

MINUTES

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

1. CALL TO ORDER /ROLL CALL:

Mr. Roman Pacheco, Planning Coordinator, stated that with the Chairman and Vice Chairman being absent, he called the Regular Planning and Zoning Commission meeting to order at approximately 6:00 p.m. Mr. Pacheco added that an Acting Chairman would now be selected to chair the meeting and requested a motion to appoint one. After the Acting Chairman is selected, they may proceed with the Roll Call and the remaining agenda items.

MOTION: Commission Member Javier Barraza / Commission Member George Amaya to select Commission Member Marco A. Pinzon to chair the meeting. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Marco A. Pinzon	Aye

PRESENT:

Commission Member George Amaya
Commission Member Javier Barraza
Commission Member Hugo Garcia (Via Microsoft Teams)
Commission Member Marco A. Pinzon

ABSENT:

Vice Chairman Angelica Ortiz
Commission Member Veronica Zavala
Chairman Ruben Walshe

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Juan Tejeda, Acting Assistant Director
Jesus Garcia, Code Enforcement Officer
Alexis I. Gomez, Code Enforcement Officer
Israel Lara, I.T. Technician
Jose Antonio Maldonado, Graphics and Media Specialist
Antonio Martinez, Marine Corps Air Station Yuma
Tomas Sanchez, City Engineer
Christian Cuevas, Meeting Interpreter

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 November 6, 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
Acting Chairman Marco A. Pinzon	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Case No. 2025-0412. A request by Gethsemani Church for a Conditional Use Permit to allow a religious institution at 1010 E. B Street in San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Conditional Use Permit Case No. 2025-0412, with the conditions of approval consisting solely of the provisions contained in the Order and Consent Decree (Case No. 2:24-cv-00534-GMS), incorporated by reference in their entirety.

Acting Chairman Marco A. Pinzon, what was the main concern they needed to address while operating their services? Mr. Guzman responded that there were traffic and property maintenance issues.

Commission Member George Amaya asked, "Is there an expiration on this CUP?" **Mr. Guzman** responded that there won't be an expiration date.

B. Open public hearing

Acting Chairman Marco A. Pinzon opened the Public Hearing.

C. Call to the Public on this Item

There were no comments from the public on this item.

D. Close Public Hearing

Acting Chairman Marco A. Pinzon closed the Public Hearing.

E. Action on Conditional Use Case No. 2025-0412

MOTION: Commission Member George Amaya / Commission Member Javier Barraza to forward Conditional Use Permit Case No. 2025-0412 to the city council with the recommendation of approval as required by the Consent Decree, with the Consent Decree serving as the full conditions of approval. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Acting Chairman Marco A. Pinzon	Aye

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2025-0420. A request by the City of San Luis to amend Section 18.10.20 (C) and Section 18.70.040 (A) & B of Title 18 of the City of San Luis City Code to address changes to the Arizona Revised Statutes as per House Bill 2447.

A. Staff presentation

Juan Tejada, Acting Assistant Director , summarized the staff report recommending approval of Text Amendment Case No. 2025-0420.

Commission Member George Amaya asked whether the city's Public Works Standards were included in these proposed changes. I believe that requires city council approval, but will that fall under the design criteria referenced in the bill?

Jose A. Guzman, Director of Development Services, explained that the public standards are referenced in the subdivision regulations. They still have to follow whatever the city has adopted at that time of development. So, any updates to the Public Works Standards will have to be followed, and any development will be subject to staff decisions, which can be appealed to the city council.

B. Open the public hearing

Acting Chairman Marco A. Pinzon opened the Public Hearing.

C. Call to the Public on this Item

There were no comments from the public on this item.

D. Close Public Hearing

Acting Chairman Marco A. Pinzon closed the Public Hearing.

E. Action on Text Amendment Case No. 2025-0420

MOTION: Commission Member George Amaya / Acting Chairman Marco A. Pinzon to forward Text Amendment Case No. 2025-0420 to the City Council with recommendation of approval. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Acting Chairman Member Marco A. Pinzon	Aye

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Presentation followed by discussion on any and all matters regarding updates to the City of San Luis Final Draft Subdivision Regulations as per House Bill 2447 requirements.

Juan Tejeda, Associate Planner for Development Services, summarized the staff report and stated that this item will be presented to the City Council at the Special Meeting on December 17, 2025, for adoption.

Commission Member Amaya asked about House Bill 2447: Is it still forwarded to the City Council in the event of disagreement, or is it left to the city engineer for administrative approval? Mr. Tejada responded that, as previously mentioned, the modification is reviewed and approved by the city engineer. If the developer wants to appeal the city engineer's resolution, they can go to the city council.

Mr. Guzman stated that the new law states that approval may be granted based on objectives standards, or regulations. If they comply with the standards, like public works and everything else, there should not be any issue getting approval, but if they want to deviate from those standards, they will have to go to the council. Furthermore, Commission member Amaya asked what the current expected timeframe is for these changes to the subdivision process.

Mr. Guzman responded that staff are reviewing the time frames, but there has not been any issue with the city's time frames compared to other municipalities. We will probably keep it the same because the process will remain the same; only the approval at the end will change.

6. ADJOURNMENT

MOTION: Commission Member Javier Barraza / Commission Member George Amaya to adjourn the regular meeting at approximately 6:17 p.m. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Acting Chairman Marco A. Pinzon	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 DECEMBER 9, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator