



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, February 18, 2026

6:00 PM

ELOY CITY COUNCIL CHAMBERS

595 NORTH C STREET

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 the meeting minutes of the Planning and Zoning Commission

A. January 21, 2026, Planning and Zoning Commission Meeting Minutes.

VI. Consent Agenda

A. All items listed on the consent agenda may be enacted by one motion and one roll call vote of the Planning and Zoning Commission. Unless a commission member or member of the public so requests, a separate discussion be held on any item; the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

1. Case No. PP2024-002: Daybreak Industrial. A request by Ryan Mortillaro, of Colliers Engineering & Design, Inc., on behalf of Far Marel, LLC, Viel Gluck, LLC, Ben Fatto, LLC, Eloy 660, LLC, and Daybreak 1320, LLC for an 8-lot subdivision containing approximately 118.63 acres, with General Industrial (I-2) zoning.

VII. New 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 Nos. GPA2025-001 and RZPAD2025-002: TES Eloy. A request by Julie Vermillion, of Coe & Van Loo Consultants, on behalf of I-10 Eloy Eleven Mile Corner and

Battaglia Dr 453, LLC, for a major General Plan Amendment from Medium Density Residential and General Industrial to Mixed-Use, and Amendment to the Zoning Map (Rezone) from Single-Family Residential (R1-12) to Mixed Use (MU) and Multiple-Family Residential (R-3) with the Planned Area Development Overlay (PAD) consisting of approximately 338 acres located at the northeast corner of West Battaglia Road and West Frontier Street.

- B. Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case Nos. GPA2025-005 and RZPAD2025-004: Houser Crossing. A request by Dawn Marie Fortuna, AICP, of Bowman, on behalf of the City of Eloy, for a minor General Plan Amendment from Light Industrial to Community Commercial and High Density Residential, and an Amendment to the Zoning Map (Rezone) from Light Industrial (I-1) and Light Industrial (I-1) with the Aviation Overlay to General Commercial (C-2), Multiple Family Residential (R-3) Planned Area Development Overlay (PAD) and Multiple Family Residential (R-3) with the Planned Area Development Overlay (PAD) and Aviation Overlay (AO) on a property consisting of approximately 79 acres located at the northeast corner of West Battaglia Road and West Frontier Street.

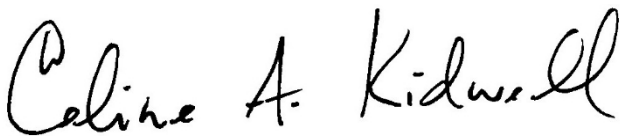
VIII. Informational Item:

- 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.
- B. March 2026 Planning and Zoning Meeting - March 11, 2026

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.