



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, November 19, 2025

6:00 PM

**TOLTEC ELEMENTARY
3315 N TOLTEC RD
ELOY, ARIZONA 85131**

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. 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.**

V. Motion to Approve Meeting Minutes.

- A. October 15, 2025, Joint City Council and Planning and Zoning Commission work session meeting minutes.
- B. October 15, 2025, Planning and Zoning Commission meeting minutes.

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

- A. Conduct a public hearing and discuss the following: Case No. GPA2024-005: Eloy 310. A request by Julie Vermillion, of Coe & Van Loo Consultant, on behalf of TES Farms, for a major General Plan Amendment from Community Commercial and Light Industrial to Mixed-Use consisting of approximately 310 acres located approximately 1237 feet east of the northeast corner of North Sunshine Boulevard and West Shedd Road. This is a non-action public hearing.

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

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case No.s. GPA2025-003, RZPAD2005-63.A1, and CUP2025-008: Hideout Ranch Entertainment Center. A request by Tanner Peterson, on behalf of Petersen Eloy 501, LLC, for a Minor General Plan Amendment from Parks/Open space to Community

Commercial, a request for Amendment to the Zoning Map (Rezone) from Open Space Recreational (OSR), Multiple Family Residential (R-3), and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD) to General Commercial (C-2) PAD with modified design, development, and land use standards, and a Conditional Use Permit for Commercial Entertainment, Outdoors on approximately 19.75 acres located at 1505 N Toltec Rd and 3500 W Clubhouse Dr.

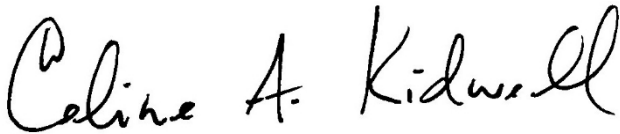
VIII. Informational Item:

- A. Planning and Zoning Commission members and staff will update the public on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only—no action will be taken.

IX. Motion to Adjourn

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.elayaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”



Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, 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.