

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
MAY 9, 2023
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL The meeting was called to order at 6:00 p.m. by Vice Chairman Javier Barraza.

PRESENT:

Vice Chairman Javier Barraza
Commission Member Veronica Zavala
Commission Member George Amaya
Commission Member Ruben Walshe
Commission Member Angelica Ortiz

ABSENT:

Chairman Marco A. Pinzon
Commission Member Hugo Garcia

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Kay Macuil, City Attorney
Roman Pacheco, Planning Technician
Antonio Maldonado, Video Production Specialist
Domingo Sosa, Graphics and Media Specialist
Juan Tejeda, Associate Planner
Ruben Lopez, I.T. Technician
Bradley Sampayan, J2 Design (via Zoom)
Elizabeth Carpenter, Long Realty
Harold Cardona, Long Realty
Jeffrey Velazquez, J2 Design (via Zoom)
Tom DuBose, DuBose Design Group (via Zoom)

2. PLEDGE OF ALLEGIANCE

Commission Member George Amaya led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held April 11, 2023

MOTION: Commission Member George Amaya / Commission Member Veronica Zavala to approve the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

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|-----------------------------------|-----|
| Vice Chairman Javier Barraza | Aye |
| Commission Member Veronica Zavala | Aye |
| Commission Member George Amaya | Aye |
| Commission Member Ruben Walshe | Aye |
| Commission Member Angelica Ortiz | Aye |

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0144. A request by Tom DuBose Design Group, on behalf of Von Verde Development AZ, LLC, to rezone 9.39 acres from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2). A portion of the assessor's parcel number 227-14-002, located south of County 24th Street between 24th Avenue and Avenue D in San Luis, Arizona.

A. Open Public Hearing

MOTION: Commission Member Veronica Zavala / Commission Member George Amaya to open the public hearing. The motion passed unanimously.

The vote was as follows:

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|-----------------------------------|-----|
| Vice Chairman Javier Barraza | Aye |
| Commission Member Veronica Zavala | Aye |
| Commission Member George Amaya | Aye |
| Commission Member Ruben Walshe | Aye |
| Commission Member Angelica Ortiz | Aye |

1. Staff presentation

Jose A. Guzman, Director of Planning and Zoning, summarized the staff report recommending approval of Rezoning Case No. 2023-0144 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. Call the Public on this item

There were no public comments.

B. Close Public Hearing

MOTION: Commission Member Ruben Walshe / Commission Member Veronica Zavala to close the public hearing. The motion passed unanimously.

The vote was as follows:

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|-----------------------------------|-----|
| Vice Chairman Javier Barraza | Aye |
| Commission Member Veronica Zavala | Aye |
| Commission Member George Amaya | Aye |
| Commission Member Ruben Walshe | Aye |
| Commission Member Angelica Ortiz | Aye |

C. Action on Rezoning Case No. 2023-0144

MOTION: Commission Member Ruben Walshe / Commission Member Veronica Zavala to forward Rezoning Case No. 2023-0144 to the city council with a recommendation of approval subject to the conditions of approval recommended by staff. The motion passed unanimously.

The vote was as follows:

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|-----------------------------------|-----|
| Vice Chairman Javier Barraza | Aye |
| Commission Member Veronica Zavala | Aye |
| Commission Member George Amaya | Aye |
| Commission Member Ruben Walshe | Aye |
| Commission Member Angelica Ortiz | Aye |

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Presentation followed by discussion and possible action on any and all matters regarding the Downtown Redevelopment Plan.

Jose A. Guzman, Director of Planning and Zoning, stated that Economic Development has been working on improving the downtown area. The city contracted J2 Design and Matrix Design Group to develop the redevelopment plan area for the downtown. This area includes Urtuzuastegui Street, Cesar Chavez Boulevard, Main Street, and Archibald Street to 4th Avenue. Following the adoption process established by the Arizona Revised Statue, the commission will have 30 days to review the plan. We will ask the commission to make a recommendation at the meeting in June.

Jeff Velazquez from J2 Design presented the Downtown Redevelopment plan.

Guzman thanked Mr. Velazquez for providing valuable information and stated that the commission would have this month to review the document and provide any comments or questions and a recommendation to the council in the June regular commission meeting.

This item did not require any action by the commission members as comments will be obtained in one (1) month and provide recommendations at their June meeting.

Mr. Guzman welcomed and introduced commission member Angelica Ortiz to the Chairman and members of the Planning and Zoning Commission.

6. ADJOURNMENT

MOTION: Commission Member Ruben Walshe / Commission Member Veronica Zavala to adjourn the Regular Planning and Zoning Commission meeting at approximately 6:29 p.m. The motion passed unanimously.

The vote was as follows:

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|-----------------------------------|-----|
| Vice Chairman Javier Barraza | Aye |
| Commission Member Veronica Zavala | Aye |
| Commission Member George Amaya | Aye |
| Commission Member Ruben Walshe | Aye |
| Commission Member Angelica Ortiz | 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 MAY 9, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician