

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 02/17/26	AGENDA ITEM: 5.A. DS - PH - 26602 W MC 85 Annexation
DATE PREPARED: 02/12/26	DISTRICT NO.: Council District 2
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
 Council to hold a public hearing only regarding a blank annexation petition requesting to annex one parcel of land, totaling approximately 0.89 acres, located at 26602 W MC 85 at the northeast corner of MC 85 and SR 85.

SUMMARY

PROJECT DESCRIPTION:

Esencia LLC, on behalf of property owner, Robert Road Spirit LLC, is requesting annexation of one parcel of land totaling approximately 0.89 acres, located at 26602 W MC 85, the northeast corner of MC 85 and SR 85. The subject property is developed with a convenience store and fuel canopy, and no future phases of development are planned. Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits. This annexation meets the requirements of A.R.S. Section 9-471. Annexations require consideration at two City Council public hearings. This initial meeting is for the purpose of holding a public hearing to allow stakeholders the opportunity to comment on the request. The proposed annexation is anticipated to return to Council on March 17, 2026 for consideration of approval by ordinance.

BENEFITS:

The subject annexation will allow for any future improvements to the property to be developed according to City standards and policies.

FUTURE ACTION:

The annexation is expected to return to Council for consideration of approval on March 17, 2026.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific annexation, approval of the request may result in fiscal impact to the city. Annexation may result in increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies and city sales tax.

FINANCIAL IMPACT STATEMENT:

N/A

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZM-25-0100 - 26602 W MC85 Annexation - Staff Report - CC20260217.docx](#)

[Exhibit A - PLZM-25-0100 - 26602 W MC85 Annexation - Vicinity Map - CC20260217.pdf](#)

[Exhibit B - PLZM-25-0100 - 26602 W MC85 Annexation - General Plan Land Use Map - CC20260217.pdf](#)

[Exhibit C - PLZM-25-0100 - 26602 W MC85 Annexation - Zoning Map - CC20260217.pdf](#)

[Exhibit D - PLZM-25-0100 - 26602 W MC85 Annexation - Narrative - CC20260217.pdf](#)

[Exhibit E - PLZM-25-0100 - 26602 W MC85 Annexation - Blank Petition - CC20260217.pdf](#)

[PLZM-25-0100 - 26602 W MC85 Annexation - Presentation - CC20260217.pptx](#)