



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Tuesday, November 13, 2018

6:00 PM

Council Chambers

1. Call To Order

The meeting was called to order at 6:10 p.m.

2. Roll Call

Commissioners present included Chair Huggins, Commissioner Irving, Commissioner Yocum, Commissioner Frank and Commissioner O'Hare. Vice Chair Sharpe and Commissioner Babb were absent. City representatives present included Development Services Assistant Director Kazi Haque, Senior Planner Rodolfo Lopez, Planner Ryan Wozniak, Vice Mayor Peg Chapados, City Attorney Tina Vannucci and Zoning Secretary Lisell Blancarte.

3. Call to the Public

Vice Mayor Chapados thanked the Commission for their service.

4. Minutes

4.1 [MIN 18-97](#)

Approval of minutes from the October 22, 2018 meeting. Discussion and Action.

Commissioner Frank motioned to approve the minutes from the October 22, 2018 Planning and Zoning meeting. Commissioner Irving seconded the motion. Motion passed unanimously.

5. Agenda and Public Hearings

5.1 [ZON 18-03](#)

PUBLIC HEARING: A request by the Red River Cattle Co., LLC to rezone 50 acres from existing Industrial Zone CI-2 (Old Zoning Code) to General Industrial - GI, as identified in the New Zoning Code. Subject property is generally located southeast of the intersection of West Cowtown and North White and Parker Roads. Discussion and Action.

Chair Huggins opened the Public Hearing. No one from the public approached. Chair Huggins closed the Public Hearing.

Development Services Assistant Director Kazi Haque presented Agenda Item 5.1 and it was discussed.

Commissioner Yocum motioned to approve Agenda Item 5.1. Commissioner Irving seconded the motion. Motion passed unanimously.

5.2 [ZON 18-02](#)

PUBLIC HEARING: A request by EPS Group., LLC to rezone 20 acres from existing

General Rural GR (Old Zoning Code) to Medium Density Residential RS-5, as identified in the New Zoning Code. Subject property is generally located south of the southeast corner of West Bowlin Road and North Hartman Road. Discussion and Action.

Chair Huggins opened the Public Hearing. No one from the public approached. Chair Huggins closed the Public Hearing.

Senior Planner Rodolfo Lopez presented Agenda Item 5.2 and it was discussed.

Commissioner Frank Motioned to approve Agenda Item 5.2. Commissioner Yocum seconded the motion. Motion passed unanimously.

5.3 [ZON 18-04](#)

PUBLIC HEARING: A request by the City of Maricopa to rezone 9.21 acres from existing Transitional TR (Old Zoning Code) to Mixed Use General, as identified in the New Zoning Code. Subject property is located at the southeast corner of North John Wayne Pkwy (SR-347) and West Martin Luther King Jr. Blvd. Discussion and Action.

Chair Huggins opened the Public Hearing. No one from the public approached. Chair Huggins closed the Public Hearing.

Senior Planner Rodolfo Lopez presented Agenda Item 5.3 and it was discussed.

Commissioner Yocum motioned to approve Agenda Item 5.3. Commissioner Frank seconded the motion. Motion passed unanimously.

5.4 [TXT 18-05](#)

PUBLIC HEARING: A text amendment to the City of Maricopa Zoning Code, specifically, Article 204 Mixed Use District, Table 204.03 Development Standards - Mixed Use General; amending maximum height allowed from 40 to 60 feet. Discussion and Action.

Chair Huggins opened the Public Hearing. No one from the public approached. Chair Huggins closed the Public Hearing.

Senior Planner Rodolfo Lopez presented Agenda Item 5.4 and it was discussed.

Commissioner Yocum motioned to approve Agenda Item 5.4. Commissioner Irving seconded the motion. Motion passed unanimously.

5.5 [PZ 18-12](#)

The Commission shall make a recommendation on the public reviewed draft of the Seven Ranches Preliminary Street Network Plan. Discussion and Action.

Ryan Wozniak presented Agenda Item 5.5 and it was discussed.

Commissioner Irving motioned to approve Agenda Item 5.5. Commissioner Yocum seconded the motion. Motion passed unanimously.

6. Reports from Commission and/or Staff

The City of Maricopa was awarded the Arizona Planning Association award for Best Master Plan.

7. Executive Session

There was no Executive Session.

8. Adjournment

Commissioner Frank motioned to adjourn the meeting at 7:11 p.m. Commissioner Irving seconded the motion. Motion passed unanimously.

Adjourn