



Commissioner's Regular Meeting Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
May 5, 2026, 6:00 p.m.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. CONSENT CALENDAR – All items listed under the Consent Calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item. In which case, the Chair will pull the item from the Consent Calendar to be heard.
 - C.1. APPROVAL OF MINUTES – APRIL 7, 2026 REGULAR MEETING
 - C.2. WITHDRAWALS BY APPLICANT – NONE
 - C.3. CONTINUANCES – NONE
 - C.4. APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
 - D.1 **ZC-2026-01** – This is a request by Richard Brussat for a rezone of approximately 4.97 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single-Family Residential, minimum 1 acre (SR-1). The property is located at 629 N Road 1 East, Chino Valley, Arizona.
 - D.2 **ZC-2026-03** - This is a request by Maverik, Inc, on behalf of The Richard J. Cold and Carolyn L. Cold Trust, for a rezone of three parcels of land totaling approximately 0.94 acres from Agricultural Residential, Minimum 5 Acres (AR-5) to Commercial Light (CL) to accommodate a future retail and fuel station. The properties are generally located at 780 E Road 3 North, Chino Valley, Arizona.
- E. ACTION ITEMS - NONE
- F. INFORMATION ITEMS
 - F.1 Staff
 - F.2 Commission
 - F.3 Chairman
 - F.4 Public
- G. ADJOURN

As a part of the public hearing process, the Town Planning and Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District.

Zoom Instructions: Please use the link to join the webinar: <https://us02web.zoom.us/j/86748269686>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 867 4826 9686

A copy of the agenda packet is available for viewing 12 days prior to the Planning Commission Public Hearing date, at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request accommodation to participate in this meeting. Citizens will have access to the meeting room 30 minutes prior to the start time of each meeting.