

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
SEPTEMBER 9, 2025
6:00 p.m.

1. CALL TO ORDER /ROLL CALL: Vice Chairman Angelica Ortiz called the meeting to order at 6:00 p.m.

PRESENT:

Commission Member George Amaya
Commission Member Javier Barraza
Commission Member Marco A. Pinzon
Vice Chairman Angelica Ortiz

ABSENT:

Commission Member Hugo Garcia
Commission Member Veronica Zavala
Chairman Ruben Walshe

OTHERS PRESENT:

Juan Leal Rubio, Assistant Director of Development Services
Juan Tejeda, Associate Planner
Albert Moreno, I.T. Department
Carlos A. Berumen, Office Assistant
Jeziel Banos, I.T. Department
Jose Antonio Maldonado, Graphics and Media Specialist
Tomas Sanchez, City Engineer
Juan Javier Estrada, Resident
Griselda Franco, Resident
Alma Lomeli, Resident
Guiomar Morales, Resident
Rene Morales, Resident

2. PLEDGE OF ALLEGIANCE

Commission Member George Amaya led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

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

MOTION: Commission Member Javier Barraza / Commission George Amaya approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman 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. 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.

1. Staff presentation

Mr. Juan Leal Rubio, Assistant Director of Development Services, stated that this rezoning case requires a general plan amendment to be approved before the rezoning case can be acted upon. Unfortunately, an error occurred in the publication of the minor amendment, and we are unable to proceed with

presenting it. The rezoning case was published correctly, but the minor amendment was not. The state open meeting law requires proper publication; therefore, both the minor amendment and rezoning need to be moved to the regular Planning and Zoning Commission meeting on October 14, 2025.

We still need to meet today to open the public hearing on this rezoning case. Staff recommend that we continue both items until October 14th so that they can be reviewed together. Staff will mail new notices to residents within the 300-foot area, showing the new dates.

2. Call to the Public on this item

Rene Morales, 1131 E. San Luis Lane, asked if someone could explain this request to everyone present in Spanish to facilitate better understanding.

Juan Javier Estrada, 472 N. 6th Place, stated that his concern is the construction noise that this development will create, and that most of the people living in that area are elderly. Developing apartments in this area will generate more traffic and parking issues.

Commission Member George Amaya, asked staff during the citizen review meeting held for this case about a concern from a member of the public regarding the proposed apartment complex. Does staff know the proposed maximum height for the apartment complex?

Mr. Juan Leal Rubio, responded that he does not believe the engineer has submitted that information. Still, he can pose a question to the developer so that the question is answered for the next meeting. Furthermore, **Member Amaya** asked, 'What is the maximum height allowed in the proposed R-3 zoning district?' **Mr. Leal Rubio** responded 60 feet.

Griselda Franco, 500 N. 6th Place, stated that residents in the area are not happy with the proposed development. My understanding is that there is a proposal to build approximately 156 apartments and 18 townhomes. There will be a lot of

people on this piece of land. Currently, we are experiencing issues with the people living across from us in Las Casitas. Especially during the agricultural season, there are a lot of people parking in front of our homes. In addition, there is also the traffic of relatives who come to visit residents living in these apartments.

Commission Member Javier Barraza, asked staff if, in the design of this development, someone could be parked in the public right-of-way. **Mr. Leal Rubio** responded yes to the public right of way.

Amaya asked Mr. Leal Rubio if a traffic impact analysis would be required for the proposed development. **Mr. Leal Rubio** responded that yes, the next Planning and Zoning Commission will come up with recommendations, and that is one of the recommendations for the rezoning case.

Acting Chairman Angelica Ortiz asked if a representative from Comite de Bienestar would be present to address questions. **Mr. Leal Rubio** responded that he was in conversation with the agent and they could not make it today, but they will be here for the next commission meeting. Furthermore, **Ortiz** asked, will the public be informed of the upcoming meeting? **Mr. Leal Rubio** responded that the staff would send out a new letter notifying property owners within a 300-foot radius.

Guiomar Morales, 1131 E. San Luis Lane, stated that her concerns are privacy, noise, and security. She worried that people passing by her property could jump the wall from the apartments into her backyard.

Alma Lomeli, 1133 E. San Luis Lane, she states that her concern, as other property owners have said, is her privacy and security. Additionally, regarding the notification letters, it is essential to send them in English; however, it is also crucial that we acknowledge and understand what the city is trying to communicate. We want staff to send those notification letters in Spanish so we can understand them.

Commission Member Javier Barraza, asked Mr. Leal Rubio if the people needed to send written letters to serve as a petition for protest, and if the council required a supermajority vote, as per the statute, and if he could explain this process to the property owners present. **Mr. Leal Rubio** responded yes and explained the process.

B. Close Public Hearing

MOTION: Commission Member Marco A. Pinzon / Commission George Amaya to continue this public hearing to the regular scheduled meeting of October 14, 2025. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman Angelica Ortiz	Aye

C. Action on Rezoning Case No. 2025-0274

There was no action on this item. This item was continued to the regular scheduled meeting of October 14, 2025.

6. ADJOURNMENT

MOTION: Commission Member Marco A. Pinzon / Commission Member Javier Barraza to adjourn the regular meeting at approximately 6:36 p.m. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman Angelica Ortiz	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 SEPTEMBER 9, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator