



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, August 16, 2023

6:00 PM

**ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131**

AGENDA

I. Call to Order

II. Roll Call

III. Invocation

IV. Pledge of Allegiance

V. Public Appearances

Those wishing to **ADDRESS THE PLANNING & ZONING COMMISSION** may do so by signing in on a form provided by the Community Development Director, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.**

VI. Motion to approve the May 30, 2023 and July 26, 2023 meeting minutes of the Planning and Zoning Commission

A. Meeting Minutes for May 30, 2023 Meeting

B. Meeting Minutes for July 26, 2023 Meeting

VII. Old Business: Possible discussion and/or action on the following:

VIII. New Business: Possible discussion and/or action on the following:

- A. Conduct a public hearing for an application submitted by Heather N. Dukes, Esq., c/o Javelina Development LLC, proposing to rezone approximately 17.15 acres consisting of Pinal County Assessor Parcel Numbers: 403-23-002A and 403-23-003B, located at the southwest corner of the intersection of Toltec Road and Houser Road in Eloy, Arizona, from R1-12 (Single-Family Residential) to C-2 (Community Commercial). Case No.: RZ2023-012 (Project Name: Love's Travel Stop).

- B. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: RZ2023-012 (Project Name: Love's Travel Stop).
- C. Conduct a public hearing for an application submitted by Heather N. Dukes, Esq., c/o Javelina Development LLC, to obtain a Conditional Use Permit for a proposed Love's Travel Stop, consisting of approximately 17.15 acres (zoned C-2, Community Commercial) located at the southwest corner of the intersection of Toltec Road and Houser Road in Eloy, Arizona. Specifically, this application requests the following uses on the property: a truck stop, a truck wash, and two fast-food restaurants with a drive-through pursuant to Section 21-2-3.3 and Table 2.3-1. Five (5) overnight recreational vehicle (RV) parking spaces are also included with limited electricity and water utility connections (as an accessory use) to the truck stop. Case No.: CUP2023-011. (Project Name: Love's Travel Stop)
- D. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Conditional Use Permit, Case No.: CUP2023-011. (Project Name: Love's Travel Stop)

IX. Informational Item:

X. Communications:

- A. Ex-Officio Member Announcements
- B. Community Development Director Announcements

XI. Motion to Adjourn

POSTED BY 5 PM ON FRIDAY, AUGUST 11, 2023 AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov



Mary Myers, MMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.