

APPROVED by P&Z Commission

Date: October 12, 2021

P&Z Office: R. Pinzon

MINUTES

SPECIAL MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
SEPTEMBER 21, 2021
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:00 PM, by Chairman Marco A. Pinzon.

PRESENT:

Chairman Marco A. Pinzon
Vice Chairman Veronica Zavala
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Case Van Veen
Commission Member George Amaya

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Fernando Villegas, Principal Planner
Kay Macuil, City Attorney
Derek Duenas, I.T. Manager
Eulogio Vera, Director of Public Works
Jenny Torres, Economic Development Manager
Jonathan Dumadag, I.T. Department
Jose Luis Cisneros, Acting PIO / Executive Assistant
Oscar Barnett, Code Enforcement Officer
Agustin Tumbaga, Jr., DHG Management & Construction
Alberto Leon, Riedel Construction
Buna George, Greater Yuma Port Authority

Cesar Neyoy, Reporter
David Loo, Developer
Elizabeth Carpenter, Long Realty
Francisco Heredia, Jr., San Luis Resident
Francisco Heredia, Los Alamos Builders
John Klein, Core Engineering Group, PLLC.
Laura Noel, Somerton School District No. 11
Najeh K. Edais, Edais Engineering, Inc.
Nels T. Roger, Developer
Nieves Riedel, Riedel Holdings, LLC.
Olivia Jenkins, Riedel Holdings, LLC.
Russ Jones, R.L. Jones Customhouse Brokers

2. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commission Member George Amaya.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held September 14, 2021.

MOTION: Commission Member George Amaya / Vice Chairman Veronica Zavala to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	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 Major Amendment Case No. 2021-0335. A request by DuBose Design Group, Inc. to change the land use designation of Assessor's parcels 227-14-006, 007, 008 and a portion of parcel 227-14-009 totaling 197.97 acres from Commercial (C) to Medium Density Residential (MDR), parcels 227-14-002 and a portion of parcel 227-14-004 totaling 231.56 acres from Employment (EMP) to Medium Density Residential (MDR), and parcels 227-11-006, 007 and 008 totaling 37.48 acres from Employment (EMP) to Commercial (C).

A. Open public hearing

MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon to open public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	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 forwarding Major General Plan Amendment Case No. 2021-0335 to City Council with recommendation of approval to change the land use designation from Employment to Commercial and Denial to change the land use designation from Commercial and Employment to Medium Density Residential.

Commission Member Case Van Veen stated that he helped with the General Plan in the beginning, a couple of years ago. We spend a lot of time in the development of going down the Port of Entry and leaving that for Commercial. I remember specifically remembering been along Avenue E on both sides and I stated a couple of times, making sure we do not move the residential and overflow our opportunities to expand the commercial part of San Luis. I see it has moved to the middle now, I do not know when that changed. I still feel that the focus is on growing San Luis not only residential but also commercial.

Villegas mentioned that the applicant has three properties north of County 24th Street between D ½ and D and they want those three properties change to Commercial. These properties currently are designated as Employment. The other parcel that is Commercial along Avenue E is not part of the amendment because it is already zoned for Commercial.

Tom Dubose, Dubose Design Group, Inc., representing David Loo and Elizabeth Carpenter, highlighted the main points of his power point presentation. Mr. Dubose also stated for the record that his clients, 2019 reach out for the city and had major concerns of what is being proposed. As it got towards the finish line, and we respected that there were deadlines that the city had to meet. We were asked, my clients agreed that they would stand down on their objections to what they felt was a plan that was flawed. In addition, said go-ahead do what you need to do, and we were told if we would do that. We would have this opportunity now; this year and in fact, we will move the timeline three months so you can apply for that major amendment.

The presentation had the following topics:

- Live, Work, Shop, Prosper – keeping San Luis, Arizona flourishing
- What is the General Plan? From time to time, some will propose changes to the General Plan.
- City of San Luis 2040 General Plan (Land Ownership Map) Mr. Dubose explained that there is a reason why development in San Luis skip east a bit, because all that land is own by either the state or federal government. When you look at the map in that yellow and light brown it is

own by federal government. The area in white is the only land that it is own by private.

- City of San Luis 2040 General Plan (Future Land Use) **Mr. Dubose** explained that as you can see on the map all of the residential is on either state or federal land or is off over Highway 95 that is agricultural land.
- Introduction
- Major Amendment Plan Purpose
- What is our Plan?
- Border Community History
- Case Study – Nogales, Arizona
- Case Study -Otay Mesa, California
- Case Study – Calexico East Port, California
- How can this project come to life? (proposed plan)
- General Plan Amendment
- Importance of Project Work, Live, Shop and Prosper in San Luis, AZ
- Traffic Impact
- Truck Crossing Statistics
- City of San Luis Long Term traffic plan provides access for commercial trucks along County 25th to Avenue B. (map)
- Other Traffic Impacts
- New Housing Permits (Chart)
- Water & Waste Water (location map)
- Sam Group is “Curating” other developments in East San Luis
 - Food Truck Court
 - Suites type hotel - Wyndham
 - Satellite grocery store
 - Additional school sites
 - Summary

Mr. Dubose thanked the members of the commission and that he was available for any questions.

Commission Member George Amaya asked given that currently at this moment we do not have a preliminary map, does the applicant know the number of lots for proposed medium density residential. **Dubose** responded no I do not. In every

project map, specific plan, or general plan the density that is allow under those approvals is always much greater than when you lot it out. If this commission felt like you would have like to see something a little more in detail. By the way, I asked numerous of times, and I was told we were good. If you see fit to move, forward with a recommendation we would be happy to provide that at the council.

Commission Member Guillermina Fuentes mentioned that Mrs. Carpenter was present and maybe she could answer how many lots they are proposing for this project. **Elizabeth Carpenter, Sam Group Development** stated that typically in this type of zoning that we are requesting is R1-6. With R1-6 you can get approximately 4 ½ houses per acre but I have not multiplied that out. We would also be looking in doing some multifamily (20 units per acre) on the outer limits of the project.

2. Call to the Public on this item

Francisco Heredia, San Luis, Arizona resident, stated that he was there representing his father Francisco Heredia and read statement in support of the Major Amendment and asked that the members of the commission to consider all factors before giving a recommendation and think about everyone in this city that depends on construction for their livelihood.

Elisa Hoyos, 3864 E Ortega Street, San Luis Resident, stated that she lived, attended school, worked, and currently raising my children in this community. I am here to express her support for the Somerton School District, which will bring additional resources for our children and additional employment opportunities for our community. As I mentioned before, I live east side of San Luis in Santa Cecilia where 100 percent of our children are bus or transported to different schools in the area. I am here to represent about one hundred and twenty families that in the same position that I am. For the first time in fifteen years, we have an opportunity to have a neighborhood school in the area. Somerton School District has presented their plan and has the funding to bring this to our community and to have it available to our children by next school year. I know that Somerton School District has been requesting the permit and I feel that we

are running out of time to have it ready. I urge you to approve the changes and allow our community and our children an opportunity.

Buna George, Executive Director for Greater Yuma Port Authority, stated that trade flows to the path of the least resistance and if we hinder delay or interrupt, the current flow users will go elsewhere. We know that we are not at the numbers that we want at the Commercial Port of Entry, but trade will be decrease and the potential higher paying jobs is going to lessen. Just like Mr. Dubose said there is no other developments in Mexicali and that is really who our kind number one competitor is here within the San Luis area. I am just asking to protect the Commercial Port of Entry because it is heavily tight to the region's growth in the prosperity. In addition, I realized that developers have agreed to give the right-of-way and that is fine. I know that there was a donation for the Somerton School District and that is fine but what about for the city growth, where is the Fire Department, Police, and the addition Administration buildings? Growth is going to require for citizens to grow but also for the city to grow with it in those general areas. You as the commission have one shot to do it right correctly the first time. There must be a way to cultivate a win-win situation. No one in the Port Authority including myself are against growth, it is a natural obviously occurrence. We just feel that there is a smart way that you can do it.

Laura Noel, Superintendent of Somerton School District, stated that when she read the different components that staff has produce and their recommendation, she was impressed with it. When I became the superintendent in Somerton Jerry Cabrera was the Assistant Superintendent at that time, he said Dr. Noel we have do something about East San Luis. We went to Bienestar Estates and we sat there, right were the buses were and starting counting while they were getting in to the bus. There were about three hundred kids bussing from Bienestar Estates over to Gadsden School District, which is fine expect that is Somerton School District and there is no school from Somerton School District in that area. Kids do not have a choice between schools. This year when I did our capital plan, I got the actual numbers from the School Facility Board, they are a year old, and the year-old numbers say that right now there are over six hundred students going to Gadsden School Districts and an additional hundred fifty one attending Somerton School District. We send buses down, bring those kids up into our school district, and serve them at Orange Grow School but some of our special need kids and

other kids go to other schools in our district. There are six hundred kids that are going into Gadsden School District, which is fine. When you split student up like that, under open enrollment what happen is that per pupil amount goes by head. Therefore, you have a certain amount that you get as a school district per student for the student attending. The students that go to Gadsden District from that area Gadsden District gets a certain amount of money to serve those students, but they do not get the capital money, they do not get the amount that goes with the taxes that are been coming out from that area. We apply to the School Facility Board, and we were approved for two elementary schools. One to build in East San Luis and one in Somerton. We would like to have the zoning change because we think that would make a better neighborhood for the school. We recognized the issue with Avenue E. In our application we had make sure to appropriate the money for buses to bus children even though they are not a mile away. We have six million dollars that we are coming in with to build a school. We have adjacent ways to help with some of the cost of the infrastructure that needs to happen around.

Russel Jones, Jones Customhouse Broker, stated that he is not oppose to growth or development. I am opposing to what is consider unplanned or unmanaged development. I do not think that the City of San Luis should be in a business of catch-up development. What I mean by catch up development is that you allow the development, and you try to catch up and fix it afterwards. Like you are trying to do right know with Cesar Chavez and the hazard with placement of schools all along Main, as well of Highway 95. Thinking out ahead and good planning, it is what you must do. It is plan and required that there be the means the design, engineering, to pay the design engineer, and pay for infrastructure that is needed to handle growth for of these different types. Furthermore, Mr. Jones stated that there is more land, it might be more expensive, the infrastructure necessary to prepare it and develop it and make it ready for use maybe more expensive. If you look at the State Land the map that was shown there still quite of state land, there is state land trust were schools can be built per no cost for the land. The second has to do with the grid that was proposed there. Base on the fact that it is all commercial and industrial. The traffic is all commercial and industrial and not the kind of heavy traffic that one would anticipate from thousands of homes, multiple schools and all the traffic that goes with it to and from. The Port of San Luis was never designed; it is currently not design for cars

and not pedestrians. They do not operate the pedestrian lane that is there because it is too lengthy, it is there for emergency use only. For the first ten years, there was a moratorium on the land because it was federal land. That said it could not be developed for cars. When GSA was approaching the government about the possibility of cars, their response was there is no infrastructure, you must build the new bridge, and augment the road. San Luis has the fastest growing commercial port in the entire U.S. Custom land border system both Canadian and Mexican. Another thing about this port that it is important to consider, because of the restriction that California has on toxic and hazardous waste and their requirements of Las Maquiladoras export all their toxic and hazardous waste from their production facilities in Baja California, it all crosses through San Luis. It has been several years, but we had a spill, some of you may remember it was on Highway 95. They had to close the school and evacuate the area because of this hazardous waste that had spilled on Highway 95. San Luis has the highest per capita in terms of overall volume in traffic, toxic and hazardous waste. You can get those numbers from Mr. Schwamm Director of Port of San Luis, Arizona. The infrastructure that I propose is that we consider creating a special transportation district and that all the potential developers would subscribe to that and agree to pay for capital share on that to raise the funds necessary so we can be ahead of the transportation needs. Therefore, people, children and commercial traffic can move safely and intermingle without unusual amount of danger to them. To not have a full comprehensive traffic analysis should all these developments happen. You must look at the whole thing, what is the environmental impact? Not on the housing on the environment, but on the environment, that is there. In which the trucks, toxic and hazardous waste represent potentially on people and children that would be near it. That kind of analysis and the traffic should happen first to determine based on real numbers of estimate homes and people.

Commission Member George Amaya asked Mr. Jones what is causing business and manufacturing not to relocate to San Luis. **Mr. Jones** responded we have labor available, which they do not have in California. The cost of our labor is not high as it is in Baja California and in California and the tax is associated with it is less. The land here is much less expensive.

Mr. Dubose, furthermore, stated that the YMPO 2021 study completed for Yuma County clearly indicates that the Port II and Avenue E was designed for commercial traffic as well as passenger vehicles. What was quoted on that report located about 5 miles from downtown the San Luis II Port of Entry was designed to initially one hundred and fifty trucks a day. With the potential to expand to six hundred and fifty trucks per day by 2030. The facility was also designed for the potential of adding additional facilities for passenger vehicles, pedestrians, and bicyclists, it may not be there today, but the true intent of the East Port San Luis II was for that mixed use. My clients offer City of San Luis sometime back a location for a fire and police station. When we get to the next stage with the consideration of approval where we are doing that map, zoning change and where conditions of approval are installed or put in. Traffic studies are done normally at that time because now you have specifics of which to do. If someone had said to us, you had better do a traffic study or you must do a traffic study, we would have done one.

Chairman Marco A. Pinzon mentioned that he told his board members I hope you have made a choice, there is that third option that we can continued to get this further information and make sure we are doing the right decision.

Commission Member Guillermina Fuentes mentioned that in her opinion regarding this case we are going to need residential therefore we are going to need a school.

B. Close public hearing

MOTION: Commission Member Guillermina Fuentes / Chairman Marco A. Pinzon to close public hearing regarding Major General Plan Amendment Case No. 2021-0335. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye

Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

C. Action on Major Amendment Case No. 2021-0335

MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia to Continue Major General Plan Amendment Case No. 2021-0335 to October 12, 2021, regular Planning Commission meeting. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	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 Major Amendment Case No. 2021-0337. A request by Core Engineering Group PLLC on behalf of Boarder Ranches II AZ LLC to change the land use designation of a 20 acre parcel from Commercial (C) to Medium Density Residential (MDR). Assessor's parcel number 227-15-030, located on the northeast corner of 20th Avenue and County 24 1/2 Street in San Luis Arizona.

A. Open public hearing

MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia to open public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	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 forwarding Major General Plan Amendment Case No. 2021-0337 to City Council with recommendation of Denial. **Villegas** also stated that since the property is not adjacent to compatible uses, staff has no reason to recommend denial but since the City Council denied the other case to the north, now if approved, it will be surrounded by development.

Chairman Marco A. Pinzon asked did council give a reason for denial. **Villegas** responded it had to do with traffic along 24th Street and Avenue E. **Commission Member Javier Barraza** mentioned that at the last meeting the applicant they stated that they might come back for another major amendment taking everything out even they included the minor amendment that was denied, if this get deny is done? **Villegas** responded yes; we got a call from the applicant asking us if we were able to include both parcels on this major amendment. Since it was advertised for 20 acres only, it was not possible.

2. Call to the Public on this item

Jonathan Klein, Core Engineering Group, LLC, Thanked the Chairman and members of the commission time, consideration, and work. We came original in two phase to open some medium density residential consisting with surrounding uses needed in the east San Luis. This is a major amendment now, but if it gets deny we come back with another major amendment. Since this is a transition parcel, we could ask for high density residential zoning to buffer between residential and industrial land but that clearly would not satisfy council concerns regarding sewer treatment capacity or traffic that was brought up during on our

denial. We are committed completing a successful project here in the City of San Luis and looking forward with working with commission, council, and staff.

Commission Member George Amaya asked number of proposed lots for medium density residential. **Mr. Klein** responded 180 lots total. **Mr. Amaya** also asked if there were any concerns with the sewer capacity. **Villegas** responded no; I think there is an issue with the sewer capacity. I would have to do more research to be able to answer that question. We requested comments from all the departments and that was not one of the issues.

Nels Roger, Border Ranches, LLC, stated that the property to the north is own by the Sam Group exact same process minor and major amendment was approved. I have 88 acres to put another one hundred ninety lots for houses.

Vice Chairman Veronica Zavala stated that the denial that council gave was not clear. **Mr. Guzman** stated that the minor amendment was presented to the commission and staff recommended approval based on the reasoning that Vice Chairman mentioned. During the council meeting, council express their concerns regarding traffic and the traffic impact that this was to create. Staff mentioned to council that usually the traffic study is required at the subdivision stage, but they made a motion to deny based on traffic concerns. **Commission Member Case Van Veen** mentioned that to the members of the commission does not make sense; we just approved the two areas above. **Villegas** explained that staff is recommending denial based on the decision from City Council. The commission has the option of recommending approval, denial, or continuance. The applicant is willing to do the traffic study and they are willing to contribute money for the traffic study. This was a requirement as part of the rezoning, but the rezoning case was never presented.

B. Close public hearing

MOTION: Chairman Marco A. Pinzon / Commission Member Guillermina Fuentes to close continue public hearing regarding Major General Plan Amendment Case No. 2021-0337. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

Kay Macuil, City Attorney, explained to members of the commission that no matter you vote it would have to go to the 27 of October meeting of Council because all major plan amendments must be in a single public hearing in front of council.

C. Action on Major Amendment Case No. 2021-0337

MOTION: Commission Member Hugo Garcia / Chairman Marco A. Pinzon to Continue Major General Plan Amendment Case No. 2021-0337 to October 12, 2021, regular Planning Commission meeting. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

4. C. Public hearing followed by discussion only on any and all matters regarding Major Amendment Case No. 2021-0340. A request by Edais Engineering Inc. on behalf of Riedel Holdings LLC to change the land use designation of two parcels 180.9 acres in size from Commercial (C) and Employment (EMP) to Medium Density Residential (MDR). Assessor's Parcel Numbers 227-11-004 and 005,

located on the southeast corner of County 23 1/2 Street and Avenue E in San Luis Arizona.

A. Open public hearing

MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia to open public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	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 forwarding Major Amendment Case No. 2021-0340 to City Council with recommendation of approval, to change the land use designation from commercial to medium density residential for parcel 227-11-005 as requested by the applicant and denial to change the land use designation from employment to medium density residential for parcel 227-11-004.

Chairman Marco A. Pinzon asked on the Detention Center is there any issues with been certain distance to it. **Villegas** responded no; we think that is not a use that should be adjacent to residential development.

2. Call to the Public on this item

Najeh Edais, Edais Engineering, Inc. stated that the City of San Luis has good people, the planner and engineers really analyze this case extremely well.

Creating a buffer between the wastewater treatment plant and the prison and live it alone I think it is a good idea. We are satisfied with the recommendation and I think the property that is been recommended for approval is consistent with the general plan. We are fine with the portion that staff recommend denial. We already design phase I and we are in the process of designing phase II. There is also water and sewer available. We are going to do whatever is needed to get water to the wastewater treatment plant. I think our discussing with the Public Works Department is to put a lift station there. Whatever is needed for development Mrs. Riedel has always done it. **Erick Gardner, Principal Engineer, Nicklaus Engineering, Inc.** stated that they finish the counts today and they have not review yet, but we have done quite a work there in the past. We do not have a lot of information yet, but I am more than happy to answer any questions.

Buna George, Executive Director for Greater Yuma Port Authority, stated that nobody does not want to work together if we can come up with a one-on-one win situation.

Alberto Leon, San Luis, AZ Resident, stated that the reason he believes that one of the amendments tonight was approved is that we sought initiative by one of the developers. The traffic study was not required but they went ahead and did it. The amount of lots were there visual as shown in the master plan.

Russ Jones Customhouse Broker stated that on education he lead and chair the committee that recommended the San Luis High School and lead and chair the committee that lead the bond issue that build San Luis High School. I do not have an objection to what the recommendation is from staff, because I can see a design here and my strong recommendation for this would be as a condition for development is the traffic both commercial and residential be filter down to 24th Street so the traffic can be contain. One of the primary reasons that we gave to the government to fund San Luis east was because of that spill we had and the volume of materials going thru right to the center of San Luis and schools. And that was one of the principal reasons for moving it out east and no of us thought development could get out that far. On the issue of traffic studies, while we were listening here, I spoke with my general manager and at the peak of our traffic here in San Luis east. We have four hundred northbound trucks a day, is not all

day long because the Port is only open 9 to 10 hours per day. Then we have same number of trucks that goes southbound, it is 800 trips a day every day during peak seasons. I look forward to the report of these traffic studies because we do physical count all the trucks every single day and we know how many cross.

B. Close public hearing

MOTION: Chairman Marco A. Pinzon / Commission Member Guillermina Fuentes to close public hearing regarding Major General Plan Amendment Case No. 2021-0340. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

C. Action on Major Amendment Case No. 2021-0340

MOTION: Commission Member Hugo Garcia / Commission Member Javier Barraza to forward Major General Plan Amendment Case No. 2021-0340 to City Council with recommendation of approval to change the land use designation from Commercial to Medium Density Residential for parcel 227-11-005 as requested by the applicant and Denial to change the land use designation from Employment to Medium Density Residential for parcel 227-11-04. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye

Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Nay
Commission Member George Amaya	Aye

6. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon / Commission Member Javier Barraza
adjourn the Special Planning and Zoning Commission meeting at approximately
9:40 p.m.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye
Commission Member George Amaya	Aye

APPROVED:



Marco A. Pinzon, Chairman

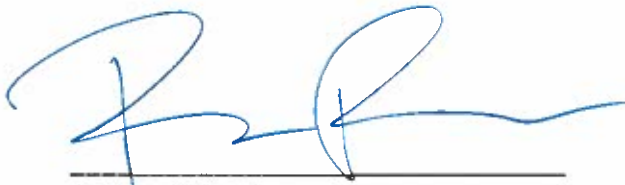
ATTEST:



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 SEPTEMBER 21, 2021. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.



Roman Pacheco, Planning Technician