



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, April 14, 2026. 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, 14 de Abril del 2026. 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, April 14, 2026
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. PRESENTATION

3. A. Presentation of a plaque and recognition to Veronica Zavala, former commission member, in recognition of her eight (8) years of service with the City of San Luis Planning and Zoning Commission.

4. 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.

4. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on December 9, 2025.

5. 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.

5. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2026-0062. A request by Edais Engineering on behalf of Riedel Holdings LLC., to amend the City of San Luis 2040 General Plan changing the land use designation of various parcels totaling 6.71 acres in size from Commercial (C) to Medium Density Residential (MDR). Located at 4702, 4740, 4766, 4790 & 4810 County 24th Street, in San Luis, Arizona.

A. Staff presentation

- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Minor Amendment Case No. 2026-0062

5. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2026-0063. A request by Edais Engineering on behalf of Riedel Holdings LLC., to rezone various parcels totaling 6.71 acres in size from Community Commercial (C-2) to Medium-High Density Residential (R-2). Located at 4702, 4740, 4766, 4790 & 4810 County 24th Street, in San Luis, Arizona.

- A. Staff presentation
- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Rezoning Case No. 2026-0063

6. **ITEMS REQUIRING DISCUSSION AND/OR ACTION** – 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.

6. A. Discussion and possible action on any and all matters regarding the election of new officers.

7. ADJOURNMENT



PRESENTATION

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 04/14/2026

Submitted By: Roman Pacheco, Development Services

Presentation Topic/Summary:

Presentation of a plaque and recognition to Veronica Zavala, former commission member, in recognition of her eight (8) years of service with the City of San Luis Planning and Zoning Commission.



AGENDA ITEM REVIEW FORM

4. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on December 9, 2025.

Attachments

Minutes

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



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. A.

Meeting Date: 04/14/2026

Submitted By: Juan Tejeda, Acting Assistant Director of Development Services, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2026-0062. A request by Edais Engineering on behalf of Riedel Holdings LLC., to amend the City of San Luis 2040 General Plan changing the land use designation of various parcels totaling 6.71 acres in size from Commercial (C) to Medium Density Residential (MDR). Located at 4702, 4740, 4766, 4790 & 4810 County 24th Street, in San Luis, Arizona.

- A. Staff presentation
- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Minor Amendment Case No. 2026-0062

SUMMARY:

This is a request by Edais Engineering on behalf of Riedel Holding LLC., to amend the City of San Luis 2040 General Plan by changing the land use designation of five parcels totaling 6.71 acres from Commercial (C) to Medium Density Residential (MDR). Properties involved are lots 32, 33, 34, 35, and 36 of the Plaza Colibri Commercial Subdivision located at County 24th Street in San Luis, Arizona. If this minor amendment is approved, the applicant is requesting the rezoning of the same 6.71 acres from Community Commercial (C-2) to Medium-High Density Residential (R-2) as part of Rezoning Case No. 2026-0063, for the construction and development of a single-family attached townhome subdivision.

LIST OF PROPERTIES INVOLVED:

- Lot 32 of Plaza Colibri Commercial Subdivision APN. 778-57-015 located at 4702 County 24th Street.
- Lot 33 of Plaza Colibri Commercial Subdivision APN. 778-58-193 located at 4740 County 24th Street.
- Lot 34 of Plaza Colibri Commercial Subdivision APN. 778-58-194 located at 4766 County 24th Street.
- Lot 35 of Plaza Colibri Commercial Subdivision APN. 778-58-195 located at 4790 County 24th Street.
- Lot 36 of Plaza Colibri Commercial Subdivision APN. 778-58-196 located at 4810 County 24th Street.

GENERAL PLAN:

The existing land use category for the subject property is Commercial (C).

Existing Land Use category

Commercial (C): The Commercial land use category is intended to provide for the primary commercial

areas serving the community, including neighborhood, community, and regional-scale development. Commercial areas provide convenient community access to goods and services and may include retail, service commercial, professional offices, light industrial, and employment uses. Zoning districts permitted within C: R-3, C-1, C-2, L-1, and HI.

Proposed Land Use Category

Medium Density Residential (MDR): The Medium Density Residential (MDR) land use category is intended to provide for detached single family residential development on moderately sized lots. Zoning districts permitted within MDR: R1-6, R1-8, R1-12, R1-20, R1-35, R-2, MHS, MHP and PUD.

The approval of this minor amendment will allow the applicant to rezone approximately 6.71 acres to the Medium-High Density Residential (R-2) zoning district. The existing condition of the subject properties is vacant commercial subdivision lots zoned Community Commercial (C-2). The subject properties are located inside the Central Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded efficiently and services already exist nearby.

The proposed amendment supports several goals and policies of the General Plan 2040, including:

Policy G-7.1 The City of San Luis should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.

The subject property is located inside the Central Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded. Existing development in the area has provided access to the infrastructure needed for residential development.

Policy G-9.3 Ensure growth areas are served and connected by major transportation routes and other modes of transportation.

The subject property is adjacent to County 24th Avenue and part of a developed commercial subdivision. Also, the City has requested traffic studies for all the proposed new subdivisions. The traffic study will ensure that all the necessary improvements are made.

Goal G-13 Housing options in San Luis serve existing and future residents of all ages, abilities, and needs.

The proposed project will allow a wider variety of housing types, such as townhomes. These housing options can meet the needs of young families starting out, working professionals, and older residents who may prefer smaller, lower-maintenance homes. By providing different types of housing in one neighborhood, the project helps create a more inclusive, connected, and balanced community that reflects the diverse needs of San Luis residents.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have not received comments from other agencies.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (71 letters). We have received correspondence from a neighboring property owner opposing the request, which is attached to this report.

CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on April 7, 2026, at the Council 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. No one from the public was present.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the minor amendment.

The proposed amendment meets the intent and requirements of the approval criteria established by City Code and state planning statutes. The request supports compatible and orderly development, promotes housing diversity, and ensures efficient use of existing public infrastructure. Based on these findings, staff concludes that the amendment is consistent with the City of San Luis 2040 General Plan and recommends approval of Minor Amendment Case No. 2026-0062.

RECOMMENDED MOTION:

A. STAFF PRESENTATION

B. OPEN PUBLIC HEARING

C. CALL TO THE PUBLIC ON THIS ITEM

D. CLOSE PUBLIC HEARING

E. I MOVE TO FORWARD MINOR GENERAL PLAN AMENDMENT CASE NO. 2026-0062 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

Attachments

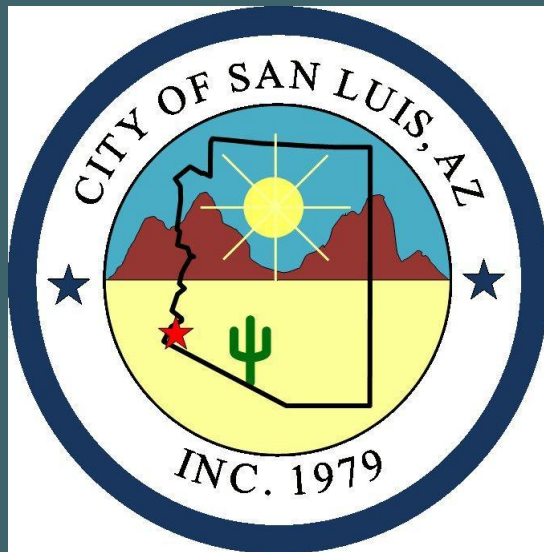
Staff Presentation

Location Map

Aerial

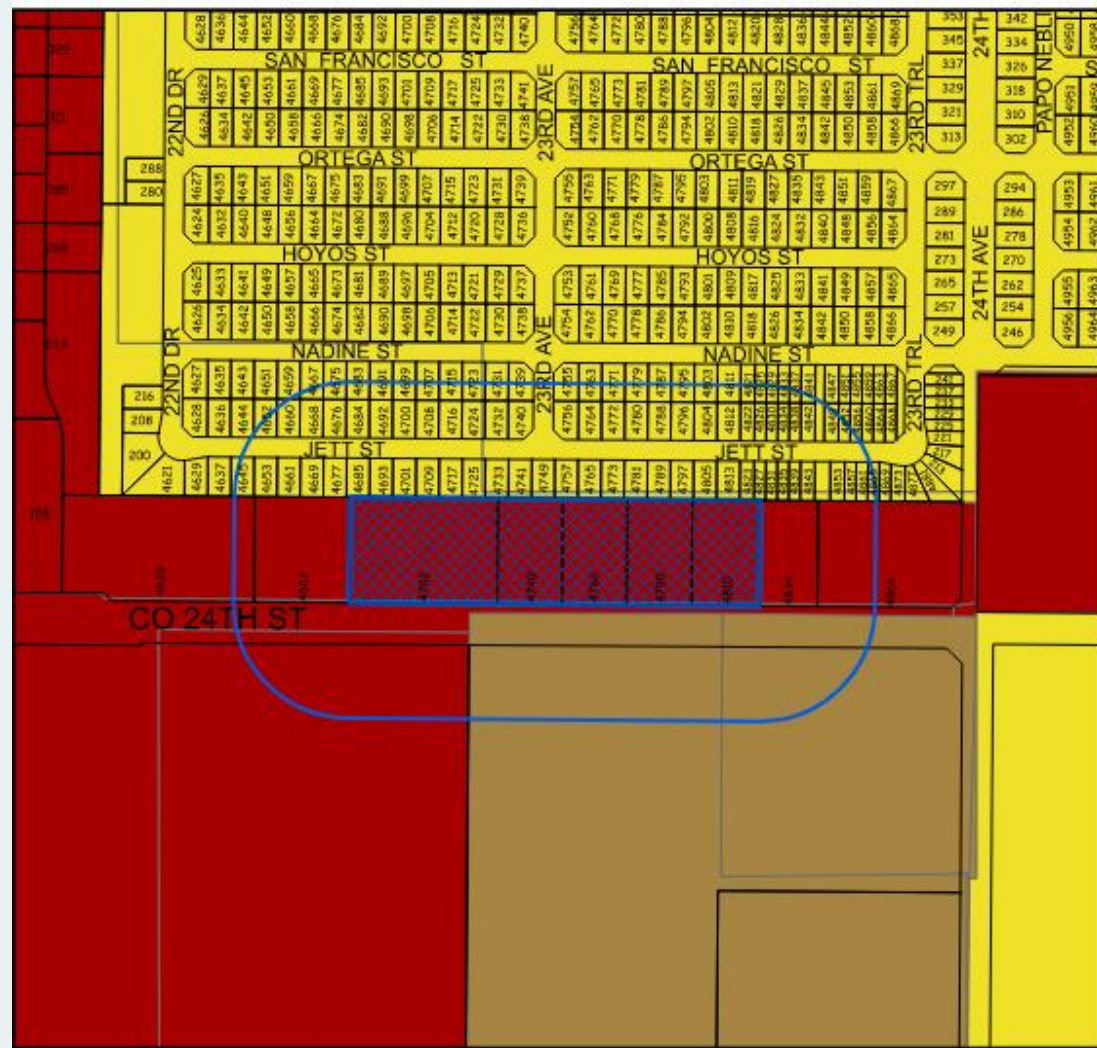
Site Plan

Comment Received from Neighbor



PLANNING AND ZONING
COMMISSION MEETING
April 14, 2026

Minor Amendment Case 2026-0062
Colibri Townhomes



Location of Subject Property

-  4702, 4740, 4766, 4790, 4810 CO E 24TH ST
-  300' NOTIFICATION BUFFER

LOCATION MAP

-  Commercial
-  Low Density
-  High Density

MINOR AMENDMENT

CASE #
2026-0062

DATE:
03/11/2026

CHECKED BY:
JUAN TEJEDA

Development Services

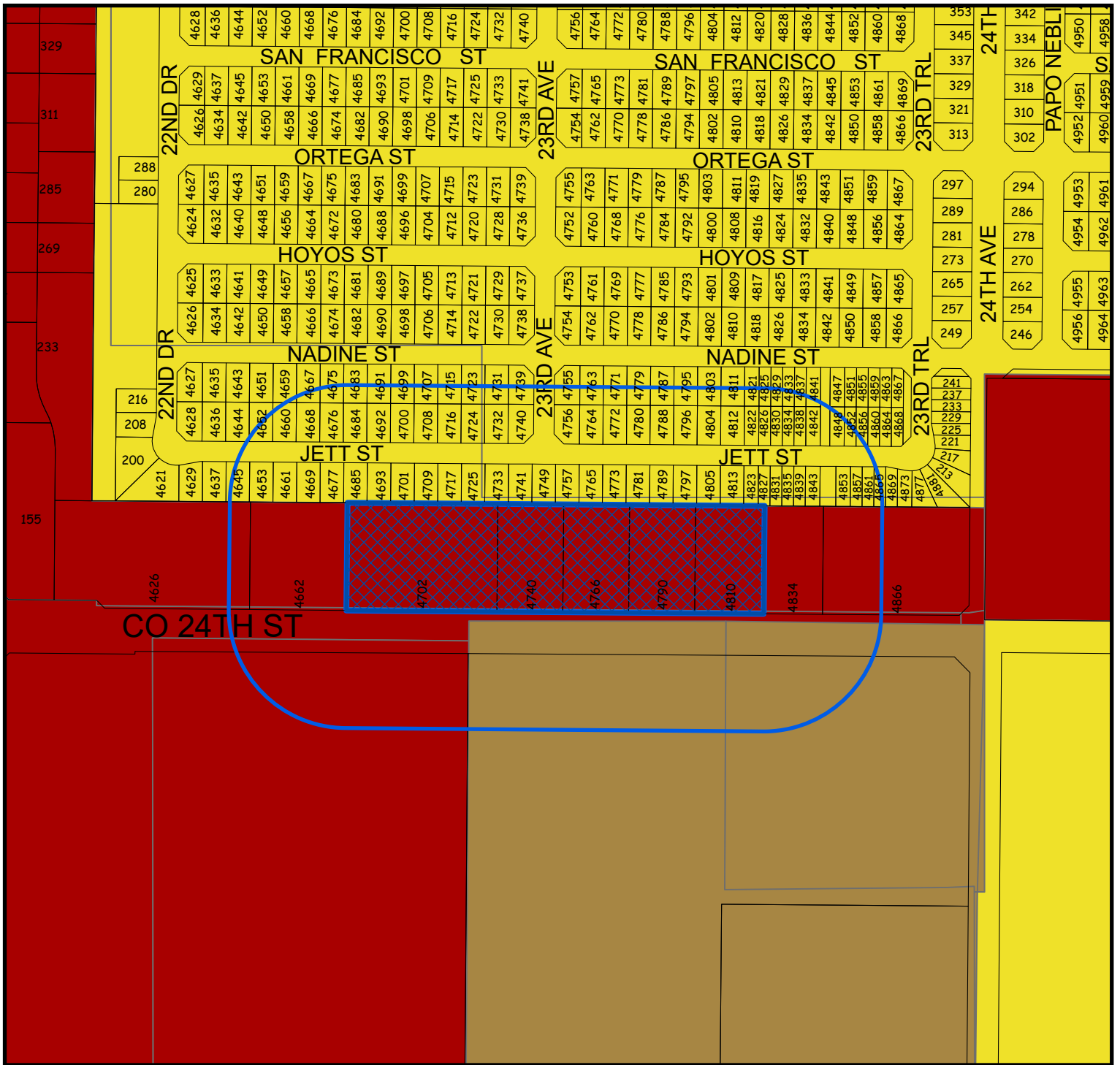


GIS


CREATED BY:
CARLOS FLORES

APPROVED BY:
JOSE A GUZMAN








Location of Subject Property

 4702, 4740, 4766, 4790, 4810 CO E 24TH ST

 300' NOTIFICATION BUFFER

LOCATION MAP

-  Commercial
-  Low Density
-  High Density

MINOR AMENDMENT

CASE #
2026-0062

DATE:
03/11/2026

CHECKED BY:
JUAN TEJEDA

Development Services

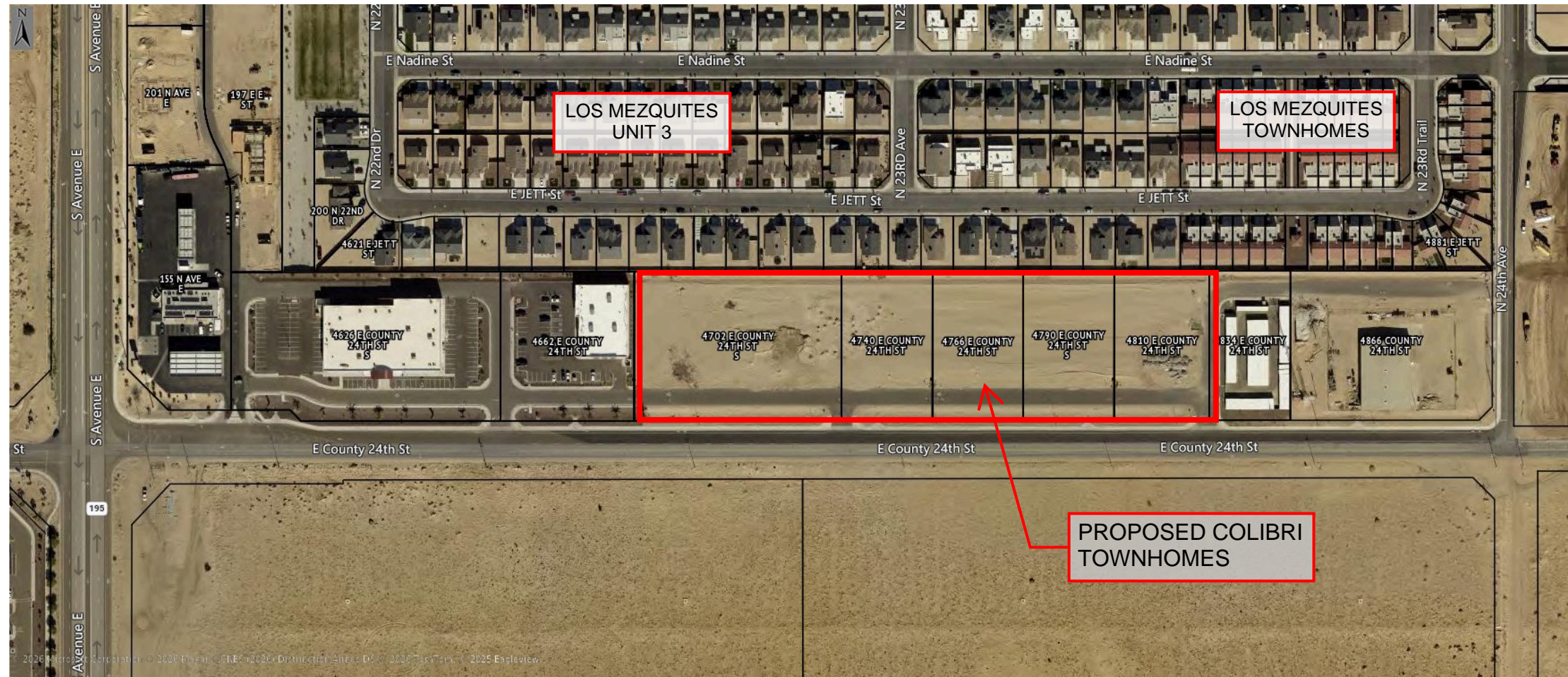


GIS

CREATED BY:
CARLOS FLORES

APPROVED BY:
JOSE A GUZMAN

Aerial Colibri Townhomes



REVISIONS	
NO.	DESCRIPTION

LOTS 32,33, 34,
35 AND 36 OF
PLAZA COLIBRI

SITE PLAN

COLIBRI
TOWNHOMES

EDAIS
Engineering, Inc.
3075 S. Avocado
Yuma, Arizona 85365
tjajeta@edaisgroup.com (928) 344-3566
www.edaisengineering.com

DATE:
JANUARY 2026
DRAWN:
LPR
CHECKED:
NKE
PROJECT:
26-007
SHEET NUMBER

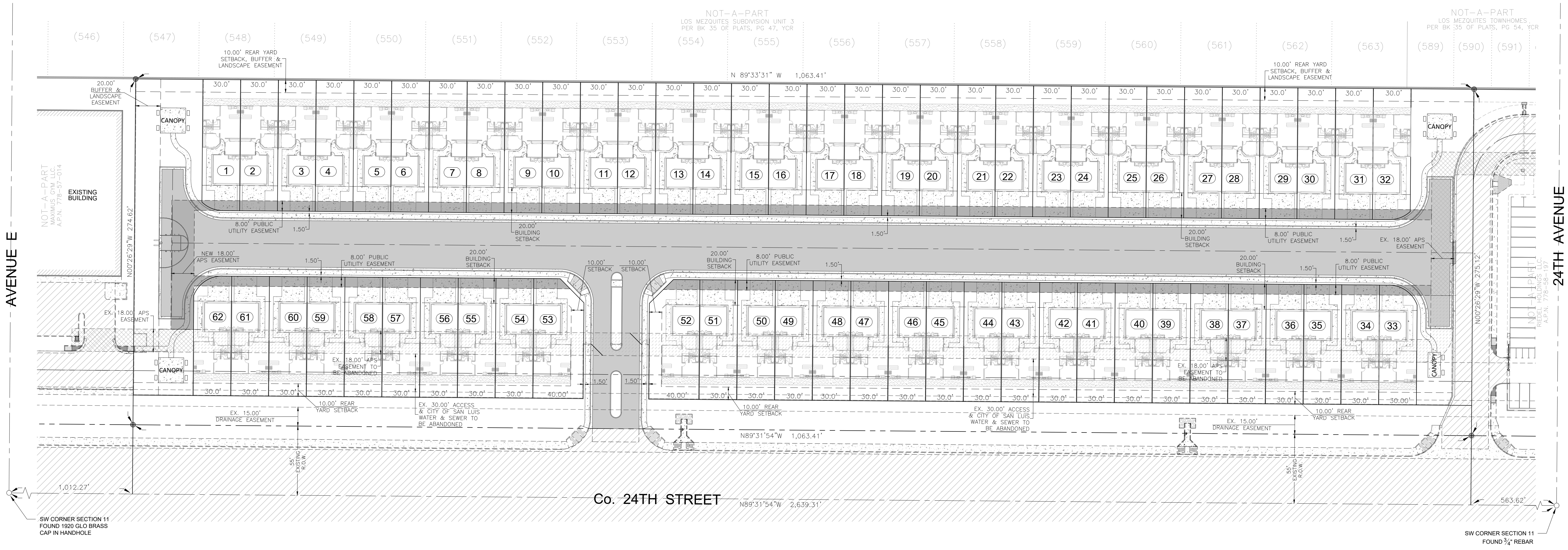
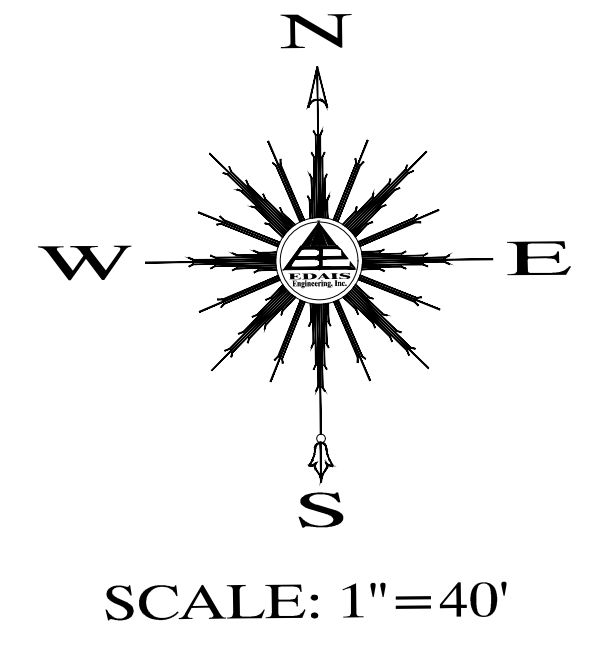
C-1

UNIT COUNT:
2 BEDROOM : 30 UNITS
3 BEDROOM : 32 UNITS
TOTAL : 62 UNITS

TOTAL AREA :
292,307.10 SF / 6.7104 AC

TOTAL OPEN SPACE :
67,979.23 SF / 1.5606 AC

PERCENT OPEN SPACE : 23%



SW CORNER SECTION 11
FOUND 1920 GLO BRASS
CAP IN HANDHOLE

SW CORNER SECTION 11
FOUND 3/4" REBAR

Jose A. Guzman

From: jose martinez <martinezj80@yahoo.com>
Sent: Tuesday, April 7, 2026 9:37 PM
To: P&Z
Subject: Development services

This is the first time you received an email from this sender (martinezj80@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Regarding the proposal to making a commercial property residential I would like for this to be kept commercial property

I also ask my neighbor and they have not receive this letter regarding the proposal
We want it to stay



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. B.

Meeting Date: 04/14/2026

Submitted By: Juan Tejeda, Acting Assistant Director of Development Services, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2026-0063. A request by Edais Engineering on behalf of Riedel Holdings LLC., to rezone various parcels totaling 6.71 acres in size from Community Commercial (C-2) to Medium-High Density Residential (R-2). Located at 4702, 4740, 4766, 4790 & 4810 County 24th Street, in San Luis, Arizona.

- A. Staff presentation
- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Rezoning Case No. 2026-0063

SUMMARY:

This is a request by Edais Engineering on behalf of Riedel Holding LLC., to rezone approximately 6.71 acres from Community Commercial (C-2) to Medium-High Density Residential (R-2) on five parcels located at the Plaza Colibri Commercial Subdivision. The proposed rezoning, if approved, will allow the owner to construct and develop the parcels as a private gated single-family townhome subdivision, as shown on the site plan. Minor Amendment Case No. 2026-0062 is being processed concurrently with this rezoning. Properties involved are lots 32, 33, 34, 35, and 36 of the Plaza Colibri Commercial Subdivision located at County 24th Street in San Luis, Arizona.

LIST OF PROPERTIES INVOLVED:

- Lot 32 of Plaza Colibri Commercial Subdivision APN. 778-57-015 located at 4702 County 24th Street.
- Lot 33 of Plaza Colibri Commercial Subdivision APN. 778-58-193 located at 4740 County 24th Street.
- Lot 34 of Plaza Colibri Commercial Subdivision APN. 778-58-194 located at 4766 County 24th Street.
- Lot 35 of Plaza Colibri Commercial Subdivision APN. 778-58-195 located at 4790 County 24th Street.
- Lot 36 of Plaza Colibri Commercial Subdivision APN. 778-58-196 located at 4810 County 24th Street.

GENERAL PLAN:

If Minor Amendment Case No. 2026-0062 is approved, the land use designation for the 6.71 acres will be designated as Medium Density Residential (MDR). The proposed MDR land use designation allows the subject property to be rezoned to R-2.

ANALYSIS:

The existing condition of the subject properties is undeveloped vacant land. The lots are part of a

commercial subdivision known as Plaza Colibri Commercial Subdivision.

Existing Adjacent Zoning Districts:

To the north R1-6 & R-2 (Los Mezquites Unit 3 and Los Mezquites Townhomes)

To the west C-2 (Plaza Colibri Maximus Gym)

To the south C-2 & R-3 (Vacant private land)

To the east C-2 (Plaza Colibri Self Storage)

REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies, no comments have been received.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project. A total of 71 letters were mailed out. We have received correspondence from a neighboring property owner opposing the request, which is attached to this report.

CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on April 7, 2026, at the Council 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. No one from the public was present.

STAFF RECOMMENDATION:

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

Staff recommends approval of Rezoning Case No. 2026-0063 with the following condition:

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 subdivision review, and all improvements required by the traffic study shall be done by the developer.
3. Owner agrees to sign all necessary improvement districts associated with the subdivision of the rezoned parcel, including any amendments to existing improvement districts.
4. The subject property is subject to the approved Development Agreement, as amended by Resolution Nos. 2204 and 2269, and all terms and conditions shall apply.
5. The development shall be established as a private gated townhome subdivision. The owner/developer shall establish and maintain a legally recognized entity, such as a homeowners association (HOA), responsible for the ownership, operation, and perpetual maintenance of all common areas, private streets, drainage facilities, landscaping, and all other private infrastructure within the development. The City shall not accept maintenance responsibility for any private improvements. Documentation evidencing the creation of such entity and its maintenance obligations shall be provided to the City prior to final plat approval.

RECOMMENDED MOTION:

A. STAFF PRESENTATION

B. OPEN PUBLIC HEARING

C. CALL TO THE PUBLIC ON THIS ITEM

D. CLOSE THE PUBLIC HEARING

E. I MOVE TO FORWARD REZONING CASE NO. 2026-0063 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF.

Attachments

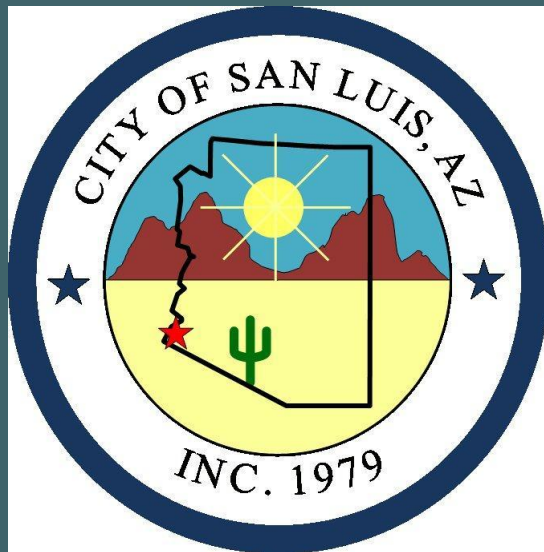
Staff Presentation

Location Map

Aerial

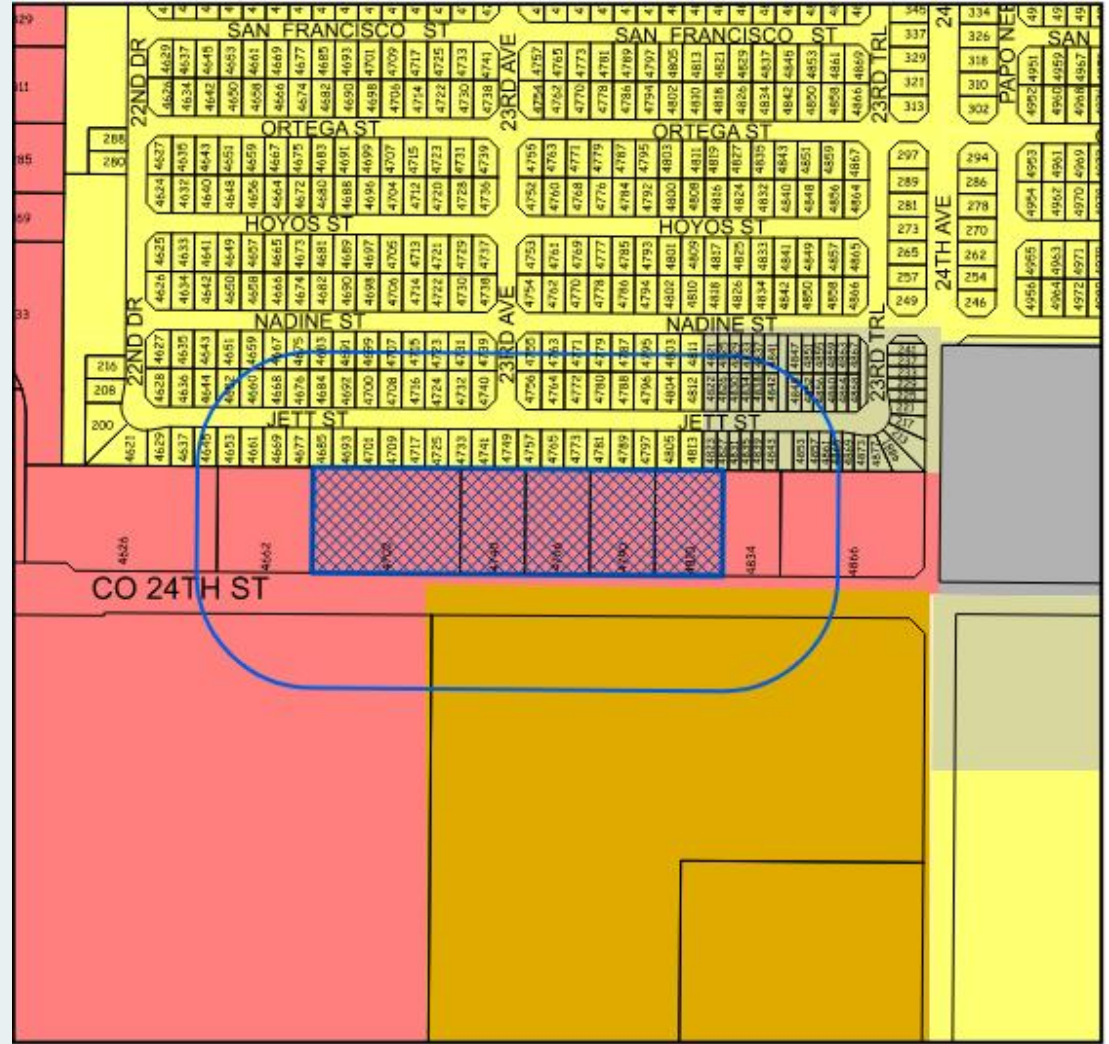
Site Plan

Comment Received from Neighbor



PLANNING AND ZONING
COMMISSION MEETING
April 14, 2026

Rezoning Case Case 2026-0063
Colibri Townhomes



Location of Subject Property

-  4702, 4740, 4766, 4790, 4810 CO E 24TH ST
-  300' NOTIFICATION BUFFER

LOCATION MAP

-  R-1-6
-  C-2
-  R-2
-  LI
-  HI

REZONING

CASE #
2026-0063

DATE:
03/11/2026

CHECKED BY:
JUAN TEJEDA

Development Services

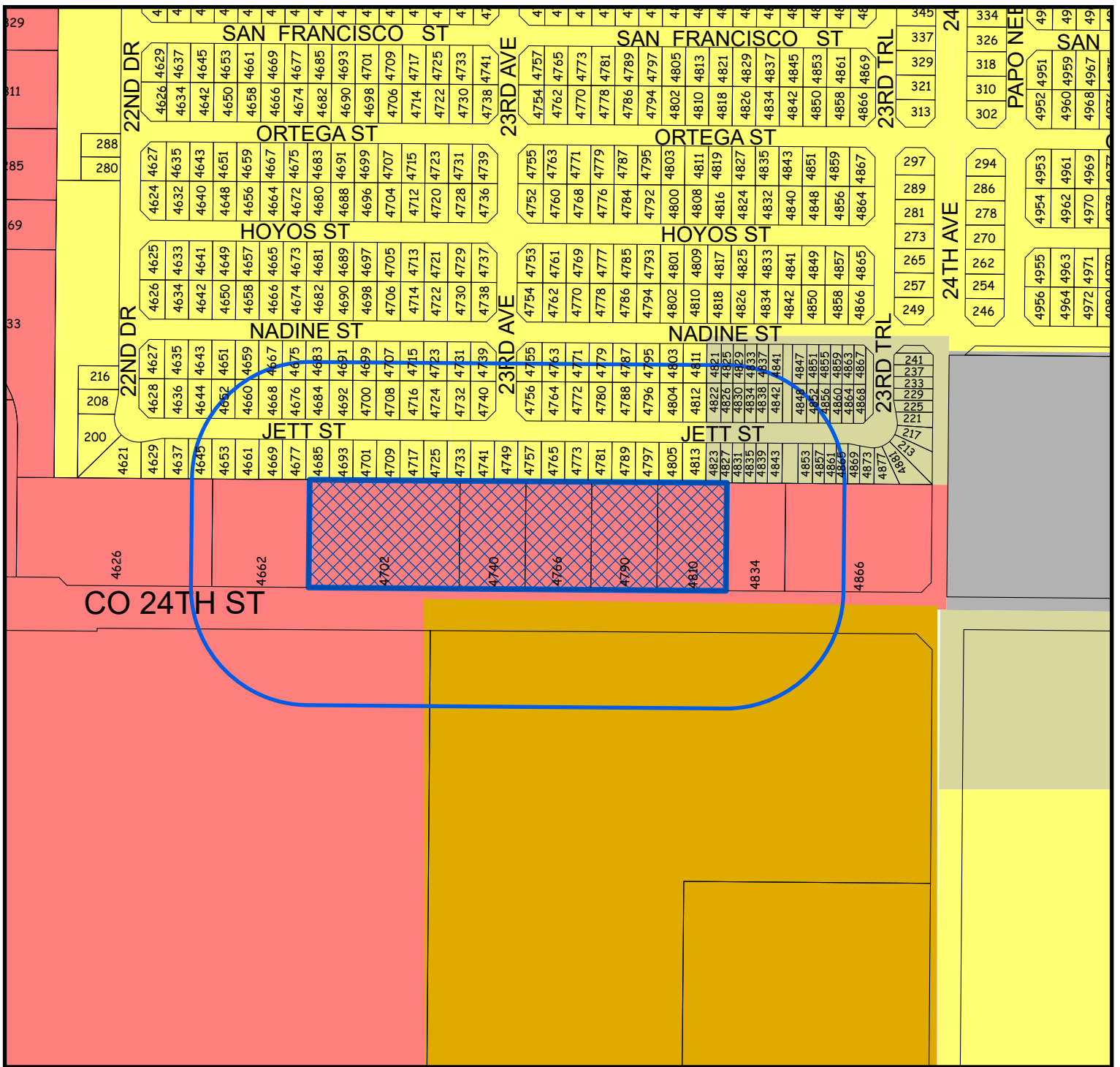


GIS


CREATED BY:
CARLOS FLORES

APPROVED BY:
JOSE A GUZMAN






Location of Subject Property

 4702, 4740, 4766, 4790, 4810 CO E 24TH ST

 300' NOTIFICATION BUFFER

LOCATION MAP

-  R-3
-  R-1-6
-  LI
-  C-2
-  HI
-  R-2

REZONING

CASE #
2026-0063

DATE:
03/11/2026

CHECKED BY:
JUAN TEJEDA

Development Services

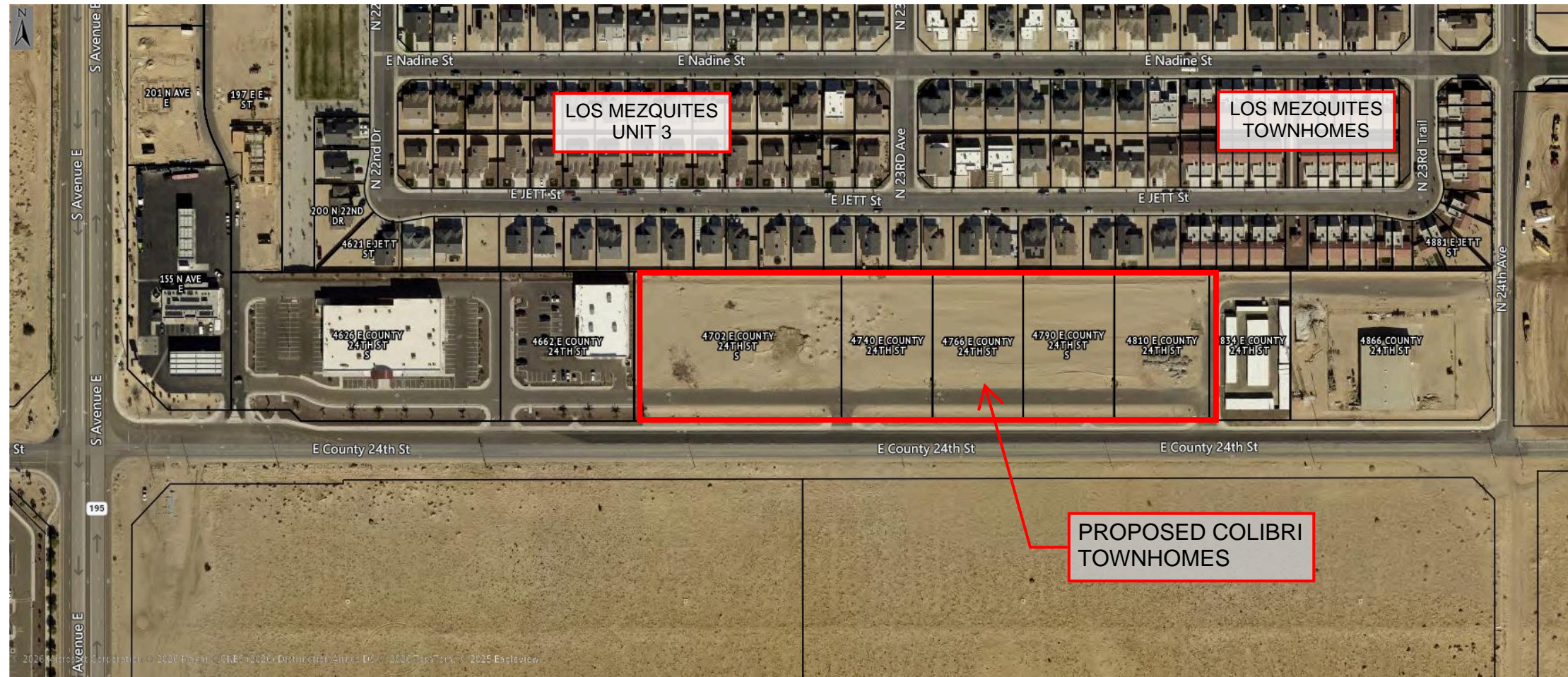


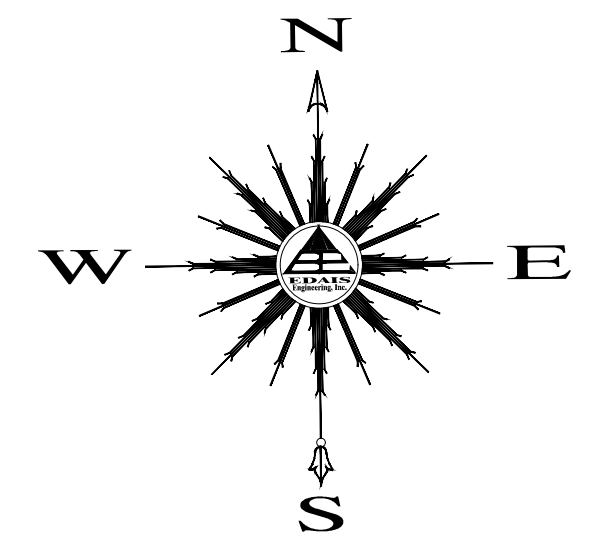
GIS

CREATED BY:
CARLOS FLORES

APPROVED BY:
JOSE A GUZMAN

Aerial Colibri Townhomes



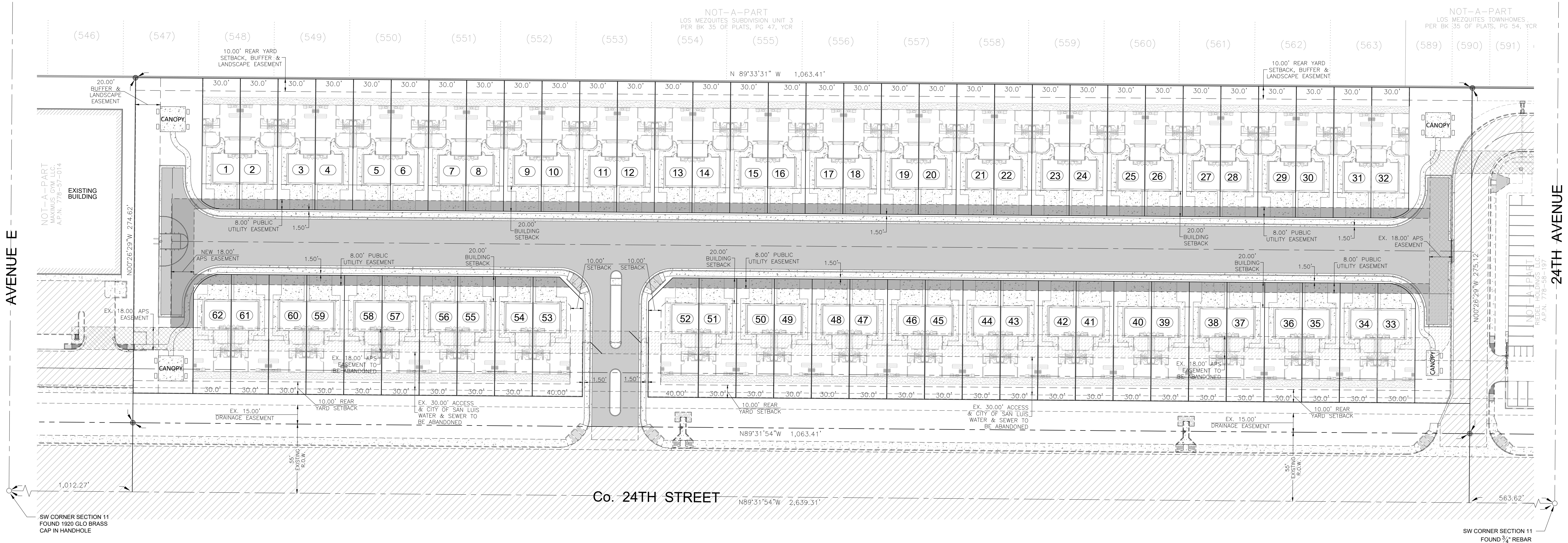


UNIT COUNT:
2 BEDROOM : 30 UNITS
3 BEDROOM : 32 UNITS
TOTAL : 62 UNITS

TOTAL AREA :
292,307.10 SF / 6.7104 AC

TOTAL OPEN SPACE :
67,979.23 SF / 1.5606 AC

PERCENT OPEN SPACE : 23%



Jose A. Guzman

From: jose martinez <martinezj80@yahoo.com>
Sent: Tuesday, April 7, 2026 9:37 PM
To: P&Z
Subject: Development services

This is the first time you received an email from this sender (martinezj80@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Regarding the proposal to making a commercial property residential I would like for this to be kept commercial property

I also ask my neighbor and they have not receive this letter regarding the proposal
We want it to stay



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

6. A.

Meeting Date: 04/14/2026

Submitted By: Roman Pacheco, Planning Technician, Development Services

ITEM:

Discussion and possible action on any and all matters regarding the election of new officers.

SUMMARY:

As per City Code Section 18.10.020(G)(1), "A member must have served on the Commission for a period of one (1) year prior to being eligible to serve as an officer. The Commission shall elect a chairperson and vice-chairperson from among its own members at its first meeting in January each year. The chairperson shall preside at all meetings and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission. The vice-chairperson shall perform the duties of the chairperson in the latter's absence or disability."

At this time, the following Commission members have served for at least one year and are eligible to act as chairperson or vice-chairperson:

Marco A. Pinzon appointed on 01/25/2017

Javier Barraza appointed on 11/09/2011

Hugo Garcia appointed on 09/26/2012

George Amaya appointed on 11/10/2020

Ruben Walshe appointed on 8/24/2022

Angelica Ortiz appointed on 2/08/2023

RECOMMENDED MOTION:

I MOVE TO APPOINT _____ TO SERVE AS CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.

I MOVE TO APPOINT _____ TO SERVE AS VICE CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.
