

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
DECEMBER 12, 2023  
6:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** Vice Chairman Javier Barraza called the meeting to order at 6:01 p.m.

**PRESENT:**

Vice Chairman Javier Barraza  
Commission Member Veronica Zavala (via Zoom)  
Commission Member George Amaya  
Commission Member Ruben Walshe  
Commission Member Angelica Ortiz

**ABSENT:**

Chairman Marco A. Pinzon  
Commission Member Hugo Garcia

**OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Coordinator  
Antonio Maldonado, Video Production Specialist  
Juan Tejeda, Associate Planner  
Ruben Lopez, I.T. Technician  
Les Evans, Evans Custom Concrete, LLC.  
Mark Concha, Riedel Holdings, LLC.  
Najeh K. Edais, Edais Engineering, Inc.  
Ricardo Peralta, 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 September 12, 2023.

**MOTION: Commission Member George Amaya / Commission Member Ruben Walshe** approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

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

**4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0597P. A request by Edais Engineer Inc., on behalf of Riedel Holdings LLC., for the preliminary plat approval of La Esperanza Estates Subdivision. The property is located between 6<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, north of Bienestar Estates No. 5 and south of the East Main Canal 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. 2023-0597P with the following conditions:

1. Applicant must address comments from Comment Letter dated 11-21-2023.
2. Developer must comply with the approved development agreement as per Resolution No. 2292.
3. Landscaping plans shall be submitted prior to presenting this item to City Council. Open Space required for this subdivision shall be 5%.

**Commission Member Angelica Ortiz** mentioned that lot 31 was more significant than the rest and asked what the lots' sizes would be. **Mr. Guzman** responded that if you looked at the plat, the minimum lot size is 6,000 square feet, but the smallest one that they're proposing is 7,000, and the biggest one is 188,000, but it is the one on the west side of the property, it is a big lot adjacent to 6<sup>th</sup> Avenue lot number 31.

**Najeh K. Edais, Edais Engineer, Inc.,** mentioned that Mr. Guzman presented the case well. I don't have anything else to add to it. It's going to be a gated community. We are just going through the process. If the commission has any questions, I would love to answer them.

**Commission Member George Amaya** asked if the City of San Luis or the developer would maintain the water and sewer infrastructure. **Mr. Edais** responded yes, they will be by the city. **Mr. Guzman** responded that the city will support the infrastructure but will have easements to access those water lines and infrastructure. Furthermore, Mr. Edais added that they had submitted the plans to ADEQ, and we got ADEQ approval.

#### **B. Action on Subdivision Case No. 2023-0597P**

**MOTION: Commission Member George Amaya / Commission Member Ruben Walshe** to approve subdivision Case No. 2023-0597P preliminary plat for the La Esperanza Estates subdivision with condition as recommended by staff. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0598F. A request by Edais Engineer Inc., on behalf of Riedel Holdings LLC., for the final plat approval of La Esperanza Estates Subdivision. The property is located between 6<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, north of Bienestar Estates No. 5 and south of the East Main Canal 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. 2023-0598F with the following conditions:

1. Applicant must address comments from Comment Letter dated 11-21-2023.
2. Developer must comply with the approved development agreement as per Resolution No. 2292.
3. Landscaping plans shall be submitted prior to presenting this item to City Council. Open Space required for this subdivision shall be 5%.

**B. Action on Subdivision Case No. 2023-0598F**

**MOTION: Commission Member Ruben Walshe / Commission Member George Amaya** will forward subdivision Case No. 2023-0598F to the City Council with the recommendation of approval with conditions presented by staff. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**5. ADJOURNMENT**

**Vice Chairman Javier Barraza** called to adjourn the meeting at 6:11 p.m.

APPROVED:

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Marco A. Pinzon, Chairman

ATTEST:

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Roman Pacheco, Planning Coordinator

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 DECEMBER 12, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Coordinator

PENDING APPROVAL