

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
TUESDAY, OCTOBER 13, 2026
6:00 p.m.

1. CALL TO ORDER/ROLL CALL: Chairman George Amaya called the meeting to order at 6:08 p.m.

PRESENT:

Commission Member Buna George
Commission Member Angelica Ortiz
Commission Member Marco A. Pinzon
Vice Chairman Hugo Garcia
Chairman George Amaya

ABSENT:

Commission Member Javier Barraza
Commission Member Ruben Walshe

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Juan Tejeda, Assistant Director of Development Services
Israel Lara, IT Technician
Jose Antonio Maldonado, Graphics and Media Specialist
Tomas A. Sanchez, Engineering Department
Alaa El Anba, Edais Engineering, Inc.
Najeh K. Edais, Edais Engineering, Inc.
Les Evans, Evans Custom Concrete

2. PLEDGE OF ALLEGIANCE

Vice Chairman Hugo Garcia led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

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

MOTION: Commission Member Buna George / Vice Chairman Hugo Garcia approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Commission Member Buna George	Aye
Commission Member Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman Hugo Garcia	Aye
Chairman George Amaya	Aye

4. ITEMS REQUIRING DISCUSSION AND/ OR ACTION

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

Mr. Jose A. Guzman, Director of Development Services, stated that this request seeks approval to submit a subsequent application for a Minor General Plan Amendment and Rezoning. The Commission reviewed these items in April and recommended approval. When these items were presented to the City Council, the City Council denied the General Plan Amendment; therefore, the Rezoning did not move forward. Under the city code, to allow another application in the same case, they must wait 12 months, or the Commission must agree to accept the application by a supermajority vote of three-fourths. That means six of the seven commission members must agree to accept the application.

However, since we do not have six members present, we cannot really vote on the item. Therefore, we must either continue to the next regular meeting or, if the commission wishes, schedule a special meeting.

Commission Member Buna George asked for two points of clarification: the letter submitted by Edais Engineering, Inc. stated that the new owner was a trust dated in 2015, but all the other public postings stated that it was initiated in 2025. I would need clarification on the date of the trust. Also, I think we are just looking for a procedural exception at this point?

Mr. Jose A. Guzman, Director of Development Services, stated that the application was presented to the City Council. Council members had no questions. There was only a motion not to approve the application, but there was no discussion of the items. As for the new owner, the project was sold to this new owner, but the code applies regardless of whether the property has a different owner. Therefore, they have to wait 12 months.

Najeh K. Edais, Edais Engineering, Inc. asked if staff has checked with legal on this? Because, to the best of my knowledge, that's how it works. It is a supermajority of the commissioners present. So, if four are present, it will be a supermajority of those present. If you say it's a supermajority of all seven, it will never go through because one or two people can miss every meeting, and it will go on forever.

Mr. Guzman said he just received an email from the City Attorney confirming this is the correct way to handle the situation.

B. Action on Application Acceptance Request

MOTION: Commission Member Marco A. Pinzon / Vice Chairman Hugo Garcia to continue this item to a special meeting scheduled for October 20, 2026. The motion passed unanimously.

Chairman George Amaya requested a roll call vote to ensure a clear record of the vote on this item.

The vote was as follows:

Commission Member Buna George	Aye
Commission Member Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman Hugo Garcia	Aye
Chairman George Amaya	Aye

5. ADJOURNMENT

Chairman George Amaya adjourned the Regular Planning and Zoning Commission meeting at approximately 6:19 p.m.

APPROVED:

George Amaya, 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 OCTOBER 13, 2026. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator