

**LEGAL NOTICE**  
**CITY OF DOUGLAS PLANNING AND ZONING COMMISSION**  
**Public Hearing and Regular Meeting**  
**Thursday, November 6, 2025, at or after 5:30 p.m.**  
**City Hall Council Chamber**  
**425 E. 10<sup>th</sup> St, Douglas, AZ, 85607**

Pursuant to A.R.S. Section 38-462.02, 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, November 6, 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. **ZCA-2025-02** – A proposed text amendment to City of Douglas Zoning Ordinance to implement the requirements of Arizona Revised Statutes § 9-500.49, directing municipalities to authorize staff (administrative personnel) to review and approve qualifying development applications— including site plans design review, and splitting, combining, or adjusting boundaries of lots— based on objective standards, without a public hearing. The amendment also establishes eligibility for expedited review for applicants with a demonstrated history of compliance and allows for at-risk submittals for defined on-site preliminary grading, drainage, or infrastructure work. These updates establish internal timelines, review procedures, and objective criteria consistent with the statute. It ensures that the city's development review process remains compliant with state law while maintaining transparency and predictability for applicants.
- B. **ZCA-2025-03** – A proposed text amendment to Appendix A – Subdivision Regulations of the City of Douglas Zoning Ordinance to implement the requirements of Arizona Revised Statutes § 9-500.49, directing municipalities to authorize administrative personnel to review and approve qualifying subdivision applications—including preliminary plats, final plats, and amendments—based on objective standards and without a public hearing. The intent is to ensure subdivision processing is consistent with state law and administered through a streamlined, ministerial review process.

**2. REGULAR MEETING of the PLANNING AND ZONING COMMISSION**

- A. **ZCA-2025-02** – A proposed text amendment to City of Douglas Zoning Ordinance to implement the requirements of Arizona Revised Statutes § 9-500.49, directing municipalities to authorize staff (administrative personnel) to review and approve qualifying development applications— including site plans, design review, and splitting, combining, or adjusting boundaries of lots— based on objective standards, without a public hearing. The amendment also establishes eligibility for expedited review for applicants with a demonstrated history of compliance and allows for at-risk submittals for defined on-site preliminary grading, drainage, or infrastructure work. These updates establish internal timelines, review procedures, and objective criteria consistent with the statute. It ensures that the city's development review process remains compliant with state law while maintaining transparency and predictability for applicants.
- B. **ZCA-2025-03** – A proposed text amendment to Appendix A – Subdivision Regulations of the City of Douglas Zoning Ordinance to implement the requirements of Arizona Revised Statutes § 9-500.49, directing municipalities to authorize administrative personnel to review and approve qualifying subdivision applications—including preliminary plats, final plats, and amendments—based on objective standards and without a public hearing. The intent is to ensure subdivision processing is consistent with state law and administered through a streamlined, ministerial review process.

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](mailto: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](mailto:xenia.gonzalez@douglasaz.gov)

Posted at City Hall: October 22, 2025 at 4:00 p.m. by Xenia Gonzalez, NRG Director