

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JULY 9, 2024
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: Chairman George Amaya called the meeting to order at 6:00 p.m.

PRESENT:

Chairman George Amaya
Vice Chairman Javier Barraza
Commission Member Marco A. Pinzon
Commission Member Veronica Zavala (via Zoom @6:11 p.m.)
Commission Member Angelica Ortiz
Commission Member Ruben Walshe (via Zoom)

ABSENT:

Commission Member Hugo Garcia

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Jose Antonio Maldonado, Video Production Specialist
Juan Tejeda, Associate Planner
Elizabeth Carpenter, Long Realty Co.
Jonathan Klein, Core Engineering Group, PLLC
Jose Lopez, Core Engineering Group, PLLC
Vianey Vega, Vega & Vega Engineering, PLC

2. PLEDGE OF ALLEGIANCE

Commission Member Marco A. Pinzon led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held on June 11, 2024.

MOTION: Commission Member Marco A. Pinzon / Commission Member Angelica Ortiz 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 Angelica Ortiz	Aye
Commission Member Ruben Walshe	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0318. A request by Vega & Vega Engineering on behalf of Sam Group Investments Partners to rezone 8.61 acres from Light Industrial (L-I) to Community Commercial (C-2). The property is located at 375 & 421 South Oak Avenue in San Luis, Arizona.

A. Open Public Hearing

MOTION: Chairman George Amaya / Commission Member Ruben Walshe 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 Angelica Ortiz	Aye
Commission Member Ruben Walshe	Aye

1. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Rezoning Case No. 2024-0318 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 subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review, and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.

Commission Member Marco A. Pinzon stated that he noticed that this property is close to the Rolle Airfield. Did the staff send any request by letter to see if they had any comments or questions? **Guzman** responded that they were part of the agency list we sent to request comments. They usually provide comments, and that property is near the Airport, and we have to do an easement for the noise. **Pinzon** asked if they got two letters, one in their house and one in their PO Box. **Guzman** mentioned that staff had sent the letters to the address on the properties based on the assessor information; that is where we sent out the letters.

2. Call to the Public on this item.

Vianey Vega, Vega and Vega Engineering stated that there was no additional information. If there are any questions, I will gladly respond to any questions the commissioners might have.

Chairman George Amaya asked if there was any proposal on the use. **Mr. Vega** responded that, as the staff mentioned, there are no specific plans. We are gearing up to have those lots ready. This development, including the Eddie Food and drink plaza, is currently under construction. We see that some will be drawn for commercial use once we open this project. That is why we are getting ready for that. The owner of this property decided to move forward to rezone it and have it ready if anything comes up.

Chairman Amaya commented that he liked the proposal, and he believes this subdivision plan in 2016, for the most part, is vacant except for the hospital, and rezoning commercial C-2 will allow, in my opinion, be more compatible with the land use, especially to the west and the residential subdivisions.

B. Close Public Hearing

MOTION: Chairman George Amaya / 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 Angelica Ortiz	Aye
Commission Member Ruben Walshe	Aye

C. Action on Rezoning Case No. 2024-0318

MOTION: Commission Marco A. Pinzon / Commission Member Ruben Walshe to forward Rezoning Case No. 2024-0318 to the city council with a recommendation of approval subject to the conditions of approval as 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 Angelica Ortiz	Aye
Commission Member Ruben Walshe	Aye

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

Chairman George Amaya told the commission members that he would like to announce that we will discuss items 5A and 5B simultaneously. We will have a staff presentation once and then take independent action for each subdivision case.

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0298P. A request by Vega & Vega Engineering, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Townhomes Subdivision Phase 1 preliminary plat. The property is located at the southeast corner of 24th Avenue and County 24th Street intersection in San Luis, Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2024-0298P with the following conditions:

1. Applicant must address comments from the Comment Letter dated July 5, 2024.
2. A development agreement must be approved before presenting the final plat approval to City Council, to establish the phasing of the development, including but not limited to right-of-ways dedications, update of the current traffic study, traffic lights contributions, and schedule of improvements.
3. Orchidea Park Subdivision Preliminary Plat Amendment must be approved prior to presenting this item to City Council.

Roman Pacheco, Planning Coordinator, mentioned to Chairman Amaya and commission members that, for the record, Commission Member Veronica Zavala was present via Zoom.

Commission Member Javier Barraza asked staff about the list of conditions. Condition number three says a preliminary plat amendment must be approved before presenting this item to the City Council. Will the staff approve this? **Guzman** responded that it would be brought up with the commission. He also explained that

currently, there is a preliminary plat approval for almost the whole square mile, and the applicant is proposing to divide those areas into two preliminary plats.

Commission Member Angelica Ortiz asked if Avenue D would be paved or if there would be traffic through Avenue D upward towards as far going north. Because the location is on 24th Avenue, it is not straight up Avenue D, but the lots map shows that they are towards Avenue D. Will there be access through that Avenue?

Guzman responded yes, the preliminary plat includes Avenue D. This final plat for phase 1 is just the red square shown on the location map. However, the improvements along Avenue D, 24th Avenue, and County 24th ½ will be established on the development agreement. Therefore, the development agreement will be the phase of the whole area, including improvements to Avenue D.

Vianey Vega, Vega & Vega Engineering stated that we must acknowledge receiving the comment letter as staff mentioned. We went through the comments, and all comments are straightforward. There is just one comment that we will work on with the staff, which is about the traffic impact study. My client believes that there was one already presented for the area, but we will go back and revisit that, and if that is the case, we will work it out with the staff. Other than that, all the other comments will be addressed and resubmitted to staff for review and final approval.

Commission Member Marco A. Pinzon asked if communication is open and well and if it is received and returned promptly. **Mr. Vega** responded that they feel that there is good communication with staff, and it is a good working rapport that we have. The comments came a little late, but we were allowed to review them and ensure that everything looked coherent and that we had no problems with them. To respond to your question, we could have wished we had this a little sooner, and the good thing is that the project did not put the project on hold and moved forward. We are still working on the development agreement with the attorneys.

We are just moving the project forward, and the staff is helping us to do so and not holding the project, which is a reasonable effort from the staff.

B. Action on Subdivision Case No. 2024-0298P

MOTION: Chairman George Amaya / Commission Member Marco A. Pinzon moved to approve Subdivision Case No. 2024-0298P preliminary plat for Orchidea Park Townhomes Subdivision Phase 1 with conditions as 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 Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye
Commission Member Ruben Walshe	Aye

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0299F. A request by Vega & Vega Engineering, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Townhomes Subdivision Phase 1 final plat. The property is located at the southeast corner of 24th Avenue and County 24th Street intersection in San Luis, Arizona.

A. Staff Presentation

The presentation for this item was given concurrently in item 5A, as requested by Chairman George Amaya.

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2024-0299F with the following conditions:

1. Applicant must address comments from the Comment Letter dated July 5, 2024.
2. A development agreement must be approved before presenting the final plat approval to City Council, to establish the phasing of the development, including but not limited to right of way dedications, update of the current traffic study, traffic lights contributions, and schedule of improvements.
3. Orchidea Park Subdivision Preliminary Plat Amendment must be approved prior to presenting this item to City Council.

B. Action on Subdivision Case No. 2024-0299F

MOTION: Vice Chairman Javier Barraza / Commission Member Marco A. Pinzon moved to forward Subdivision Case No. 2024-0299F to the City Council with the recommendation of approval with conditions presented 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
Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

5. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0315F. A request by Core Engineering Group, PLLC., on behalf of Border Sam LLLP, for the final plat approval of Belleza del Desierto Unit III Subdivision. The property is located at the northeast corner of 20th Avenue and County 24 ½ in San Luis, Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2024-0315F with the following conditions:

1. The applicant must address all comments on the review comments letter dated June 28, 2024.
2. Applicant must comply with rezoning conditions as per Ordinance No. 426.
3. Applicant must provide a traffic study and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.
4. Landscaping and SWPPP plans shall be submitted before presenting this item to City Council.

Chairman George Amaya asked if the stormwater retention has been addressed with the property to the north. **Guzman** responded that the original idea was to partner with the property to the north, a future school, and have a retention basin used as a soccer or sports field. However, the new request is to have the retention basins within the subdivision. They are no longer working with the school.

Jonathan Klein, Core Engineering Group., thanked the Chairman, Vice Chairman, and Commission members for their time. We look forward to creating a high-quality development in the City of San Luis and working with staff to resolve the comments. We do not have any objections to the conditions of approval or the staff recommendations. There is one sewer line I want to work with staff through the comment process.

B. Action on Subdivision Case No. 2024-0315F

MOTION: Commission Member Marco A. Pinzon / Commission Member Veronica Zavala move to forward Subdivision Case No. 2024-0315F final plat for Belleza Del Desierto Unit III to City Council with conditions as 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 Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye
Commission Member Ruben Walshe	Aye

6. ADJOURNMENT

Chairman George Amaya adjourned the meeting at 6:21 p.m.

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 JULY 9, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator