

**APPROVED** by P&Z Commission  
Date: 6-11-2024  
P&Z Office: [Signature]

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
MAY 14, 2024  
6:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** Chairman George Amaya called the meeting to order at 6:00 p.m.

### PRESENT:

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

### ABSENT:

Commission Member Marco A. Pinzon  
Commission Member Hugo Garcia  
Commission Member Ruben Walshe

### OTHERS PRESENT:

Jose A. Guzman, Director of Development Services  
Roman Pacheco, Planning Coordinator  
Antonio Maldonado, Video Production Specialist  
Juan Tejeda, Associate Planner  
Alberto Leon, LRC Construction  
Fabian Lozano, KNAM&D Construction  
Najeh K. Edais, Edais Engineering, Inc.  
Mario D. Gonzalez, Resident

## 2. PLEDGE OF ALLEGIANCE

Commission Member Angelica Ortiz led the Pledge of Allegiance.

## 3. CONSENT AGENDA

### 3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held on March 12, 2024.

**MOTION:** Vice Chairman Javier Barraza / Commission Member Veronica Zavala approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

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

## 4. PUBLIC HEARINGS

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0127 KNAM Townhomes. A request by Edais Engineering, Inc., on behalf of KNAM&D Construction to rezone 0.44 acres from Community Commercial (C-2) to Medium-High Density Residential (R-2). Assessor's parcel 775-20-164, located at 1185 N. Hidalgo Avenue in San Luis, Arizona.**

### A. Open public hearing

**MOTION:** Chairman George Amaya / Vice Chairman Javier Barraza to open the Public Hearing. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye

Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

**1. Staff presentation**

**Jose A. Guzman, Director of Development Services**, summarized the staff report recommending approval of Rezoning Case No. 2024-0127 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. Call to the public on this item.**

**Martha Gonzalez, 1094 N Beach Street, San Luis, AZ**, mentioned that her son owns this property within the 300 feet, as shown on the map. Ms. Gonzalez stated that she still does not understand how they are involved in this project. The lot where my son is located is at 1094 N. Beach Street. And will it affect us somehow?

**Mr. Jose A. Guzman, Director of Development Services**, responded that the rezoning application requires State Statutes to notify people living around 300 feet of the property. That is why you got the notice about the meetings in case you have any comments, questions, or if you are opposed to the request. It does not directly affect your property. This application request is just for the property at 1185 N. Hidalgo Avenue.

**Mr. Najeh K. Edais, Edais Engineering, Inc.**, mentioned that he did not have any more to add than what Mr. Guzman explained, and I will be available if the commission has any questions.

**Chairman Amaya** stated that he thinks this is a good project, as it is consistent with residential properties in the area.

**B. Close public hearing**

**MOTION: Chairman George Amaya / Commission Member Veronica Zavala to close the Public Hearing. The motion passed unanimously.**

The vote was as follows:

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

### **C. Action on Rezoning Case No. 2024-0127**

**MOTION:** Vice Chairman Javier Barraza / Commission Member Veronica Zavala to forward Rezoning Case No. 2024-0127 to the City Council with a recommendation of approval subject to the conditions of approval recommended by staff. The motion passed unanimously.

The vote was as follows:

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

### **6. ADJOURNMENT**

**MOTION:** Vice Chairman Javier Barraza / Commission Member Veronica Zavala will adjourn the meeting at 6:09 p.m. The motion passed unanimously.

The vote was as follows:

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

APPROVED:



George Amaya, Chairman

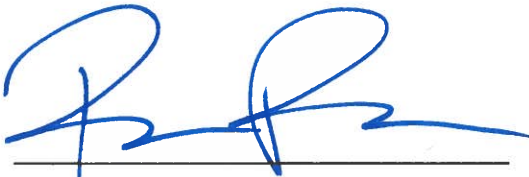
ATTEST:



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 MAY 14, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.



Roman Pacheco, Planning Coordinator