

MINUTES

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

1. CALL TO ORDER /ROLL CALL: Chairman Ruben Walshe called the meeting to order at 6:01 p.m.

PRESENT:

Commission Member George Amaya
Commission Member Javier Barraza
Commission Member Hugo Garcia
Vice Chairman Angelica Ortiz (Via Microsoft Teams)
Commission Member Marco A. Pinzon
Commission Member Veronica Zavala (Via Microsoft Teams)
Chairman Ruben Walshe

ABSENT:

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Kay Macuil, City Attorney
Roman Pacheco, Planning Coordinator
Jenny Torres, Acting City Manager
Tadeo Azael De La Hoya, Vice Mayor
Eulogio Vera, Director of Public Works
Jeziel Banos, I.T. Technician
Jose Antonio Maldonado, Graphics and Media Specialist
Juan Tejeda, Associate Planner
Tomas Sanchez, City Engineer

Alma Lomeli, Resident
Christian Cuevas, Meeting Interpreter
Griselda Franco, Resident
Guiomar Morales, Resident
Juan Javier Estrada, Resident
Manuel Rojas, Resident
Maria Duenez, Resident
Maria Luz Lara, Resident
Tony Reyes Sr., Comite de Bienestar
Veronica Sandoval, Resident
Vianey Vega, Vega and Vega Engineering

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 September 9, 2025.

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

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Chairman Ruben Walshe	Aye

4. PUBLIC HEARINGS

Chairman Ruben Walshe mentioned that for Item 4.A. Minor Amendment Case No. 2025-0273 & Item 4.B. Rezoning Case No. 2025-0274, he would like to open the items and the public hearing simultaneously. We will have one staff presentation and then take independent action for each case.

4.A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0273. A request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan changing the land use designation of 3.13 acres from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR). Portion of Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona. (ITEM CONTINUED FROM MEETING OF OCTOBER 14, 2025)

4. B. 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 3.13 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 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. (ITEM CONTINUED FROM MEETING OF OCTOBER 14, 2025)

A. Staff presentation

Mr. Jose A. Guzman, Director of Development Services, stated for the record that these two items were previously presented to the commission in October. At that meeting, the commission board voted to carry these items over to this special meeting due to a tie vote. Since that meeting, there have not been any changes to the design or the recommended conditions for staff. **Mr. Guzman** summarized the PowerPoint presentation for Item 4. A and 4. B, recommending forwarding Minor General Plan Amendment Case No. 2025-0273 to City Council with a recommendation for approval, and Rezoning Case No. 2025-0274.

B. Open public hearing

Chairman Ruben Walshe opened the Public Hearing for Minor Amendment Case No. 2025-0273 and Rezoning Case No. 2025-0274.

C. Call to the Public on this Item

Alma Lomeli, 1133 E. San Luis Lane, San Luis, AZ, thanked the board members for their time they are dedicating to this situation and that there is nothing else we can discuss. We have completed our comments, and all our concerns are documented in the submitted protest.

Vianey Vega, Vega & Vega Engineering, stated that he was present to answer any questions the commissioners might have. I think it is worth noting that the land isn't available for the city to give to the other developers. I think everybody has their own opinion, and everybody is looking at the case the way it is presented. I want to mention that the land in the desert is not to be given.

Tony Reyes, Sr. Comite de Bienestar, stated that we are not a regular developer; we are a mission developer. We are on a mission to provide affordable housing in this town. We bought this land because it was the only land available from the state at the time. It cost us nearly a million dollars because somebody here thought it was funny. We work with the city to ensure that any privacy issues are addressed. We moved the apartments from the back of the buildings. We did everything we could to appease the neighborhood. We are a nonprofit developer; our mission is to provide affordable housing. There is no way we can build affordable homes in that area. So, I am appealing to your common sense to realize that it has no drawbacks. I understand people's desire to keep what they have. But that is what bothers me at this particular time. The fact is that for the last 40 years, we have been doing affordable housing, and nobody has complained. Those people live at Comite apartments, and the only reason they live there is that Comite de Bienestar, the developer at the time, offered them the opportunity to live there in that area. It isn't very kind of people to want to keep their appraisal and keep their land the way it is. We are a low-income community, and some people want to keep it the way it is.

I do not understand why there is no affordable housing anymore. Everything that used to cost 70-80 thousand now costs \$250,000. How affordable is that? The only affordable things in this community that are subsidized are apartments.

Griselda Franco, 500 6th Place, San Luis, AZ, stated that they are not in agreement with this project. The proposed apartment will attract many people, and there won't be enough parking. Currently, people from Las Casitas Apartments are parking in front of our homes.

Rene Morales, 1131 E. San Luis Lane, San Luis, AZ, stated that we have held several meetings to discuss our concerns regarding this project. Yesterday, as I was passing by 6th Street near Las Casitas apartments, I saw an agricultural bus and about five vehicles parked on the vacant land. If they develop these apartments, this is what will happen, in addition to the security, traffic, and more people.

Juan Javier Estrada, 472 N. 6th Place, San Luis, AZ, stated that his concern is the number of people you guys plan to put on that small piece of land. We notice that schools are overcrowded, and the neighbors are unhappy with this project. Currently, residents are invading our parking spaces, and with the agricultural season approaching, it will get worse. We are lacking police officers patrolling this area.

Commission Member George Amaya asked staff whether any off-site parking is allowed for arterial streets such as Urtuzuastegui and 6th Avenue? **Mr. Guzman** responded that no parking is permitted on arterial roads. However, on local streets, anyone can park as long as they do not violate any traffic laws. **Amaya** asked whether the public right-of-way of non-arterial streets could be used for public parking. **Mr. Guzman** responded Yes.

Commission Member Javier Barraza stated that we have a peculiar situation here: only a portion of it is a minor amendment. I guess, let's say, it gets a denial recommendation here, and the other portion of the rezoning is still valid. It still goes, even though the City Council members deny it. Will the rezoning from RA-10 to R-3 go through, or will both requests fail?

Mr. Guzman responded that both would go to the city council, whether the commission makes an approval or denial recommendation, or a combination of one approval and one denial. It will be presented to the city council. If the city council denies the minor amendment, the R3 Zoning can still be approved.

Barraza mentioned that the City of San Luis's general plan calls for High-Density Development in this area. The developer is pursuing a lower-density land use but has decided to go high-density across the entire region. All they needed was the rezoning. **Mr. Guzman** responded Yes. The minor amendment will allow lower-density zoning. The current designation is mixed-use, allowing R-3, which is a higher-density zone.

Furthermore, **Barraza** asked, are there any provisions in the general plan that would allow even high-density land use to be zoned for low-density use? **Mr. Guzman** responded that, for the mixed-use, it does not allow low density. Still, for the medium density, it only provides R-2, which is a higher density, but it will enable R-1-6, which is a single-family, lower-density.

Commission Member Veronica Zavala asked, "Can we not have a traffic study before?" And is it required when this item goes to the council? **Mr. Guzman** responded that, generally, rezonings or any project within the city will require a traffic study, which is usually done at the time of construction or before. The commission could recommend that they provide a traffic study as part of the rezoning, but it will have to be approved by the council, as requested at the council presentation. **Zavala** stated that her main concerns are the parking spaces, which might not be sufficient, and the traffic in that area, given the number of apartments that will be developed. Have you checked about parking in other cities? **Mr. Guzman** explained that the condition will require the developer to conduct a traffic study and implement any improvements recommended by the traffic study. If the developer does not agree to, or does not want to, make those improvements, the project does not proceed.

Regarding parking, we looked into the adjacent municipalities, and San Luis requires more parking spaces per apartment than other municipalities. **Zavala** asked, so they needed less than one parking space.

Mr. Guzman responded that, for the city of San Luis, a two-bedroom apartment requires two parking spaces per unit, while Somerton and Yuma require 1.5 parking spaces per unit. In addition, we require one visitor parking space for every 10 units.

Zavala furthermore stated that it was the reason she was asking whether they could include the traffic study as an option; it is hard for the commission to make a recommendation without seeing what will affect not only the neighbor's but also the schools and the area. And as I said before, it is too close to the border. The city will need a heavy police presence in that area.

Betsy, 464 N. 6th Place, San Luis, AZ, stated that the point is not about opposing progress, but about demanding that the project be done ethically, properly planned, and responsibly. Let's work to create a better solution for everyone.

D. Close Public Hearing

Chairman Ruben Walshe closed the public hearing for Minor Amendment Case No.2025-0273 & Rezoning Case No. 2025-0274.

E. Action on Minor Amendment Case No. 2025-0273

MOTION: Commission Member Javier Barraza / Commission Member George Amaya to forward Minor General Plan Amendment Case No. 2025-0273 to the city council with the recommendation of approval. The motion did not pass with two (2) Aye Votes and five (5) Nay Votes by Commission members Hugo Garcia, Vice Chairman Angelica Ortiz, Commission Member Marco A. Pinzon, Commission Member Veronica Zavala, and Chairman Ruben Walshe.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Nay
Vice Chairman Angelica Ortiz	Nay
Commission Member Marco A. Pinzon	Nay
Commission Member Veronica Zavala	Nay
Chairman Ruben Walshe	Nay

E. Action on Rezoning Case No. 2025-0274

MOTION: Commission Member George Amaya / Commission Member Hugo Garcia to forward Rezoning Case No. 2025-0274 to the city council with a recommendation of approval, subject to the conditions of approval recommended by staff. The motion did not pass with three (3) Aye Votes and four (4) Nay Votes by Vice Chairman Angelica Ortiz, Commission Member Marco A. Pinzon, Commission Member Veronica Zavala, and Chairman Ruben Walshe.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Nay
Commission Member Marco A. Pinzon	Nay
Commission Member Veronica Zavala	Nay
Chairman Ruben Walshe	Nay

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0282P. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 2 Preliminary Plat. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision in San Luis, Arizona.

A. Staff presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2025-0282P with the following conditions:

1. Before presenting the final plat to the City Council, the applicant must address

comments from the Comment Letter prepared by the City of San Luis Development Services Department dated October 16, 2025, to the satisfaction of City of San Luis staff.

2. Developer shall comply with the development agreement approved by Resolution No. 2350.

Commission Member George Amaya asked Chairman Walshe whether they could perform Items 5A and 5B concurrently and take independent action, and whether they could discuss both items? **Chairman Walshe** responded, "Yes, we are going to open the items simultaneously: 5A and 5B."

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0283F. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 2 Final Plat. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision in San Luis, Arizona.

Mr. Guzman stated that these two projects are located at the same site. One is for the preliminary plat approval, and one is for the final. Both are recommended for approval, subject to the conditions previously stated.

Commission Member Hugo Garcia asked whether a traffic study had been conducted for this area. **Mr. Guzman** responded Yes. Furthermore, Garcia asked if the only way these people can exit on Avenue E, or what other Street can people exit on in this subdivision? **Mr. Guzman** responded that the connection is currently through County 24th Street. There is an existing traffic study for the entire area on that property, and this development agreement requires that, when a specific parcel develops, it must connect to Avenue E on the south portion.

B. Action on Subdivision Case No. 2025-0282P

MOTION: Commission Member George Amaya / Commission Member Marco A. Pinzon to approve Subdivision Case No. 2025-0282P preliminary plat for Orchidea Park Phase 2 Subdivision with conditions as recommended by staff. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Chairman Ruben Walshe	Aye

B. Action on Subdivision Case No. 2025-0283F

MOTION: Commission Member Marco A. Pinzon / Commission Member George Amaya to forward Subdivision Case No. 2025-0283F to the city council with a recommendation of approval with conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Chairman Ruben Walshe	Aye

6. ADJOURNMENT

MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia to adjourn the regular meeting at approximately 6:47 p.m. The motion passed unanimously.

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Chairman Ruben Walshe	Aye

PENDING APPROVAL

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 SPECIAL PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON NOVEMBER 6, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator