



NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 6:00 p.m., Tuesday, September 9, 2025. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Coordinator

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 6:00 p.m., el día Martes, 9 de Septiembre del 2025. La junta se llevará a cabo en la Sala del Cabildo de la ciudad, ubicado en el 1090 E Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 E Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas de la Comisión se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Coordinador de Planeación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, September 9, 2025
6:00 P.M.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on August 12, 2025.

4. PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comite de Bienestar, to rezone approximately 3.07 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) and approximately 2.86 acres from Rural Area (RA-10) to High Density Residential (R-3), Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Rezoning Case No. 2025-0274

5. ADJOURNMENT



AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on August 12, 2025.

Attachments

Minutes

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:

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

Roman Pacheco, Planning Coordinator



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. A.

Meeting Date: 09/09/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comite de Bienestar, to rezone approximately 3.07 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) and approximately 2.86 acres from Rural Area (RA-10) to High Density Residential (R-3), Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2025-0274

SUMMARY:

The applicant is requesting to rezone approximately 3.07 acres from RA-10 to R-2 and approximately 2.86 acres from RA-10 to R-3 on APN 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street. The proposed rezoning, if approved, will allow the owner to develop a portion of the parcel for a single-family townhome subdivision and the remaining portion to an apartment complex as shown on the attached site plan. Minor Amendment Case No. 2025-0273 is being processed concurrently with this rezoning.

GENERAL PLAN:

If Minor Amendment Case No. 2025-0273 is approved, the land use designation for the 3.07 acre portion of the subject parcel will be designated as Medium Density Residential (MDR), while the remaining 2.86 acre portion will be left as Mixed Use Activity Center (MU). The proposed MDR land use designation and the existing MU land use designation allows the applicant to submit an application to rezone the subject property to R-2 and R-3.

Existing Adjacent Zoning Districts:

- To the north R-3 (Las Casitas Apartments and Frontera Estates Subdivision)
- To the west L-I (San Luis Industrial Park)
- To the south L-I (Vacant State Land)
- To the east R1-6 (Bienestar Estates No. 3 Subdivision)

REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have received comments from the following agencies:

- 1. Yuma County Assessor's Office (8-27-2025)

CITIZEN REVIEW PROCESS:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on August 28, 2025, at the City Hall Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. Four individuals were in attendance, all of whom, according to public records, reside within 300 feet of the subject property. One property owner expressed concerns that the construction of a tall apartment complex adjacent to his residence would result in an invasion of privacy, as tenants on the upper floors would have unobstructed views into neighboring backyards. He suggested that the apartment buildings be reoriented or relocated to prevent direct views into adjoining properties.

NOTIFICATION FOR PUBLIC HEARING:

As required by State Statute, staff mailed out sixty (60) notification letters to property owners within 300 feet of the proposed project.

The City has not received any other significant concerns or objections from the various review agencies or other adjacent property owners.

STAFF RECOMMENDATION:

The applicant has provided the information and material necessary for the review of the zoning request.

Staff recommends approval of Rezoning Case No. 2025-0274 with the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.

Because the Minor General Plan Amendment must be approved prior to the Rezoning, and the newspaper did not publish the required notice for the amendment, both items will be heard together at the October 14, 2025, Planning and Zoning Commission meeting. The Rezoning public hearing will open on September 9, 2025, and continue to October 14.

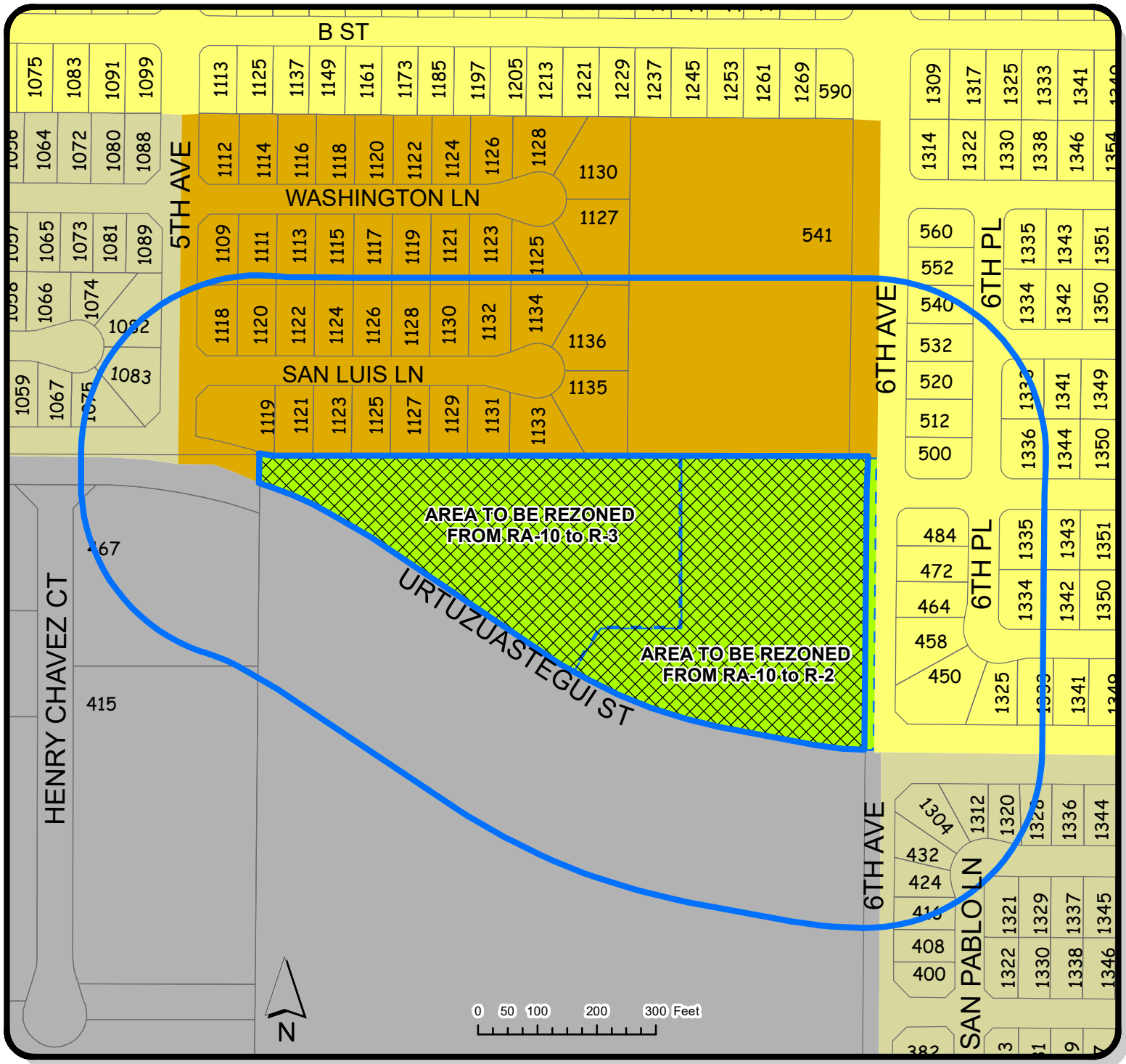
RECOMMENDED MOTION:**A. I MOVE TO OPEN THE PUBLIC HEARING**

1. Staff presentation
2. Call to the public on this item

B. I MOVE TO CONTINUE THIS PUBLIC HEARING TO THE REGULAR SCHEDULED MEETING OF OCTOBER 14, 2025.

Attachments

Location Map
Rezoning Map
Yuma County Assessor's Office







Location of Subject Properties

 PID:77556001

 300FT NOTIFICATION BUFFER

LOCATION MAP

Zoning

- Legend
- SINGLE RESIDENCE ZONING DISTRICTS
 -  R1-6
 -  RA-10
 - MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3
 - INDUSTRIAL ZONING DISTRICTS
 -  I-1

REZONING

CASE #
2025-0274

DATE:
8/5/2025

CHECKED BY:
JUAN TEJEDA

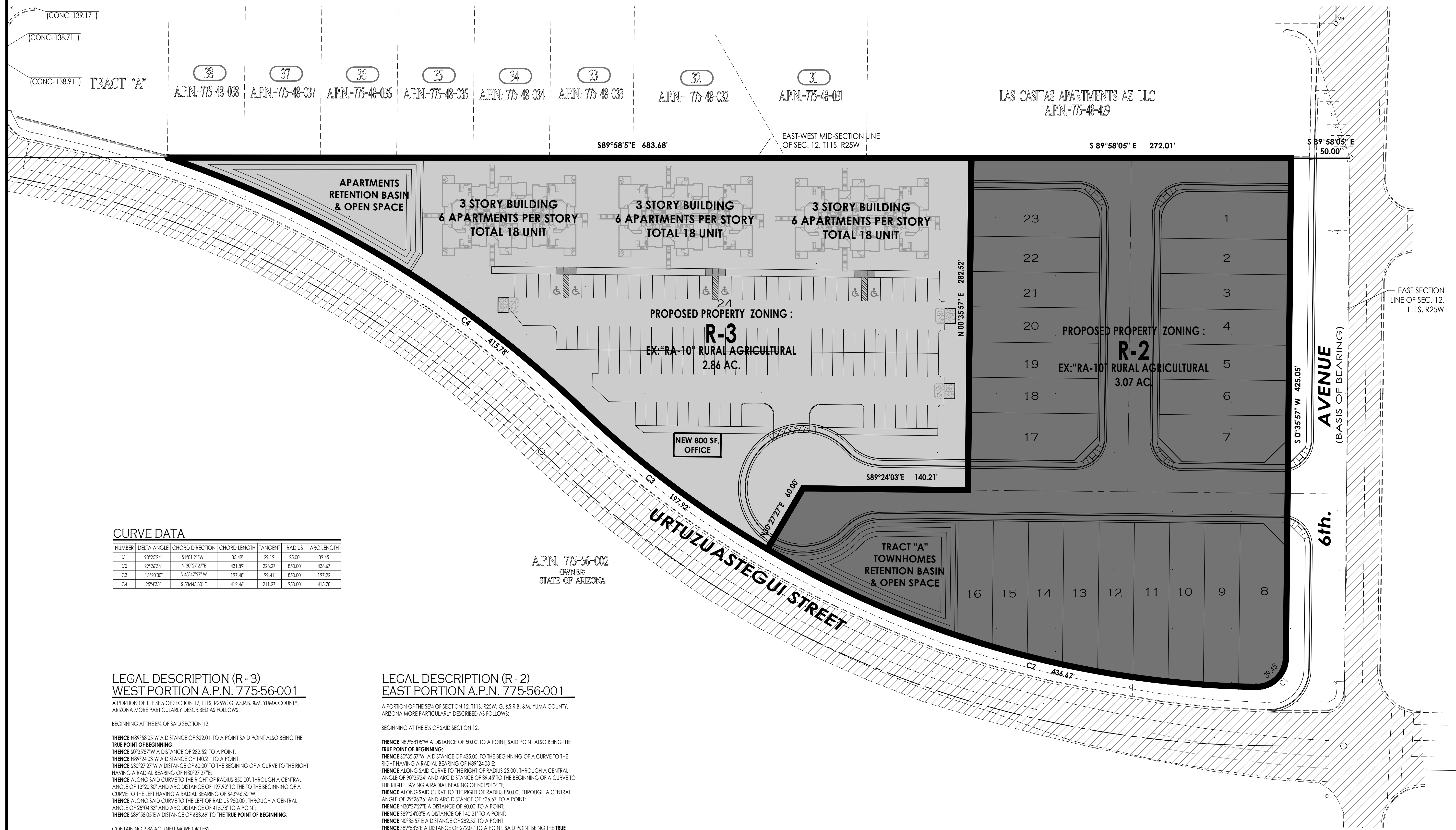
Development Services



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN



CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	S1°01'21\"W	35.49'	29.19'	25.00'	39.45'
C2	29°24'36"	N30°27'27\"E	431.89'	223.27'	850.00'	436.67'
C3	13°20'30"	S43°47'57\"W	197.48'	99.41'	850.00'	197.92'
C4	29°43'33"	S88°45'30\"E	412.46'	211.27'	950.00'	415.78'

**LEGAL DESCRIPTION (R-3)
WEST PORTION A.P.N. 775-56-001**
A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE E¼ OF SAID SECTION 12;
THENCE N89°58'05\"W A DISTANCE OF 322.01' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S0°35'57\"W A DISTANCE OF 282.52' TO A POINT;
THENCE N89°24'03\"W A DISTANCE OF 140.21' TO A POINT;
THENCE S30°27'27\"W A DISTANCE OF 60.00' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N30°27'27\"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 13°20'30\" AND ARC DISTANCE OF 197.92' TO THE TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S43°46'50\"W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF 29°43'33\" AND ARC DISTANCE OF 415.78' TO A POINT;
THENCE S89°58'05\"E A DISTANCE OF 683.69' TO THE **TRUE POINT OF BEGINNING**;
CONTAINING 2.86 AC. (NET) MORE OR LESS.

**LEGAL DESCRIPTION (R-2)
EAST PORTION A.P.N. 775-56-001**
A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE E¼ OF SAID SECTION 12;
THENCE N89°58'05\"W A DISTANCE OF 322.01' TO A POINT, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S0°35'57\"W A DISTANCE OF 425.05' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N89°24'03\"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24\" AND ARC DISTANCE OF 39.45' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N01°01'21\"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 29°24'36\" AND ARC DISTANCE OF 436.67' TO A POINT;
THENCE N30°27'27\"E A DISTANCE OF 60.00' TO A POINT;
THENCE S89°24'03\"E A DISTANCE OF 140.21' TO A POINT;
THENCE N0°35'57\"E A DISTANCE OF 282.52' TO A POINT;
THENCE S89°58'05\"E A DISTANCE OF 272.01' TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;
CONTAINING 3.07 AC. (NET) MORE OR LESS.

VEGA & VEGA
ENGINEERS & PLANNERS
2619 S. AVE. 2½ E. STE#3
YUMA, AZ. 85364
TEL 928-329-0000
FAX 928-247-6232
V@veganvega.com

ZONING MAP
URBAN BORDER PHASE I TOWNHOMES &
URBAN BORDER PHASE II APARTMENTS
By COMTE

PRELIMINARY
NOT FOR
CONSTRUCTION

Notes:
Scale: as shown Date: JULY 2025
Drawn: Staff Job #: VV25-500
Design: Vna
Sheet

Juan Tejeda

From: Belinda Bodnar <Belinda.Bodnar@yumacountyaz.gov>
Sent: Wednesday, August 27, 2025 1:03 PM
To: Juan Tejeda
Subject: [EXTERNAL] FW: Rezoning Case No. 2025-0274
Attachments: Request for Comments for Rezoning Case No. 2025-0274.docx; REZONING MAP 2025-0274.pdf; Rezoning Map.pdf

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Juan,

Again, the ownership is in the name of STATE OF ARIZONA.

No further comments or concerns.

Belinda

From: Juan Tejeda <jtejeda@sanluisaz.gov>
Sent: Wednesday, August 27, 2025 7:53 AM
Subject: Rezoning Case No. 2025-0274

CAUTION: This email originated from outside Yuma County.

Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

Good morning,

Please find attached request for comments for Rezoning Case No. 2025-0274.

Comments Due: 9/5/2025

Thank you,

Juan Tejeda
Associate Planner
Development Services Department
1090 E. Union Street
P.O.BOX 3750
San Luis Arizona 85349