

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 24th 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