

**APPROVED** by P&Z Commission

Date: March 11, 2025

P&Z Office: [Signature]

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
JANUARY 14, 2025  
6:00 p.m.

**1. CALL TO 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  
Commission Member Ruben Walshe  
Commission Member Angelica Ortiz

**ABSENT:**

**OTHERS PRESENT:**

Jose A. Guzman, Director of Development Services  
Roman Pacheco, Planning Coordinator  
Albert Moreno, I.T.  
Jose Antonio Maldonado, Video Production Manager  
Juan Leal Rubio, Assistant Director of D. Services  
Juan Tejeda, Associate Planner  
Nieves Riedel, Riedel Holdings, LLC.

**2. PLEDGE OF ALLEGIANCE**

Commission Member Veronica Zavala led the Pledge of Allegiance.

### 3. CONSENT AGENDA

#### 3. A. APPROVAL OF MINUTES

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

**MOTION: Chairman George Amaya / 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 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 the election of new officers.

**Jose A. Guzman, Director of Development Services,** stated that for city code, the commission has to elect a chairperson and a by-chairperson every first meeting of the year. To be eligible to serve, the commission member has to serve at least one year, and at this time, all the commission members are eligible to serve as chairman or vice chairman.

**Chairman George Amaya** invited members of the commission to participate in the discussion regarding the election of new officers. **Mr. Amaya** also stated it's been an honor and pleasure to serve as chairman of the Planning and Zoning Commission. I encourage fellow commission members who have not served in such

a capacity to be willing to serve as chair and or vice chair of the Planning and Zoning Commission.

**Election of a Chairperson**

**Chairman Amaya** asked commission member Walshe if he was willing to accept. **Commission member Walshe** responded yes.

**MOTION: Vice Chairman Javier Barraza / Commission Member Marco A. Pinzon** to appoint Ruben Walshe as chairperson of the Planning and Zoning Commission. 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 Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**Election of a Vice Chairperson**

**Former Chairman Amaya** asked commission member Ortiz if she was willing to accept. **Commission Member Ortiz** responded yes.

**MOTION: Commission Member Veronica Zavala / Commission Member Marco A. Pinzon** to appoint Angelica Ortiz as vice chairperson of the Planning and Zoning Commission. The motion passed unanimously.

The vote was as follows:

Chairman Ruben Walshe	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Marco A. Pinzon	Aye

Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Angelica Ortiz	Aye

**Commission Member George Amaya** announced that the items, 4B and 4C, would be addressed concurrently. We will have a discussion and staff presentation once, and then independent action will be taken on each subdivision case number.

**4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0858P. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of the Los Mezquites Unit 5 subdivision preliminary plat. The property is located east of 24<sup>th</sup> Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.**

**A. Staff Presentation**

**Juan Leal Rubio, Assistant Director of Development Services,** presented a PowerPoint presentation and summarized the staff reports recommending approval of Subdivision Case No. 2024-0858P & Case No. 2024-0865F with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.
2. Developer must comply with all provisions and conditions of Ordinance No. 458.
3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at the County 24<sup>th</sup> Street and Avenue E. and County 23 ½ Street and Avenue 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.

**Commission Member Javier Barraza** asked if the developer agreed to those conditions. **Mr. Leal Rubio** responded yes.

**B. Action on Subdivision Case No. 2024-0858P**

**MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia to approve Subdivision Case No. 2024-0858P preliminary plat for Los Mezquites Unit 5 with conditions as presented by staff. The motion passed unanimously.**

The vote was as follows:

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

**4. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0865F. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 5 subdivision final plat. The property is located east of 24<sup>th</sup> Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.**

**A. Staff Presentation**

Mr. Leal Rubio provided a presentation in item 4B.

**B. Action on Subdivision Case No. 2024-0865F**

**MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia to move Subdivision Case No. 2024-0865F forward to the City Council with recommendation of approval with conditions presented by staff. The motion passed unanimously.**

The vote was as follows:

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

## **6. ADJOURNMENT**

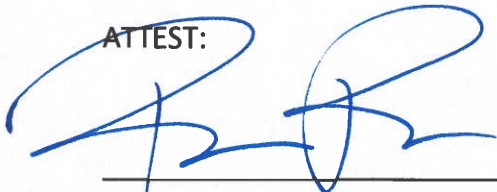
**Commission Member George Amaya** adjourned the meeting at 6:11 p.m.

APPROVED:



Ruben Walshe, Chairman

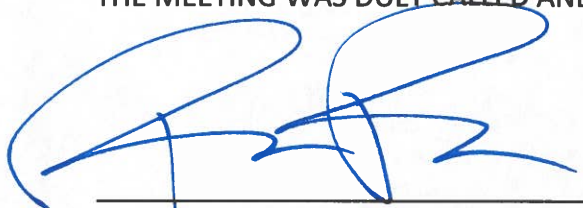
ATTEST:



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 JANUARY 14, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.



Roman Pacheco, Planning Coordinator