



**Casa Grande Planning and Zoning Commission
Meets: Thursday, September 3, 2026 - 6:00 PM
Council Chambers - 510 E. Florence Boulevard
Casa Grande, Arizona**

A. Call to Order/Pledge

B. Roll Call

C. Introduction and Ground Rules

D. Changes to the Agenda

E. Approval of Minutes

E.1 Consider the Approval of the Minutes for the August 6, 2026, Meeting.

F. Public Comments

G. New Business

G.1 Hold a public hearing and consider forwarding a recommendation to City Council for a request by the City of Casa Grande Planning Department for the following Zoning Code Text Amendments (DSA-26-00108)(Dan Coxworth, Planning & Development Director)

1. Amending Article VI (Landscaping Requirements) of Chapter 17.52, which sets forth the standards and requirements for the installation of landscaping and screening walls for all new and expanded development within the city, by replacing it in its entirety.

2. Amending 17.24.170 (Additional building and performance standards) to amend and update a code reference to Article VI of Chapter 17.52.

H. Reports from Planning Director and Discussion

I. Planning Projects Administratively Approved

I.1 Site Plan for 7 Brew Drive Thru at 1630 E Florence Blvd (DSA-26-00018)

I.2 Minor Amendment to the Tri Valley Shopping Center Site Plan for 1325 E Florence Blvd., to reflect a new loading dock and receiving area at the Southwest corner of the building to accommodate the expansion of Goodwill. Amendment also reflects the removal of some parking spaces and revisions to the building elevations. (DSA-26-00084)

- I.3 Site Plan for Casa Grande Retail east of the Southwest corner of Florence Blvd and Henness Road for retail/restaurant development. (DSA-26-00077)

J. City Council Decisions on Planning Commission Recommendations

- J.1 City Council Approved Ordinance No. 1178.137.1, Approving a Major Amendment to the Mission Valley Unit 1 PAD for property generally located along the west side of Friar Road, south of Angelica Street, to allow one Wireless Telecommunication Facility.
- J.2 City Council Approved Ordinance No. 1178.477, Amending Zoning Ordinance #1178 and its subsequent Amendments by changing the zoning from Garden and light industrial (I-1) to General Industrial (I-2) on property generally located near the northwest corner of Florence and Peters Road.

K. Monthly Development Center Reports

L. Adjournment

Note: This meeting is open to the public. All interested people are welcome to attend. In order to allow participants to arrive, settle in, and prepare for the meeting without any last-minute delays, the doors to the meeting location will be open no later than 15 minutes prior to the scheduled meeting time. Supporting documents and staff reports, which were furnished to the Planning and Zoning Commission with this Agenda, are available for review in the City Clerk's Office or online at www.casagrandeaz.gov.

Disabled individuals with special accessibility needs may contact ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-8623. If possible, such requests should be made 72 hours in advance.

Posted on Monday, August 31, 2026, 6:00 p.m. at the below locations: at the below locations:

City Hall 510 E. Florence Blvd. Casa Grande, Arizona	Communications Center 520 N. Marshall Casa Grande, Arizona	City Website www.casagrandeaz.gov
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Adriana Carpio-Solis, CMC
City Clerk