



**ACTION AGENDA**  
**CITY OF BULLHEAD CITY**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, FEBRUARY 5, 2026 AT 5:30 P.M.**  
**BULLHEAD CITY COUNCIL CHAMBERS**  
**1255 MARINA BLVD, BULLHEAD CITY, AZ**

REMINDER: Please turn off or silence all cell phones and electronic devices.

NOTE: The Planning and Zoning Commission, by duly passed motion, may vote in public session to adjourn to executive session to discuss confidential matters that arise concerning any agenda item pursuant to A.R.S. Section 38-431.03 including legal advice from its attorney.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

None

**CALL TO THE PUBLIC**

We will now have an open call to the public for citizens wishing to address the Commission on issues within the jurisdiction of the Commission. Your comments must be limited to three (3) minutes or less, unless you are speaking on behalf of a group of citizens present, and then the time is five (5) minutes with a maximum of fifteen (15) minutes allocated for call to the public. If you wish to address an item already on tonight's agenda, you should wait until that item is announced. At the conclusion of the open call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Commission cannot discuss or take legal action on matters not already on the agenda.

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

1. Discussion and possible action to approve the December 4, 2025 Regular Meeting Minutes.

**ACTION: APPROVED THE DECEMBER 4, 2025 REGULAR MEETING MINUTES AS PRESENTED.**

**REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS**

None

## **HEARING OF ITEMS/ACTION ITEMS**

2. **PUBLIC HEARING – ZONING MAP CHANGE Z26-001** - Request for a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to C2 (General Commercial) for a .82-acre portion of a parcel of land located at 3801 Highway 95, and described as Rio Lomas Unit 4, Tract 1206, Block E, Lots 2 and 3, Section 11, T19N, R22W, Bullhead City, AZ.

**ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM C1 (COMMERCIAL: NEIGHBORHOOD SALES AND SERVICE) TO C2 (GENERAL COMMERCIAL) FOR A .82-ACRE PORTION OF A PARCEL OF LAND LOCATED AT 3801 HIGHWAY 95, AND DESCRIBED AS RIO LOMAS UNIT 4, TRACT 1206, BLOCK E, LOTS 2 AND 3, SECTION 11, T19N, R22W, BULLHEAD CITY, AZ. , AS PRESENTED.**

3. **PUBLIC HEARING – ZONING MAP CHANGE Z23-012 AMENDMENT #1**– Request for an amendment to Z23-012, Ordinance 2024-01 to allow the applicant additional time to obtain building permits for parcels of land located at 1600 Highway 95 and described as a portion of Gov’t Lot 10, Section 12, T20N, R22W, Bullhead City, AZ., as presented

**ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO Z23-012, ORDINANCE 2024-01 TO ALLOW THE APPLICANT ADDITIONAL TIME TO OBTAIN BUILDING PERMITS FOR PARCELS OF LAND LOCATED AT 1600 HIGHWAY 95 AND DESCRIBED AS A PORTION OF GOV’T LOT 10, SECTION 12, T20N, R22W, BULLHEAD CITY, AZ., AS PRESENTED .**

4. **PUBLIC HEARING – ZONING MAP CHANGE Z07-010 AMENDMENT #5** - Request for a zoning density change from R1L-PAD (Residential: Single-Family Limited, Planned Area Development) to R1L-D6 (Residential: Single-Family Limited with a minimum of 6,000 sq. ft. of land per unit) for parcels of land described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ.

**ACTION: RECOMMEND TO COUNCIL TO APPROVE A ZONING DENSITY CHANGE FROM R1L-PAD (RESIDENTIAL: SINGLE-FAMILY LIMITED, PLANNED AREA DEVELOPMENT) TO R1L-D6 (RESIDENTIAL: SINGLE-FAMILY LIMITED WITH A MINIMUM OF 6,000 SQ. FT. OF LAND PER UNIT) FOR PARCELS OF LAND DESCRIBED AS A PORTION OF SECTIONS 4 AND 9, T20N, R21W, BULLHEAD CITY, AZ. AS PRESENTED.**

5. **PUBLIC HEARING – SUBDIVISION S06-027 AMENDMENT #5**– Request for an amendment to S06-027, Stipulation No. 10 to allow the applicant additional time to record the final plat for the first phase of a project known as The Heights at Laughlin Ranch and described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ.

**ACTION: RECOMMEND TO COUNCIL TO APPROVE A ZONING DENSITY CHANGE FROM R1L-PAD (RESIDENTIAL: SINGLE-FAMILY LIMITED, PLANNED AREA DEVELOPMENT) TO R1L-D6 (RESIDENTIAL: SINGLE-FAMILY LIMITED WITH A MINIMUM OF 6,000 SQ. FT. OF LAND PER UNIT) FOR PARCELS OF LAND DESCRIBED AS A PORTION OF SECTIONS 4 AND 9, T20N, R21W, BULLHEAD CITY, AZ., AS PRESENTED.**

**REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF**

**COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS**

**DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA**

**ADJOURNMENT**

Dated this 26th day of February, 2026



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Susan Carroll, Deputy City Clerk

**\*\*Pursuant to the Americans with Disabilities Act (ADA), the City of Bullhead City endeavors to ensure the accessibility of all of its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the Human Resources Department at (928) 763-0153 or (928) 763-0143 (TTY) at least 24 hours prior to the meeting so that an accommodation may be arranged.**