

MINUTES

SPECIAL MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
OCTOBER 25, 2022
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:02 PM, by Vice Chairman Veronica Zavala.

PRESENT:

Vice Chairman Veronica Zavala
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member George Amaya
Commission Member Ruben Walshe

ABSENT:

Chairman Marco A. Pinzon
Commission Member Guillermina Fuentes

OTHERS PRESENT:

Fernando Villegas, Principal Planner
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Ruben Lopez, I.T. Technician
Vianey Vega, Vega & Vega Engineering, P.L.C.

2. PLEDGE OF ALLEGIANCE:

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

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held October 12, 2021
- Regular Planning and Zoning Commission meeting held November 16, 2021
- Regular Planning and Zoning Commission meeting held December 12, 2021
- Regular Planning and Zoning Commission meeting held February 8, 2022
- Regular Planning and Zoning Commission meeting held March 8, 2022
- Regular Planning and Zoning Commission meeting held April 12, 2022
- Special Planning and Zoning Commission meeting held May 17, 2022
- Regular Planning and Zoning Commission meeting held July 12, 2022
- Regular Planning and Zoning Commission meeting held August 9, 2022
- Regular Planning and Zoning Commission meeting held September 13, 2022

MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia to approve the consent agenda as presented. 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
Commission Member Ruben Walshe	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0556F. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Development LLC., for the final plat approval of the Southwest Arizona Industrial Subdivision Phase 2. The property is located on the northeast corner of Avenue D 1/2 and County 24th Street in San Luis Arizona.

A. Staff Presentation

Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of the final plat with the condition that an amendment to the existing pre-annexation development agreement is approved by City Council to remove the construction of sidewalks along Avenue D as proposed by the applicant.

Commission Member Javier Barraza asked staff if the developer in the case the City Council does not approve that amendment, they must build the sidewalks. **Mr. Villegas** responded that is correct, City Council first need to approve an amendment to the pre-annexation agreement then they must approve the final plat.

Vice Chairman Veronica Zavala asked staff if the applicant must come back to Planning and Zoning Commission once they are approved. **Villegas** responded to the Planning and Zoning Commission no, this is the final recommendation to the City Council. **Barraza** asked the reason for not building the sidewalks is because there is not activity on the north side. **Villegas** responded the applicant is stating that there is no need for the sidewalks since there is no development going north on Avenue D, we have the sewer treatment plant and the Detention Center, and we do not want people walking to the Detention Center for now. **Zavala** asked of the walls were going to be erect once the lots are developed. **Villegas** responded yes, the walls located adjacent to Avenue D ½, and Avenue D will be built when the property owners request a building permit to establish a new use on the property. The plat will be recorded with those notes' requirements.

B. Action on Subdivision Case No. 2022-0556F

MOTION: Commission Member Ruben Walshe / Commission Member Hugo Garcia to Approve the Southwest Arizona Industrial Subdivision Phase 2 final plat with the condition that the amendment to the existing pre-annexation development agreement is approved by City Council to remove the construction of sidewalks along Avenue D as proposed by the applicant. 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
Commission Member Ruben Walshe	Aye

6. ADJOURNMENT

MOTION: Vice Chairman Veronica Zavala adjourn the Special Planning and Zoning Commission meeting at approximately 7:09 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
Commission Member Ruben Walshe	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 SPECIAL PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA HELD ON OCTOBER 25, 2022. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician