

LEGAL NOTICE
CITY OF DOUGLAS PLANNING AND ZONING COMMISSION
Public Hearing and Regular Meeting
Thursday, October 2, 2025, at or after 5:30 p.m.
City Hall Council Chamber
425 E. 10th St, Douglas, AZ, 85607

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the general public that the **CITY OF DOUGLAS-PLANNING AND ZONING COMMISSION** will hold a **PUBLIC HEARING AND REGULAR MEETING on Thursday, October 2, 2025, at or after 5:30 p.m.** at the City Hall Council Chamber, 425 E. 10th Street, Douglas, Arizona 85607.

Members of the City of Douglas Planning and Zoning Commission may attend either in person or by telephone.

If authorized by a majority vote of the Planning and Zoning Commission, the Commission members may adjourn the meeting at any time and move into Executive Session for legal advice on any agenda item, pursuant to A.R.S. § 38-431.03. The Executive Session will be held immediately after the vote to go into Executive Session and will not be open to the public.

1. PUBLIC HEARING of the PLANNING AND ZONING COMMISSION:

a. SUP-2025-01: Special Use Permit – A request for a Special Use Permit to allow an increase in the square footage of signage on an existing freestanding sign, while maintaining the current height. The proposed sign is to be located at 301 North Pan American Avenue, Douglas, Arizona (APN 409-09-026E), in accordance with Section 709(A)(1) of the City of Douglas Zoning Code.

b. SUP-2025-02: Special Use Permit – A request for a Special Use Permit to allow the installation of a freestanding sign exceeding the height limit established in Section 709(A)(2) of the Zoning Code. The proposed sign is 20 feet in height, whereas the code limits freestanding sign height to 10 feet. The applicant is also requesting a Special Use Permit for the placement of two wall-mounted signs on the west side of the building, a total of 62.45 square feet, which exceeds the permitted square footage to an area not facing the street frontage. The property is located at 99 East 5th Street, Douglas, Arizona (APN 409-09-081D).

c. ZCA-2025-01: Zoning Code Amendment – A staff request for a Text Amendment to **Article 7 – Supplementary District Regulations: Signs** of the City of Douglas Zoning Code. The proposed amendment seeks to revise the existing sign code to reflect modern signage practices and standards. Changes may include, but are not limited to, increased allowable sign height and area, and greater flexibility in the number and type of permitted signage.

d. ZMA-2025-04: Zoning District Map Amendment – The applicant seeks to rezone two contiguous parcels under common ownership, located at 1101 and 1105 San Antonio Avenue from Limited Commercial (LC) to General Commercial (GC). Assessor's Parcel Number (APN) 409-18-068 (0.20 acres) and 409-18-067 (0.33 acres).

e. ZMA-2025-06: Zoning District Map Amendment – The applicant seeks to rezone a 0.25 - acre parcel located at 1915 10th Street from Limited Commercial (LC) to General Commercial (GC). Assessor's Parcel Number (APN) 409-18-001E

2. REGULAR MEETING of the PLANNING AND ZONING COMMISSION

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For reasonable accommodations pursuant to the Americans with Disabilities Act (ADA), call Luis Peralta at (520) 417-7329 or email at luis.peralta@douglasaz.gov at least 72 hours in advance of the meeting to coordinate necessary arrangements.

For further information on the agenda, call Xenia Gonzalez, Neighborhood Resources and Grants Director at (520) 417-7309, or email at xenia.gonzalez@douglasaz.gov

Posted at City Hall: September 15 at 12:00 p.m. by Xenia Gonzalez