

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
FEBRUARY 13, 2024
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: Chairman George Amaya called the meeting to order at 6:04 p.m.

PRESENT:

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

ABSENT:

Commission Member Veronica Zavala
Commission Member Ruben Walshe
Commission Member Angelica Ortiz

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Antonio Maldonado, Video Production Specialist
Juan Tejeda, Associate Planner
Antonio Martinez, MCAS Yuma
Alberto Leon, Resident
Mark Concha, Riedel Holdings, LLC.
Najeh K. Edais, Edais Engineering, Inc.
Vianey Vega, Vega & Vega Engineering

2. PLEDGE OF ALLEGIANCE

Vice Chairman Barraza led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held on January 9, 2024.

MOTION: Vice Chairman Javier Barraza / Commission Member Marco A. Pinzon approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

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

4. A. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0761. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC., to rezone 10.31 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). A portion of assessor's parcel number 227-11-004, located at the northeast corner of 24th Avenue and Jett Street in San Luis, Arizona.

A. Open public hearing

MOTION: Chairman George Amaya / Vice Chairman Javier Barraza to open the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye

Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye

1. Staff presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Rezoning Case No. 2023-0761 with the following conditions:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

Commission Member Marco A. Pinzon asked at the public hearing if it was like a 30-day, what was the timeline of notice to people around for them to know about this public meeting. **Mr. Guzman** stated that we must give them 15 days' notice by state law. We sent a letter to the adjacent property owners and posted it in the newspaper. **Pinzon** asked when you said letters if they were sent to their PO boxes or physical addresses. **Guzman** responded we use the addresses that they have on the Yuma County records.

Chairman Amaya asked, adjacent to the city wastewater treatment facility, if there were any staff concerns regarding odors from the wastewater treatment plant. **Guzman** mentioned that when the development agreement was approved, we added a condition that the developer agree to sign any easement or document that lets the new owners know about the distance to the wastewater treatment plant. The city council also passed an ordinance determining the distance of the residential wastewater treatment plant, and I believe they comply with that distance.

2. Call to the public on this item.

There were no public comments.

B. Close public hearing

MOTION: Vice Chairman Javier Barraza / Chairman George Amaya to close the public hearing. The motion passed unanimously.

The vote was as follows:

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

C. Action on Rezoning Case No. 2023-0761

MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia to forward Rezoning Case No. 2023-0761 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:

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

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0002. A request by Vega & Vega Engineering, PLC., on behalf of Comite de Bienestar to rezone 3.47 acres from Community Commercial (C-2) to Medium-High Density Residential (R-2). Assessor's parcel number 783-05-162, located at the southeast corner of Avenue F and County 24th Street in San Luis, Arizona.

A. Open public hearing

MOTION: Vice Chairman Javier Barraza / Commission Member Marco A. Pinzon to open the public hearing. The motion passed unanimously.

The vote was as follows:

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

1. Staff presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Rezoning Case No. 2024-0002 with the following conditions:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

Vice Chairman Barraza mentioned that the location map on the staff report for this case, according to the zoning map, that the property is zone C-2, and the property across the street is also zone C-2. Still, the staff report states the subject parcel is zone C-1 and across the street R-3. I was a little confused because I knew we recommended approval on the property in the north a while ago for R-2 or R-3, but I do not see it on the map. **Guzman** responded that you are correct; the property on the northeast corner is zone R-3, and they applied for a permit for apartments. The only commercial left is the northwest lot; we will change the map to reflect that. **Chairman Amaya** stated that, like the previous rezoning case with the concept of townhomes, I believe it is another housing option within the City of San Luis. The public members' feedback concerns are that there are designated commercial zone districts within the area and east; hopefully, that development will come to fruition.

2. Call to the public on this item.

Vianey Vega, Vega & Vega Engineering, PLC., stated that he represents the developer and mentioned that this property has been going back and forth through several rezonings. My client has a project that has been designed already because it is a fast-track project. We want to take advantage of my client's opportunity to develop this as a townhome subdivision and try to get affordable housing for the area. One of the objectives of this project is to try to get a product that is a little more affordable than a regular home. That is why we are doing this project and

putting it on the fast track, trying to accomplish this. I will be more than glad to answer any questions the commissioner might have.

Chairman Amaya asked if a homeowners' association would be formed for the townhomes. **Mr. Vega** responded that there would likely be one, and we would work with staff to create that.

Mr. Vega furthermore mentioned that his client had developed another project like this on Avenue E and County 23 ½ street on the east side of that intersection. There is another track on Bienestar 9B; a track was also utilized for a similar project. It is a gated subdivision that we created with the townhomes, and it was a success for that type of development. This is why my client wanted to reproduce this year. This new subdivision is not gated; it will be open like that project.

B. Close public hearing

MOTION: Vice Chairman Javier Barraza / Commission Member Marco A. Pinzon to close the public hearing. The motion passed unanimously.

The vote was as follows:

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

C. Action on Rezoning Case No. 2024-0002

MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia to forward Rezoning Case No. 2024-0002 to the city council with a recommendation of approval subject to conditions of approval recommended by staff. The motion passed unanimously.

The vote was as follows:

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

4. C. Public hearing followed by discussion and possible action on any and all matters regarding P&Z Case No. 2023-0002. A request by the City of San Luis to consider the adoption of the San Luis Parks, Paths & Trails Master Plan. (Item continued from the Planning and Zoning Commission Meeting held April 11, 2023.)

A. Open public hearing

MOTION: Vice Chairman Javier Barraza / Commission Member Hugo Garcia to open the public hearing. The motion passed unanimously.

The vote was as follows:

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

2. Staff presentation

Jose A. Guzman, Director of Development Services, stated that this item was continued from the meeting in April 2023. During the public hearing, a stakeholder asked for time to review it. We got the final draft from the consultant, including the comments from the city council and some commissioners. We are finalizing the maps and the comments that were made about the maps. I wanted to return this item to the commission as a reminder that we are moving forward with the project, giving the commission another 30 days to review. We will bring the item to the March meeting and recommend that the commission continue the public hearing for the next Planning and Zoning Commission meeting.

Chairman Amaya mentioned that in reviewing the master plan and information, the City of San Luis residents are interested in providing such facilities for exercise and recreation. The pie charts show a tax levy for these improvements, even to the extent of one. That is a reasonable effort to get you to know the interest in a healthy lifestyle within the City of San Luis.

Chairman Amaya asked if this plan is in conjunction with or being worked on with the downtown Redevelopment Plan, given that bicycle lanes and paths come into play. **Guzman** responded yes; we included the elements of both plans for bicycles.

B. Action to continue hearing

MOTION: Vice Chairman Javier Barraza / Commission Member Marco A. Pinzon to continue the public hearing regarding P&Z Case No. 2023-0002 to the next regular scheduled Planning and Zoning Commission meeting, to be held on March 12, 2024, at 6:00 p.m. at the city hall. The motion passed unanimously.

The vote was as follows:

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

5. ADJOURNMENT

MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia will adjourn the meeting at 6:21 p.m. The motion passed unanimously.

The vote was as follows:

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

APPROVED:

George Amaya, Chairman

ATTEST:

Roman Pacheco, Planning Coordinator

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 FEBRUARY 13, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator