



# City of Maricopa

## Meeting Agenda Planning & Zoning Commission

Maricopa City Hall  
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*Chair James Singleton*  
*Vice-Chair Alfonso Juarez III*  
*Commissioner Robert Brems*  
*Commissioner Robert Klob*  
*Commissioner William Robertson*  
*Commissioner Maurice Thomas Jr.*  
*Commissioner Ted Yocum*

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Monday, July 14, 2025

6:00 PM

Council Chambers

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1. **Call To Order**

*Invocation*  
*Pledge of Allegiance*

2. **Roll Call**

3. **Call to the Public**

*If you wish to speak, please complete a speaker card and submit it to the Chairman prior to the start of the meeting. The procedures to follow if you address the Commission are: Commission requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Chairman will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting.*

4. **Minutes**

- 4.1 [MIN 25-43](#) The Commission shall review and approve Minutes from the June 23, 2025, meeting.

5. **Regular Agenda**

- 5.1 [DRP25-10](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-10 Legacy at Porter, a request by Scott Puentes, of Upward Architects, on behalf of property owner El Dorado Partners 27, LLC, for review of Site, Landscape, Elevation, and Photometric Plans for a proposed multi-building commercial retail development on approximately 6.61-acres of land within Pinal County Parcel Nos. 510-30-002M and 510-30-002K, within the City of Maricopa, generally located at the northeast corner of W. Applegate Rd. and N. Porter Rd. DISCUSSION ONLY.

5.2     [DRP25-09](#)     PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-09 Terrible's C-Store Bowlin, a request by the Tim Rasnake, of Archicon Architecture & Interiors, PC, on behalf of Terrible's Gas stations, for review of Site, Landscape, Elevation, and Photometric Plans for a proposed gas station with convenience store and accessory carwash, on approximately 3.55-acres of land within Pinal County Parcel No. 510-30-002D, within the City of Maricopa, generally located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. DISCUSSION ONLY.

5.3     [ZON25-03\(2\)](#)     Motion to Reconsider: The Planning and Zoning Commission shall discuss and take action on a motion to reconsider, ZON25-03, a request by Tim Rasnake, of Archicon Architecture & Interiors, PC, on behalf of Terrible's Gas stations, to rezone approximately 3.55 acres of land from Neighborhood Commercial (NC) Zoning District to the General Commercial (GC) Zoning District, located at southeast corner of W. Bowlin Road and N. Porter Road. DISCUSSION AND ACTION.

5.4     [ZON25-03\(3\)](#)     The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 3.55 acres effectively rezoning the site from the Neighborhood Commercial (NC) to the General Commercial (GC) zoning district. The site is located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. DISCUSSION AND ACTION.

**6.     Reports from Commission and/or Staff**

**7.     Executive Session**

*The Planning and Zoning Commission may go into executive session for purpose of obtaining legal advice from the City's Attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).*

**8.     Adjournment**

*Note:    This meeting is open to the public. All interested persons are welcome to attend. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review. Notice is hereby given of the possibility of a quorum of the Maricopa City Council members at this meeting.*

*Physical access to the meeting room will be available 15 minutes prior to the meeting start time.*

*Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.*