

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
OCTOBER 12, 2021  
7:00 PM

*Due to audio recording issues the following minutes are based off the handwritten notes taken at the time of the meeting by the Planning and Zoning staff.*

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:05 PM, by Chairman Marco A. Pinzon.

### PRESENT:

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

### ABSENT:

Commission Member Guillermina Fuentes  
Commission Member Case Van Veen  
Commission Member Javier Barraza

### OTHERS PRESENT:

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

## **2. PLEDGE OF ALLEGIANCE:**

## **3. CONSENT AGENDA**

### **3. A. APPROVAL OF MINUTES**

-Special Planning and Zoning Commission meeting held September 21, 2021

## **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). (ITEM CONTINUED FROM THE SPECIAL COMMISSION MEETING HELD SEPTEMBER 21, 2021)**

**A. Open public hearing**

**B. Close public hearing**

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

**MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia to forward Major Amendment Case No. 2021-0335 to City Council with recommendation of approval to change the land use designation from Employment to Commercial to Medium Density Residential. The Motion passed unanimously.**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye

Commission Member Hugo Garcia	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. (ITEM CONTINUED FROM THE SPECIAL COMMISSION MEETING HELD SEPTEMBER 21, 2021)**

**A. Open public hearing**

**B. Close public hearing**

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

**MOTION: Vice Chairman Veronica Zavala / Commission Member Hugo Garcia to forward Major Amendment Case No. 2021-0337 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 Hugo Garcia	Aye
Commission Member George Amaya	Aye

**6. ADJOURNMENT**

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 OCTOBER 12, 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