



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE
BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE
TAKEN BY THE CITY COUNCIL.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
JUNE 23, 2026
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

****Live streaming will be available via YouTube****

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

- 2.A** [Approval of the minutes from the April 14, 2026 Planning and Zoning Commission regular meeting, and the minutes from the May 12, 2026 Planning and Zoning Commission workshop.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

- 3.A** [Copper Falls Community Master Plan Major Amendment - PLZZ-23-00011 - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the Copper Falls Community Master Plan on approximately 17.09 acres located at the northwest corner of Miller Road and Southern Avenue, subject to conditions a\) through r\).](#)
Staff Liaison: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093
- 3.B** [Westpark - Minor General Plan Amendment \(Case No. PLZU-25-0005\) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Minor General Plan](#)

Amendment changing the land use designation of approximately 125.4 acres, consisting of 76.0 acres located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and 49.4 acres located south of the southwest corner of Lower Buckeye Road and 269th Avenue, from Business Commerce to Master Planned Community (MPC).

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

- 3.C** Westpark - Major Community Master Plan (CMP) Amendment (Case No. PLZZ-25-0010) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to approximately 1,948.2 acres within and adjacent to the Westpark Community Master Plan (CMP), expanding the CMP boundary through incorporation of land currently within the Westwind and Silver Rock Community Master Plans and additional adjacent acreage not currently within a Community Master Plan; modifying the CMP land use plan to expand opportunities for commercial, business park, and light industrial development west of SR-85; and revising associated development standards, design requirements, and exhibits.
- Staff Liaison: Ken Galica, Planning Manager, 623-349-6214, kgalica@buckeyeaz.gov
- 3.D** Silver Rock - Major Community Master Plan (CMP) Amendment (Case No. PLZZ-25-0011) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the 1,241-acre Silver Rock Community Master Plan (CMP), removing approximately 741 acres north of the RID canal from the CMP to facilitate inclusion of those acres in the expanded Westpark Community Master Plan, while maintaining all previously approved land uses, densities, development standards, and design requirements for the development of the remaining 500 acres.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. ADJOURNMENT