

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
AUGUST 9, 2022
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:06 PM, by Vice Chairman Veronica Zavala.

PRESENT:

Vice Chairman Veronica Zavala
Commission Member Javier Barraza
Commission Member Hugo Garcia (via Zoom)
Commission Member Guillermina Fuentes

ABSENT:

Chairman Marco A. Pinzon
Commission Member George Amaya

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Fernando Villegas, Principal Planner
Margarita Dominguez, Administrative Coordinator
Kay Macuil, City Attorney
Tom DuBose, DuBose Design Group, Inc.

2. PLEDGE OF ALLEGIANCE

The pledge of Allegiance was led by Commission Member Javier Barraza.

3. PUBLIC HEARINGS

3. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Case No. 2022-0335. A request by DuBose Group, Inc., on behalf of David Loo and the Somerton School District No. 11 to amend the 2040 General Plan changing the land use designation of approximately 32 acres from Commercial (C) and Medium Density Residential (MDR) to High Density Residential (HDR). Assessor's Parcel Number 227-14-010 and the east half of parcel 227-14-009. Located on the southwest corner of County 24th Street and alignment of 24th Avenue in San Luis, Arizona.

A. Open public hearing

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

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye

1. Staff presentation

Mr. Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Minor Amendment Case No. 2022-0335.

2. Call to the Public on this item

There were no public comments.

B. Close public hearing

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

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye

C. Action on Rezoning Case No. 2022-0335

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes to forward Minor Amendment Case No. 2022-0335 to city council with recommendation of approval. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye

3. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0336. A request by DuBose Design Group on behalf of Somerton School District, David Loo, Von Verde Development LLC, Moy Farming Company LLC and Elizabeth Carpenter to change the zoning of approximately 451.34 acres from Community Commercial (C-2) and Light Industrial (L-I) to Medium Density Residential (R1-6), Medium High Density Residential (R-2), High Density Residential (R-3) and Community Commercial (C-2). The subject properties are located south of County 24th Street between Avenue E and Avenue D in San Luis Arizona.

A. Open public hearing

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

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye

1. Staff presentation

Mr. Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Rezoning Case No. 2022-0336 subject to the following conditions:

1. The owner/applicant shall submit a preliminary plat 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 the construction of all the improvements indicated on the traffic study.

Vice Chairman Veronica Zavala asked staff if they received any comments from agencies. **Villegas** responded yes, we received some comments from ADOT regarding the review of the traffic study and made some recommendation. The second comments were from Yuma County Airport Authority, Inc., they let us know that the development that is near to the Rolle Airfield.

2. Call to the Public on this item

There were no comments from the public.

B. Close public hearing

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

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye

1. Staff presentation

Mr. Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Conditional Use Permit Case No. 2022-0425 subject to the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by the traffic study shall be done by the developer.

Commission Member Javier Barraza asked will the height of the proposed building be allowed in the C-2, or will it need a variance, since this will be a 4-story building. **Jose A. Guzman** responded that the maximum height on C-2 is 60 feet.

Commission Member Guillermina Fuentes asked is the applicant getting a conditional use permit because they are below the 50 square feet. **Villegas** responded that they are getting a conditional use permit because the San Luis Zoning Ordinance requires a conditional use permit when buildings are greater than 50,000 square feet in a commercial zoning district.

2. Call to the Public on this item

There were no comments from the public.

B. Close public hearing

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

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye

Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye

C. Action on Conditional Use Permit Case No. 2022-0425

MOTION: Commission Member Guillermina Fuentes / Commission Member Hugo Garcia to forward Conditional Use Permit Case No. 2022-0425 to city council with recommendation of approval subject to the conditions of approval as recommended by staff. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye

4. ADJOURNMENT

MOTION: Commission Member Guillermina Fuentes / Commission Member Hugo Garcia adjourn the Regular Planning and Zoning Commission meeting at approximately 7:28 p.m. The motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	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 AUGUST 9, 2022. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician