

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
AUGUST 12, 2025  
6:00 p.m.

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

**PRESENT:**

Commission Member Javier Barraza  
Vice Chairman Angelica Ortiz  
Commission Member Veronica Zavala (via Microsoft Teams)  
Chairman Ruben Walshe

**ABSENT:**

Commission Member Hugo Garcia  
Commission Member Marco A. Pinzon  
Commission Member George Amaya

**OTHERS PRESENT:**

Jose A. Guzman, Director of Development Services  
Roman Pacheco, Planning Coordinator  
Carlos A. Berumen, Office Assistant  
Jose Antonio Maldonado, Graphics and Media Specialist  
Juan Leal Rubio, Assistant Director of Development Services  
Juan Tejeda, Associate Planner  
Antonio Martinez, Marine Corps Air Station Yuma  
Tomas Sanchez, City Engineer  
Eulogio Vera, Director of Public Works

**2. PLEDGE OF ALLEGIANCE**

Vice Chairman Angelica Ortiz led the Pledge of Allegiance.

### 3. CONSENT AGENDA

#### 3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on June 10, 2025.

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

The vote was as follows:

Commission Member Javier Barraza	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Veronica Zavala	Aye
Chairman Ruben Walshe	Aye

### 4. PUBLIC HEARINGS

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0172. A request by Dahl, Robins & Associates, Inc. on behalf of Regional Center for Border Health to rezone various parcels totaling 20.34 acres in size from Light Industrial (L-I) to Community Commercial (C-2). Located at 249, 250, 310, and 311 S. Oak Avenue in San Luis, Arizona.**

**Chairman Ruben Walshe** stated that the applicant has requested to withdraw the application of Rezoning Case No. 2025-0172.

**4. B. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2025-0193. A request by Dahl, Robins and Associates Inc., on behalf of Regional Center for Border Health, for a Conditional Use Permit to allow the construction of an approximately 61,000 square feet hospital on Assessor's Parcel Numbers 227-15-007 and 008 in San Luis, Arizona.**

**Chairman Ruben Walshe** stated that the applicant has requested to withdraw the application of Rezoning Case No. 2025-0193.

**4. C. Public hearing followed by discussion on any and all matters regarding the City of San Luis regarding the City of San Luis Final Draft Subdivision Regulations, a request by the City of San Luis to consider the adoption of the City of San Luis Final Draft Subdivision Regulations.**

**A. Open Public Hearing**

**1. Staff presentation**

**Mr. Juan Leal Rubio, Assistant Director for Development Services**, presented a PowerPoint presentation and summarized the staff report, which recommended approval of the City of San Luis' Final Draft Subdivision Regulations to the City Council, as presented by staff.

**Vice Chairman Angelica Ortiz** asked if the subdivision had already been approved and was ready to proceed, and if there were any changes by USPS to install mailboxes in the future, would the city be responsible for making those changes?

**Mr. Leal Rubio** responded that it would be a joint effort. The city would review that, if at that time the USPS is already delivering mail to properties in the City of San Luis. We require that cluster mailboxes be installed to specific standards, and this will be a joint effort among the city, developers, and USPS. As far as the actual design review and installation.

**2. Call to the Public on this item**

**Chairman Ruben Walshe** opened the public hearing. There were no public comments.

**B. Close Public Hearing**

Chairman Walshe closed the public hearing.

**C. Action on City of San Luis Final Subdivision Regulations**

**MOTION**: Vice Chairman Angelica Ortiz / Commission Member Javier Barraza to recommend approval of the City of San Luis Final DRAFT Subdivision Regulations to the City Council as presented by staff. The motion passed unanimously.

The vote was as follows:

Commission Member Javier Barraza	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Veronica Zavala	Aye
Chairman Ruben Walshe	Aye

## **6. ADJOURNMENT**

**MOTION**: Commission Member Javier Barraza / Vice Chairman Angelica Ortiz to adjourn the regular meeting at approximately 6:13 p.m. The motion passed unanimously.

The vote was as follows:

Commission Member Javier Barraza	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Veronica Zavala	Aye
Chairman Ruben Walshe	Aye

APPROVED:

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Ruben Walshe, Chairman

ATTEST:

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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 AUGUST 12, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Coordinator