

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JULY 12, 2022
7:00 PM

Chairman Marco A. Pinzon asked Vice-Chairman Veronica Zavala to lead the meeting due to being present via electronic means and having audio issues.

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:15 PM, by Vice Chairman Veronica Zavala.

PRESENT:

Chairman Marco A. Pinzon (via Zoom)
Vice Chairman Veronica Zavala
Commission Member Guillermina Fuentes
Commission Member George Amaya

ABSENT:

Commission Member Javier Barraza
Commission Member Hugo Garcia

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Fernando Villegas, Principal Planner
Margarita Dominguez, Administrative Coordinator
Kay Macuil, City Attorney
John Klein, Core Engineering Group, PLLC.

2. PLEDGE OF ALLEGIANCE

The pledge of Allegiance was led by Vice Chairman Veronica Zavala.

3. PUBLIC HEARINGS

3. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0349. A request by DuBose Group on behalf of Sam Group Investments Partnership to rezone 5.01 acres from Light Industrial (L-I) to Community Commercial (C-2). Assessor's parcel 227-15-011, located on the northeast corner of Oak Avenue and County 24 ½ Street in San Luis, Arizona.

A. Open public hearing

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

The vote was as follows:

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| Chairman Marco A. Pinzon | Aye |
| Vice Chairman Veronica Zavala | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member George Amaya | Aye |

1. Staff presentation

Mr. Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Rezoning Case No. 2022-0349 subject to the following conditions:

1. Developer 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.
- 3.

2. Call to the Public on this item

Tom DuBose, DuBose Design Group, stated that they do not have anything more to add from the presentation other than to answer any questions that the commission might have.

B. Close public hearing

MOTION: Chairman Marco A. Pinzon / Commission Member Guillermina Fuentes to close public hearing. The Motion passed unanimously.

The vote was as follows:

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| Chairman Marco A. Pinzon | Aye |
| Vice Chairman Veronica Zavala | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member George Amaya | Aye |

C. Action on Rezoning Case No. 2022-0349

MOTION: Chairman Marco A. Pinzon / Commission Member Guillermina Fuentes to forward Rezoning Case No. 2022-0349 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:

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| Chairman Marco A. Pinzon | Aye |
| Vice Chairman Veronica Zavala | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member George Amaya | Aye |

5. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon / Commission Member Guillermina Fuentes adjourn the Regular Planning and Zoning Commission meeting at approximately 7:23 p.m. The motion passed unanimously.

The vote was as follows:

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| Chairman Marco A. Pinzon | Aye |
| Vice Chairman Veronica Zavala | 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 JULY 12, 2022. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician