

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JUNE 10, 2025
6:00 p.m.

Due to the Chairman and Vice Chairman being absent, Mr. Jose A. Guzman, Director of Development Services suggested to the members of the commission to make a motion to select the acting Chairman.

MOTION: Commission Member Marco A. Pinzon / Commission Member Javier Barraza to appoint George Amaya as acting Chairman. The motion passed unanimously.

The vote was as follows:

Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

1. CALL TO ORDER /ROLL CALL: Acting Chairman George Amaya called the meeting to order at 6:04 p.m.

PRESENT:

Commission Member Javier Barraza
Commission Member Marco A. Pinzon
Commission Member Veronica Zavala (via Teams)
Acting Chairman George Amaya

ABSENT:

Chairman Ruben Walshe
Vice Chairman Angelica Ortiz
Commission Member Hugo Garcia

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Carlos A. Berumen, Office Assistant
Domingo Sosa, Graphics and Media Specialist
Israel Lara, I.T. Technician
Juan Leal Rubio, Assistant Director of Development Services
Juan Tejeda, Associate Planner
Vanessa Iturbide, Graphic & Media Specialist
Alaa El Anba, Edais Engineering, Inc.
Elizabeth Carpenter, Long Realty
Tomas Sanchez, City Engineer
Vianey Vega, Vega & Vega Engineering PLC

2. PLEDGE OF ALLEGIANCE

Commission Member Javier Barraza led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on May 13, 2025.

MOTION: Commission Member Marco A. Pinzon / Commission Member Javier Barraza approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Acting Chairman George Amaya	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

4. A. Discussion and possible action on any and all matters regarding the Orchidea Park Subdivision Preliminary Plat Amendment Case No. 2023-0194P. A request by Vega and Vega Engineering, on behalf of Von Verde Partners L.L.C., for the Orchidea Park Subdivision Preliminary Plat Amendment creating Subdivision Case No. 2023-0194A and 2023-0194B. The properties are located between County 24th Street and County 25th Street and between Avenue E and Avenue D in San Luis, Arizona.

A. Staff presentation

Juan Leal Rubio, Assistant Director of Development Services, gave a short presentation and summarized the staff report recommending the approval of Orchidea Park Subdivision Preliminary Plat Amendment Case No. 2023-0194P with the following conditions:

1. The owner/applicant understands that a conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of the Subdivision Regulations, any other applicable City regulations and the conditions of approval.
2. The owner/applicant shall submit a preliminary and final plat for approval in compliance with the City of San Luis subdivision regulations for any phase or portion.
3. For Orchidea Park Subdivision Preliminary Plat Amendment Case No. 2023-0194A (north half), developer must comply with the development agreement approved by Resolution No. 2350 and any amendments.
4. For Orchidea Park Subdivision Preliminary Plat Amendment Case No. 2023-0194B (south half), a development agreement has to be in place before any portion or phase is to be developed.

Commission Member Marco A. Pinzon Mentioned that it was his understanding that we were not going to pass County 24th Street for any housing or residential. We were going to leave that for commercial and industrial.

Commission Member Javier Barraza mentioned that was part of the significant amendments the commission approved. **Pinzon** furthermore noted that he thought we were only going to do half and not push it all the way to the Port of Entry, which we are trying to avoid.

Jose A. Guzman, Director of Development Services, stated that staff recommended a portion be rezoned. However, the council made another decision and changed the whole area.

Acting Chairman George Amaya asked if there were any other questions from the commission and whether the applicant had any additional information to share regarding this case.

Vianey Vega, representing Vega & Vega Engineering, the applicant and developer, stated that to clarify the zoning, the residential area does not extend to 25th Street. It stops, then there is a buffer of industrial land that is a quarter of a mile from 25th Street, half a quarter of a mile up, and then there is only a portion of residential land south of County 24 1/2. As you see, on the right side of the screen is the yellow part, which represents the residential area. Everything else is commercial and light industrial. The residential does not go all the way to 25th Street. It is a quarter of a mile north, and we created that buffer of light industrial.

B. Action on Preliminary Case No. 2023-0194P

MOTION: Acting Chairman George Amaya / Commission Member Veronica Zavala recommends approving the Orchidea Park Subdivision Case No. 2023-0194A and 2023-0194B with the conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Acting Chairman George Amaya	Aye

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0108P. A request by Edais Engineering, on behalf of Fabian Lozano, owner, for the approval of Fabian Townhomes Subdivision preliminary plat. The property is located at 1185 N. Hidalgo Avenue in San Luis, Arizona.

A. Staff presentation

Juan Leal Rubio, Assistant Director of Development Services, requested that the Chairman open both items 4B and 4C concurrently, as I will present them at the same time. **Acting Chairman Amaya** responded to proceed. **Mr. Leal Rubio** then gave a short presentation and summarized the staff report recommending the approval of Subdivision Case No. 2025-0108P with the following conditions:

1. Applicant must address all comments from city staff prior to presenting final plat to the City Council.
2. Landscaping plans shall be submitted and approved by city staff prior to presenting the final plat to the City Council.

Alaa El Anba, Edais Engineering, Inc., stated that he was present to answer any questions the commission might have.

Acting Chairman Amaya referred to the members of the commission, noting that items 4B and 4C were presented concurrently. We will take independent action on each subdivision case number.

B. Action on Subdivision Case No. 2025-0108P

MOTION: Commission Member Javier Barraza / Commission Member Veronica Zavala to approve Subdivision Case No. 2025-0108P preliminary plat for Fabian Townhomes subdivision with conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Acting Chairman George Amaya	Aye

4. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0109F. A request by Edais Engineering, on behalf of Fabian Lozano, owner, for the approval of Fabian Townhomes Subdivision final plat. The property is located at 1185 N. Hidalgo Avenue in San Luis, Arizona.

A. Staff presentation

Mr. Leal Rubio gave the presentation for item 4C concurrently with the previous item recommending approval of Subdivision Case No. 2025-019F with the following Conditions:

1. Applicant must address all comments from city staff prior to presenting final plat to City Council.
2. Landscaping plans shall be submitted and approved by city staff prior to presenting the final plat to the City Council.

B. Action on Subdivision Case No. 2025-0109F

MOTION: Commission Member Javier Barraza / Acting Chairman George Amaya to forward Subdivision Case No. 2025-0109F to the City Council with the recommendation of approval with conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Acting Chairman George Amaya	Aye

6. ADJOURNMENT

Acting Chairman George Amaya adjourned the regular meeting at approximately 6:19 p.m.

APPROVED:

George Amaya, Acting 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 JUNE 10, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator