

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JUNE 11, 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 Marco A. Pinzon
Commission Member Hugo Garcia
Commission Member Veronica Zavala (via Zoom)
Commission Member Angelica Ortiz

ABSENT:

Commission Member Ruben Walshe

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Eulogio Vera, Director of Public Works
Jose Antonio Maldonado, Video Production Specialist
Joel Arismendi, I.T.
Juan Tejeda, Associate Planner
Monica Campos, I.T.
Alberto Leon, Resident
Mark Concha, Riedel Holdings, LLC.

2. PLEDGE OF ALLEGIANCE

Vice Chairman Javier Barraza led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held on May 14, 2024.

MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia 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 Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

Chairman George Amaya told the commission members that for items 4A and 4B, he would like to open both items simultaneously. So, we will have one staff presentation and then take independent action for each case.

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0205P. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 4 preliminary plat. The property is located at the southeast corner of San Luis Lane and 24th Avenue in San Luis, Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2024-0205P with the following conditions:

1. Applicant must address comments from Comment Letter dated 6-10-24.
2. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.
3. Developer must comply with all provisions and conditions of Ordinance No. 423.
4. Landscaping plans shall be submitted prior to presenting the final plat to City Council.
5. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at 24th Street and Avenue E and 23 ½ and Ave. E in accordance with the Public Works Standards of the City and the standards of the Arizona Department of Transportation, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

B. Action on Subdivision Case No. 2024-0205P

MOTION: Vice Chairman Javier Barraza / Commission Member Hugo Garcia move to approve Subdivision Case No. 2024-0205P preliminary plat for Los Mezquites Unit 4 with conditions as recommended by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0206F. A request by Edais Engineering, Inc., on behalf of Riedel

Holdings LLC, for the approval of Los Mezquites Unit 4 final plat. The property is located at the southeast corner of San Luis Lane and 24th Avenue in San Luis, Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2024-0206F with the following conditions:

1. Applicant must address comments from Comment Letter dated 6-10-24.
2. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.
3. Developer must comply with all provisions and conditions of Ordinance No. 423.
4. Landscaping plans shall be submitted prior to presenting the final plat to City Council.
5. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at 24th Street and Avenue E and 23 ½ and Ave. E in accordance with the Public Works Standards of the City and the standards of the Arizona Department of Transportation, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

Mr. Guzman also mentioned that the applicant agrees to these conditions.

B. Action on Subdivision Case No. 2024-0206F

MOTION: Commission Member Hugo Garcia / Commission Member Veronica Zavala moved to forward Subdivision Case No. 2024-0206F to the City Council with the recommendation of approval with conditions presented by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya

Aye

Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

Chairman George Amaya told the commission members that for items 4C and 4D, he would like to open both items simultaneously. So, we will have one staff presentation and then take independent action for each case.

4. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0207P. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Townhomes 2 preliminary plat. The property is located east of 24th Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2024-0207P with the following conditions:

1. Applicant must address comments from Comment Letter dated 5-24-2024.
2. Landscaping plans shall be submitted prior to presenting this item to City Council.
3. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.
4. Los Mezquites Unit 4 subdivision plat needs to be approved and recorded prior to presenting the final plat to City Council.

Mr. Guzman also mentioned that the applicant agrees to these conditions.

Commission Member Hugo Garcia asked if they would pave Avenue E ½ up to Juan Sanchez Boulevard. **Mr. Guzman** responded that a traffic study had already been done. One of the comments of the previous case was that they have to update that traffic study on the phasing. That traffic study mentions what traffic lights must be

in place during construction. They will update that report and any improvements needed based on it.

B. Action on Subdivision Case No. 2024-0207P

MOTION: Commission Member Hugo Garcia / Commission Member Veronica Zavala move to approve Subdivision Case No. 2024-0207P preliminary plat for Los Mezquites Townhomes 2 with conditions as recommended by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

4. D. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0208F. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Townhomes 2 final plat. The property is located east of 24th Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2024-0208F with the following conditions:

1. Applicant must address comments from Comment Letter dated 5-24-2024.
2. Landscaping plans shall be submitted prior to presenting this item to City Council.

3. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.
4. Los Mezquites Unit 4 subdivision plat needs to be approved and recorded prior to presenting the final plat to City Council.

B. Action on Subdivision Case No. 2024-0208F

MOTION: Commission Member Hugo Garcia / Commission Member Veronica Zavala move to forward Subdivision Case No. 2024-0208F to the City Council with the recommendation of approval with conditions presented by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

6. ADJOURNMENT

MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia will adjourn the meeting at 6:11 p.m. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Angelica Ortiz	Aye

APPROVED:

George Amaya, Chairman

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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 JUNE 11, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator