

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
FEBRUARY 14, 2023
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 6:02 p.m. by Chairman Marco A. Pinzon.

PRESENT:

Chairman Marco A. Pinzon
Commission Member Hugo Garcia (via Zoom)
Commission Member Veronica Zavala
Commission Member George Amaya
Commission Member Ruben Walshe (via Zoom)

ABSENT:

Vice Chairman Javier Barraza

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Fernando Villegas, Principal Planner
Juan Tejeda, Associate Planner
Kay Macuil, City Attorney
Ruben Lopez, I.T. Technician
Najeh Edais, Edais Engineering, Inc.
Mark Concha, Riedel Holdings, LLC.
Alberto Leon, Riedel Holdings, LLC.

2. PLEDGE OF ALLEGIANCE:

Commission Member George Amaya led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held January 10, 2023

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon to approve the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2022-0711. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, to change the land use designation of approximately 8.9 acres from Commercial (C) to Medium Density Residential (MDR). A portion of assessor's parcel number, 227-11-393, located north of County 24th Street between Avenue E and 24th Avenue in San Luis, Arizona.

A. Open Public Hearing

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon to open the public hearing. The motion passed unanimously.

The vote was as follows:

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

Commission Member Veronica Zavala	Abstained
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0007. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, to rezone 8.9 acres from Community Commercial (C-2) to Medium Density Residential (R1-6). A portion of the assessor's parcel number 227-11-393, located north of County 24th Street between Avenue E and 24th Avenue in San Luis, Arizona.

A. Open Public Hearing

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon to open the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

1. Staff presentation

Fernando Villegas, Principal Planner, presented and summarized the staff report recommending approval of Rezoning Case No. 2023-0007 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

Chairman Marco A. Pinzon asked if we encountered any issues between the city and the applicant. Villegas responded no.

Commission Member Veronica Zavala stated that she would abstain from voting on this item due to a possible conflict of interest.

2. Call the Public on this item

There were no public comments.

B. Close Public Hearing

MOTION: Commission Member Ruben Walshe / Chairman Marco A. Pinzon to close the public hearing. The motion passed with four (4) aye votes and one (1) abstention by Commission Member Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Abstained
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

C. Action on Minor Amendment Case No. 2023-0007

MOTION: Commission Member Ruben Walshe / Chairman Marco A. Pinzon to forward Rezoning Case No. 2023-0007 to City Council with the recommendation of approval subject to the condition of approval as recommended by staff. The motion passed with four (4) aye votes and one abstention by Commission Member Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Abstained
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0693. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, to rezone 5 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). A portion of assessor's parcel number 227-11-393, located west of 24th Avenue between Ortega Street and County 24th Street in San Luis, Arizona.

A. Open Public Hearing

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon to open the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

1. Staff presentation

Fernando Villegas, Principal Planner, presented and summarized the staff report recommending approval of Rezoning Case No. 2022-0693 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

Chairman Marco A. Pinzon asked how we were doing with the police and fire station. **Mr. Villegas** responded I do not know the details. **Pinzon** mentioned that he is thrilled that this area is growing fast, but at the same time, he is disappointed that we are not staying up with services in that area. **Villegas** also stated that all I know is that we had already reviewed the police and fire station, which I think is under construction. **Mr. Jose A. Guzman, Director of Planning and Zoning**, stated that the fire station is under construction; they already went vertical. They have submitted plans for the police station, we reviewed them and sent them comments, and they are about to resubmit for review.

Commission Member Veronica Zavala stated that she would abstain from voting on this item due to a possible conflict of interest.

2. Call the Public on this item

There were no public comments.

B. Close Public Hearing

MOTION: Chairman Marco A. Pinzon / Commission Member Ruben Walshe to close the public hearing. The motion passed with four (4) aye votes and one (1) abstention by Commission Member Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Abstained
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

C. Action on Rezoning Case No. 2022-0693

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon to forward Rezoning Case No. 202-0693 to City Council with recommendation of approval subject to the condition of approval as presented by staff. The motion passed with four (4) aye votes and one abstention by Commission Member Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Abstained
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0688. A request by Najeh Edais, on behalf of Riedel Holdings LLC., for the approval of Plaza Colibri Commercial Subdivision preliminary plat. The property is located on the northeast corner of County 24th street and Avenue E in San Luis, Arizona.

Fernando Villegas, Principal Planner, presented and summarized the staff report recommending approval of Subdivision Case No. 2022-0688P Preliminary Plat or Plaza Colibri Commercial Subdivision with the condition that the applicant must address all comments on the letter dated February 14, 2023.

Chairman Marco A. Pinzon asked the staff if this standard is the thing they are recommending. **Villegas** responded yes. The applicant proposes a private road inside the commercial subdivision, so we included the additional comments. The Public Works Department did more research and had those three comments.

Commission Member George Amaya stated that along with the existing and proposal development, there is a need for commercial. The proposal will meet the area's requirements and allow the public for those amenities.

Commission Member Veronica Zavala stated that she would abstain from voting on this item due to a possible conflict of interest.

Najeh Edais, Edais Engineering, Inc., 3075 South Avenue 4E, Yuma, Arizona, stated that he has no problems tweaking the conditions. I agree with them. One of the questions I had earlier today got answered, but I am unclear. There was a requirement, item 1, under the Planning and Zoning Department conditions, which discusses sidewalks. I don't have any problems with sidewalks. I just wanted clarification from the Planning Director that these sidewalks will be built with each lot. Because it is a shopping center, you cannot go there and put sidewalks now and then when you develop each lot to put a building in a parking lot. In shopping centers, it is traditional that you will be able to move for pedestrians will be able to move from one store to another via sidewalks, and those sidewalks I do not want to be limited to a specific location. I would appreciate it if the Planning Director would say we need sidewalks for the pedestrian to move from one building to another,

which will be put in as each development. We do not want to go in there and put sidewalks and, later, have a driveway. We do not know where the driveway is. Besides, I do not have a problem with all these changes; we will satisfy the city's requirements.

Kay Macuil, City Attorney, mentioned that on the motion, the proposed motion should be changed from ending in January to February 14, 2023.

MOTION: Chairman Marco A. Pinzon / Commission Member George Amaya to approve Subdivision Case No. 2022-0688P with the condition that the applicant reviews the comment letter dated February 14, 2023. The motion passed with four (4) aye votes and one (1) abstention by Commission Member Veronica Zavala.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Abstained
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

6. ADJOURNMENT

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon to adjourn the Regular Planning and Zoning Commission meeting at approximately 6:27 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	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 REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON FEBRUARY 14, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician