

APPROVED by P&Z Commission

Date: October 28, 2022

P&Z Officer



MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
SEPTEMBER 13, 2022
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.

PRESENT:

Chairman Marco A. Pinzon
Vice Chairman Veronica Zavala
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Ruben Walshe

ABSENT:

Commission Member Guillermina Fuentes
Commission Member George Amaya

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Fernando Villegas, Principal Planner
Kay Macuil, City Attorney
Jossue Cerda, I.T. Help Desk Technician
Antonio Martinez, Marine Corps Air Station
Elizabeth Carpenter, Developer
Nieves Riedel, Riedel Holdings, LLC.
Vianey Vega, Vega & Vega Engineering, P.L.C.

Chairman Marco A. Pinzon welcomed Mr. Ruben Walshe for his appointment to serve as a member of the Planning Commission.

2. PLEDGE OF ALLEGIANCE:

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

3. ITEMS REQUIRING DISCUSSION AND/OR ACTION

3. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0205P. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Development LLC., for the preliminary plat approval of the Southwest Arizona Industrial Subdivision Phase 2. The property is located on the northeast corner of Avenue D 1/2 and County 24th Street in San Luis Arizona.

A. Staff Presentation

Fernando Villegas, Principal Planner, presented and summarized staff report recommending approving the Southwest Arizona Industrial Subdivision Phase 2 Preliminary Plat with the condition that the applicant addresses review comment letter dated June 7, 2022, and Public Works comment letter dated August 8, 2022.

Commission Member Javier Barraza, asked staff if the developer agreed with both comment letters? **Mr. Villegas** responded that the applicant agrees with both comment letters.

Vianey Vega representative for Von Verde, stated to staff that they have been working with those comments and have come to an agreement on how to respond to all comments and we should be in good standing to go in front of Council.

B. Action on Subdivision Case No. 2022-0205P

MOTION: Commission Member Hugo Garcia / Chairman Marco A. Pinzon to Approve the preliminary plat for the Southwest Arizona Industrial Subdivision Phase 2 with the condition that the applicant addresses review comment letter dated June 7, 2022, and public works comment letter dated August 18, 2022. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Ruben Walshe	Aye

3. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0422F. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar inc., for the approval of Bienestar Estates 12 Phase 1 Final Plat. The property is located on the southeast corner of Avenue F and San Fernando Street in San Luis Arizona.

A. Staff Presentation

Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Subdivision Case No. 2022-0422F with the following conditions:

1. A cmu wall must be constructed between the retention basin and adjacent lots.
2. The applicant must comply with the San Luis Roadway Naming and Addressing Policy.

B. Action on Subdivision Case No. 2022-0422F

Vianey Vega, Vega & Vega Engineering, stated that the comments have been discuss with city staff and agreed. We will work with the naming of the street and comply.

Commission Hugo Garcia, asked if the subdivision going to have a park, or does it going to have a retention? **Vega** responded it is going to be a retention.

MOTION: Commission Member Ruben Walshe / Chairman Marco A. Pinzon to move forward Subdivision Case No. 2022-0422F to City Council with conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Ruben Walshe	Aye

6. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon / Commission Member Ruben Walshe adjourn the Regular Planning and Zoning Commission meeting at approximately 7:12 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Ruben Walshe	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 SEPTEMBER 13, 2022. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.



Roman Pacheco, Planning Technician