

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
NOVEMBER 12, 2024
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: Chairman George Amaya called the meeting to order at 6:01 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 Ruben Walshe
Commission Member Angelica Ortiz (via Zoom at 6:06 p.m.)

ABSENT:

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Albert Moreno, I.T.
Ariana Gonzalez, Graphic Arts Specialist
Alberto Leon, LRC Construction
Mark Concha, Riedel Holdings, LLC.
Najeh K. Edais, Edais Engineering, Inc.

2. PLEDGE OF ALLEGIANCE

Vice Chairman Barraza led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held on August 13, 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 Ruben Walshe	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. 2024-0776. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC., to rezone 11.83 acres from Medium-High Residential (R-2) to Medium Density Residential (R1-6), located at the northeast corner of 24th Avenue and Nadine Street in San Luis, Arizona.

A. Staff Presentation

1. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Rezoning Case No. 2024-0776 with the following conditions:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.
2. Developer must comply with approved development agreement.

Chairman George Amaya added that staff did their due diligence in informing the public regarding the case and asked if there was no opposition. **Mr. Guzman** responded that staff had sent 47 letters to the adjacent owners and received no comments or opposition to this project.

B. Open Public Hearing

Chairman Amaya opened the public hearing.

C. Call to the public on this item

There were no comments from the public.

D. Close Public Hearing

Chairman Amaya close the public hearing.

E. Action on Rezoning Case No. 2024-0776

MOTION: Commission Member Hugo Garcia / Commission Member Marco A. Pinzon will forward Rezoning Case No. 2024-0776 to the city council with a recommendation of approval subject to the conditions of approval 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 Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2024-0835. A request by the City of San Luis to amend Section 18.15.30 of the City of San Luis Code to address

changes to the Arizona Revised Statutes to add required rezoning application review timeframes.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Text Amendment Case No. 2024-0835.

B. Open Public Hearing

Chairman Amaya opened the public hearing.

Chairman Amaya asked if, after the first initial administrative completeness review, after staff provides a list of the specific deficiencies to the applicant, they have approximately 15 days to resubmit the application. **Mr. Guzman** responded that they have to resubmit, and staff will have another to review the resubmittal. **Chairman Amaya** asked how many additional reviews are within or would be allowed within the administrative completeness review. **Mr. Guzman** responded that it is as much as needed based on another state statute, so it can go a long time until it is complete. **Chairman Amaya** asked if the city would take action to withdraw an application. **Mr. Guzman** responded no, saying that we would recommend denial.

Vice Chairman Javier Barraza asked if the 180 days start after application section D is complete. **Mr. Guzman** responded yes. **Barraza** also asked what happens if the applicant wants to hold it for over 180 days. Will the application be withdrawn or denied on its own merits, like lack of activity or something? **Mr. Guzman** responded that there is language that we can grant an extension, a one-time extension of 30 days, and we can also approve several extensions based on the circumstances.

C. Call to the public on this item

There were no comments from the public.

D. Close Public Hearing

Chairman Amaya close the public hearing.

E. Action on Text Amendment Case No. 2024-0835

MOTION: Commission Member Hugo Garcia / Commission Member Marco Pinzon will forward Text Amendment Case No. 2024-0835 to the city council with a recommendation of approval. 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

6. ADJOURNMENT

Chairman George Amaya adjourned the meeting at 6:11 p.m.

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 NOVEMBER 12, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator