

**APPROVED** by P&Z Commission

Date: December 8, 2020

P&Z Office: R. Pinzon

**MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
NOVEMBER 10, 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.

**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 Hugo Garcia  
Commission Member Guillermina Fuentes  
Commission Member Veronica Zavala

**ABSENT:** Commission Member Case Van Veen

**OTHERS PRESENT:**  
Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Dylan Stackpole, Associate Planner  
Elizabeth Carpenter, Realtor (remotely)  
Glen Gimbut, Assistant City Attorney

Tadeo A. De La Hoya, City Manager (remotely)  
Vianey Vega, Vega and Vega Engineer (remotely)

### **3. CONSENT AGENDA**

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

-Regular Planning and Zoning Commission meeting held October 13, 2020.

**MOTION: Commission Member Hugo Garcia / Commission Member Javier Barraza 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 Veronica Zavala	Aye

### **4. ITEMS REQUIRING DISCUSSION AND/OR ACTION**

**4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0581P. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary plat approval for Belleza Del Desierto Phase 2 Subdivision. The property is located at the southeast corner of 20th Avenue and County 24th Street.**

#### **A. Staff presentation**

**Dylan Stackpole, Associate Planner, summarized staff report recommending approval of Subdivision Case No. 2020-0581P subject to the following conditions:**

1. 20' buffer should be labeled as "20' buffer non-buildable easement" and it shall be required along lots 91-115.
2. Protective wall is required on lots adjacent to the retention basin.
3. Complete plans including landscaping plans shall be submitted when the final plat is submitted.

**Guillermina Fuentes** asked, how many lots are in this subdivision. **Stackpole** responded that there were going to be 87 lots. **Commission Member Hugo Garcia** asked are those lots are going to be sold to the public or only contractors. **Elizabeth Carpenter** responded that they have not made that decision yet.

**Guillermina Fuentes** asked have you started building in subdivision 1. **Carpenter** responded no. **Fuentes** furthermore asked have you decided if you are going to sell to private or builders in general. **Carpenter** responded we are going to sell both.

#### **B. Action on Subdivision Case No. 2020-0581P**

**MOTION:** **Commission Member Javier Barraza / Commission Member Hugo Garcia** to approve Preliminary Plat Subdivision Case No. 2020-0581P 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 Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

#### **6. ADJOURNMENT**

**MOTION:** **Commission Member Hugo Garcia / Commission Member Guillermina Fuentes** adjourn the Regular Planning and Zoning Commission meeting at approximately 7:09 p.m. 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 Veronica Zavala	Aye

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 NOVEMBER 10, 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