



## **NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING**

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, January 10, 2023. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Technician

## **AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN**

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, 10 de Enero del 2023. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, January 10, 2023**  
**7:00 P.M.**

**MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.**

**1. CALL TO ORDER/ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. CONSENT AGENDA**

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held December 13, 2022

**4. ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**4. A.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0614P. A request by Dahl Robins and Associates, on behalf of HMS Development LLC for the preliminary plat approval of the HMS Development LLC Subdivision. This subdivision will contain 2 commercial lots, in approximately 5.63 acres. The lots range in size from 2.75 acres to 2.88 acres. The property is located south of the Cesar Chavez Boulevard between 7<sup>th</sup> Avenue and 8<sup>th</sup> Avenue. Parcel Number 776-34-260, in San Luis, Arizona.

A. Staff Presentation

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

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

**5. INFORMATION AND DISCUSSION ITEMS** - Staff/Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date.

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

**6. ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

3. A.

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Summary

**APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held December 13, 2022

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Attachments

Minutes

## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
DECEMBER 13, 2022  
7:00 PM

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

### **PRESENT:**

Chairman Marco A. Pinzon  
Vice Chairman Veronica Zavala  
Commission Member Javier Barraza  
Commission Member Ruben Walshe

### **ABSENT:**

Commission Member Hugo Garcia  
Commission Member George Amaya

### **OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Fernando Villegas, Principal Planner  
Kay Macuil, City Attorney  
Ruben Lopez, I.T. Technician  
Antonio Martinez, Marine Corps Air Station  
Adelaida Buchanan, San Luis Resident  
Alexander Ponce de Leon, Flite Banking Center, LLC (via Zoom)  
DeAngelo Rios, Flite Banking Center, LLC (via Zoom)  
Janice Sedita, Flite Banking Center, LLC (via Zoom)  
R. Michael Villareal, Flite Banking Center, LLC (via Zoom)

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

Commission Member Javier Barraza led the Pledge of Allegiance.

## **3. CONSENT AGENDA**

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

- Regular Planning and Zoning Commission meeting held October 25, 2022

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

## **4. ITEMS REQUIRING DISCUSSION AND/OR ACTION**

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2022-0592. A request by Dahl, Robins & Associates on behalf of HMS Development LLC for a Conditional Use Permit from Section 18.35.30(C)(1) of the City of San Luis Zoning Ordinance to allow a commercial building with a gross floor area greater than 50,000 square feet. Assessor's parcel number 776-34-260, located south of Cesar Chavez Boulevard between 7th Avenue and 8th Avenue in San Luis, Arizona.**

### **A. Open Public Hearing**

**MOTION: Commission Member Javier Barraza / Commission Member Ruben Walshe** to open the public hearing. 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 Ruben Walshe	Aye

### 1. Staff presentation

**Fernando Villegas, Principal Planner**, presented and summarized the staff report recommending approval of Conditional Use Permit Case No. 2022-0592 subject to the following conditions:

1. Development shall comply with the City of San Luis Zoning Regulations, Building Code Requirements, Public Works Standards, and any applicable regulations for industrial development.
2. The applicant/owner shall submit a Trip Generation Memo for the hotel to determine if the proposed use generates 100 or more trips during the peak hour. If 100 or more trips are generated during the peak hour, the applicant/owner shall submit a traffic study, during the building permit review, and all improvements recommended by the traffic study, that are caused by the hotel development, shall be constructed by the developer to the satisfaction of the Public Works Director.

**Commission Member Ruben Walshe** asked whether the residents in that area were notified about this project. **Mr. Villegas** responded yes; we are required by law to send letters to the surrounding property owners within 300 feet of the property. **Walshe** asked where those letters were certified. **Villegas** responded no; they were first-class mail letters. **Walshe** furthermore stated that he expected much more participation from the residents, especially with a project of this magnitude. **Villegas** also indicated that staff sent about 90 letters and only got 2-3 phone calls about the project. Today, one property owner is present that leads south of the subject property.

**Vice Chairman Veronica Zavala** asked the city provided notice about the meeting held on November 1, 2022, and nobody showed up. **Villegas** responded that we had another meeting on December 6, 2022, and nobody showed up. **Chairman Pinzon** asked were the letters were sent in English and Spanish? **Villegas**, no, just in English. **Pinzon** also asked if the letters were sent to their P.O. Box or home address. **Villegas** responded with the mailing address that the County Assessors have on record. **Vice Chairman Zavala** furthermore stated that the reason that we are asking is that it is a three-story building. It will be right behind the residents, which can be affected by having people watching in their backyard. **Walshe** stated that, in his opinion, any development, especially a hotel, is highly needed in our community. It is a great thing, but what concerns me is the location of having a residential area behind the parking lot is one of my main concerns as being so close to the Jr. High right on 9<sup>th</sup> Avenue. Still, I agree that a hotel is highly needed in our community.

**Villegas** mentioned that the applicant is here tonight requesting a conditional use permit because the building is more than 50,000 square feet. And suppose the owner decides to reduce of the size of the building. In that case, they only need a building permit. In addition, the City of San Luis Zoning requires a buffer between the commercial development and the residential, which is only 20 feet, but staff will make sure that the buffer is provided. In addition to the buffer, they have the parking lot and the building. **Zavala** asked if the buffer was for land, and this conditional is for the height of the building. Then they will provide a buffer of 20 feet and then the parking lot, but the view will be on the back of the residents. **Villegas** responded yes if somebody lived right at the back of the hotel, they probably would not be able to see the building from the back of their backyard, and the only way to prevent this from happening is to have more landscaping. They probably already have a fence or a wall, but we need more landscaping not to have direct visibility of the building on the back. The site plan does not include parking for large vehicles.

**Chairman Marco A. Pinzon** mentioned that he sides with members of the Commission, and at the end of the day, we do need hotels. When I was in Council, we had these projects, and we would send letters and yes again, like always in any

City only less than 10 percent show up, and at the time of the project, you start getting complaints or concerns, and they never show up for those times and dates that we set for them so we can address their concerns. Furthermore, Pinzon asked the staff if the two calls they received were positive or neutral. **Villegas** responded that they just wanted to know more about the project and were looking for information. They were not in opposition and not even in favor. They wanted to know about the meeting and why we were inviting them to the meetings.

**Pinzon** also stated that his concern is that many kids are coming through there.

**Commission Member Ruben Walshe** asked if this was the same project, they were trying to develop years ago across the street from Walmart or if this was a different one. **Jose A. Guzman, Director of Planning and Zoning**, responded yes. **Pinzon** stated that they were trying to use federal credits, and the city was going to purchase the land for five years, and after that, they were going to buy it, but the federal application never got approved. **Guzman** mentioned that staff sent out 94 letters, and we sent those to the address that the assessor has on record. Two only had the physical address, so those were hand-delivered. And because we advertised this item for the November meeting, we did not have a quorum. We did promote again, sent out letters to the residents, and hosted a Citizen Review meeting, and we did not receive any residents. I believe some residents here tonight might want to talk about the project. However, how Commission Member Barraza mentioned or asked if this use is permitted use under the zoning regulations. So, if they do a 49,000-square-foot building, they do not require a conditional use permit. They would need to submit a building permit application.

**Christopher Robins, Dahl Robins & Associates**, on behalf of HMS Development and the owner of the hotel Greens Development, explained that Greens Development has been for sites in the City of San Luis for a few years. One of the sites they looked at was just over here, next to the residential just east of this facility. They have been working on this project for quite a while, trying to find a site that is fixed into account neighborhood residential development yet has access to main thoroughfares such as Cesar Chavez Boulevard. They finally arrived at this site and underwent several iterations of the site plan.

This is probably the seventh site plan for this site, and they arrived at a tone that considered the adjacent residential as a staff has mentioned there is a 20-foot buffer from residential to commercial. It is about 70 to 80 feet from the south property line to the hotel itself. As you will notice, they designed this, and the hotel is residential. We do not expect a lot of noise from this side, but the areas where the pool, spa, and patio might generate noise, have been tucked into the hotel; it is a U-shape hotel. They have been aware of the neighbors and tried to take that into account as far as the three-story. Yes, the City of San Luis requires anything over 50,000 square feet that triggers the CUP here in the city. We do not see that in Yuma County or the City of Yuma, but that started here. I am unsure if R1-6 in the City of San Luis allows for two-story. This is one story above that and set back a lot further than you could see in an R1-6 development where the side yard setbacks might be seven feet. As mentioned, this is an allowed use under C-2. I think it is time for San Luis to have a hotel. We are anxious to come here, and I think the improvements on Cesar Chavez Boulevard should help address traffic concerns.

**Vice Chairman Veronica Zavala** asked about the parking space you will provide, and it will have access to trailers. **Robins** explained that I would have to look in the parking lot I set up to provide enough parking for the site. They have shown some angled parking spaces that would allow for trucks and trailers or something of that nature, but they do not envision it will be full of R.V.s or anything like that. It is to allow for, and it is kind of like, the Cracker Barrel in Yuma, where they have those vaster spaces. So, if you got into a parking lot, you are not, you know, put in a position where you cannot get out of there, cannot park somewhere here.

**Chairman Pinzon** asked what the time frame for this project was. **Robins** responded that they were looking for a submission date for plans in March. The proposed project is also going through a subdivision process right now, and they figure about 18 months for the time of construction. So, they would be operational if given approvals in 2025.

**Commission Member Walshe** asked staff would a traffic study be requested. **Villegas** responded yes; a traffic study is part of the conditions of approval. That is why we are recommending it, and it seems that the applicant is going to submit

to us a trip generation memo to make sure that the project does not generate more than one hundred trips per day, per hour, and during the peak hours. So, if they generate more than 100 trips per day, they will have to submit a full traffic study, and the Director of Public Works will review it.

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

There were no public comments

**B. Close Public Hearing**

**MOTION: Commission Member Javier Barraza / Commission Member Ruben Walshe** to close the public hearing. 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 Ruben Walshe	Aye

**C. Action on Conditional Use Case No. 2022-0592**

**MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon** to forward conditional use permit Case No. 2022-0592 to the City Council with the recommendation of approval subject to the condition of approval as recommended by staff.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Nay
Commission Member Javier Barraza	Aye
Commission Member Ruben Walshe	Nay

**Chairman Marco Pinzon asked for a Roll Call vote**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Nay
Commission Member Javier Barraza	Aye
Commission Member Ruben Walshe	Nay

*The motion does not carry. There were two (2) aye votes and two (2) nay votes.*

**Further discussion was held after item No. 4.B. for further clarification**

**4. B. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2022-0596. A request by Core Engineering Group PLLC on behalf of RL Jones Properties LLC for a Conditional Use Permit from Section 18.40.20 (C)(1) and (10) of the City of San Luis Zoning Ordinance to allow a truck stop with a gas station and convenience store. Assessor's parcel 227-23-023, located on the southwest corner of Vaughan Street and Port Authority Avenue in San Luis, Arizona.**

**A. Open Public Hearing**

**MOTION: Commission Member Javier Barraza / Commission Member Ruben Walshe to open the public hearing. 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 Ruben Walshe	Aye

## 1. Staff presentation

**Fernando Villegas, Principal Planner**, presented and summarized the staff report recommending approval of Conditional Use Permit Case No. 2022-0596 subject to the following conditions:

1. Development shall comply with the City of San Luis Zoning Regulations, Building Code Requirements, Public Works Standards, and any applicable regulations for industrial development.
2. The applicant/owner shall submit a Trip Generation Memo for the hotel to determine if the proposed use generates 100 or more trips during the peak hour. If 100 or more trips are generated during the peak hour the applicant/owner shall submit a traffic study, during the building permit review, and all improvements recommended by the traffic study, that are caused by the hotel development, shall be constructed by the developer to the satisfaction of the Public Works Director.

**Chairman Marco A. Pinzon** called for a 5-minute recess due to technical difficulties.

## 2. Call to the Public on this item

There were no public comments

## B. Close Public Hearing

**MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon** to close the public hearing. 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 Ruben Walshe	Aye

### **C. Action on Conditional Use Case No. 2022-0596**

**MOTION: Commission Member Ruben Walshe / Chairman Marco A. Pinzon** to forward conditional use permit Case No. 2022-0596 to the City Council with the recommendation of approval subject to the condition of approval as recommended by staff. 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 Ruben Walshe	Aye

***Chairman Marco A. Pinzon*** asked to reopen item 4A and requested a motion to reopen the public hearing for this item.

**MOTION: Commission Member Javier Barraza / Commission Member Ruben Walshe** to reopen the public hearing. 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 Ruben Walshe	Aye

**Fernando Villegas, Principal Planner**, explained to the Planning and Zoning Commission members that the motion was for recommendation of approval. We had two votes in favor of it and two against it. So, I do not know if the Planning and Zoning Commission wishes to make another motion so we can move to City Council with a recommendation of approval, denial, or continue the item.

**Commission Member Javier Barraza** asked if the applicant could continue to the next Planning and Zoning Commission meeting or the timeframe.

**Christopher Robins, Dahl Robins & Associates**, stated that the applicant wants to move forward, we were on the last commission agenda, and that one got canceled. They are trying to move forward as quickly as possible, but we would like to move forward; we got a staff recommendation for approval. We had a Citizen Review meeting where nobody showed up. We got two letters that went to adjacent citizens where nobody responded, or there were a couple of calls. I appreciate the opportunity to come back and speak. I want to know from the commission and standpoint if there is something they do not like about the case or something we can do differently. I am not sure of the reasons given the staff recommendation for approval.

**Vice Chairman Veronica Zavala** responded that I am concerned about the letters delivered to the address from what the Yuma Recorder has on record. There are 90 families very close to the proposed location of the hotel and do not get me wrong, we need a hotel, but it was weird that nobody showed up and said anything. I asked if we could continue to their physical address to listen to what they say regarding this item. Staff delivered those letters to the residents using the P.O. Box they have at the Yuma County Assessor. **Villegas** explained that if some of the commission members have concerns, you can add additional conditions to the recommendation. For example, if you want us to send more letters before the council meeting, we can do that. You can probably let the City Council know you wanted those letters delivered. **Chairman Pinzon** explained to the Commission members that we can either approve this item with that condition, that we strongly recommend sending those letters in person to address any concerns, or even holding a town hall meeting here. **Villegas** stated that regarding the letters, we must follow state law, and the state law says that we must go by the records at the Assessor's Office.

**Christopher Robins, Dahls Robins & Associates**, mentioned that he is in favor of that if the Commission can add a condition of approval sending notices out to adjacent property owners before the City Council meeting or enough time for them to show up at the City Council meeting. We like having staff recommendations for approval, we want Planning and Zoning Commission's request for authorization, and if there are concerns by them, we like to

address them. In addition, the procedure is out of our hands; there is nothing we can do about the notification process.

**Commission Member Javier Barraza** asked if it is known the number of letters sent out before the council meeting or only at the time of the Planning and Zoning Commission meeting. **Guzman** responded in one note with the Commission and City Council meeting dates. **Mr. Robins** added that there are no windows facing to the south of those residential properties. **Pinzon** stated that he has been hearing information on Cesar Chavez and Urtuzuastegui. Was money approved for widening the roads, or is it in the process? **Villegas** responded yes. The city has plans to make all the improvements on Cesar Chavez Boulevard, and we have about 33 million for the construction of Cesar Chavez Boulevard. We have been discussing with the applicants and are still missing some money, but it is in the works.

**MOTION: Commission Member Javier Barraza / Commission Member Ruben Walshe** to close the public hearing. 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 Ruben Walshe	Aye

### **C. Action on Conditional Use Case No. 2022-0592**

**MOTION: Commission Member Ruben Walshe / Chairman Marco A. Pinzon** to forward conditional use permit Case No. 2022-0592 to the City Council with the recommendation of approval subject to the condition of approval as recommended by staff and to resend out letters to property owners within 300 feet radius using their physical location.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Ruben Walshe	Nay

**Chairman Marco Pinzon asked for a Roll Call vote**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Ruben Walshe	Nay

The motion passed with three (3) aye votes and one (1) nay vote by Commission Member Ruben Walshe.

**4. C. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2022-0618. A request by FLITE Banking Center LLC on behalf of Walmart Stores Inc. for a Conditional Use Permit from Section 18.35.30 (C)(11) of the City of San Luis Zoning Ordinance to allow an outdoor vending machine (ATM) with a drive-through facility. Assessor's parcel 775-05-001, located at 1613 N. Main Street in San Luis, Arizona.**

**A. Open Public Hearing**

**MOTION: Chairman Marco A. Pinzon / Vice Chairman Veronica** to open the public hearing. 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 Ruben Walshe	Aye

### **1. Staff presentation**

**Fernando Villegas, Principal Planner**, presented and summarized staff report recommending approval of Conditional Use Permit Case No. 2022-0618 subject to the following conditions:

1. The proposed use shall not interfere with landscape areas or traffic visibility at driveway entries and street intersections.
2. The proposed use shall not create additional traffic congestion to the existing parking lot and adjacent streets.
3. If the proposed use is not in compliance with the conditions of approval above, the Conditional Use Permit shall become null and void and the proposed improvements shall be removed from the project area and the area shall be restored to its original condition.

**Commission Member Ruben Walshe** mentioned that this is something that is highly needed. **Chairman Pinzon** also added that he likes this idea and to make sure that those get done right, have them chop all those tree branches out there, all those trees. I know we want them, but when I leave that Walmart on both sides, those bushes are too out there, and you have to reap a lot to see.

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

There were no public comments

### **D. Close Public Hearing**

**MOTION: Chairman Marco A. Pinzon / Commission Member Ruben Walshe** to close the public hearing. 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 Ruben Walshe	Aye

#### **E. Action on Conditional Use Case No. 2022-0618**

**MOTION: Commission Member Ruben Walshe / Chairman Marco A. Pinzon** to forward conditional use permit Case No. 2022-0618 to the City Council with the recommendation of approval subject to the condition of approval as recommended by staff. 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 Ruben Walshe	Aye

#### **6. ADJOURNMENT**

**MOTION: Chairman Marco A. Pinzon / Vice Chairman Veronica Zavala** adjourn the Regular Planning and Zoning Commission meeting at approximately 7:57 PM. 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 Ruben Walshe	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 REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON DECEMBER 13, 2022. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD AND A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Technician



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. A.

**Meeting Date:** 01/10/2023

**Submitted By:** Fernando Villegas, Principal Planner, Planning & Zoning Department, Development Services

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#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0614P. A request by Dahl Robins and Associates, on behalf of HMS Development LLC for the preliminary plat approval of the HMS Development LLC Subdivision. This subdivision will contain 2 commercial lots, in approximately 5.63 acres. The lots range in size from 2.75 acres to 2.88 acres. The property is located south of the Cesar Chavez Boulevard between 7<sup>th</sup> Avenue and 8<sup>th</sup> Avenue. Parcel Number 776-34-260, in San Luis, Arizona.

A. Staff Presentation

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

#### SUMMARY:

This commercial subdivision will contain approximately 5.63 acres and will consist of two new commercial lots. The lots range in size from 2.75 acres to 2.88 acres. Assessor's Parcel Number 776-34-260. On July 15, 2020, the City approved and recorded a lot split called HMS Development LLC lot split creating three parcels including the subject property. With this new proposal, the property owner wants to create a new parcel which requires the approval of a preliminary and final plat. The owner wants to use one of the proposed new parcels for the construction of a new hotel.

#### STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the preliminary plat. Staff recommends approval of the preliminary plat with the condition that the applicant addresses the review comment letter dated November 3, 2022.

#### RECOMMENDED MOTION:

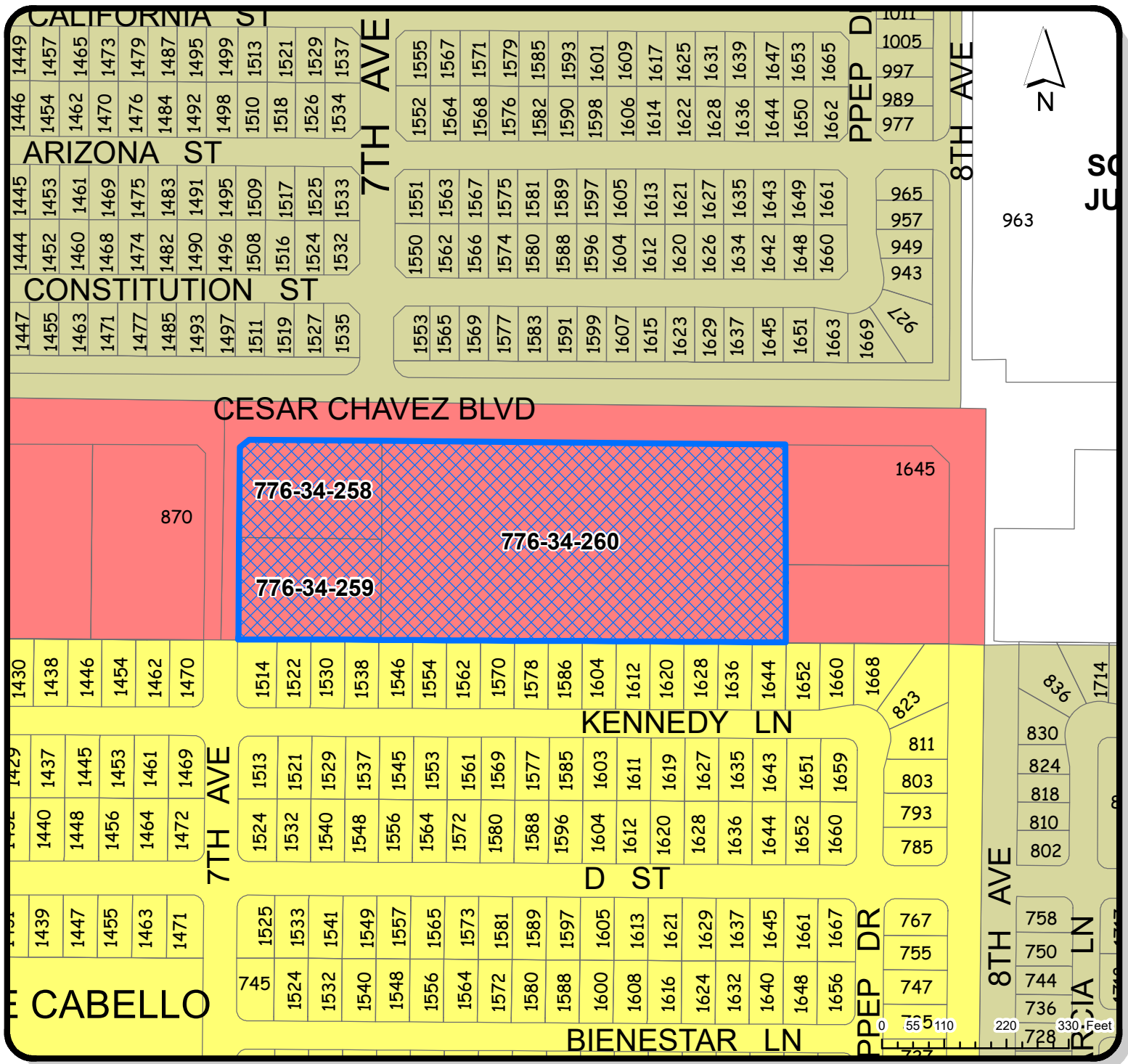
**I MOVE TO APPROVE HMS DEVELOPMENT LLC PRELIMINARY PLAT WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENT LETTER DATED NOVEMBER 3, 2022.**

---

#### Attachments

Location Map  
Preliminary Plat  
Lot Split  
Master Plan  
Comment Letter  
Presentation


---










**LOCATION OF SUBJECT PROPERTIES**

**LOCATION MAP**

**SUBDIVISION**

 Assessor's Parcel Number:  
776-34-258, 776-34-259, 776-34-260

- Zoning**
-  SINGLE RESIDENCE ZONING DISTRICTS
  -  R1-8
  -  MULTIPLE RESIDENCE ZONING DISTRICTS
  -  R-2
  -  R-3
  -  COMMERCIAL ZONING DISTRICTS
  -  C-2

**CASE #**  
**2022-0614P**

**DATE:**  
12/29/2022

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

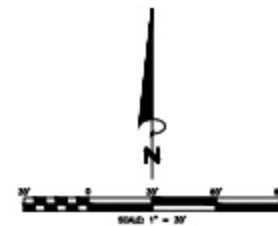
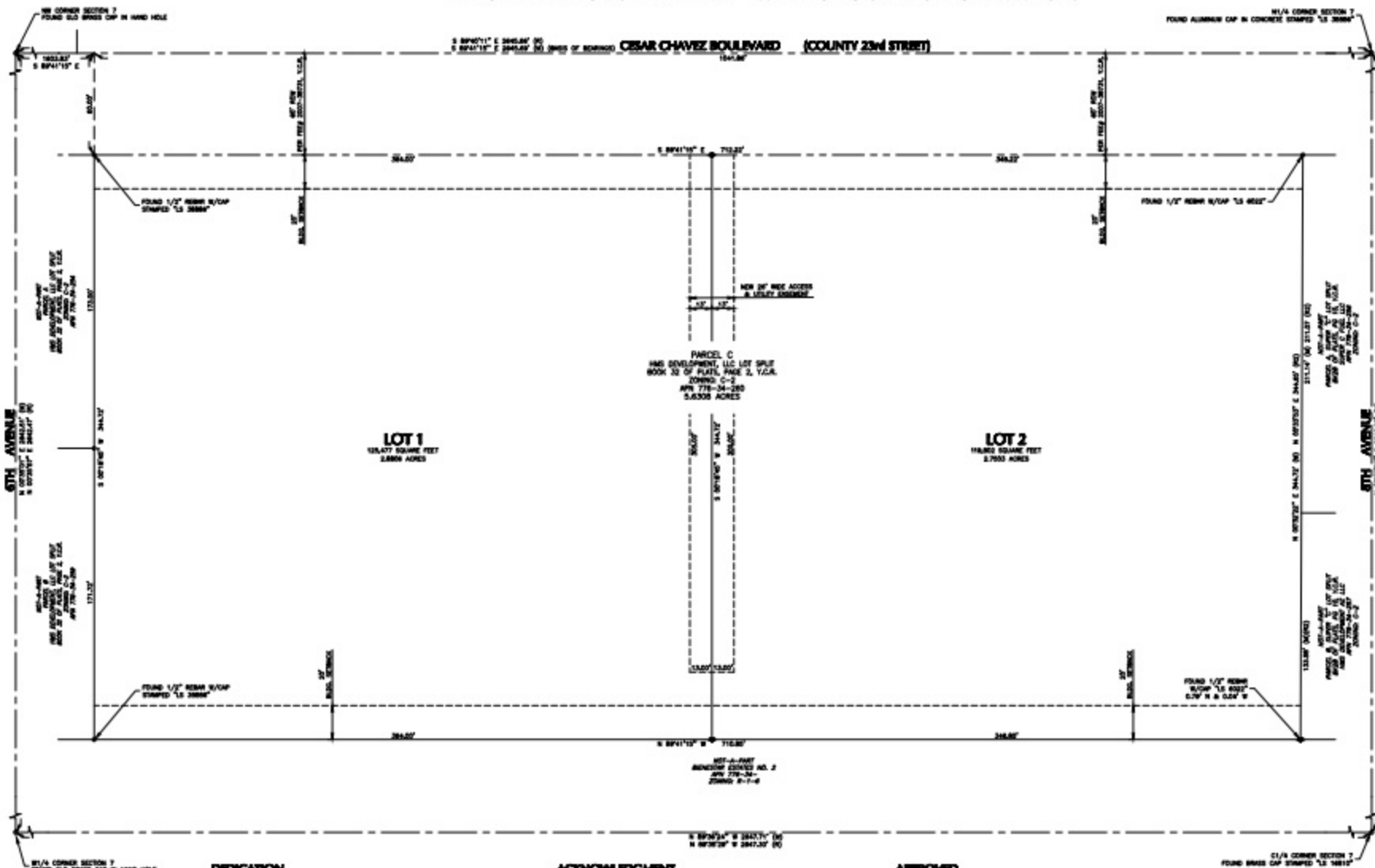
**CHECKED BY:**  
FERNANDO VILLEGAS

**APPROVED BY:**  
JOSE A. GUZMAN

# HMS DEVELOPMENT, LLC SUBDIVISION

A SUBDIVISION OF PARCEL C OF HMS DEVELOPMENT, LLC LOT SPLIT, RECORDED IN BOOK 32 OF PLATS, PAGE 2, Y.C.R. LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA

DATE OF PREPARATION: SEPTEMBER 2022 NUMBER OF LOTS: 2 ACREAGE: 5.6308 ACRES



- LEGEND**
- CENTERLINE / SECTION LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - ZONING DISTRICT BOUNDARY
  - METES AND BOUNDS
  - CALCULATED INFORMATION
  - Y.C.R. YUMA COUNTY RECORDS
  - A.P.M. 000-00-000 ASSESSOR'S PARCEL NUMBER
  - R/W RIGHT OF WAY
  - DMT DOCKET
  - P/M P.M.C.
  - A/D ARIZONA HIGHWAY DEPARTMENT
  - B/LM BUREAU OF LAND MANAGEMENT
  - O EXISTING MONUMENT (TYPE AS SHOWN)
  - 1/2" 1/2" REBAR W/CAP STAMPED "LS 38884"

**OWNER/DEVELOPER**  
HMS DEVELOPMENT, LLC  
1214 E. WYOMING STREET  
YUMA, AZ 85418

**CURRENT ZONING**  
COMMUNITY COMMERCIAL (C-2)

**BASE OF BEARINGS**  
THE NORTH LINE OF THE NW/4 OF SECTION 7, T11S, R24W, SHERIDAN 2 BENCHMARK IS AS SHOWN ON STATE PLAT NO. 117. COURSE IS BEARING AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, YUMA COUNTY RECORDS.

**FLOOD ZONE DESIGNATION**  
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA WITHIN A FLOOD ZONE 2 DESIGNATION.  
ZONE 2 = AREAS OF 0.5% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH CHANNING AREAS LESS THAN 12 FEET WIDE AND AREAS PROTECTED BY DAMS FROM 1% ANNUAL CHANCE FLOOD.  
REFERENCE - FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 84527C001R, DATED JANUARY 14, 2014, WHICH IS FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITED.

**RESTRICTIVE COVENANTS**  
THESE BEEN RECORDED CONSEQUENTLY AND ARE A PART OF THIS PLAT

**SURVYOR'S NOTE**  
1. ALL NEW PROPERTY CORNERS TO BE SET 1/2" REBAR WITH CAP "LS 38884"

**LAND SURVYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY SUPERVISION DURING SEPTEMBER 2022 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.



CHRISTOPHER S. ROBINS  
FILE NO. 20886

**LAND SURVYOR**

DAHL, ROBINS & ASSOCIATES, INC.  
27202221/2024/1/2024 Public Public  
SHEET 1 OF 1

**DEDICATION**  
STATE OF ARIZONA  
COUNTY OF YUMA  
FOR ALL METES AND BOUNDS PRESENTED  
THAT HMS DEVELOPMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS UNDER THE NAME OF THIS DEVELOPMENT, LLC SUBDIVISION AND HEREBY DECLARED THAT SAID PLAT SETS FORTH THE LOCATION AND BOUNDS OF THE LOTS TO BE CONSTRUCTED AND THIS DEVELOPMENT, LLC SUBDIVISION AND THAT THE LOTS SHALL BE SHOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT. THE CONDEMNOR HAS OCCURRED TO THE CITY OF SAN LUIS FOR THE PURPOSES HEREON. A THIRTY FOOT SETBACK CONSTRUCTION AND NO OBSTRUCTION CONSIDERED FROM THE FURTHEST PROJECTION ON ANY SIDE OF ALL THE UTILITY LINES IS HEREBY APPROVED.  
IN WITNESS WHEREOF HAS DEVELOPMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF LARRY FERNANDEZ, MEMBER, THEREAFTER DULY AUTHORIZED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

LARRY FERNANDEZ, MEMBER  
HMS DEVELOPMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY

**ACKNOWLEDGMENT**  
STATE OF ARIZONA  
COUNTY OF YUMA  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME, THE UNDERSIGNED COUNTY PUBLIC, PERSONALLY APPEARED LARRY FERNANDEZ, AND ACKNOWLEDGED HERETO TO BE THE MEMBER OF HMS DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT SHE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DEDICATION INSTRUMENT FOR THE PURPOSE HEREON CONTAINED BY SIGNING THE NAME OF SAID COMPANY BY HERSELF AS EACH OFFICER.  
IN WITNESS WHEREOF  
I HEREBY SET MY HAND AND OFFICIAL SEAL.

COUNT PUBLIC  
BY COMMISSION EXPIRES \_\_\_\_\_

**APPROVED**

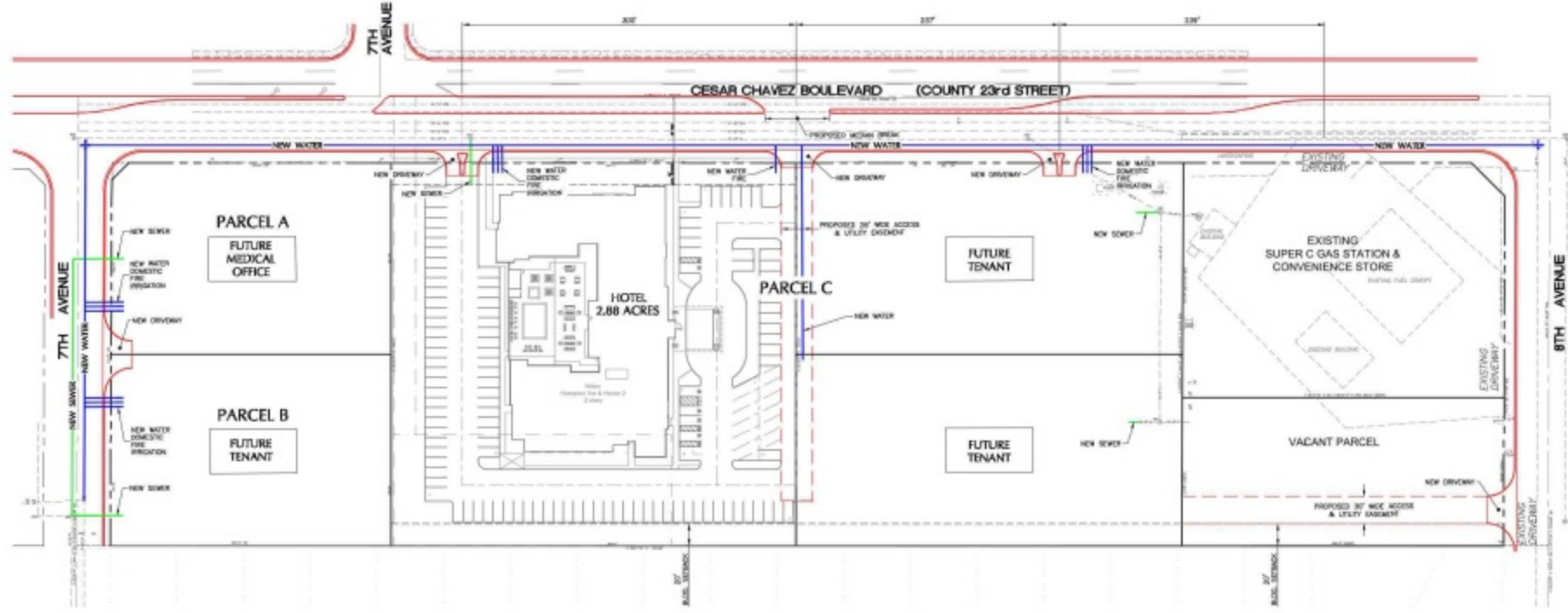
DEPARTMENT OF COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

CITY OF SAN LUIS ENGINEER DATE \_\_\_\_\_

STATE OF ARIZONA  
COUNTY OF YUMA  
THIS SUBDIVISION, AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DEPT. ATTY.  
CITY CLERK



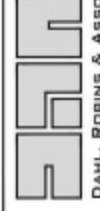


DATE: 9/20/2022 10:48 AM  
 C:\Users\j20956\OneDrive\Documents\22088 Masterplan No. 1.dwg

DESIGNED BY: CDR  
 DRAWN BY: DHA  
 CHECKED BY: CER  
 SURVEYED BY: SMC  
 PROJECT NO: 22088  
 SHEET

**PRELIMINARY  
 NOT FOR CONSTRUCTION  
 OR RECORDATION**

**CESAR CHAVEZ BOULEVARD HOTEL / HMS DEVELOPMENT LLC**  
 CESAR CHAVEZ BOULEVARD & 8TH AVENUE  
 SAN LUIS, ARIZONA  
**ACCESS & UTILITIES MASTER PLAN 9/20/2022**



1080 E. 2nd Avenue  
 Phoenix, AZ 85016-8825  
 Phone: (602) 614-2825  
 Fax: (602) 614-2828  
 www.dahlrobs.com

DATE	DRAWINGS ISSUE RECORD

THIS DOCUMENT IS THE PROPERTY OF DAHL, ROBINS & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAHL, ROBINS & ASSOCIATES, INC.



# City of San Luis

## Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

November 3, 2022

HMS Development AZ LLC  
Attn: Laura Fernandez  
1533 E Palm Lane  
Phoenix, AZ 85006

*Via email*

Adult & Pediatric Rehabilitation LLC  
Attn: Sergio Macias  
P.O. Box 5841  
Yuma, Arizona 85366

*Via email*

**RE: HMS DEVELOPMENT, LLC LOT SPLIT / HOTEL**

Dear owners:

This letter will confirm that the City of San Luis is in receipt of the Access & Utilities Master Plan dated 10/24/22 - Cesar Chavez Boulevard Hotel / HMS Development, attached hereto as Exhibit "A" (the "Master Plan") that relates to the construction of a new proposed hotel on Yuma County Parcel No. 776-34-260, more particularly described as Lot C, HMS Development LLC Lot Split, according to Book 32 of Plats, Page 2, records of Yuma County, Arizona.

Parcel A, Parcel B, and Parcel C of the HMS Development LLC Lot Split are considered one development regardless of any changes in ownership.

*As per the recorded plat, attached hereto as Exhibit "B" (the "Development"), "It is understood that Parcel "A", Parcel "B". and Parcel "C" do not meet the minimum zoning and subdivision requirements and that necessary utility extension and other off-site public improvements are required. No building permit, zoning clearance, or use permit, whatsoever, shall be issued to the owner or any other occupier of said parcels until or unless all necessary improvements are developed and are in full compliance with all of the subdivision and zoning regulations of the City of San Luis."*

We have received a request for a Master Plan approval for a Hotel Site Plan in regards to the general layout of the Hotel site and driveway access. As previously mentioned, these parcels are considered one development, since the exact Uses and layout for the Development are unknown, final approval is done through the Building Permit process. However, based on the documentation submitted, below are the staff observations in regards to the Master Plan and Hotel Site Plan:

1. The property is zoned as Community Commercial, the proposed Use as a hotel is listed as a permitted Use in this zoning district.

2. The layout of the Hotel site is generally acceptable as long as the following conditions are met:
- a. The Reciprocal Easement Agreement, shown in the Master Plan, to establish a nonexclusive easement for pedestrian and vehicular access, ingress, and egress on, across, and over Parcel A and Parcel B, must be executed and recorded prior to any issuance of building permit in any parcel. Otherwise, a shared driveway or access would be required for any of the three parcels or as accepted by the San Luis Fire Department.
  - b. Driveways along 7<sup>th</sup> Avenue must comply with the City driveway spacing standards for collectors as per COY 3-250.
  - c. The two driveways directly in front of the Hotel site would be right in and right out unless determined differently at a later date with full traffic safety studies to back it up.
  - d. Driveway location to the east of Parcel C will need to be evaluated at a later date.
  - e. All three parcels should be served with the necessary utilities.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions.

If you have any questions, please do not hesitate to reach out.

Best Regards,



Jose A. Guzman  
Director of Planning and Zoning

**Attachment:**     *"Exhibit A" – Master Plan*  
                          *"Exhibit B" – Recorded Lot Split*

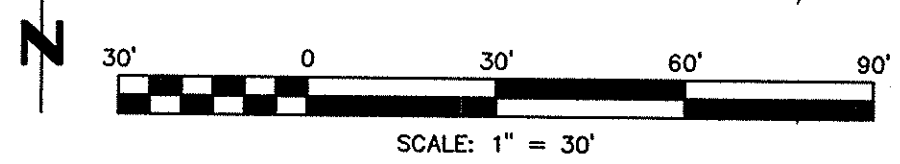
**cc:**                 *Christopher Robins, Dahl, Robins & Associates, via email*  
                          *Ibrahim M. Osman, P.E., Osman Engineering PLLC, via email*



# HMS DEVELOPMENT, LLC LOT SPLIT

A LOT SPLIT OF A PORTION OF TRACT 8 OF STATE PLAT No. 17 COMITE DE BIENESTAR, RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, Y.C.R. LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA CREATING PARCELS A, B AND C

2020-20663 B: 32 P: 2 PLAT  
07/15/2020 03:33:55 PM Pages: 1 Fees: \$24.00  
Requested By: CITY OF SAN LUIS  
Recorded By: Crayna  
Robyn Stallworth Pima County Recorder, YUMA County AZ  
**BOOK: 32 PG: 2**



**LEGEND**

---	CENTERLINE / SECTION LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	ZONING DISTRICT BOUNDARY
(R)	RECORDED DATA PER STATE PLAT No. 17 COMITE DE BIENESTAR BK. 11 OF PLATS, PGS. 86-88 Y.C.R.
(R2)	RECORDED DATA PER SUPER 'C' LOT SPLIT BK. 28 OF PLATS, PGS. 10 Y.C.R.
(M)	MEASURED INFORMATION
(C)	CALCULATED INFORMATION
Y.C.R.	YUMA COUNTY RECORDS
A.P.N. 000-00-000	ASSESSOR'S PARCEL NUMBER
ROW	RIGHT OF WAY
DKT	DOCKET
PG	PAGE
AHD	ARIZONA HIGHWAY DEPARTMENT
BLM	BUREAU OF LAND MANAGEMENT
○	EXISTING MONUMENT (TYPE AS SHOWN)
●	SET 1/2" REBAR W/CAP STAMPED "LS 38886"

**CURRENT ZONING**  
COMMUNITY COMMERCIAL (C-2)

**BASIS OF BEARINGS**  
THE NORTH LINE OF THE NW1/4 OF SECTION 7, T11S, R24W, NAMELY S 89°40'11" E AS SHOWN ON STATE PLAT No. 17 COMITE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, YUMA COUNTY RECORDER.

**FLOOD ZONE DESIGNATION**  
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE X DESIGNATION.  
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
REFERENCE - FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 04027C1235F DATED JANUARY 16, 2014, WHICH IS THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED.

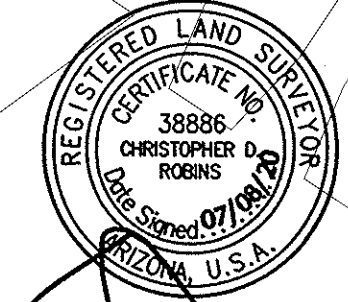
**OWNER OF RECORD**  
HMS DEVELOPMENT, LLC  
3505 N. OAKBURY CIRCLE  
TUCSON, AZ 85712

APPROVER:  
*Laura Fernandez* 7/9/2020  
LAURA FERNANDEZ, MEMBER DATE

**ACKNOWLEDGEMENT**  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 09 DAY OF July, 2020 BY LAURA FERNANDEZ, MEMBER  
*Julie Bis*  
NOTARY PUBLIC  
MY COMMISSION WILL EXPIRE 02/04/2022

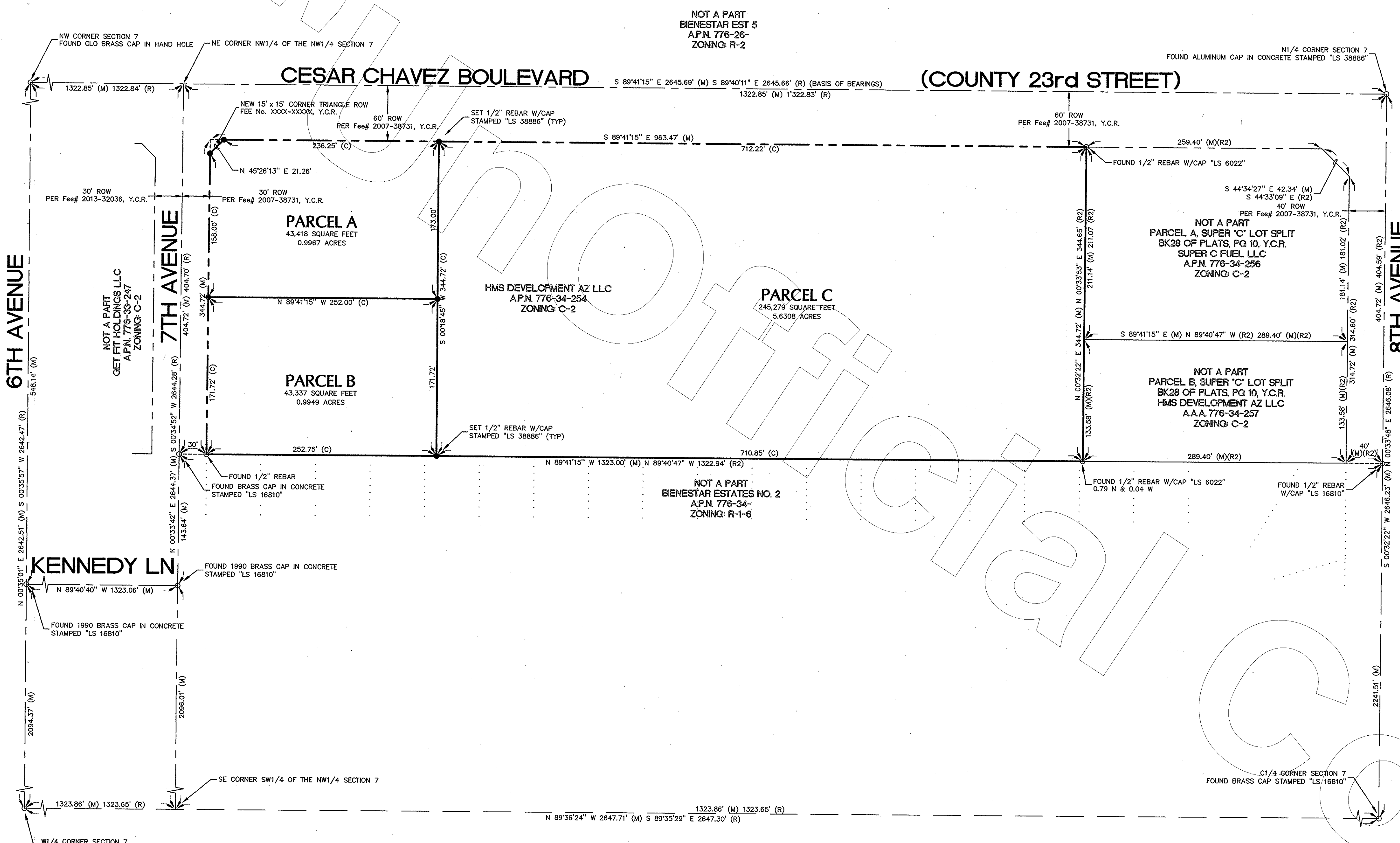
**APPROVED**  
*Eli S...* 07/14/2020  
DIRECTOR OF PUBLIC WORKS DATE  
*Jeff...* 07/14/2020  
DIRECTOR OF PLANNING AND ZONING DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE LOT SPLIT AS SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING MARCH 2020 AND THAT ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS HAVE BEEN MET



**LAND SURVEYOR**  
**DAHL, ROBINS & ASSOCIATES, INC.**  
1560 S. 5th Avenue  
Yuma, AZ 85404  
Phone: (928) 819-0825  
Fax: (928) 819-0826  
www.dahlrobins.com  
DRA Job: 20063

**NOTICE OF DEFICIENCIES/ACKNOWLEDGEMENT**  
IT IS UNDERSTOOD THAT PARCEL "A", PARCEL "B" AND PARCEL "C" DO NOT MEET THE MINIMUM ZONING AND SUBDIVISION REQUIREMENTS AND THAT NECESSARY UTILITY EXTENSIONS AND OTHER OFF-SITE PUBLIC IMPROVEMENTS ARE REQUIRED. NO BUILDING PERMIT, ZONING CLEARANCE OR USE PERMIT, WHATSOEVER, SHALL BE ISSUED TO THE OWNER OR ANY OTHER OCCUPIER OF SAID PARCELS UNTIL OR UNLESS ALL NECESSARY IMPROVEMENTS ARE DEVELOPED AND ARE IN FULL COMPLIANCE WITH ALL OF THE SUBDIVISION AND ZONING REGULATIONS OF THE CITY OF SAN LUIS.





# Planning and Zoning Meeting

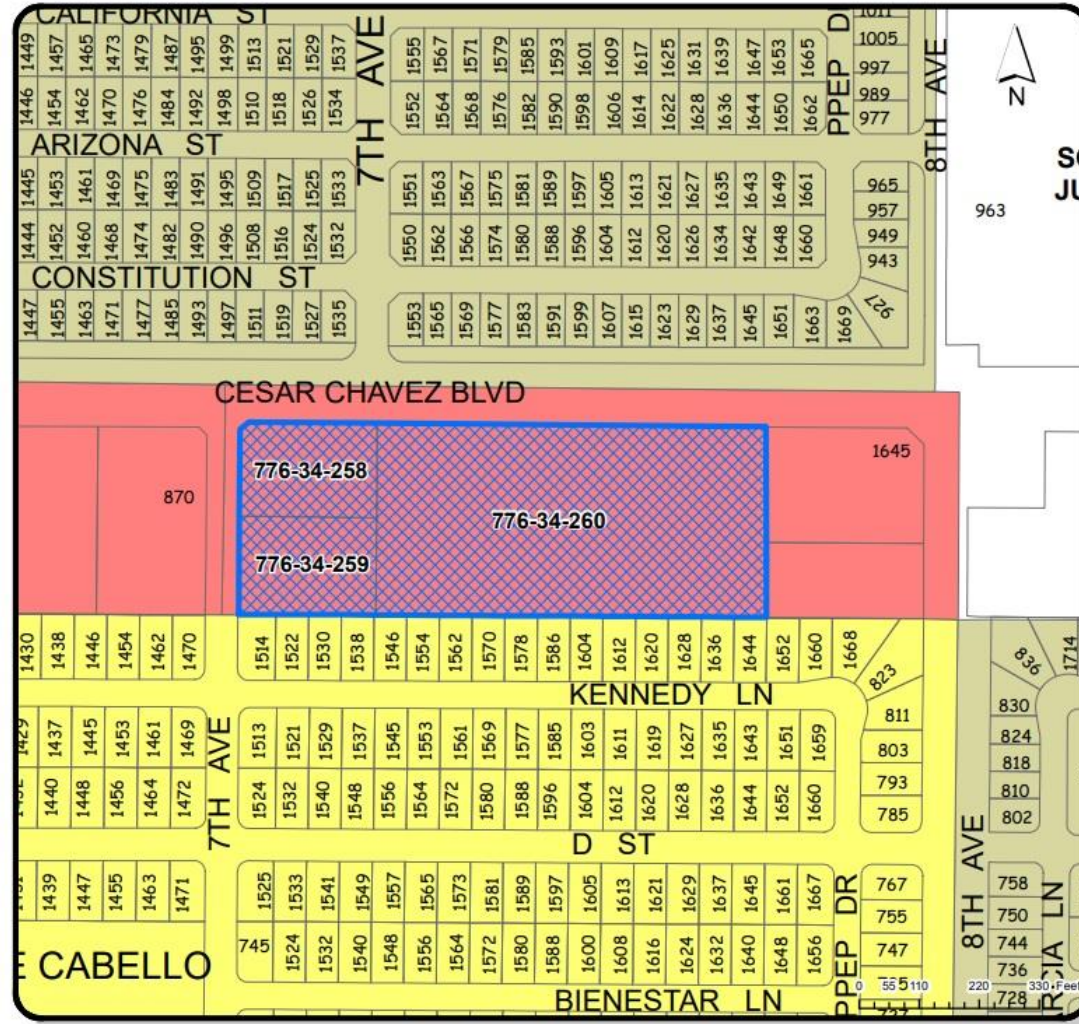
January 10, 2023

# Subdivision Case No. 2022-0614P

**Request:** By Dahl Robins and Associates on behalf of HMS Development LLC for the preliminary plat approval of the HMS Development LLC Subdivision.

- ◉ The property is located south of the Cesar Chavez Boulevard between 7<sup>th</sup> Avenue and 8th Avenue in San Luis Arizona.




# Subdivision Case No. 2022-0614P



LOCATION OF SUBJECT PROPERTIES

 Assessor's Parcel Number:  
776-34-258, 776-34-259, 776-34-260

LOCATION MAP

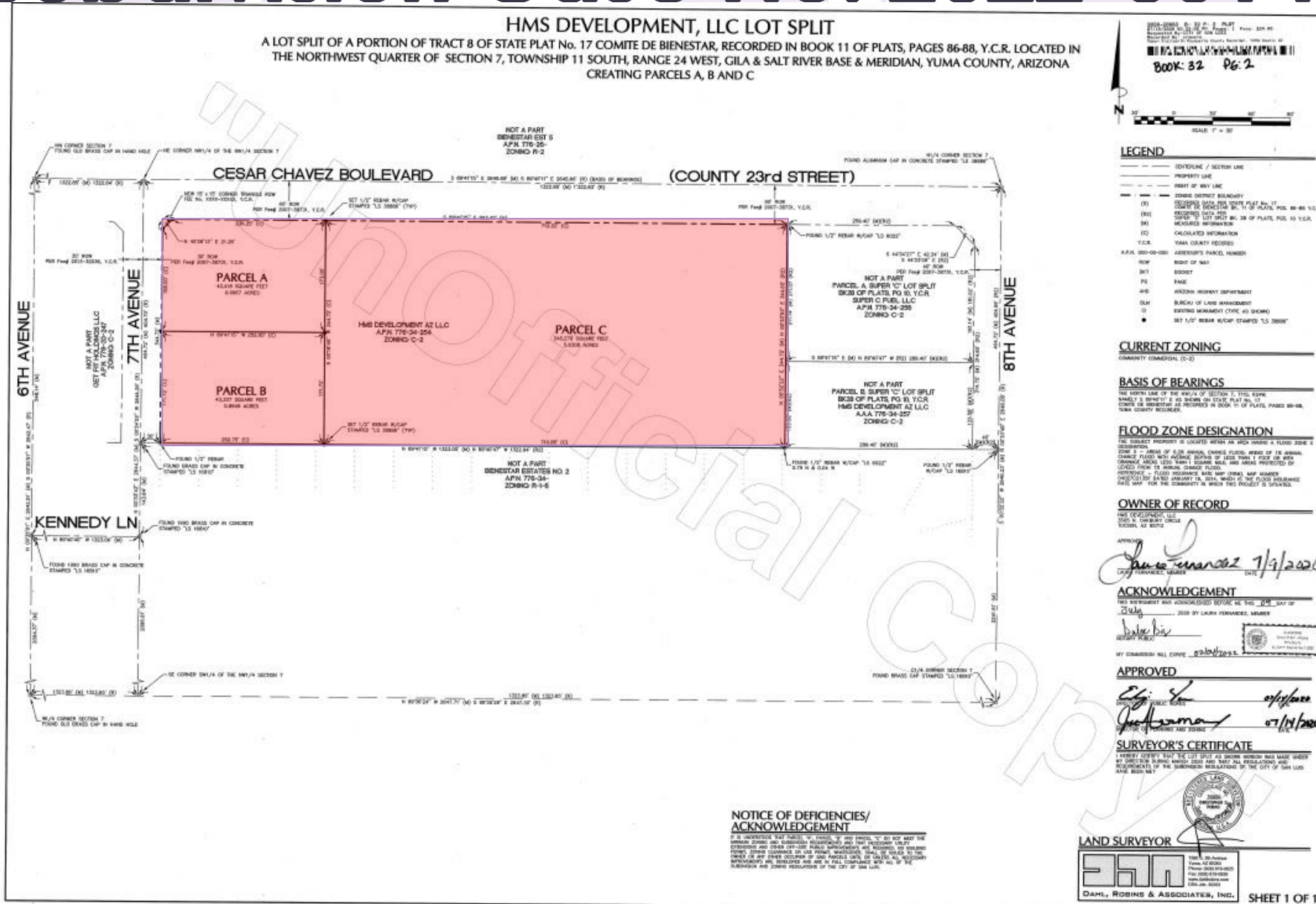
Zoning  
 SINGLE RESIDENCE ZONING DISTRICTS  
 MULTIPLE RESIDENCE ZONING DISTRICTS  
 COMMERCIAL ZONING DISTRICTS

SUBDIVISION

CASE #  
2022-0614P

Vicinity Map

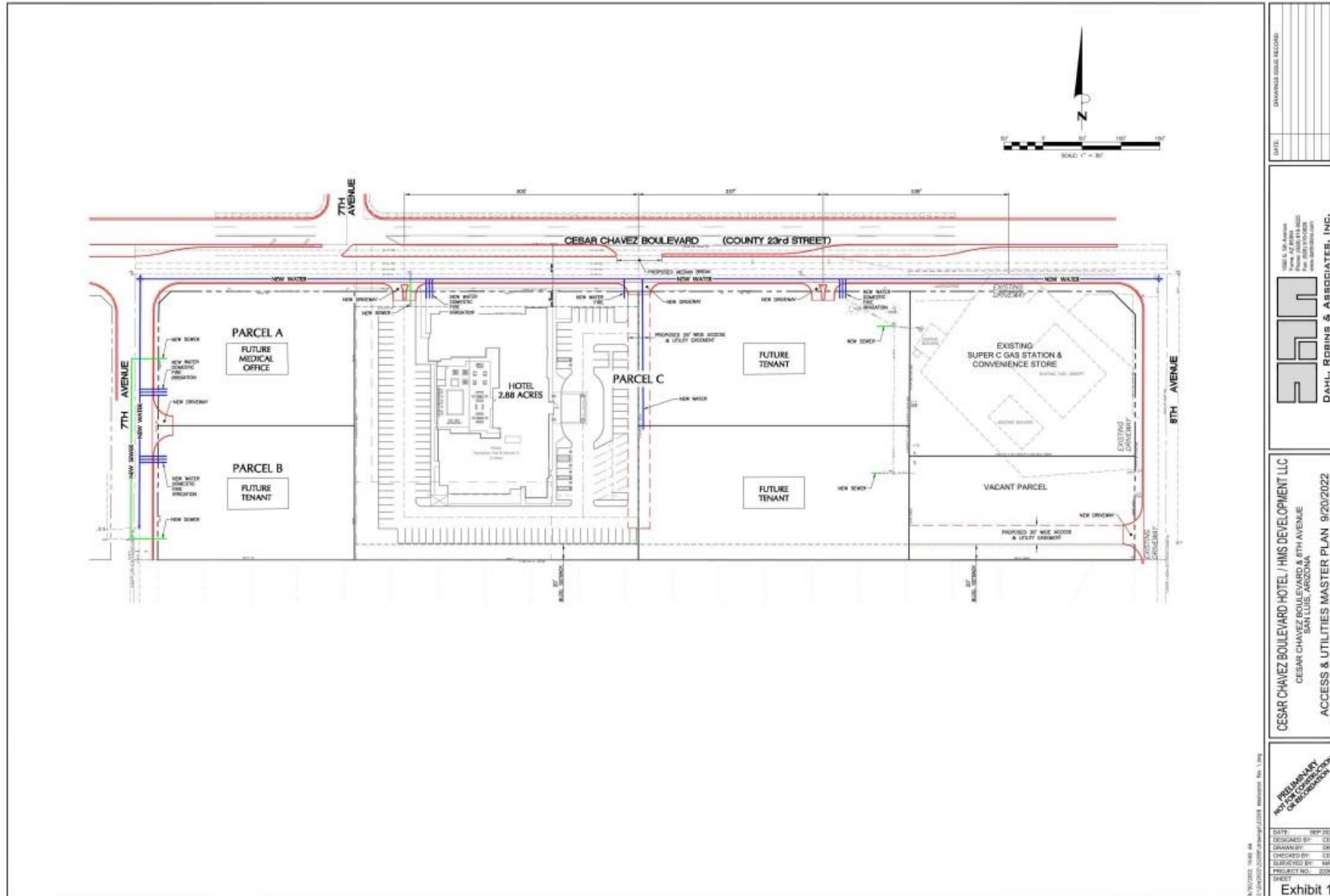
# Subdivision Case No. 2022-0614P



Lot Split



# Subdivision Case No. 2022-0614P



DATE:	DRAWING ISSUE SECOND
-------	----------------------

1000 E. 1st Avenue  
 Phoenix, AZ 85001  
 Phone: (602) 258-1000  
 Fax: (602) 258-1001  
 www.dahl-robbins.com

**DAHL, ROBBINS & ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT

**CESAR CHAVEZ BOULEVARD HOTEL / HMS DEVELOPMENT LLC**  
 CESAR CHAVEZ BOULEVARD & 8TH AVENUE  
 SAN LUIS, ARIZONA  
**ACCESS & UTILITIES MASTER PLAN 9/20/2022**

**PRELIMINARY  
 UTILITY CONSTRUCTION**

DATE:	SEP-2022
DESIGNED BY:	CEB
DRAWN BY:	SMC
CHECKED BY:	CEB
SUPERVISED BY:	SMC
PROJECT NO.:	2022P
SHEET:	

**Exhibit 1**

**Master Plan**

# Subdivision Case No. 2022-0614P

## Staff Recommendation:

Staff recommends approval of Subdivision Case No. 2022-0614P with the following condition:

1. That the applicant addresses review comment letter dated November 3, 2022.

## Recommended Motion:

- ⦿ **I MOVE TO APPROVE SUBDIVISION CASE NO. 2022-0614P WITH THE CONDITION AS PRESENTED BY STAFF.**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. B.

**Meeting Date:** 01/10/2023

**Submitted By:** Roman Pacheco, Planning Technician, Planning & Zoning Department

---

#### ITEM:

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

#### SUMMARY:

As per City Code Section 18.10.020(G)(1), "A member must have served on the Commission for a period of one (1) year prior to being eligible to serve as an officer. The Commission shall elect a chairperson and vice-chairperson from among its own members at its first meeting in January each year. The chairperson shall preside at all meetings and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission. The vice-chairperson shall perform the duties of the chairperson in the latter's absence or disability."

At this time the following Commission members have served for at least one year and are eligible to act as chairperson or vice-chairperson:

Marco A. Pinzon appointed on 01/25/2017  
Veronica Zavala appointed on 3/28/2018  
Javier Barraza appointed on 11/09/2011  
Hugo Garcia appointed on 09/26/2012  
George Amaya appointed on 11/10/2020

#### RECOMMENDED MOTION:

**I MOVE TO APPOINT \_\_\_\_\_ TO SERVE AS CHAIRPERSON  
OF THE PLANNING AND ZONING COMMISSION.**

**I MOVE TO APPOINT \_\_\_\_\_ TO SERVE AS VICE  
CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.**

---



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

5. A.

**Meeting Date:** 01/10/2023

**Submitted By:** Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

---

#### ITEM:

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

#### SUMMARY:

During the special meeting of December 28, 2022, City Council approved Ordinance No. 432 changing the start time of the City Council's regular meetings from 7:00 p.m. to 6:00 p.m. Ordinances take effect 30 days after passage, which from December 28, 2022, Ordinance No. 432 will take effect on January 27, 2023.

The Planning and Zoning Commission usually follows City Council meeting times, therefore, starting February 2023 the Planning and Zoning Commission meetings will be held every second Tuesday of the month at 6:00 p.m. at the City Hall Council Chambers. Below is the Planning and Zoning Commission's regular meeting schedule for the rest of 2023.

- February 14, 2023, at 6:00 p.m.
- March 14, 2023, at 6:00 p.m.
- April 11, 2023, at 6:00 p.m.
- May 9, 2023, at 6:00 p.m.
- June 13, 2023, at 6:00 p.m.
- July 11, 2023, at 6:00 p.m.
- August 8, 2023, at 6:00 p.m.
- September 12, 2023, at 6:00 p.m.
- October 10, 2023, at 6:00 p.m.
- November 14, 2023, at 6:00 p.m.
- December 12, 2023, at 6:00 p.m.

#### RECOMMENDED MOTION:

**Discussion item only, no motion required.**

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