

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
APRIL 14, 2020
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:09 PM, by Chairman Marco A. Pinzon.

No Pledge of Allegiance was held due to all been connected through technology means.

PRESENT: Chairman Marco A. Pinzon
Commission Member Daniel Bazua
Commission Member Javier Barraza
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala
Commission Member Case Van Veen

ABSENT: Commission Member Hugo Garcia

Others Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Elizabeth Carpenter, Long Realty
Vianey Vega, Vega and Vega Engineering

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held March 10, 2020

MOTION: Commission Member Javier Barraza / Vice Chairman 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2020-068. A request by Vega and Vega Engineering, PLC, applicant, on behalf of Sam Group Investment Company LTD Partnership., property owner, to rezone approximately 18.44 acres from Light Industrial (L-I) to Medium Density Residential (R1-6).

A. Open public hearing

MOTION: Commission Member Guillermina Fuentes/ Commission Member Veronica Zavala to open public hearing. 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Rezoning Case No. 2020-068 subject to 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 the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E. The city will initiate a regional circulation study in east San Luis within the next 12 months to establish the need for the traffic signals on Avenues F and E along County 24th Street. The study will provide an estimated time as to when the traffic signals will need to be installed.

2. Call to the Public on this item

Vianey Vega, Vega and Vega Engineering, stated that he would like to clarify the contribution that is put as a condition. I want to ensure that this would be a contribution for the traffic signal and not for the expansion itself.

Mr. Guzman responded that the contribution would be for to pay for the actual traffic signal, and the city will do the regional circulation study.

B. Close public hearing

MOTION: Commission Member Guillermina Fuentes / Commission Member Veronica Zavala to close public hearing. 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

C. Action on Rezoning Case No. 2020-068

MOTION: Commission Member Javier Barraza / Commission Member Veronica Zavala to forward Rezoning Case No. 2020-068 to the City Council, with an approval recommendation subject to conditions as presented by staff. 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-075P. A request by Riedel Holdings LLC, property owner, for the

preliminary plat approval for Riedel Office Condominiums Subdivision to be located on Lot B-1 and B-2 of the Riedel Plaza Shopping Center, San Luis, Arizona.

Jose A. Guzman mentioned that at 6:57 p.m. staff received an email from the applicant requesting to continue this item to the August 11, 2020 Planning and Zoning Commission meeting.

MOTION: Commission Member Javier Barraza / Vice Chairman Daniel Bazua to Continue this item to August 11, 2020 regular Planning and Zoning Commission meeting. 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-076F. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Riedel Office Condominiums Subdivision to be located on Lot B-1 and B-2 of the Riedel Plaza Shopping Center, San Luis, Arizona.

Jose A. Guzman mentioned that at 6:57 p.m. staff received an email from the applicant requesting to continue this item to the August 11, 2020 Planning and Zoning Commission meeting.

MOTION: Vice Chairman Daniel Bazua / Commission Veronica Zavala to Continue this item to August 11, 2020 regular Planning and Zoning Commission meeting. 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

6. CALL TO THE PUBLIC.

There were no public comments.

7. ADJOURNMENT

Chairman Marcos A. Pinzon called to adjourn the meeting at 7:23 p.m.

MOTION: Commission Member Guillermina Fuentes / Vice Chairman Daniel Bazua to adjourn the meeting. 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	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 PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA HELD ON APRIL 14, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician