

## **MINUTES**

SPECIAL MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
NOVEMBER 16, 2021  
7:00 PM

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:03 PM, by Vice Chairman Veronica Zavala.

### **PRESENT:**

Chairman Marco A. Pinzon  
Vice Chairman Veronica Zavala  
Commission Member Guillermina Fuentes  
Commission Member Case Van Veen

### **ABSENT:**

Commission Member Javier Barraza  
Commission Member Hugo Garcia  
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  
Jonathan Dumadag, I.T. Department

### **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 Minor Amendment Case No. 2021-0607. A request by Comite de Bienestar Inc. to amend the 2040 General Plan changing the land use designation of 3.47 acres from Medium Density Residential (MDR) to Commercial (C) located on the southeast corner of Avenue F and County 24<sup>th</sup> Street in San Luis, Arizona.**

#### **A. Open public hearing**

**MOTION: Vice Chairman Veronica Zavala / Commission Member Guillermina Fuentes** 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 Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

#### **1. Staff Presentation**

**Fernando Villegas, Principal Planner**, presented and summarized staff report recommending approval of Minor Amendment Case No. 2021-0607.

#### **2. Call to the Public on this item**

There were no comments from the public.

#### **B. Close public hearing**

**MOTION: Chairman Marco A. Pinzon / Commission Member Guillermina Fuentes** to close public hearing regarding Minor Amendment Case No. 2021-0607. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

### **C. Action on Major Amendment Case No. 2021-0607**

**MOTION: Commission Member Case Van Veen / Chairman Marco A. Pinzon to forward Minor Amendment Case No. 2021-0607 to City Council with recommendation of approval. The Motion passed unanimously.**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

**3. B. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0608. A request by Comite de Bienestar to rezone a parcel 3.47 acres from High Density Residential (R-3) to Community Commercial (C-2). Assessor's Parcel 785-05-162, located on the southeast corner of Avenue F and County 24<sup>th</sup> 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:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

## 1. Staff presentation

**Fernando Villegas, Principal Planner**, presented and summarized staff report recommending approval of Rezoning Case No. 2021-0608 subject to the following condition:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements and public works standards.

## 2. Call to the Public on this item

**Commission Member Guillermina Fuentes** asked if there were going to be apartments.

**Vianey Vega, Vega & Vega, Engineering, PLC.**, responded no, this was proposed to be an apartment complex, but the plan changed and now we are going back to commercial, and we are going to develop a thrift shop mall. We want to bring a couple of anchors with the possibility of expanding to a second phase and then a smaller anchor, we are calling them Anchor 'A' about 10,000 square feet and Anchor 'B' about 5,000 square feet and the rest will be anywhere from 750 square feet to 1,000 square feet.

## B. Close public hearing

**MOTION: Vice Chairman Veronica Zavala / Chairman Marco A. Pinzon** to close public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

**C. Action on Rezoning Case No. 2021-0608**

**MOTION: Commission Member Hugo Garcia / Chairman Marco A. Pinzon to forward Rezoning Case No. 2021-0608 to City Council with recommendation of approval subject to the condition of approval. The Motion passed unanimously.**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

**3. C. Public hearing followed by discussion only on any and all matters regarding Minor Amendment Case No. 2021-0668. A request by Core Engineering Group PLLC. on behalf of Border Ranches II AZ LLC to amend the 2040 General Plan changing the land use designation of parcel 19.95 acres in size from Commercial (C) to Medium Density Residential (MDR). Assessor's parcel number 227-15-029, located east of 20<sup>th</sup> Avenue and south of Belleza del Desierto Phase 2 Subdivision in San Luis, Arizona.**

**A. Open public hearing**

**MOTION: Vice Chairman Veronica Zavala / Commission Member Case Van Veen 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 Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

## 1. Staff presentation

**Fernando Villegas, Principal Planner**, presented and summarized staff report recommending approval of Minor Amendment Case No. 2021-0668.

## 2. Call to the Public on this item

**Jonathan Klein, Core Engineering Group PLLC**, stated that as per city council concerns, the first time around traffic, we do have a contract with an engineer which will process traffic study.

### B. Close public hearing

**MOTION: Vice Chairman Veronica Zavala / Chairman Marco A. Pinzon** to close public hearing regarding Minor Amendment Case No. 2021-0668. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

### C. Action on Major Amendment Case No. 2021-0668

**MOTION: Commission Member Hugo Garcia / Commission Member Javier Barraza** to forward Minor Amendment Case No. 2021-0668 to City Council with recommendation of approval. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

**4. D. Public hearing followed by discussion only on any and all matters regarding Rezoning Case No. 2021-0243. A request by Core Engineering Group PLLC. 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 number 227-15-029, located east of 20<sup>th</sup> Avenue and south of Belleza del Desierto Phase 2 Subdivision 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:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	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 condition:

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.

**2. Call to the Public on this item**

**Commission Member Guillermina Fuentes**, ask why they have not done the conditions? **Mr. Villegas** responded because the rezoning case needs to be approved before they can submit a subdivision plat and they are probably going to pay the fee later when they submit the preliminary plat.

**Mr. Jose A. Guzman, Planning and Zoning Director**, explained that we got about 640 acres around the intersection of County 24<sup>th</sup> Street and Avenue E and all those development within the area will be paying \$260 per acre for the traffic light. This land within that area, anything that would be develop we have to add this condition.

#### **B. Close public hearing**

**MOTION: Vice Chairman Veronica Zavala / Chairman Marco A. Pinzon** to close public hearing regarding Rezoning Case No. 2021-0243. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

#### **C. Action on Major Amendment Case No. 2021-0243**

**MOTION: Vice Chairman Veronica Zavala / Commission Member Guillermina Fuentes** to forward Rezoning Case No. 2021-0243 to City Council with recommendation of approval subject to conditions. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Guillermina Fuentes	Aye



APPROVED:

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Marco A. Pinzon, Chairman

ATTEST:

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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 NOVEMBER 16, 2021. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Technician