

**APPROVED** by P&Z Commission

Date: November 10, 2020

P&Z Office: R. Pan

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
OCTOBER 13, 2020  
7:00 PM

Due to technical difficulties Chairman Pinzon requested for Commission Member Barraza to act as the Acting Chairman for this meeting.

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:00 PM, by Acting Chairman Javier Barraza

**2. PLEDGE OF ALLEGIANCE:**

*No Pledge of Allegiance was held due to all had been connected through technological 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 Guillermina Fuentes
- Commission Member Veronica Zavala
- Commission Member Hugo Garcia
- Commission Member Case Van Veen

**ABSENT:**

**OTHERS PRESENT:**

- Jose A. Guzman, Director of Planning and Zoning
- Roman Pacheco, Planning Technician
- Dylan Stackpole, Associate Planner
- Kay Macuil, City Attorney

Jonathan Dumadag, Information Technology  
Najeh Edais, Edais Engineering, Inc. (remotely)  
Olivia Jenkins, Riedel Holdings, LLC. (remotely)  
Tadeo A. De La Hoya, City Manager (remotely)

### **3. CONSENT AGENDA**

#### **3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held August 14, 2020

**MOTION: Commission Member Hugo Garcia / Commission Member Veronica Zavala 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Hugo Garcia	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. 2020-0474. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, owner, to rezone 10.51 acres from Medium Residential (R1-12) to Low Density Residential (R1-20). The property is located at the northeast corner of County 22nd Street and the East Main Canal.**

#### **A. Open public hearing**

## **1. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized staff report recommending approval of Rezoning Case No. 2020-0474 subject to the conditions set by in the Development Agreement approved by City Council in Resolution No. 2058 or amendment thereof.

## **2. Call to the Public on this item**

**Najee Edais, Edais Engineering**, applicant for this project stated for the record to confirm what Mr. Guzman had mentioned that the development agreement that we currently have has to be modified. And I do understand that this has to go to the City Council because we basically changing the zoning. Therefore a lot of this items in this agreement we would like to renegotiate and present to the council.

**Acting Chairman Barraza** asked what the lot size range on the proposed parcel is. **Mr. Guzman** responded the smaller one is about twenty six thousand and the biggest one is about forty-two thousand. **Acting Chairman Barraza** asked so is that the only one that could be split in to two, if it comes to that? **Guzman** responded that there are about 5 lots that are able to be split. With the new requirement of the open space I am not sure if the engineer would be modifying the area of the retention basin.

**Mr. Edais** stated that it is our intention to subdivide this property with 10 lots as shown in the plat and we do not have the intention to split them.

**Mr. Roman Pacheco, Planning Technician** mentioned for the record that there were no comments received from the public regarding this item.

## **3. Close public hearing**

### **B. Action on Rezoning Case No. 2020-0474**

**MOTION: Acting Chairman Javier Barraza / Chairman Pinzon to forward Rezoning Case No. 2020-0474 to City Council with recommendation of approval with 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Hugo Garcia	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. 2020-0476P. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., AZ. Corp, owner, for the preliminary plat approval for Bienestar Estates 11 Subdivision to be located on the southeast corner of San Antonio Street and 19th Avenue.**

### **A. Staff presentation**

**Jose A. Guzman, Director of Planning and Zoning,** summarized staff report recommending conditional approval of preliminary plat for Subdivision Case No. 2020-0476P.

There were no comments from the applicant on this item.

### **B. Action on Subdivision Case No. 2020-0476P**

**MOTION: Acting Chairman Javier Barraza / Chairman Marco Pinzon move to approve preliminary plat for Subdivision Case No. 2020-0476P. Motion passed unanimously.**

The vote was as follows:

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

**5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0605F. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., AZ. Corp, owner, for the final plat approval for Bienestar Estates 11 Subdivision to be located on the southeast corner of San Antonio Street and 19th Avenue.**

**A. Staff presentation**

**Jose A. Guzman, Director of Planning and Zoning,** summarized staff report recommending approval of Subdivision Case No. 2020-0605F with the condition that the applicant addresses review comments on letter dated October 11, 2020 before presenting this item to City Council.

**Vianey Vega, Vega and Vega Engineering** stated that they have reviewed all comments and will be addressing all comments and as Mr. Guzman stated there were one comment that we had an issue, which was condition number six but if they have already address this in a development agreement. Therefore we have agreed to that comment which it is in compliance, we do not have any further comments on the case.

**B. Action on Subdivision Case No. 2020-0605F**

**MOTION: Acting Chairman Javier Barraza / Commission Member Hugo Garcia** move to approve final plat for Subdivision Case No. 2020-0605F the applicant addresses review comments on letter dated October 11, 2020 before presenting this item to City Council. Motion passed unanimously.

The vote was as follows:

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

## **6. ADJOURNMENT**

**MOTION: Commission Member Javier Barraza** adjourn the Regular Planning and Zoning Commission meeting at approximately 7:20 p.m.

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 OCTOBER 13, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.



Roman Pacheco, Planning Technician