

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 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. 2023-0290P 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:

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 AUGUST 8, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician