

CALL TO ORDER: A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers located at 911 S. Arizona Boulevard, Coolidge, Arizona. Chairman Al Metcalf called the meeting to order at 6:01 p.m. Those present were Chairman Al Metcalf, Vice Chairman Tom Scott, Commissioner Philip Bacon, Commissioner Damacio Montoya, Commissioner Deborah Mayers, Commissioner Doug Stinson and Commissioner Keith Bernstein. Also present were City Manager – Gilbert Lopez, Development Services Director – James Myers, Legal Counsel – Nick Cook and Senior Planner - Phil Garthright.

PLEDGE OF ALLEGIANCE: Chairman Al Metcalf led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of April 9, 2025 (No Meeting May 7, 2025).

Motion was made by Commissioner Damacio Montoya to approve, **seconded** by Vice Chairman Tom Scott. Motion carried unanimously (7-0).

NEW BUSINESS: **A. COOLPZ 25-04-08: A CONDITIONAL USE PERMIT APPLICATION** request by Quinn Fuller and Jordan Redfield of Line & Fire Holdings for an Automobile Repair Shop as listed in the General Service (C-3) Zoning District, under Sections 602.D.2 & 603.C-D, as located at the northwest corner of West Verde Lane and South Arizona Boulevard (APN#: of 204-12-030A.)
- Public Hearing, Discussion and Action.

Senior Planner, Phil Garthright provided comment and answered questions. Development Services Director, James Myers also provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant representatives introduced themselves and answered several questions. Chairman Al Metcalf opened the public hearing. There were no other comments from the public.

Motion was made by Commissioner Philip Bacon, seconded by Commissioner Keith Bernstein to approve COOLPZ 25-04-08, motion carried unanimously (7-0).

B. COOLPZ 25-05-10: A MAJOR SITE PLAN APPLICATION submitted by John Gerdes of Texas Land Engineers, Inc. on behalf of STRR Investments, LLC for a Taco Bell location, in the General Service (C-3) Zoning District, under Sections 602.C.57 & 603.C, for a principally permitted “Restaurant” use, on a 2.0-acre site, as located southeast of the intersection of North Arizona Boulevard

(Hwy 87) and Gateway Manor Place, Coolidge, AZ (APN#: 203-13-0120).
– **Public Hearing, Discussion and Action.**

Senior Planner, Phil Garthright provided comment and answered questions. Development Services Director, James Myers also provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant representatives introduced themselves and answered several questions. Chairman Al Metcalf opened the public hearing. There were no other comments from the public.

Motion was made by Commissioner Deborah Mayers, seconded by Commissioner Philip Bacon to approve COOLPZ 25-05-10, motion carried unanimously (7-0).

C. COOLPZ 25-05-09: A CONDITIONAL USE PERMIT APPLICATION request by John Gerdes of Texas Land Engineers, Inc. on behalf of STRR Investments, LLC for a Taco Bell location and drive-thru, associated with a “Convenience-food restaurant” as listed in the General Service (C-3) Zoning District, under Section 603.D.10, on a 2.0-acre site, as located southeast of the intersection of North Arizona Boulevard (Hwy 87) and Gateway Manor Place, Coolidge, AZ (APN#: 203-13-0120).

- **Public Hearing, Discussion and Action.**

Senior Planner, Phil Garthright provided comment and answered questions. Development Services Director, James Myers also provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant representatives introduced themselves and answered several questions. Chairman Al Metcalf opened the public hearing. There were no other comments from the public.

Motion was made by Commissioner Philip Bacon, seconded by Commissioner Doug Stinson to approve COOLPZ 25-05-09, motion carried unanimously (7-0).

**DEVELOPMENT SERVICES
DIRECTOR - REPORTS:**

Development Services Director, James Myers provided updates on continuing development in the City of Coolidge.

CALL TO PUBLIC:

Chairman, Al Metcalf opened the meeting to a general call from the public. There were no comments.

ADJOURNMENT:

Motion was made by Vice Chairman Tom Scott to adjourn, **seconded** by Commissioner Damacio Montoya. Motion carried unanimously (7-0). Meeting adjourned at approximately 6:56 p.m.