

**APPROVED** by P&Z Commission  
Date: October 25, 2022  
P&Z Office: [Signature]

**MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
APRIL 12, 2022  
7:00 PM

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:05 PM, by Chairman Marco A. Pinzon.

**PRESENT:**

Chairman Marco A. Pinzon  
Commission Member Javier Barraza  
Commission Member Hugo Garcia  
Commission Member George Amaya (via Zoom)

**ABSENT:**

Vice Chairman Veronica Zavala  
Commission Member Guillermina Fuentes  
Commission Member Case Van Veen

**OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning (via Zoom)  
Fernando Villegas, Principal Planner  
Margarita Dominguez, Administrative Coordinator  
Kay Macuil, City Attorney

## **2. PLEDGE OF ALLEGIANCE**

The pledge of Allegiance was led by Chairman Marco A. Pinzon.

## **3. ITEMS REQUIRING DISCUSSION AND/OR ACTION**

**3. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0746P. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar Inc., for the approval of Bienestar 12 preliminary plat. The property is located on the southeast corner of Avenue F and San Fernando Street in San Luis, Arizona.**

### **A. Staff Presentation**

**Mr. Fernando Villegas, Principal Planner**, presented and summarized staff report recommending conditional approval of the preliminary plat for Subdivision Case No. 2022-0746P. Approval subject to the following conditions:

1. At the time of the final plat of any phase, applicant must comply with all staff comments and regulations including zoning, subdivision regulations, public works standards, roadway naming policy and other applicable regulations.

### **B. Action on Subdivision Case No. 2021-0746P**

**MOTION: Chairman Marco A. Pinzon / Commission Member Hugo** to approve Bienestar Estates Phase 1 and 2 preliminary plat with conditions as presented by staff. The Motion passed unanimously.

The vote was as follows:

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

## **6. ADJOURNMENT**

**MOTION: Commission Member Hugo Garcia / Chairman Marco A. Pinzon** adjourn the Regular Planning and Zoning Commission meeting at approximately 7:25 p.m. The motion passed unanimously.

The vote was as follows:

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

APPROVED:

  
Marco A. Pinzon, Chairman

ATTEST:

  
Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA HELD ON APRIL 12, 2022. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

  
Roman Pacheco, Planning Technician