

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 project.

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:

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.

Roman Pacheco, Planning Technician