

**APPROVED** by P&Z Commission  
Date: October 25, 2022  
P&Z Officer: R. Pen

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
DECEMBER 14, 2021  
7:00 PM

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:06 PM, by Vice Chairman Veronica Zavala.

### PRESENT:

Vice Chairman Veronica Zavala  
Commission Member Javier Barraza  
Commission Member Hugo Garcia  
Commission Member George Amaya

### ABSENT:

Chairman Marco A. Pinzon  
Commission Member Guillermina Fuentes  
Commission Member Case Van Veen

### OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning  
Fernando Villegas, Principal Planner  
Margarita Dominguez, Administrative Coordinator  
Kay Macuil, City Attorney  
Jossue Cerda, I.T. Help Desk Technician  
Najeh K. Edais, Edais Engineering, Inc.  
Agustin Tumbaga, Jr., DHG Management & Construction

## **2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commission Member Javier Barraza.

## **3. PUBLIC HEARINGS**

**3. A. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0693. A request by Edais Engineering Inc. on behalf of Riedel Holdings LLC to rezone 186.84 acres from Medium High Density Residential (R-2), High Density Residential (R-3), Community Commercial (C-2) and Light Industrial (L-I) to Medium Density Residential (R1-6). Assessor's Parcel Number 227-11-004 and a portion of parcel 227-11-005, located on the southeast corner of Avenue E and County 23 ½ Street in San Luis, Arizona.**

### **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:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member George Amaya	Aye

### **1. Staff Presentation**

**Fernando Villegas, Principal Planner**, presented and summarized staff report recommending approval of Rezoning Case No. 2021-0693 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.

2. Development must comply with updated Public Work Standards as approved by City Council during the approval of the Final Plat. Updated Public Works Standards to include right-of-way requirements, pavement width and other applicable standards.

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

**Najeh K. Edais, Edais Engineering**, stated that he does not have any problems with the conditions staff put in.

**B. Close public hearing**

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

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member George Amaya	Aye

**C. Action on Rezoning Case No. 2021-0693**

**MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia** to forward Rezoning Case No. 2021-0693 to City Council with the recommendation of approval with conditions as presented by staff. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member George Amaya	Aye

**3. B. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2021-0703. A request by Agustin Tumbaga Jr. on behalf of Riedel Holdings LLC to amend the 2040 General Plan changing the land use designation of a parcel 2.9 acres from Medium Density Residential (MDR) to High Density Residential (HDR). Assessor's parcel number 777-61-165, located on the northeast corner of Avenue F and County 24<sup>th</sup> Street in San Luis, Arizona.**

**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:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member George Amaya	Aye

**1. Staff Presentation**

**Fernando Villegas, Principal Planner,** presented and summarized staff report recommending approval of Minor Amendment Case No. 2021-0703.

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

**Mr. Agustin Tumbaga Jr.,** stated that there is a mix need in the community and the biggest part with the medical plaza and the new school that is going into that area. Not everybody automatically qualifies for a house, we love for them to qualify automatically because as we build them, but we think we need to provide house not just for low income but also for the people that do not qualify for certain assistance. With the commercial that is been planned across the street and the commercial that is planned about a mile away it makes it difficult for this small area to be able to be cost effective and create a cash flow. We thought that

by creating housing not only would it help future people to be able to leave in an apartment complex and provide for the people that are going to leave close by.

**Vice Chairman Veronica Zavala** asked how many units are there going to be? **Tumbaga** responded about 40 units. **Ms. Zavala** asked staff if they had the chance to get back with the person who was opposing for this project? **Mr. Villegas** responded that Mr. Gerardo Flores was there at the citizen review meeting, and I have his phone number and email. Mr. Flores also aware about the Commission and Council public hearings but he only submitted his comments in writing.

#### **B. Close public hearing**

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

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member George Amaya	Aye

#### **C. Action on Rezoning Case No. 2021-0703**

**MOTION: Commission Member Hugo Garcia / Commission Member George Amaya** to forward Minor Amendment Case No. 2021-0703 to City Council with the recommendation of approval. The Motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member George Amaya	Aye

## 6. ADJOURNMENT

**MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia** adjourn the Regular Planning and Zoning Commission meeting at approximately 7:23 p.m. The motion passed unanimously.

The vote was as follows:

Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member George Amaya	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 DECEMBER 14, 2021. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

  
Roman Pacheco, Planning Technician