

APPROVED by P&Z Commission

Date: August 11, 2020

P&Z Office: R. J. [Signature]

MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
JULY 14, 2020  
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.

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

*Chairman, members of the Planning and Zoning Commission and some members of staff participated remotely.*

**PRESENT:**  
Chairman Marco A. Pinzon  
Commission Member Javier Barraza  
Commission Member Hugo Garcia  
Commission Member Guillermina Fuentes  
Commission Member Case Van Veen

**ABSENT:**  
Commission Member Veronica Zavala

**Others Present:**  
Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Eulogio Vera, Director of Public Works  
Kay Macuil, City Attorney  
Najeh Edais, Edais Engineering, Inc.  
Olivia Jenkins, Riedel Holdings, LLC.

Tadeo A. De La Hoya, City Manager (remotely)

### 3. CONSENT AGENDA

#### 3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held May 12, 2020

**MOTION: Commission Member Javier Barraza / Commission Member Case Van Veen** to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	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. 2020-0277. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, property owner, to rezone 15.1 acres from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) for property located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.**

#### A. Open public hearing

**MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia** to open public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye

Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

### 1. Staff Presentation

**Jose A. Guzman, Director of Planning and Zoning**, summarized staff report recommending to forward Rezoning Case No. 2020-0277 to the City Council, with approval recommendation subject to the conditions as presented by staff.

**Commission Member Javier Barraza** asked if there were any complaints made from residents regarding blocking the view. **Guzman** responded that staff did not receive comments or any concerns from any of the adjacent residents.

### 2. Call to the public on this item

**Chairman Pinzon** asked Mr. Roman Pacheco, Planning Technician if there were any other comments received. **Mr. Pacheco** responded that there were no comments received.

**Najeh Edais, Edais Engineering**, thanked Mr. Guzman as he did a good job presenting the case and had no further comments regarding this projects.

**Mr. Guzman**, for the record, he stated that staff send out 58 letters to adjacent property owners regarding this case along with information requested, location map, and the information for the meetings.

**Case Van Veen** asked if there are plans to build a retaining wall. **Mr. Edais** responded that there will be a wall along the canal, the entire length of the subdivision.

There were no comments from the public.

**B. Close public hearing**

**MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia to close public hearing. Motion passed unanimously.**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

**C. Action on Rezoning Case No. 2020-0277**

**MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia to forward Rezoning Case No. 2020-0277 to the City Council with Approval recommendation subject to the conditions as presented by staff. Motion passed unanimously.**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	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. 2020-0282P. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC, property owner, for the preliminary plat approval for Las Quintas de San Luis 3 Subdivision. The property is located north of County 22nd Street in the alignment of Quintero Avenue.**

### **A. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized staff report recommending to Continue Subdivision Case No. 2020-0282P until applicant addresses comments on letter dated July 13, 2020.

### **B. Action on Subdivision Case No. 2020-0282P.**

**MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes** to Continue Subdivision Case No. 2020-0282P until applicant addresses comments on letter dated July 13, 2020. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

**5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0283F. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC, property owner, for the final plat approval for Las Quintas de San Luis 3 Subdivision. The property is located north of County 22nd Street in the alignment of Quintero Avenue.**

**A. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized staff report recommending to Continue Subdivision Case No. 2020-0283F until applicant addresses comments on letter dated July 13, 2020.

**B. Action on Subdivision Case No. 2020-0283F.**

**MOTION: Commission Member Guillermina Fuentes / Commission Member Case Van Veen** to Continue Subdivision Case No. 2020-0283F until applicant addresses comments on letter dated July 13, 2020. Motion passed unanimously.


The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Case Van Veen	Aye

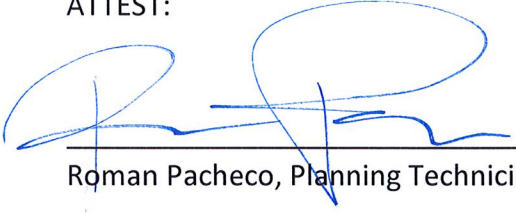
**7. ADJOURNMENT**

**MOTION: Commission Member Guillermina Fuentes / Commission Member Hugo Garcia** to adjourn the Regular Planning and Zoning Commission meeting at approximately 7:27 p.m. Motion passed unanimously.

APPROVED:

  
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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 JULY 14, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

  
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Roman Pacheco, Planning Technician