



# City of Maricopa

## Meeting Actions - Final Planning & Zoning Commission

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Tuesday, March 28, 2023

6:00 PM

Council Chambers

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1. **Call To Order**

*Commissioner Yocum called the meeting to order at 6 p.m. Commissioner Irving gave an invocation and Commissioner Singleton led the Pledge of Allegiance.*

2. **Roll Call**

**Present** 6 - Commissioner James Irving, Commissioner Ted Yocum, Commissioner Jim Hughes, Commissioner James Singleton, Commissioner Alfonso Juarez III, and Commissioner William Robertson

**Absent** 1 - Commissioner Rachel Leffall

3. **Call to the Public**

*There was no public comments.*

4. **Minutes**

4.1 [MIN 23-11](#) Approval of Minutes from the March 13, 2023 Planning and Zoning Commission meeting.

**A motion was made by Commissioner Irving, seconded by Commissioner Singleton, that the Minutes be Approved. The motion carried by a unanimous vote.**

5. **Regular Agenda**

5.3 [TXT23-01](#) PUBLIC HEARING: TXT23-01 Text Amendment: A request by the City of Maricopa for review and approval or a proposed text amendment to the City of Maricopa Zoning Code, Sections 18.120.160, Medical Marijuana, and Section 18.120.020, List of Definitions; DISCUSSION AND ACTION.

*Derek Scheerer, Planner II, presented item 5.1. Discussion ensued.*

**A motion was made by Commissioner Irving, seconded by Commissioner Singleton, that this Text Amendment be Approved. The motion carried by a unanimous vote.**

5.1 [GPA23-01](#) PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Minor General Plan Amendment on approximately 2.59 acres effectively changing the future land use designation from Medium Density Residential (MDR) to Employment (E). The site is generally located at the southwest corner of W. Honeycutt Ave. and N. Maricopa Rd., in the City of Maricopa. DISCUSSION AND

ACTION.

*Derek Scheerer, Planner II, presented item 5.2. There was no additional discussion.*

**A motion was made by Commissioner Irving, seconded by Commissioner Juarez III, that this General Plan Amendment be Approved. The motion carried by a unanimous vote.**

**5.2      ZON23-01**

PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 63 acres effectively rezoning the site from the CB-2 (General Business), CI-1 Light Industry and Warehouse, CB-1 (Local Business), and GR (General Rural) zoning districts to the SC (Shopping Center), MU-G (General Mixed Use), and GC (General Commercial) zoning districts. The site is generally located at the northeast, southeast, northwest, and southwest of John Wayne Pkwy. and W. Honeycutt Ave., within the City of Maricopa.  
DISCUSSION AND ACTION.

*Richard Williams, Planning and Zoning Manager, presented item 5.3. A lengthy discussion ensued.*

*Commissioner Roberts made a motion to recommend with the distance being at least 1,000 feet. Motion failed for lack of a second.*

**A motion was made by Commissioner Irving, seconded by Commissioner Juarez III, that this Rezoning be Approved as presented. The motion carried by the following vote:**

**Aye,** 5 - Commissioner Irving, Commissioner Yocum, Commissioner Hughes, Commissioner Singleton, and Commissioner Juarez III

**Nay,** 1 - Commissioner Robertson

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

*Richard Williams, Planning and Zoning Manager, provided updates to the commission. He confirmed that the Transit Advisory Committee would meet four times a year, once every quarter.*

**7.      Executive Session**

*No executive session was conducted.*

**8.      Adjournment**

**A motion was made by Commissioner William Robertson, seconded by Commissioner James Irving, to Adjourn at 6:53 p.m. The motion carried unanimously.**