

**APPROVED** by P&Z Commission  
Date: September 12, 2023  
P&Z Office: R. P.

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
AUGUST 8, 2023  
6:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** Chairman Marco A. Pinzon called the meeting to order at 6:03 p.m.

### **PRESENT:**

Chairman Marco A. Pinzon  
Vice Chairman Javier Barraza  
Commission Member Veronica Zavala  
Commission Member George Amaya

### **ABSENT:**

Commission Member Hugo Garcia  
Commission Member Ruben Walshe  
Commission Member Angelica Ortiz

### **OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Kay Macuil, City Attorney  
Roman Pacheco, Planning Technician  
Antonio Maldonado, Video Production Specialist  
Domingo Sosa, Graphics and Media Specialist  
Juan Tejeda, Associate Planner  
Ruben Lopez, I.T. Technician  
Alberto Leon, Riedel Holdings, LLC  
Antonio Martinez, MCAS Yuma  
Mark Concha, Riedel Holdings, LLC Najeh  
Edais, Edais Engineering, Inc

## 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 July 11, 2023.

**MOTION:** Vice Chairman Javier Barraza / Commission Member George Amaya to approve the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	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. 2023-0290P. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, for the approval of Los Mezquites Unit 3 preliminary plat. The property is located west of 24<sup>th</sup> Avenue and south of Los Mezquites Unit 2 Subdivision in San Luis, Arizona.**

### A. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized the staff report recommending approval of Subdivision Case No. 2023-0290P subject to the following conditions:

1. Applicant must address comments from Comment Letter dated 7-17-2023.
2. Developer must comply with the approved development agreement.
3. Landscaping plans shall be submitted prior to presenting this item to City Council.

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

**B. Action on Subdivision Case No. 2023-0290P**

**MOTION: Commission Member George Amaya / Vice Chairman Javier Barraza to approve Subdivision Case No. 2023-0290P Preliminary Plat for Los Mezquites Unit 3 with conditions as recommended by staff. The motion passed with three (3) ayes and one (1) abstention from Commission Member Veronica Zavala due to a possible conflict of interest.**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Abstain
Commission Member George Amaya	Aye

**4.B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0291F. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 3 final plat. The property is located west of 24th Avenue and south of Los Mezquites Unit 2 Subdivision in San Luis, Arizona.**

**A. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning, summarized the staff report recommending approval of Subdivision Case No. 2023-0291F subject to the following conditions:**

1. Applicant must address comments from Comment Letter dated 7-17-2023.
2. Developer must comply with the approved development agreement.
3. Landscaping plans shall be submitted prior to presenting this item to City Council.

**Commission Member George Amaya** asked if a traffic study is needed, as noted in the request for comments from ADOT. **Mr. Jose A. Guzman, Director of Planning and Zoning** responded yes. The applicant has done a traffic study, and we will forward that to ADOT and go back and forth in case they have any comments or changes that need to be done and will be presented before the final plat.

**Chairman Marco A. Pinzon** asked if the applicant agreed with the comment letter. **Mr. Guzman** responded we sent out the comment letter, and the applicant is here present if they want to make any comments, but they agreed with the letter.

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

**B. Action on Subdivision Case No. 2023-0291F**

**MOTION: Vice Chairman Javier Barraza / Commission Member George Amaya** to approve Subdivision Case No. 2023-0291F Preliminary Plat for Los Mezquites Unit 3 with conditions as recommended by staff. The motion passed with three (3) ayes and one (1) abstention from Commission Member Veronica Zavala due to a possible conflict of interest.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Abstain
Commission Member George Amaya	Aye

**4. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0294P. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Townhomes preliminary plat. The property is located west of 24th Avenue and south of Los Mezquites Unit 2 Subdivision in San Luis, Arizona.**

**A. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized the staff report recommending approval of Subdivision Case No. 2023-0294P subject to the following conditions:

1. Applicant must address comments from Comment Letter dated 7-17-2023.
2. Landscaping plans shall be submitted prior to presenting this item to City Council.
3. Developer must comply with the approved development agreement.
4. Los Mezquites Unit 3 subdivision plat needs to be approved and recorded prior to presenting this item to City Council.

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

**B. Action on Subdivision Case No. 2023-0294P**

**MOTION:** Commission Member George Amaya / Vice Chairman Javier Barraza to approve Subdivision Case No. 2023-0294P Preliminary Plat for Los Mezquites Unit 3 with conditions as recommended by staff. The motion passed with three (3) ayes and one (1) abstention from Commission Member Veronica Zavala due to a possible conflict of interest.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Abstain
Commission Member George Amaya	Aye

**4. D. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0295F. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Townhomes final plat. The property is located west of 24th Avenue and south of Los Mezquites Unit 2 Subdivision in San Luis, Arizona.**

**A. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized the staff report recommending approval of Subdivision Case No. 2023-0295F subject to the following conditions:

1. Applicant must address comments from Comment Letter dated 7-17-2023.
2. Landscaping plans shall be submitted prior to presenting this item to City Council.
3. Developer must comply with the approved development agreement.
4. Los Mezquites Unit 3 subdivision plat needs to be approved and recorded prior to presenting this item to City Council.

**Chairman Marco A. Pinzon** asked, are we doing okay with water and sewer in that area? **Mr. Guzman** responded yes that they are working on the lift station for the whole development and are in the final stages of the construction.

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

#### **B. Action on Subdivision Case No. 2023-0295F**

**MOTION:** Vice Chairman Javier Barraza / Commission Member George Amaya to approve Subdivision Case No. 2023-0295F Preliminary Plat for Los Mezquites Unit 3 with conditions as recommended by staff. The motion passed with three (3) ayes and one (1) abstention from Commission Member Veronica Zavala due to a possible conflict of interest.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Abstain
Commission Member George Amaya	Aye

**5. ADJOURNMENT**

**MOTION: Vice Chairman Javier Barraza / Chairman Marco A. Pinzon** to adjourn the Regular Planning and Zoning Commission meeting at approximately 6:15 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

APPROVED:



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Marco A. Pinzon, Chairman

ATTEST:

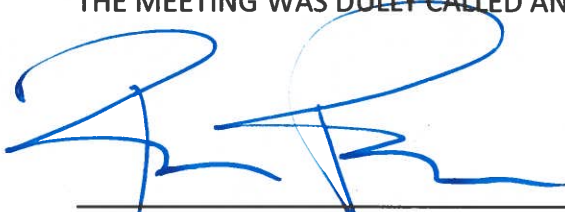


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Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON AUGUST 8, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.



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Roman Pacheco, Planning Technician