



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, October 13, 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, 13 de Octubre 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 Secretaría 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, October 13, 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. 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.

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on July 14, 2026.

4. 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.

4. A. Discussion and possible action on any and all matters regarding a request to accept subsequent Minor Amendment and Rezoning applications for Lots 32 through 36 of Plaza Colibri Subdivision in accordance with City Code Section 18.15.030 (I).

A. Staff Presentation

B. Action on Application Acceptance Request

5. ADJOURNMENT



AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on July 14, 2026.

Attachments

Minutes

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



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. A.

Meeting Date: 10/13/2026

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

ITEM:

Discussion and possible action on any and all matters regarding a request to accept subsequent Minor Amendment and Rezoning applications for Lots 32 through 36 of Plaza Colibri Subdivision in accordance with City Code Section 18.15.030 (I).

A. Staff Presentation

B. Action on Application Acceptance Request

SUMMARY:

This is a request from Edais Engineering, on behalf of Les Evans, Trustee of Evans Family Revocable Trust Dated December 2, 2025, to accept subsequent Minor General Plan Amendment and Rezoning applications for lots 32 through 36 of the Plaza Colibri Commercial Subdivision.

Previous applications for a Minor General Plan Amendment (Case No. 2026-0062) and Rezoning (Case No. 2026-0063) for the same properties were presented to the City Council for consideration on August 12, 2026. City Council denied the Minor General Plan Amendment application. Therefore, the Rezoning did not move forward.

As per City Code Section 18.15.030 (I), "Subsequent Applications. In the event that an application for amendment is denied by the City Council or that the application is withdrawn after the Commission hearing, the Commission shall not accept another application for the same amendment within 12 months of the original hearing unless agreed to by a supermajority three-fourths vote of the Commission."

Ownership of said properties has since changed to the Evans Family Revocable Trust Dated December 2, 2025. The applicant is requesting that the Commission allow the acceptance of subsequent applications before the 12-month period required by the City Code.

The Commission may approve or deny the request. Approval requires a three-fourths vote of the Commission, in accordance with City Code Section 18.15.030(I).

This request is for the acceptance of the applications only and does not constitute approval of the proposed Minor Amendment and Rezoning. If the Commission approves the request, the applications will proceed through the standard review process and be presented to the Commission at a future meeting for consideration and recommendation to the City Council.

RECOMMENDED MOTION:

I MOVE TO _____ THE REQUEST TO ACCEPT SUBSEQUENT MINOR GENERAL PLAN AMENDMENT AND REZONING APPLICATIONS FOR LOTS 32 THROUGH 36 OF PLAZA COLIBRI SUBDIVISION, IN ACCORDANCE WITH CITY CODE SECTION 18.15.030 (I).

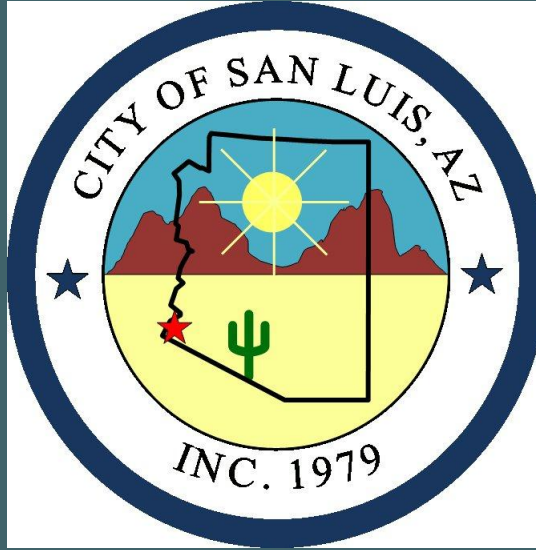
Attachments

Presentation

Planning and Zoning Commission Request

Aerial/Location

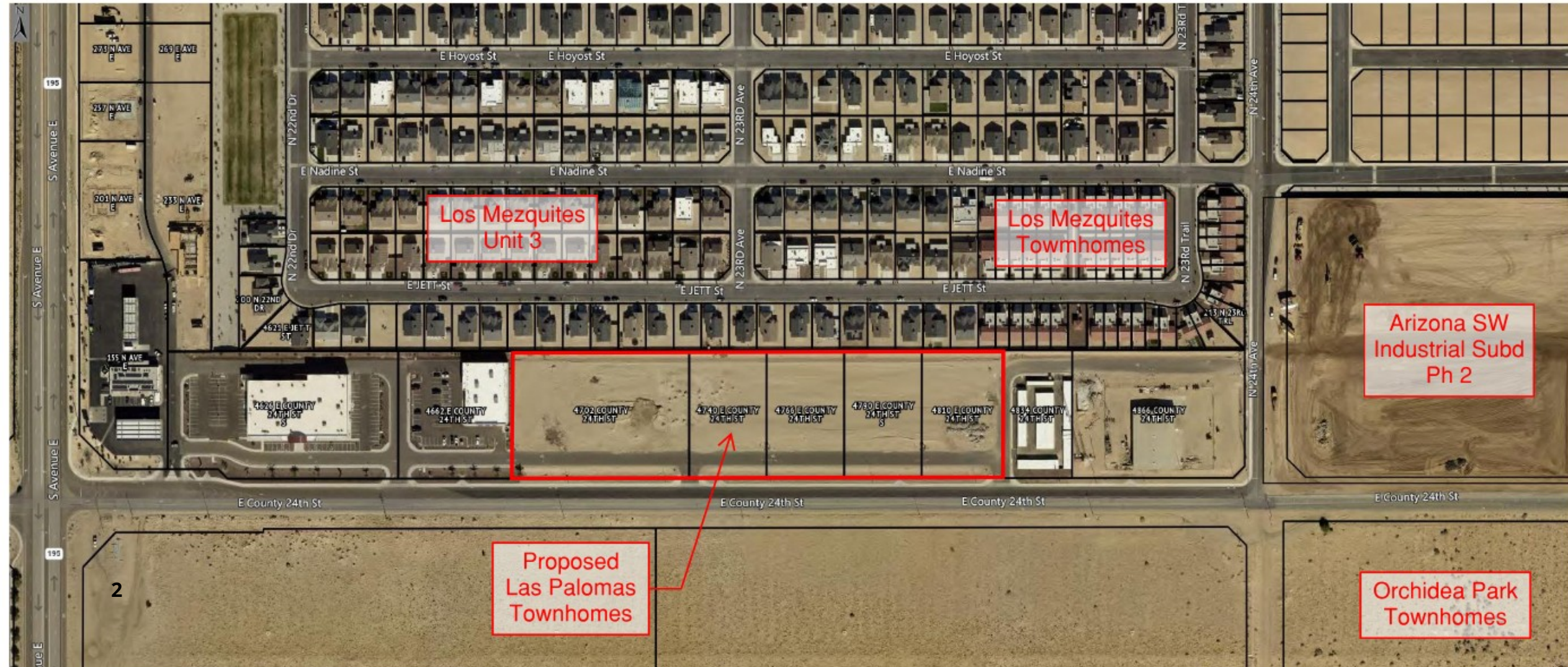
Site Plan



PLANNING AND ZONING COMMISSION MEETING OCTOBER 13, 2026

Request to accept Minor Amendment and
Rezoning Applications for Las Palomas
Development

Proposed location for Las Palomas Townhomes

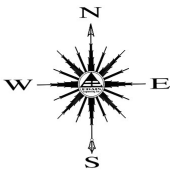


UNIT COUNT:	
2 BEDROOM :	30 UNITS
3 BEDROOM :	32 UNITS
TOTAL :	62 UNITS

TOTAL AREA :
292,307.10 SF / 6.7104 AC

TOTAL OPEN SPACE :
67,812.51 SF / 1.5567 AC

PERCENT OPEN SPACE : 23%



SCALE: 1"=40'

REVISIONS	
△	
△	
△	
△	
△	

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

SITE PLAN

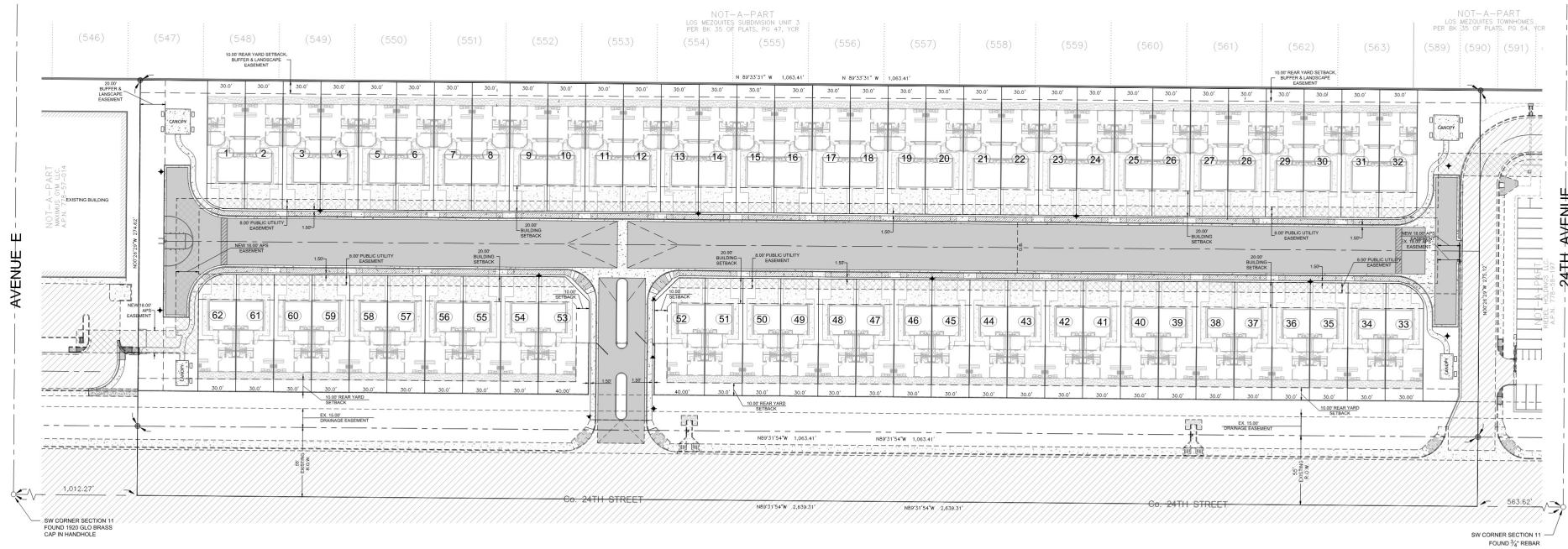
**LAS PALOMAS
TOWNHOMES**



PRELIMINARY
NO FOR
CONSTRUCTION

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

C-1





3075 S. Avenue 4 E, Yuma, AZ 85365

(928) 344-3566

Email: najeh@edaisgroup.com

September 2nd, 2026.

City of San Luis
1090 East Union Street
San Luis, AZ 85349

Attn: Planning and Zoning Commission.

Las Palomas Townhomes.

Dear Chairman, Vice Chairman & Planning and Zoning Commission members.

Pursuant to City of San Luis Code Section 18.15.030(I), and on behalf of Les Evans, a trustee of Evans Family Revocable Trust Dated December 2, 2015.

We would like to request from the Planning and Zoning Commission to grant us permission to reduce the 12-month period before we are able to resubmit again for a new Minor General Plan Amendment and Rezoning application, for the Las Palomas Townhomes project to be located in lots 32 through 36 of the Plaza Colibri Commercial Subdivision, for a total of 6.71 acres to house 62 townhomes.

With the permission of the Planning and Zoning Commission members we would be able to resubmit as soon as possible.

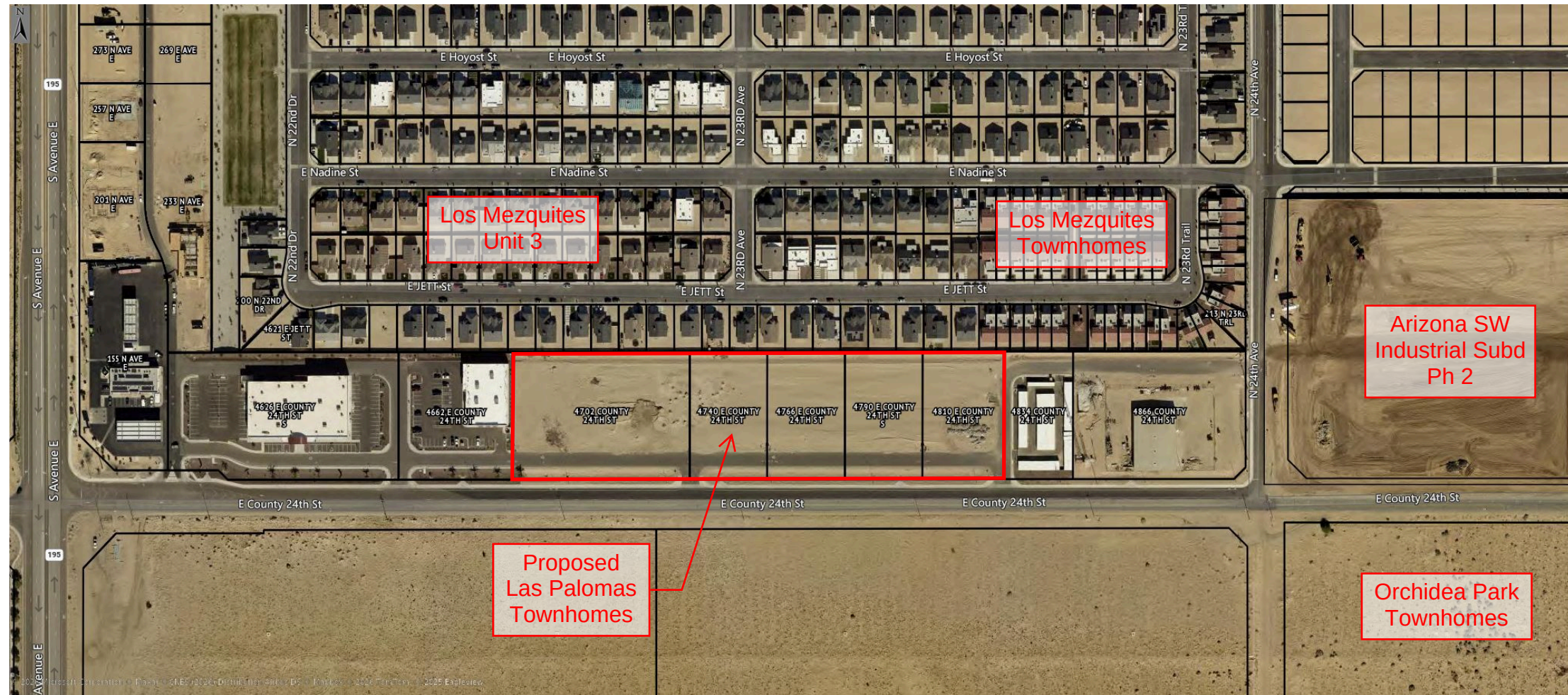
If you have any questions, please contact me.

Sincerely,
Edais Engineering, Inc.



Najeh K. Edais, P.E.

Proposed location for Las Palomas Townhomes

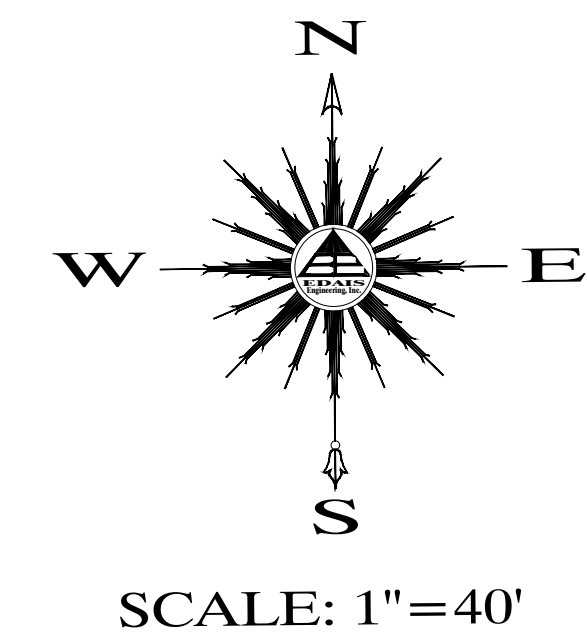


UNIT COUNT:
2 BEDROOM : 30 UNITS
3 BEDROOM : 32 UNITS
TOTAL : 62 UNITS

TOTAL AREA :
292,307.10 SF / 6.7104 AC

TOTAL OPEN SPACE :
67,812.51 SF / 1.5567 AC

PERCENT OPEN SPACE : 23%



REVISIONS	
△	
△	
△	
△	
△	

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

SITE PLAN

LAS PALOMAS
TOWNHOMES

EDAIS
Engineering, Inc.
3075 S. Ave. 4E
Yuma, Arizona 85365
haje@edaisgroup.com (925) 344-3566
www.edaisengineering.com

PRELIMINARY
NO FOR
CONSTRUCTION

DATE:
SEPTEMBER 2026

DRAWN:
LPR

CHECKED:
NKE

PROJECT:
26-007

SHEET NUMBER

C-1

