

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
TUESDAY, JULY 14, 2026
6:00 p.m.

1. CALL TO ORDER/ROLL CALL:

Mr. Juan Tejeda, Acting Assistant Director, stated that with the Chairman and Vice Chairman absent, he called the Regular Planning and Zoning Commission meeting to order at 6:03 p.m. Mr. Tejeda added that an Acting Chairman will need to be selected to preside over the meeting, and then the motion to appoint one is required. After the Acting Chairman is selected, he may proceed with the Roll Call and the remaining agenda items.

MOTION: Commission Javier Barraza / Commission Member Hugo Garcia 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 Buna George	Aye
Commission Member Marco A. Pinzon	Aye

PRESENT:

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

ABSENT:

Vice Chairman Angelica Ortiz
Chairman Ruben Walshe

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Juan Tejeda, Acting Assistant Director
Carlos Berumen, Office Assistant
Armando Esparza, Director of Economic Development
Jose Antonio Maldonado, Graphics and Media Specialist
Albert Moreno, IT Technician
Antonio Martinez, Marine Corps Air Station Yuma

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 April 14, 2026.

MOTION: Commission Member George Amaya / Commission Member 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
Commission Member Buna George	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 Rezoning Case No. 2026-0307. A request by the City of San Luis, to rezone four parcels totaling 28.98 acres in size from Neighborhood Commercial (C-1) to Community Commercial (C-2). Parcels located on Cesar Chavez Boulevard between 4th and 6th Avenue in San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Development Services, stated that, as mentioned in the report, this is a city request to rezone the four parcels owned by the state. This will allow more commercial use of these parcels; the change will be from C-1 to C-2. The Economic Development Department started the process as part of their work with the state to help prepare these properties for future auction, and Mr. Armando Esparaza, who is present tonight, will provide a more detailed presentation on this request.

Armando Esparza, Director of Economic Development, stated that we are excited to bring this rezoning case to upzone these parcels on Cesar Chavez Boulevard to C-2. A little bit of background on this project. We are currently working with the State of Arizona Land Department to release these acres on Cesar Chavez Boulevard for commercial development. This process takes about a year. We have submitted our application, and soon we are going to be starting some studies that include an ESA, an environmental survey, and an Alta survey that the state requires to put these acres out to auction. We also worked with GOMAN+YORK to analyze leakage in the community and what would fit into this acreage, as that is required to submit to the state before auction. And what the study found is that the highest leakage areas are general retail and sales tax, which is people going shopping in Yuma, and also the hotel and auto industry, like dealers. That is what we are going to be focusing on as we are trying to attract outside investment to the community. This development aligns well with other investments happening in that area, like Cesar Chavez Boulevard and the port of entry. Goman and York came back and gave some recommendations as to what would fit in with this development, including either a small home improvement store or junior boxes, small retail for mom-and-pops, and also some national retail. One or two hotels along with restaurant space, and maybe we are looking at attracting an auto dealership as well, as it would keep that

tax revenue here locally versus going out to Yuma and having our residents purchase vehicles out there. **Mr. Esparza** furthermore stated that by the middle of next year, either spring of 2027 or summer of 2027, the state land department is really backed up with a lot of auctions up in Phoenix over in the TSMC area. They have just been slow to process our application. But we should start the studies that I mentioned this fiscal year.

Javier Barraza, commission member, asked if there is going to be any further split of these parcels. **Mr. Esparza** responded that there are three scenarios that we are looking at going into the auction. Because the city is the applicant, we have more say in how the auction is going to go. The best-case scenario is to have one master developer come in, purchase the 30 acres, subdivide into pads, build the junior boxes, and sell off to hotels, etc. That is the best-case scenario, but we know that might not be feasible. So, if we get enough interest from developers, maybe we can do two auctions or three auctions for different parcels. Currently, we have talked to some that are interested in maybe just purchasing five or seven. We have another one looking at just doing two for a hotel. We would have more information as we get closer to the auction date. We are promoting an upcoming auction right now, and when that sets, you know, we are going to get some more interest and deals from it.

George Amaya, Commission member, stated that he understands the logic behind the proposal and, in an effort to promote commercial development, as the C-2 incorporates C-1 uses. With that being said, with the current zoning, has the city not received any interest in development? **Mr. Esparza** responded that the city has received some interest from developers. As I mentioned, there is interest in purchasing 7 acres, 2 acres, or 10 acres, but if I understand correctly, everything that is allowed in the C-1 zoning is also allowed in the C-2. And for the city, we want to make sure that when it gets out to auction, it is ready to go.

Furthermore, **Amaya** asked, with the ongoing improvements on Cesar Chavez Boulevard, if the rezoning is successful, will any future permit application require a traffic impact analysis and review of infrastructure such as water and sewer?

Mr. Guzman responded yes that part of the conditions of the rezoning are just generic conditions that we usually put on any rezonings to make sure that they comply with any regulations or codes, including the traffic study.

B. Open public hearing

Acting Chairman Pinzon opened the Public Hearing.

C. Call to the Public on this Item

There were no public comments on this item.

D. Close Public Hearing

Acting Chairman Pinzon closed the Public Hearing.

E. Action on Rezoning Case No. 2026-0307

MOTION: Commission Member Buna George / Commission Member George Amaya forward Rezoning Case No. 2026-0307 to the City Council with the recommendation of approval subject to the conditions of approval 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
Commission Member Buna George	Aye
Acting Chairman Marco A. Pinzon	Aye

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Discussion and possible action on any and all matters regarding the election of new officers. (ITEM CONTINUED FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF APRIL 14, 2026)

Mr. Jose A. Guzman, Director of Development Services, mentioned that this item was continued to allow all the commission members the opportunity to participate in the election process. As you may all know, at the first meeting of the year, per city code, the commission shall elect a chairperson and vice-chairperson in January.

MOTION: Commission Member Marco A. Pinzon / Commission Member Hugo Garcia to appoint George Amaya to serve as chairperson of the Planning and Zoning Commission. 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 Buna George	Aye
Acting Chairman Marco A. Pinzon	Aye

MOTION: Commission Member Javier Barraza / Commission Member Marco A. Pinzon to appoint Hugo Garcia to serve as Vice Chairperson of the Planning and Zoning Commission. 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 Buna George	Aye
Acting Chairman Marco A. Pinzon	Aye

6. ADJOURNMENT

MOTION: Commission Member Marco A. Pinzon / Commission Member George Amaya adjourn the regular meeting at approximately 6:18 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
Commission Member Buna George	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 JULY 14, 2026. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator