

## **MINUTES**

SPECIAL MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
MAY 17, 2022  
7:00 PM

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:11 PM, by Chairman Marco A. Pinzon.

**PRESENT:**

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

**ABSENT:**

Commission Member Guillermina Fuentes  
Commission Member George Amaya

**OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Fernando Villegas, Principal Planner  
Margarita Dominguez, Administrative Coordinator  
Kay Macuil, City Attorney  
John Klein, Core Engineering Group, PLLC.  
Nieves Riedel, Riedel Construction, Inc.

**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. 2022-0190. A request by Core Engineering Group, PLC, on behalf of Border Ranches II, LLC to rezone 20 acres from Light Industrial (LI) to Medium Density Residential (R1-6), Assessor's parcel number 227-15-030, located on the northeast corner of 20<sup>th</sup> Avenue alignment and County 24 ½ Street in San Luis, Arizona.**

#### **A. Open public hearing**

**MOTION:** Chairman Marco A. Pinzon / Commission Member Hugo 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 Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

#### **1. Staff presentation**

**Mr. Fernando Villegas, Principal Planner,** presented and summarized staff report recommending approval of Rezoning Case No. 2022-0190 subject to the following conditions:

1. The owner/applicant shall submit a preliminary plat approval in compliance with the City of San Luis subdivision regulations.
2. 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.
3. Owner/applicant must provide a road connection along 20th Avenue from northwest corner of the subdivision to Belleza Del Desierto Phase 2 subdivision.

## 2. Call to the Public on this item

**Commission Member Javier Barraza** asked does the developer agree with all the conditions. **Villegas** responded yes; the applicant has agreed to all the conditions.

**Nieves Riedel, 1310 N. Quintero Avenue**, asked if this property is landlock and it is being approve for this rezoning, has the city done any research where they must go and who do they have to approach. In Los Alamos, there is 75 acres behind us and when we went ahead and done this subdivision, we invited the person behind us to join us and we will create a street for him and leave the water and sewer available to him and at that time he said I do not have to do that I will think about later and now he is landlocked. When you have a piece of property that is landlock and you got to depend on another people to give you the rights-of-way or permission to go through, it is a long painful process.

**Mr. Villegas** explained that the right-of-away has been dedicated to the city. The city owns all the right-of-way from 24<sup>th</sup> ½ all the way north to Belleza Del Desierto Phase 2, that was dedicated during the land division. Bienestar is building phase 12 on the west side we do not know when that road is going to be built but they are responsible for the other half of the west side. The new property owner of the property to the north I think they will be responsible for developing the other half but in case that they do not improve that road, the owner of this property is agreeing to develop that road for emergency access. **Barraza** mentioned the speaker before you meant the long process to improve the existing right-of-away. The long process to come with the improvement it could build the road to the City of San Luis standards, that is what I understood is what not a landlock, it was like already dedication of something. Villegas responded it is not landlocked because the right-of-away exists but the improvements they need to be there for emergency vehicles.

**Jonathan Klein, Core Engineering Group, PLLC**, thanked the members of the commission for their time and stated that he just wanted to point out that the right-of-away was dedicated during the land division process

**Jose A. Guzman, Director of Planning and Zoning**, stated that he wanted to comment on commission member Barraza’s comment regarding the condition of the rezoning in the subdivision. The condition was actually added to Los Mezquites as part of the rezoning, but it was place in the development agreement which only goes to council, and it never goes through the commission that is why you did not saw that condition.

**B. Close public hearing**

**MOTION: Chairman Marco A. Pinzon / Commission Member Javier Barraza** 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 Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

**C. Action on Rezoning Case No. 2022-0190**

**MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon** to forward Rezoning Case No. 2022-0190 to city council with recommendation of approval subject to the conditions of approval as recommended 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

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

**4.A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0040P. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 2 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**

**Mr. Fernando Villegas, Principal Planner**, presented and summarized staff report recommending approval of preliminary plat with the condition that the road connection from the southeast corner to the subdivision to County 24<sup>th</sup> Street should be provided, as requested by the Fire Department.

##### **B. Action on Subdivision Case No. 2022-0040P**

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

**MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon** to approve Preliminary Plat with the condition that the applicant provides a road connection from the southeast corner of the subdivision to County 24<sup>th</sup> Street, as requested by the Fire Department. The Motion passed unanimously with one abstained vote by Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

**4.A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0043F. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mesquites Unit 2 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**

**Mr. Fernando Villegas, Principal Planner**, presented and summarized staff report recommending approval of final plat with the condition that the road connection from the southeast corner to the subdivision to County 24<sup>th</sup> Street should be provided, as requested by the Fire Department.

### **B. Action on Subdivision Case No. 2022-0043F**

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

**MOTION: Commission Member Hugo Garcia / Chairman Marco A. Pinzon** to approve Preliminary Plat with the condition that the applicant provides a road connection from the southeast corner of the subdivision to County 24<sup>th</sup> Street, as requested by the Fire Department. The Motion passed unanimously with one abstained vote by Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

### **5. ADJOURNMENT**

**MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon** adjourn the Special Planning and Zoning Commission meeting at approximately 7:29 p.m. 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 George Amaya	Aye

APPROVED:

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Marco A. Pinzon, Chairman

ATTEST:

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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 MAY 17, 2022. 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