

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
Tuesday, April 14, 2026
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
Chairman Ruben Walshe

ABSENT:

Vice Chairman Angelica Ortiz
Commission Member Buna George

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Juan Tejeda, Acting Assistant Director
Israel Lara, I.T. Technician
Jose Antonio Maldonado, Graphics and Media Specialist
Antonio Martinez, Marine Corps Air Station Yuma
Alaa El Anba, Edais Engineering, Inc.
Christian Cuevas, Meeting Interpreter
Najah K. Edais, Edais Engineering, Inc.

2. PLEDGE OF ALLEGIANCE

Commission Member Javier Barraza led the 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.

Mr. Jose A. Guzman, Director of Development Services, stated that he had a plaque for former commission member Zavala. Unfortunately, she was not present tonight, but we will make sure she receives the recognition. **Mr. Guzman** thanked Mrs. Zavala for her service on the commission and for her time and support in the City's growth.

4. CONSENT AGENDA

4. A. APPROVAL OF MINUTES

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

MOTION: Commission Member Hugo Garcia / Commission Javier Barraza 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
Chairman Ruben Walshe	Aye

5. PUBLIC HEARINGS

Chairman Ruben Walshe mentioned that for Item 5. A. Minor Amendment Case No. 2025-0412 & Item 5. B. Rezoning Case No. 2026-0063, 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.

5. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0062. 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.

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

Mr. Jose A. Guzman, Director of Development Services, summarized the staff reports for Minor Amendment Case No. 2026-0062 and the Rezoning Case No. 2026-0063, recommending approval of the minor Amendment and approval of rezoning 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 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 homeowner's 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.

B. Open public hearing

Chairman Ruben Walshe opened the Public Hearing for Minor Amendment Case No. 2026-0062 and Rezoning Case No. 2026-0063

C. Call to the Public on this Item

There were no public comments on these items.

D. Close Public Hearing

Chairman Ruben Walshe closed the Public Hearing for Minor Amendment Case No. 2026-0062 and Rezoning Case No. 2026-0063.

5. A. E. Action on Minor Amendment Case No. 2026-0062

MOTION: Commission Member Hugo Garcia / Commission Member George Amaya forward Minor Amendment Case No. 2026-00062 to the city council with the 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
Chairman Ruben Walshe	Aye

5. B. E. Action on Rezoning Case No. 2026-0063

MOTION: Commission Member Hugo Garcia / Commission Member George Amaya forward Rezoning Case No. 2026-00063 to the city council with the recommendation of approval, subject to the conditions of approval 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
Chairman Ruben Walshe	Aye

6. ITEMS REQUIRING DISCUSSION AND/OR ACTION

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

Mr. Jose A. Guzman, Director of Development Services, mentioned that, since this is the first commission meeting of the year, per city code, the commission shall elect a chairperson and vice-chairperson in January each year.

Commission Member Hugo Garcia asked, "Will it be a better idea if all the commissioners were present so we can appoint them?" **Mr. Guzman** responded yes, it is up to the commission. The commission can continue the item. **Chairman Walshe** stated that it is the best course of action.

MOTION: Commission Member George Amaya / Commission Member Javier Barraza to continue item 6.A. until the next Planning and Zoning Commission 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
Chairman Ruben Walshe	Aye

7. ADJOURNMENT

MOTION: Commission Member George Amaya / Commission Member Hugo Garcia to adjourn the regular meeting at approximately 6:12 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
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 APRIL 14, 2026. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator