

MINUTES

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

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:02 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 Daniel Bazua
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala

ABSENT:

Staff Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Christopher Palmer, Associate Planner
Kay Macuil, City Attorney

Others Present:

Najeh K. Edais, Edais Engineering, Inc.
Olivia Jenkins, Riedel Holdings AZ, LLC.
Nieves Riedel, Riedel Holdings AZ, LLC.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held October 8, 2019
- Regular Planning and Zoning Commission meeting held October 15, 2019

MOTION: Vice Chairman Daniel Bazua / Commission Member Daniel Bazua to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR - 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 all matters regarding Subdivision Case No. 2019-0668P. A request by Riedel Holdings LLC, on behalf of Border Ranches LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 4 Subdivision. The property is located on the northeast corner of Aracely Street and 20th Avenue, Assessor's Parcel No. 227-10-013, San Luis, Arizona.

A. Staff presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Subdivision Case No. 2019-0668P for the Preliminary Plat of Santa Cecilia No. 4 Subdivision with the correction that the applicant addresses all comments on letter dated November 21, 2019.

Chairman Marco A. Pinzon asked who is doing the traffic study. **Mr. Guzman** stated that Nicklaus Engineering was doing the study and that this item will not be presented to City Council until the traffic study is completed.

Commission Member Guillermina Fuentes asked when will the traffic study is going to be available. **Najeh Edais, Edais Engineering, Inc.** responded it would be within 1-2 weeks.

B. Action on Subdivision Case No. 2019-0668P

MOTION: Commission Member Hugo Garcia / Vice Chairman Daniel Bazua to approve Subdivision Case No. 2019-0668P with the condition that the applicant addresses all comments on letter dated November 21, 2019. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0669F. A request by Riedel Holdings LLC, on behalf of Border Ranches LLC, property owner, for the final plat approval for Santa Cecilia No. 4 Subdivision. The property is located on the northeast corner of Aracely Street and 20th Avenue, Assessor's Parcel No. 227-10-013, San Luis, Arizona.

A. Continuation of public hearing

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Subdivision Case No. 2019-0669F with the condition that the applicant addresses review comments letter dated November 21, 2019 prior to scheduling the Final Plat to be presented to City Council.

Chairman Marco A. Pinzon asked how are we doing with those recommendations on that? **Mr. Guzman** responded there are mostly done, I have received comments from other departments that their comments were addressed.

Commission Member Guillermina Fuentes asked did staff add the letter dated November 21, 2019 to the staff report, as I was unable to open the attachment. **Mr. Guzman** responded yes, there are different comments as I mentioned the preliminary plat is just the lay out of the subdivision and the final plat includes the improvement districts. On the comments for the final plat, for example, there are comments from Parks and Recreation regarding the landscape that are not part of the preliminary but I included the comments on the report.

B. Action on public hearing

MOTION: Chairman Marco A. Pinzon/Commission Member Hugo Garcia to forward subdivision Case No. 2019-0669F to City Council with the recommendation of approval subject to the applicant addressing review comments letter dated November 21, 2019 before scheduling this item to be presented to City Council. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

5. CALL TO THE PUBLIC.

Mr. Guzman introduced and welcomed Mr. Christopher Palmer, Associate Planner.

6. ADJOURNMENT

Chairman Marcos A. Pinzon called to adjourn the meeting at 7:13 p.m.