Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

6. ADJOURNMENT

MOTION: Acting Chairman Javier Barraza adjourn the Special Planning and Zoning Commission meeting at approximately 7:28 p.m.

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 AUGUST 3, 2021. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician