

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
MARCH 8, 2022
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:08 PM, by Vice Chairman Marco A. Pinzon.

PRESENT:

Chairman Marco A. Pinzon
Vice Chairman Veronica Zavala
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member George Amaya

ABSENT:

Commission Member Javier Barraza
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
Agustin Tumbaga, Jr., DHG Management & Construction

2. PLEDGE OF ALLEGIANCE

The pledge of Allegiance was led by Chairman Marco A. Pinzon.

3. PUBLIC HEARINGS

3. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0085. A request by Augustin Tumbaga Jr. on behalf of Riedel Holdings LLC to rezone 2.9 acres from Community Commercial (C-2) to High Density Residential (R-3). 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 Marco A. Pinzon / Vice Chairman Veronica Zavala to open public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member George Amaya	Aye

1. Staff Presentation

Mr. Fernando Villegas, Principal Planner, presented and summarized staff report recommending approval of Rezoning Case No. 2022-0085 subject to the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, and public works standards, including the requirement of a Traffic Study.

Commission Member Hugo Garcia asked how many units there are going to be. **Villegas** responded 48 units. **Garcia** asked on the traffic study have you even talked about a traffic light on that corner. **Villegas** responded that public works most of the time requests the traffic study and when we get the traffic study public works reviews the recommendation of the traffic study. Then Public Works Department requests improvements based on the traffic study. That is why we think is a good idea to request a traffic study to find what other improvement will be needed in that intersection.

2. Staff Presentation

Agustin Tumbaga, Jr., DHG Management & Construction, stated that he agrees with the requirements with the city and as mentioned by one of the commissioners depending on what the outcome for the traffic study and seeing what we do of course the number of units it could be less, or it could be a few more. All depends on the parking structure on what the city requirements are, but we agree with staff is recommending and we hope that it goes forward as it was presented when we did the changes of the minor amendment.

B. Close public hearing

MOTION: Commission Member George Amaya / Commission Member Hugo to close public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member George Amaya	Aye

C. Action on Minor Amendment Case No. 2021-0085

MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia to continue this item until the owner complies with the existing prosecutor's agreement. 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 Guillermina Fuentes	Aye
Commission Member George Amaya	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0750P. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 1 preliminary plat. The property is located on the southeast corner of Avenue E and County 23-1/2 Street (San Luis Lane) in San Luis Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, presented and summarized staff report recommending approval of Subdivision Case No. 2021-0750P with the following conditions:

1. Developer must comply with the approved development agreement.
2. A road connection from southeast corner of the subdivision to County 24th Street should be provided prior to the acceptance of the subdivision.
3. Landscaping plans shall be submitted prior to presenting this item to City Council.

Chairman Marco A. Pinzon asked if Riedel Construction is complying with the recommendation. **Mr. Guzman** responded yes. Commission Member Javier Barraza asked why the zoning map is not showing the proper zoning. Mr.

Fernando Villegas responded that the rezoning case was approved on January 12, 2022, and by law we must wait 30 days until we can update the map.

Vice Chairman Veronica Zavala stated that she was going to abstain from voting on this item due to possible conflict of interest.

B. Action on Subdivision Case No. 2021-0750P

MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia to approve Subdivision Case No. 2021-0750P preliminary plat for Los Mezquites Phase 1 with conditions as recommended by staff. The Motion passed unanimously with one abstained vote by Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member George Amaya	Aye

4.B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0751F. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 1 final plat. The property is located on the southeast corner of Avenue E and County 23-1/2 Street (San Luis Lane) in San Luis Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, presented and summarized staff report recommending approval of Subdivision Case No. 2021-0751F with the following conditions:

1. Developer must comply with the approved development agreement.
2. A road connection from southeast corner of the subdivision to County 24th Street should be provided prior to the acceptance of the subdivision.

3. Landscaping plans shall be submitted prior to presenting this item to City Council.

B. Action on Subdivision Case No. 2021-0751F

Vice Chairman Veronica Zavala stated that she was going to abstain from voting on this item due to possible conflict of interest.

MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia to forward Subdivision Case No. 2021-0751F to City Council with the recommendation of approval with the conditions as presented by staff. The Motion passed unanimously with one abstained vote by Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member George Amaya	Aye

6. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon / Commission Member Hugo Garcia adjourn the Regular Planning and Zoning Commission meeting at approximately 7:34 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Acting Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	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 MARCH 8, 2022. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician