

APPROVED by P&Z Commission

Date: February 14, 2023

P&Z Office: 

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JANUARY 10, 2023
7:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:00 p.m. by Chairman Marco A. Pinzon.

PRESENT:

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

ABSENT:

Commission Member Ruben Walshe

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Fernando Villegas, Principal Planner
Juan Tejeda, Associate Planner
Kay Macuil, City Attorney
Ruben Lopez, I.T. Technician
Christopher Robins, Dahl, Robins & Associates, Inc.

2. PLEDGE OF ALLEGIANCE:

Commission Member George Amaya led the Pledge of Allegiance.

Vice Chairman Veronica Zavala asked about the lot split; lot number 1 is where the hotel will be. **Villegas** responded yes. **Zavala** also asked if lot two would be for future tenants or if they would split in two. **Villegas** responded that he does not know if the applicant will be splitting the property later, but they are just proposing two. **Zavala** furthermore asked if the access for lot two has access on the south side. **Villegas** responded that there is another point of entry on 8th Avenue; where the Super C gas station is located, there is an existing access easement on the south side. It is also possible that the future parcel can use the one on Cesar Chavez, as you can see on the site plan.

Commission Member Hugo Garcia asked who was going to develop that easement. **Villegas** responded when you have an access easement, the property owner improves it. The city only makes improvements in public rights-of-way. **Garcia** asked when the applicant was going to build that road. **Villegas** responded that the applicant was here to answer questions, but they wanted to build the hotel as soon as possible but that is the first project, and whatever it is required for the hotel will be done. When they are ready to make improvements, they will probably also improve the easements and access points. **Zavala** asked if they were selling the second lot. **Villegas** responded the buyers would be responsible for the improvements.

Commission Member George Amaya stated that he believes this is a good project for the City of San Luis and its residents, as the subject parcel has remained vacant for years with no action. It aligns with the continuing development within the City of San Luis.

Christopher Robins, Dahl, Robins & Associates, 1560 S. 5th Avenue, Yuma, AZ, stated that on behalf of the owners of the property HMS development and the developer's Greens, they want to offer their apologies for not being able to be here in person. They just recently returned from out of the country, they are watching by video link, and I want to apologize for that in advance. As Fernando had mentioned, this case before you this evening is simply the subdivision portion of this project. The preliminary plat will precede the final plat, simply splitting parcel C into two lots, although the Master Plan before you showed three lots that were just for reference only. The purpose of the master plan was a requirement by the city to

satisfy the condition set forth on the original Lot Split. Providing the necessary access and utilities to service parcel C and parcels A and B along 7th Avenue. Recommending approval for the case tonight will allow us to go forward with the off-site improvement plans that will provide water, sewer and access to parcels A, B, and C. With an access easement on the east, as discussed, out to 8th Avenue for safe and convenient access to traffic signal there at 8th and Cesar Chavez Boulevard.

Jose A. Guzman, Director of Planning and Zoning, mentioned that this is the preliminary plat. It only approves the general layout of the subdivision. The next step for them is to submit the final plat, which includes all off-site improvements and everything, and at that time, staff will do a more in-depth review and maybe additional conditions, or additional comments might come up.

B. Action on Subdivision Case No. 2022-0614P

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon to approve Subdivision Case No. 2022-0614P with the condition as presented by staff.

The vote was as follows:

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

4. B. Discussion and possible action on any and all matters regarding the election of new officers.

Jose A. Guzman, Director of Planning and Zoning, explained that as per City Code, commission members must appoint a chairman and vice chairperson at the first meeting of each year. Only those members who have served the commission for more than one year are eligible to be appointed. At this time, five members are the ones here tonight.

MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon to appoint Marco A. Pinzon as Chairperson of the Planning and Zoning Commission. The motion passed unanimously.

The vote was as follows:

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

MOTION: Commission Member Hugo Garcia / Chairman Marco A. Pinzon to appoint Javier Barraza as Vice Chairperson of the Planning and Zoning Commission. The motion passed unanimously.

The vote was as follows:

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

5. INFORMATION AND DISCUSSION ITEMS

5. A. Discussion on any and all matters regarding the meeting time for future Planning and Zoning Commission regular meetings.

Jose A. Guzman, Director of Planning and Zoning, explained that City Council approved Ordinance No. 432, changing the start time of Council meetings from 7:00 p.m. to 6:00 p.m. The Planning and Zoning Commission usually follows that same time. Therefore, starting February 2023, the Planning and Zoning Commission meetings will be held at 6:00 p.m.

Chairman Marco A. Pinzon stated that he understands that City Council, for us that we fall in it, is sometimes it makes a little bit harder when people come out of work, and sometimes 6 o'clock will be running close for most of us. Especially when working half the time in Yuma, but we will try to make plans to travel a little bit early and make it here on time, but I mean, with what we have seen in the past that half of them do not make it to these meetings. I do not know this six o'clock will help, probably going to make it worse, that is my opinion. Furthermore, Pinzon mentioned that if it gets tough, I suggest trying to do our best to make it here, and on my side, I can wait as long as we can have a quorum, even if it is 15, 20 to 30 minutes and get these items moving to confirm that you are on your way, and we will wait.

6. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon / Commission Member Javier Barraza adjourn the Regular Planning and Zoning Commission meeting at approximately 7:20 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
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 REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON JANUARY 10, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.



Roman Pacheco, Planning Technician