

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
SEPTEMBER 10, 2019
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:10 PM, by Chairman Marco A. Pinzon.

2. PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Marco A. Pinzon.

PRESENT: Chairman Marco A. Pinzon
Commission Member Hugo Garcia (via telephone)
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala (via telephone)

ABSENT: Commission Member Daniel Bazua
Commission Member Javier Barraza

Staff Present: Jose A. Guzman, Director of Planning and Zoning
Kay Macuil, City Attorney
Rick Bauermann, Fire Inspector
Roman Pacheco, Planning Technician

Others Present: Juan Tejeda, Edais Engineering, Inc.
Mark Concha, Riedel Holdings, AZ, LLC.
Najeh K. Edais, Edais Engineering, Inc.
Olivia Jenkins, Riedel Holdings AZ, LLC.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held August 13, 2019.

MOTION: Commission Member Guillermina Fuentes/ Chairman Marco A. Pinzon to approve the consent agenda as presented. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

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. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2019-0405. A request by Riedel Holdings AZ, LLC. on behalf of Border Ranches, LLC., owner, to change the zoning classification of 36.76 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) for property located on the southeast corner of San Luis Lane and 20th Avenue. (Item continued from August 13, 2019 Commission meeting).

A. Continuation of public hearing

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, stated that the subject property is located in the east mesa of the City of San Luis, at the southeast corner of San Luis Lane and 20th Avenue. The current designation of the general

plan, which is Neighborhood. This designation allows any residential development, which is consisted with the requested rezoning. The reason for the rezoning is for a future subdivision to be called Santa Cecilia No. 4 and it will consist of 169 lots with a minimum size of 6,000 square feet. Staff is recommending approval with the following conditions:

1. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the City of the sum of \$510 per acre, or any portion thereof, as a proportionate contribution for a traffic signal at the intersection of 24th Street and Ave. E.
2. A traffic study is required and the construction of any and all improvements as recommended by said study, including but not limited to, possible construction of street and/or signalization improvements along the 23 ½ street alignment. Such improvements to include the acquisition of any rights of way, if needed, so as to be able to develop and construct improvements as may be recommended.

MOTION: Chairman A. Pinzon/Commission Guillermina Fuentes to open public hearing. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

2. Call to the Public on this item

Najeh K. Edais, Edais Engineering, Inc. stated that he represents Riedel Holdings in this development. Just as staff mentioned we do not have any problems with the conditions. Sometimes the English language is a little bit deceiving. I had a

little bit of a problem. I received a powerful email from Mr. Guzman, explaining that 23 ½ Street at this point is not a requirement it is the traffic impact study that will govern which road should be built. I just wanted to make it clear for the record that we are consenting to the traffic impact study; we do not have a problem with that. We just do not want to put any other language that later on can be misinterpreted, that we told you that 23 ½ Street will be improve in our opinion and in the opinion of Mr. Guzman in his response to my email that this is not the case.

B. Action on Public Hearing

MOTION: Chairman Marco A. Pinzon/Commission Member Veronica Zavala to close public hearing. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

C. Action on Rezoning Case No. 2019-0405

MOTION: Chairman Marco A. Pinzon/Commission Member Guillermina Fuentes to forward Rezoning Case No. 2019-0405 to the City Council with the recommendation of approval with conditions presented by staff. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

5. CALL TO THE PUBLIC.

There was no comment from the public.

6. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon/Commission Member Guillermina Fuentes to adjourn the meeting at 7:20 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

PENDING APPROVAL