



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
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*Chair James Singleton
Commissioner Robert Brems
Commissioner Robert Klob
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Chad Whittle
Commissioner Ted Yocum*

Monday, December 8, 2025

6:00 PM

Council Chambers

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 25-73](#) The Commission shall approve Minutes from the October 27, 2025 meeting.

5. Public Hearings

6. Consent Agenda

7. Regular Agenda

- 7.1 [ZON25-05](#) PUBLIC HEARING: A request by Westwood Professional Services, applicant, on behalf of Porter 20, LLC, owner, to rezone ±3.6 acres from General Business (CB-2) zone to the General Commercial (GC) zoning district. The subject site is generally located 0.13 miles (712 feet) east of the southeast corner of N. Porter Road and W. Honeycutt Road.
DISCUSSION AND ACTION.

- 7.2 [DRP25-28](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-28, a request by Tim Rasnake of Archicon Architecture & Interiors, L.C., on behalf of property owner Maricopa 30, LLC, for review of Site, Landscape, Elevation, and Photometric Plans for a proposed convenience store and gas station on approx. 1.6-acres of land within Pinal County Parcel Nos. 510-71-001F and 510-71-001D, within the City of Maricopa, generally located at the southwest corner of W. Honeycutt Rd. and N. White and Parker Rd. DISCUSSION ONLY

- 7.3 [PZ 25-03](#) Miscellaneous Item PZ25-03 - City of Maricopa "Non-residential Design Guidelines: Rick Williams, Planning and Zoning Division Manager, will present the latest draft of the Non-residential Design Guidelines to the Planning and Zoning Commission. Discussion Only.

8. Reports from Commission and/or Staff

9. 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).

10. 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.