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
NOVEMBER 25, 2025
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 minutes from the October 28, 2025 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349.6211

3. CONTINUANCE AGENDA

3.A 501 E Mahoney Ave - Rezone (Case No. PLZZ-25-0008) - Conduct a public hearing and recommend approval to the Mayor and City Council of a rezone of 0.75 acres of land located at the southeast corner of East Mahoney Avenue and South 5th Street from Planned Residential (PR) to Downtown Residential (DR).
Staff Liaison: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233

3.B Grand View Arizona - Rezoning to Community Master Plan (CMP) - PLZZ-23-00016: To allow for additional discussion regarding the recommended conditions of approval, staff recommends

continuing the proposed rezoning of approximately 2,271 acres—generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC 85 to the south, and Dean Road to the west—from Single-Family 43 (R1-43), Light Industrial (I-1), and Rural Residential (RR) to Community Master Plan (CMP) to the November 25, 2025, Planning and Zoning Commission meeting. The item was previously continued to the November 25, 2025, meeting on October 28, 2025. Adjacent residents and property owners who attended the August 12, 2025 Commission meeting for this item have been notified of this continuance request; a representative of these interested citizens had also requested the item be continued to allow better attendance on a non-holiday week.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. REGULAR AGENDA

4.A Commission to take action on the cancellation of the Planning and Zoning Commission regular meeting scheduled for December 23, 2025.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349.6211

4.B AT&T Cell Tower - Conditional Use Permit (Case No. PLZU-25-0003) - Conduct a public hearing and approve a Conditional Use Permit for a cell tower within a lease area of approximately 2,500 square feet located south and west of the southwest corner of South Rooks Road and West MC 85/West US Highway 85, subject to conditions a-g.
Staff Liaison: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233

4.C Coyote Crest - Planned Area Development (Case No. PLZZ-25-0001) - Hold a public hearing and recommend approval to the Mayor and Council of a PAD for a property located at the southwest corner of Roosevelt Street (future McDowell Parkway) and Rainbow Road Alignments, subject to conditions a - r.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

4.D 120 S. 4th Street - Rezone (Case No. PLZZ-25-0009) - Hold a public hearing and recommend approval to the Mayor and City Council of a rezone of approximately 0.19 acres of land located north of the northeast corner of 4th Street and Jackson Avenue.
Staff Liaison: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505

5. 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*

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

7. 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.*

8. ADJOURNMENT