

City of Phoenix

*Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003*



City of Phoenix

Agenda

Wednesday, February 18, 2026

2:30 PM

phoenix.gov

City Council Formal Meeting

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/j.php?MTID=md15fbc68aa288098bb3a1821d6a94bef>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.
- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.
- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2555 597 6128# (for English) or 2556 096 2175# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.
- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2556 096 2175#. El intérprete le indicará cuando sea su turno de hablar.
- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2556 096 2175#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.
- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.
- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN



City of Phoenix

City Council Formal Meeting

Report

Agenda Date: 2/18/2026, Item No. 1

Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A



City of Phoenix

To: City Council
From: Mayor Kate Gallego

Date: February 18, 2026

Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

North Mountain Village Planning Committee

Councilwoman Debra Stark recommends the following for appointment:

Reuben Nach

Mr. Nach is the Vice President of Commercial Real Estate Brokerage at R.O.I Properties. He fills a vacancy for a term to expire February 18, 2028.

Phoenix Business and Workforce Development Board

I recommend the following for appointment:

Brenda Sipe

Dr. Sipe is the Associate Vice President of Business and Educational Partnerships at Northern Arizona University. She replaces Raghu Santanam for a partial term to expire June 30, 2027.



Liquor License - Nadu - District 2

Request for a liquor license. Arizona State License Application 374703.

Summary

Applicant

Roopesh Kantala, Agent

License Type

Series 12 - Restaurant

Location

21001 N. Tatum Boulevard, Ste. 40-1360

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is February 20, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Raithu Bazaar (Series 10)

3130 E. Union Hills Drive, Ste. 101 & 102, Phoenix

Calls for police service: 36

Liquor license violations: None

Feringhee Modern Indian (Series 12)

3491 W. Frye Road, Ste. 1, Chandler

Calls for police service: N/A - not in Phoenix

Liquor license violations: In October 2025, a warning was issued for a change in the business name.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:

"I have opened & sucefully run hospitality business and have 10 plus years experience in this field."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"I will be training my staff to server responsibly and watch for any signs of aggressive behavior and intoxication. I also hold basic and management certification approved by Arizona liquor board."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Nadu - Data

Attachment B - Nadu - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: NADU

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	12	9
Beer and Wine Bar	7	3	2
Liquor Store	9	3	3
Beer and Wine Store	10	5	4
Hotel	11	1	0
Restaurant	12	25	21

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	54.11	148.4
Violent Crimes	12.31	2.99	7.85

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

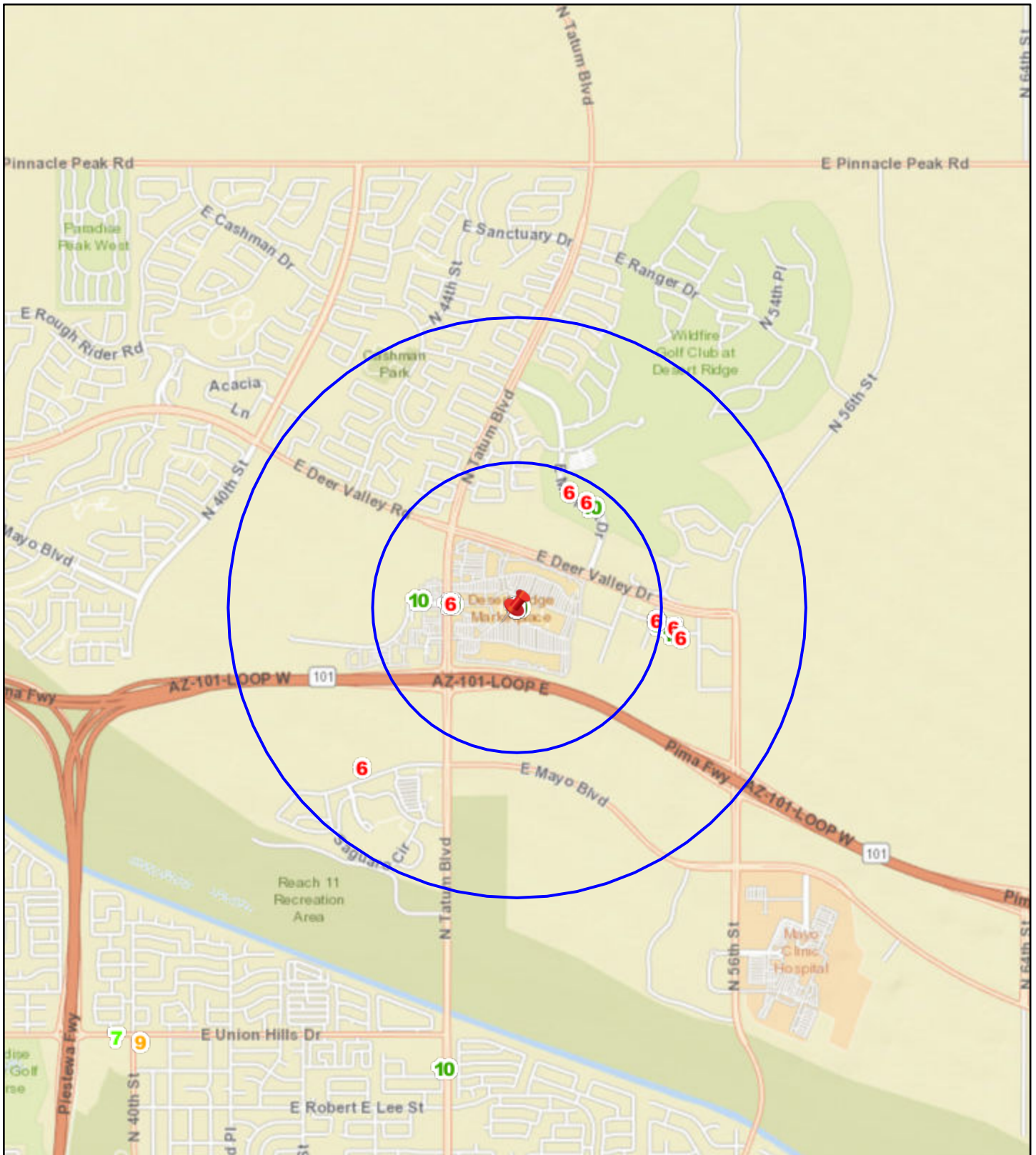
Description	Average	1/2 Mile Average
Parcels w/Violations	41	1
Total Violations	72	1

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6150021	488	100	5	14
6150023	1947	397	143	101
6151001	1413	407	25	11
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

Liquor License Map: NADU

21001 N TATUM BLVD



Date: 12/24/2025

0 0.170.35 0.7 1.05 1.4 mi



City Clerk Department



Liquor License - Life Time - Paradise Valley - District 3

Request for a liquor license. Arizona State License Application 375108.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

12800 N. Tatum Boulevard

Zoning Classification: PUD

Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in March 2026.

The 60-day limit for processing this application is February 21, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"Life Cafe, located within Life Time Fitness, offers a variety of chef-driven, nutritious food and beverage options, including salads, bowls, tacos, burgeres and customized smoothies that complement healthy lifestyles. The club would like to offer guests 21 and over the opportunity to order alcoholic beverages with the meals served."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Life Time - Paradise Valley - Data

Attachment B - Life Time - Paradise Valley - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: LIFE TIME - PARADISE VALLEY

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	3	2
Beer and Wine Bar	7	3	3
Liquor Store	9	5	4
Beer and Wine Store	10	7	4
Hotel	11	1	0
Restaurant	12	22	21

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	100.31	128.13
Violent Crimes	12.31	7.32	10.29

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

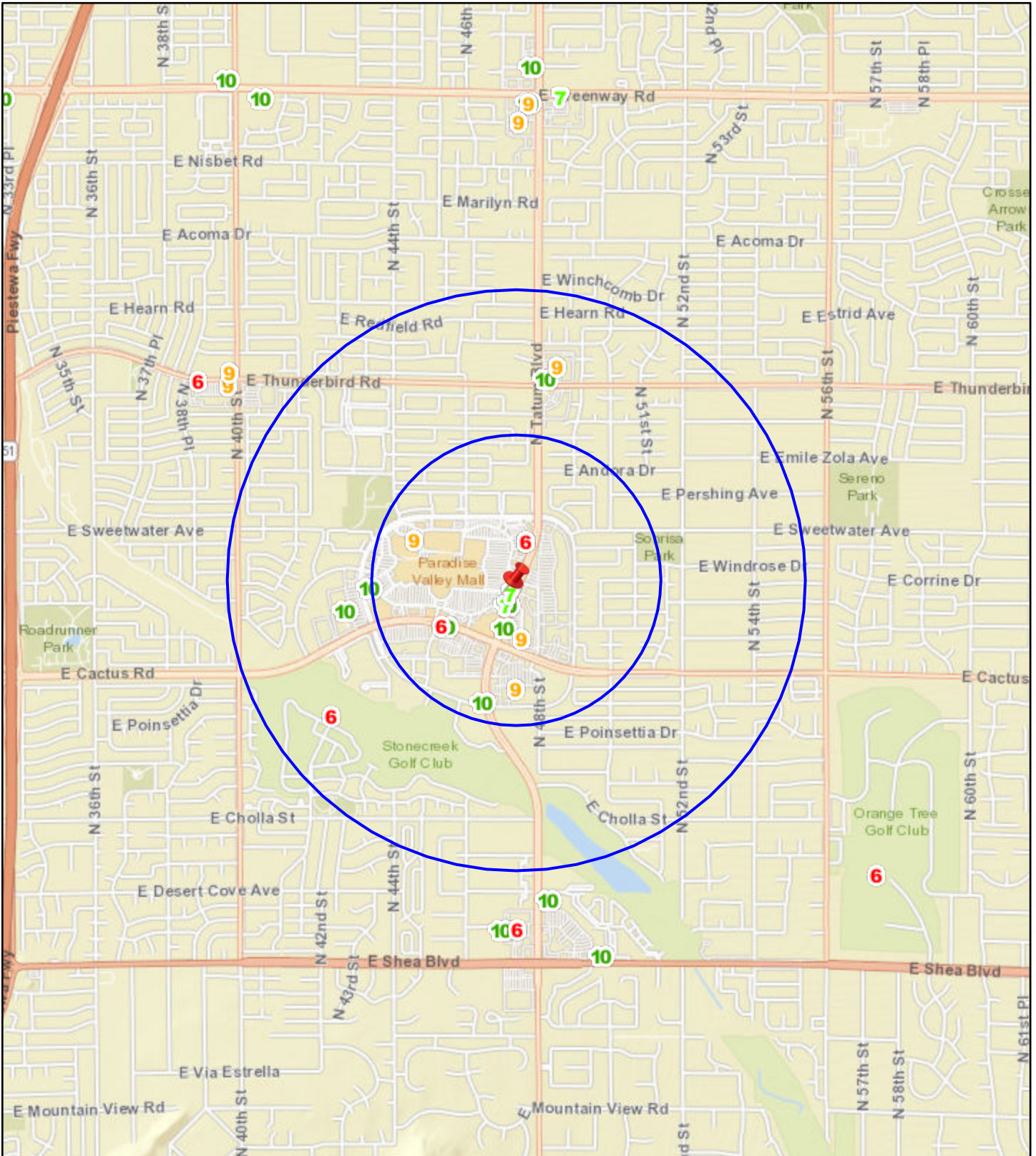
Description	Average	1/2 Mile Average
Parcels w/Violations	41	26
Total Violations	72	43

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1081	423	12	54
1032052	1366	422	27	80
1032082	1476	446	407	164
1032091	1078	337	13	65
1032101	1356	384	113	128
1032102	2162	377	102	139
1032104	969	134	63	49
1032105	2200	17	84	175
Average	1601	393	60	177

Liquor License Map: LIFE TIME - PARADISE VALLEY

12800 N TATUM BLVD



Date: 1/21/2026



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Special Event - Brophy College Preparatory - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Julie Peterson

Location

4701 N. Central Avenue

Council District: 4

Function

Dinner

Date(s) - Time(s) / Expected Attendance

March 7, 2026 - 5 p.m. to 9 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - McDowell Mountain Music Festival, Inc. - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

John Largay, Jr.

Location

300 E. Indian School Road

Council District: 4

Function

Festival

Date(s) - Time(s) / Expected Attendance

March 6, 2026 - Noon to 11 p.m. / 12,000 attendees

March 7, 2026 - Noon to 11 p.m. / 12,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - Windsor Square Special Planning District - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Thomas Hilditch

Location

220 E. Orange Drive

Council District: 4

Function

Home Tour

Date(s) - Time(s) / Expected Attendance

March 29, 2026 - 11 a.m. to 4 p.m. / 1,500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - Stacy Fuson Foundation - District 6

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Stacy Paul

Location
5031 E. Washington Street
Council District: 6

Function
Dinner

Date(s) - Time(s) / Expected Attendance
March 7, 2026 - 4 p.m. to 11 p.m. / 275 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Char 3333 - District 6

Request for a liquor license. Arizona State License Application 363169.

Summary

Applicant

Robert Garrett, III, Agent

License Type

Series 12 - Restaurant

Location

3333 E. Camelback Road, Ste. 150

Zoning Classification: C-O

Council District: 6

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in October 2026.

The 60-day limit for processing this application is February 24, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have obtained the Title 4 Basic and Management training certificate...currently manage a coffee shop...do property management...have a B.S. Finance degree from ASU."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are buiding this restaurant to serve the community/be an asset to the neighborhood...we have ample/oversupply of parking. We are building something very nice that people will hopefully appreciate."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Char 3333 - Data

Attachment B - Char 3333 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CHAR 3333

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	2	0
Liquor Store	9	2	1
Beer and Wine Store	10	3	0
Hotel	11	3	0
Restaurant	12	17	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	65.26	79.61
Violent Crimes	12.31	5.83	4.77

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

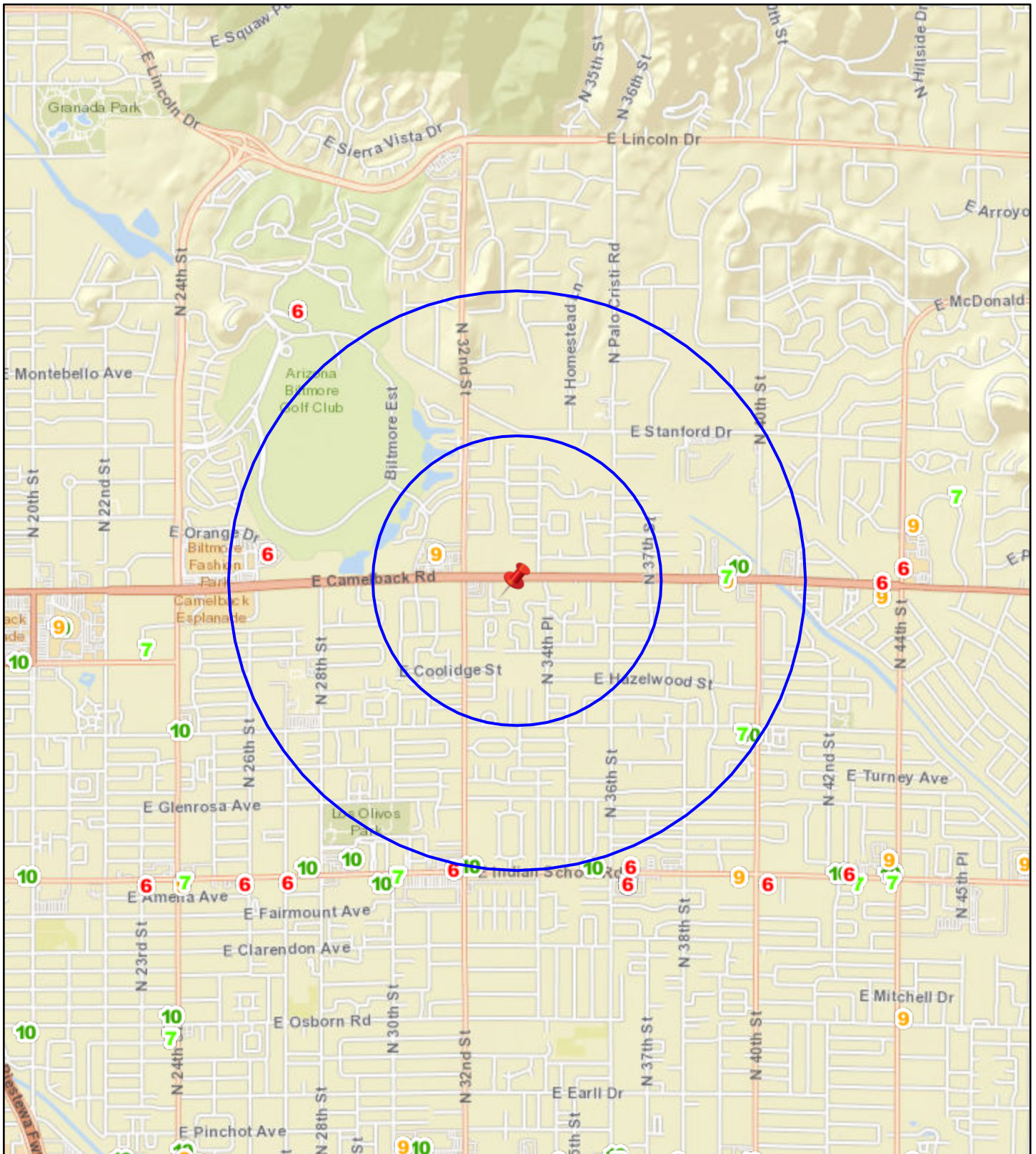
Description	Average	1/2 Mile Average
Parcels w/Violations	42	19
Total Violations	72	24

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1051033	1995	840	98	98
1078002	1771	849	277	79
1083011	884	307	31	42
1083012	1555	525	75	108
1083013	1416	316	40	58
1083021	1269	360	68	58
1084004	1540	380	246	135
Average	1601	393	60	177

Liquor License Map: CHAR 3333

3333 E CAMELBACK RD



Date: 12/30/2025



A horizontal scale bar with tick marks at 0, 0.17, 0.35, 0.7, 1.05, and 1.4 miles. The bar is black with white tick marks and labels.

City Clerk Department



Liquor License - Urban Market - District 7

Request for a liquor license. Arizona State License Application 372479.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 10 - Beer and Wine Store

Location

800 N. 2nd Street, Ste. 200

Zoning Classification:

Council District: 7

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in March 2026.

The 60-day limit for processing this application is February 28, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Milk & Honey (Series 9)

333 E. Roosevelt Street, Ste. 114, Phoenix

Calls for police service: 95

Liquor license violations: None

Milk & Honey (Series 9)

888 N. 1st Avenue, Ste. 112, Phoenix

Calls for police service: 43

Liquor license violations: None

Milk & Honey (Series 10)

115 W. 6th Street, Tempe

Calls for police service: N/A - Not in Phoenix

Liquor license violations: In February 2018, a fine of \$3,000 was paid for failure to request ID from underage buyer and for selling, giving, or furnishing an underage person with alcohol. In October 2019, a fine \$6,000 was paid for failure to request ID from underage buyer and for selling, giving, or furnishing an underage person with alcohol.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:

"We currently own and operate 3 other establishments throughout Phoenix and Tempe. We have our employees attend the Title 4 basic liquor law class."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We are confident that Urban Market will be an asset to the downtown area. Our

Market will offer basic essential items, everyday necessities for both residents and visitors.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Urban Market - Data

Attachment B - Urban Market - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: URBAN MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	2
Wholesaler	4	1	0
Government	5	7	6
Bar	6	39	19
Beer and Wine Bar	7	8	4
Liquor Store	9	5	2
Beer and Wine Store	10	13	5
Hotel	11	6	3
Restaurant	12	62	23

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	268.09	374.3
Violent Crimes	12.31	60.53	77.38

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

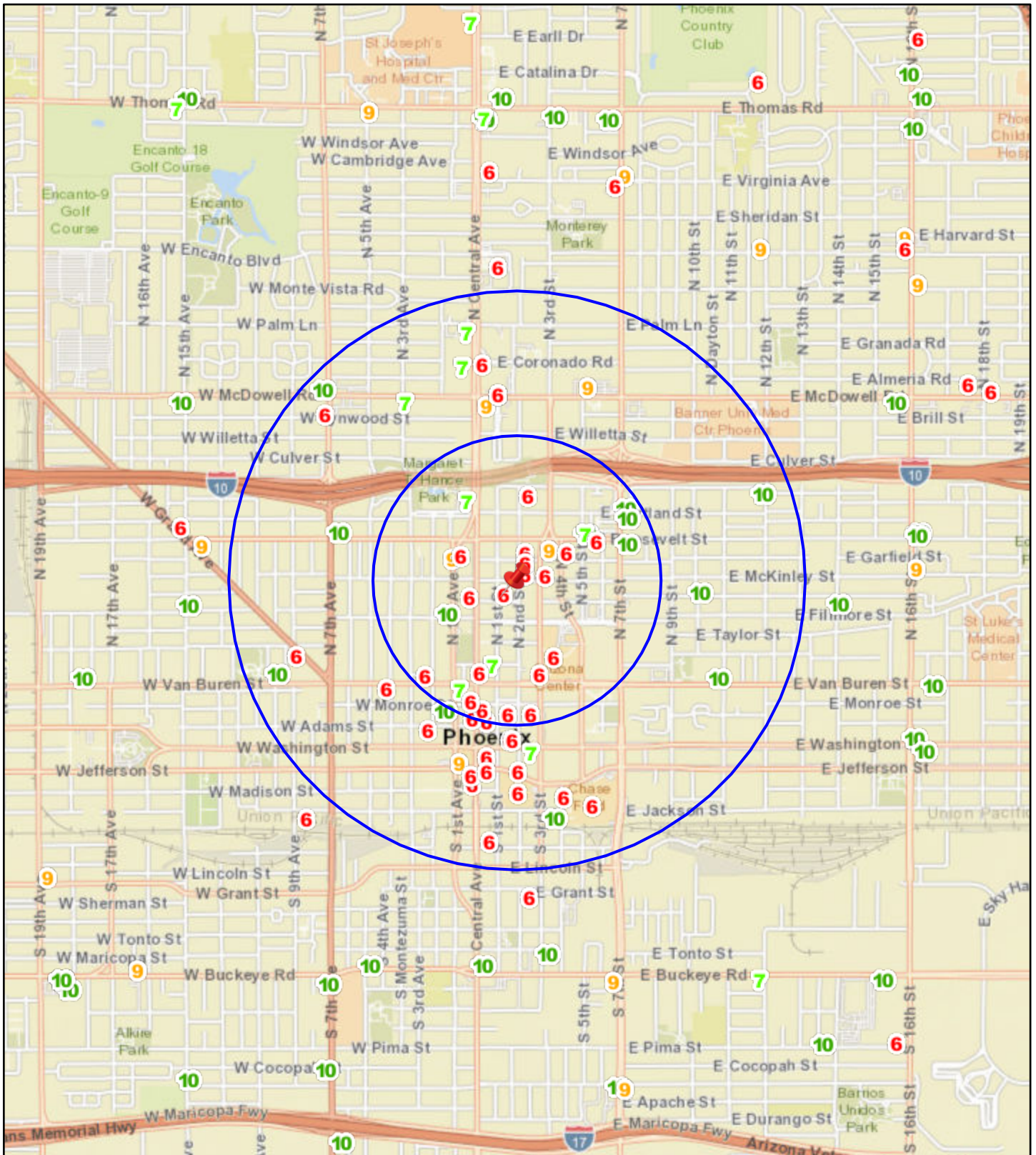
Description	Average	1/2 Mile Average
Parcels w/Violations	42	55
Total Violations	72	93

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1141001	2605	227	111	276
Average	1601	393	60	177

Liquor License Map: URBAN MARKET

800 N 2ND ST



Date: 1/5/2026



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Walter Studios - District 7

Request for a liquor license. Arizona State License Application 375270.

Summary

Applicant

Camila Alarcon, Agent

License Type

Series 6 - Bar

Location

747 W. Roosevelt Street

Zoning Classification: DTC - Commercial Corridor

Council District: 7

This request is for an ownership and location transfer of a liquor license for a bar. This location is currently licensed for liquor sales with a Series 12 - Restaurant, liquor license.

The 60-day limit for processing this application is February 21, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Walter Studios (Series 12)

747 W. Roosevelt Street, Phoenix

Calls for police service: 14

Liquor license violations: In August 2025, a fine of \$3,000 was issued for failing to derive 40% of income from food and audited food sales below 30%.

Walter Station (Series 3)

4056 E. Washington Street, Phoenix

Calls for police service: 0

Liquor license violations: In March 2019, a fine of \$1,000 was paid for failing to report the microbrewery production annually at the end of each calendar year.

Walter Where?House (Series 6)

702 N. 21st Avenue, Phoenix

Calls for service: 12

Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:

"The Applicant has had a liquor license at this location since 2022 and holds another Series 6 liquor license in Phoenix. Neither venue has had any significant issues. The Applicant is committed to upholding the highest standards regarding all Arizona liquor laws and regulations and will ensure proper training of managers and staff."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"Applicant has operated this event space and art gallery at this location since 2022."

Walter Studios complements the other establishments currently operating in the Roosevelt neighborhood of downtown Phoenix.”

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Walter Studios - Data

Attachment B - Walter Studios - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: WALTER STUDIOS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	1
Wholesaler	4	2	0
Government	5	6	1
Bar	6	36	3
Beer and Wine Bar	7	8	0
Liquor Store	9	5	2
Beer and Wine Store	10	10	3
Hotel	11	5	0
Restaurant	12	52	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	252.28	208.7
Violent Crimes	12.31	73.14	37.68

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

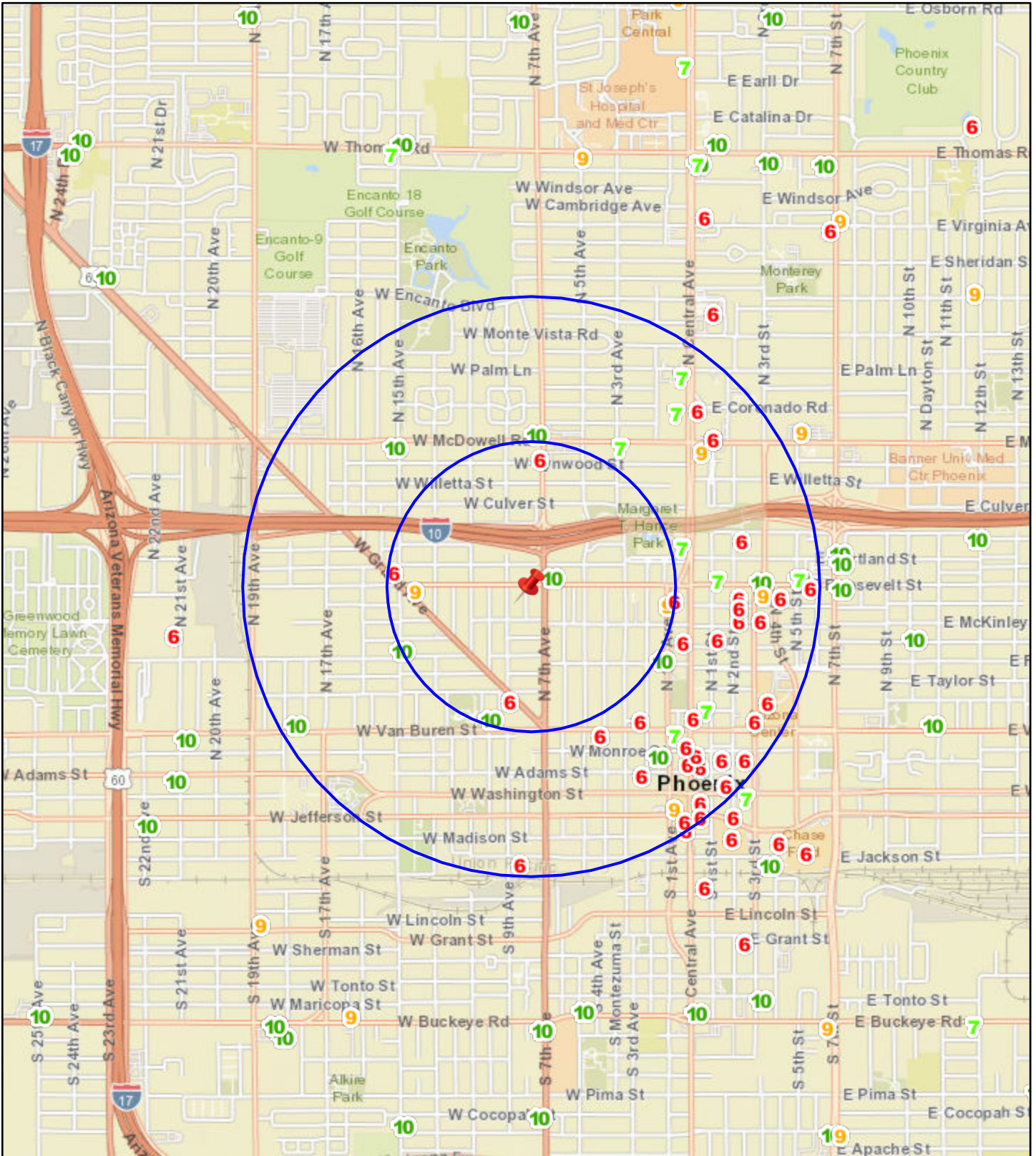
Description	Average	1/2 Mile Average
Parcels w/Violations	42	80
Total Violations	73	136

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1119002	642	264	45	17
1129001	1399	521	53	62
1129002	671	102	83	94
1129003	1168	99	40	80
1129004	1279	82	91	706
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131003	2654	2	355	297
1141001	2605	227	111	276
1143011	911	80	49	374
Average	1601	393	60	177

Liquor License Map: WALTER STUDIOS

747 W ROOSEVELT ST



Date: 1/26/2026



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Special Event - Hungarian Cultural Association of Phoenix - District 8

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Reka Vicsacsan

Location

115 N. 6th Street

Council District: 8

Function

Festival

Date(s) - Time(s) / Expected Attendance

March 8, 2026 - Noon to 5 p.m. / 450 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Alan Stephenson and the City Clerk Department.



Liquor License - 27th Ave Market - District 1

Request for a liquor license. Arizona State License Application 374973.

Summary

Applicant

Ismail Abushanab, Agent

License Type

Series 10 - Beer and Wine Store

Location

8617 N. 27th Avenue

Zoning Classification: C-2

Council District: 1

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales with a Series 9 - Liquor Store, liquor license and does not have an interim permit. This business has plans to open in April 2026.

The 60-day limit for processing this application is February 27, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

One valid letter protesting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from the director of Career Success Schools located next to the proposed liquor license establishment. The director is concerned with the close proximity of the establishment to the school. He believes a liquor license at the proposed location will negatively impact the safety, cleanliness, and environment surrounding the school. He feels that if this license is granted, it will contribute to a higher risk of loitering, substance-related activity and alcohol related behaviors.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have served as an employee, manager and agent on a convenience market business that was licensed with a Series 09 Liquor Store License. This business will be operated in compliance with the Arizona liquor laws and regulations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will provide beer and wine products to the customers who will patronize the business to shop for convenience store grocery items. The prior management of the convenience store at this location did not cater or encourage underage buyers of alcohol. Under our new management, we will continue to vigorously enforce the laws against underage persons."

Staff Recommendation

Staff recommends disapproval of this application based on a Street Transportation Department recommendation for disapproval, pursuant to Arizona Revised Statutes 4-207, which restricts the issuance of a new liquor license at a location that is within 300 feet of a school. Staff also notes that the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - 27th Ave Market - Data
Attachment B - 27th Ave Market - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: 27TH AVE MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Government	5	1	0
Bar	6	2	1
Liquor Store	9	3	1
Beer and Wine Store	10	7	2
Hotel	11	1	0
Restaurant	12	7	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	274.62	183.12
Violent Crimes	12.31	58.86	44.16

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

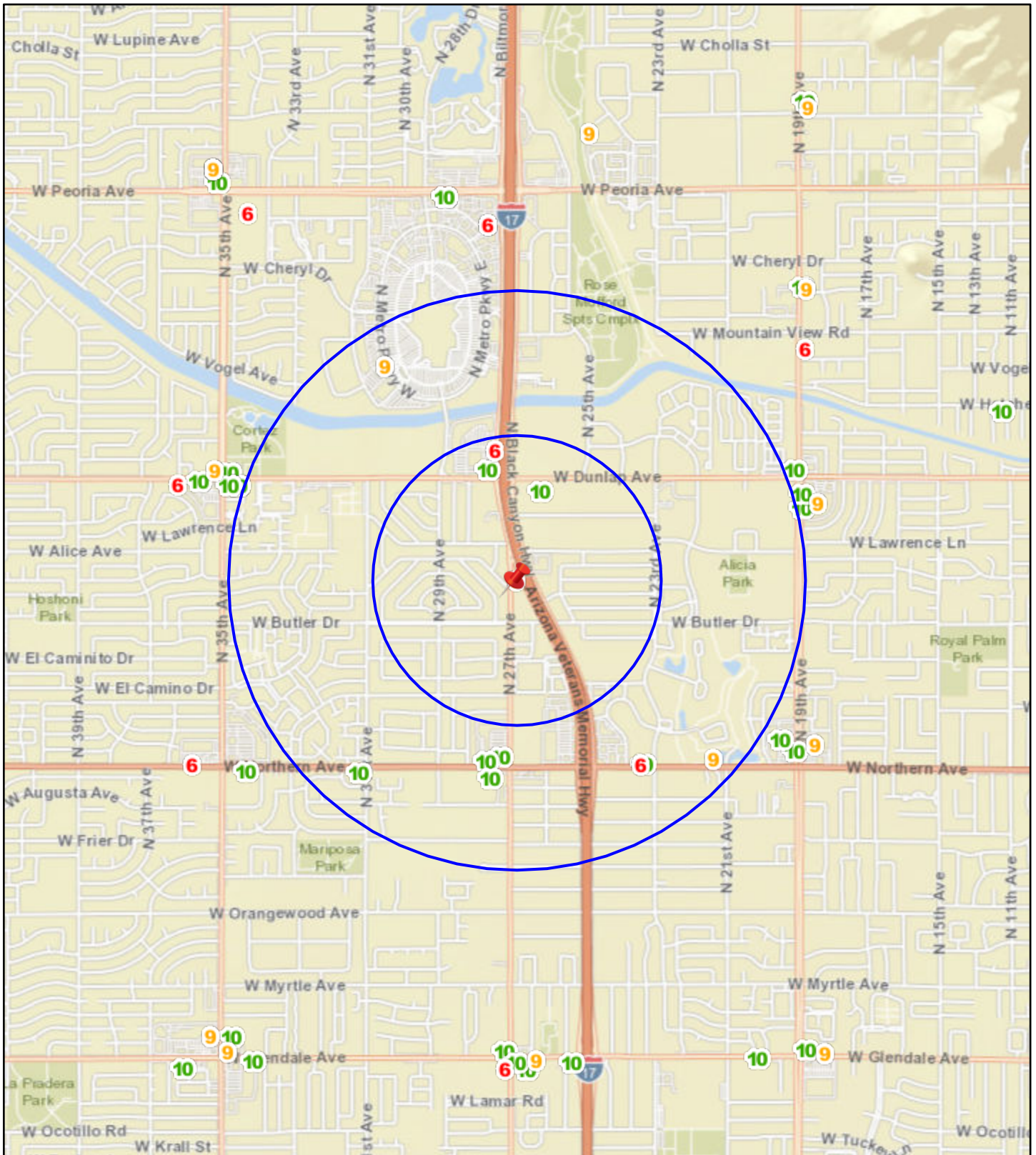
Description	Average	1/2 Mile Average
Parcels w/Violations	42	179
Total Violations	72	407

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042054	1560	187	71	626
1044022	1976	11	68	250
1055011	1453	223	37	241
1055012	866	0	20	175
1055021	817	6	37	208
1055022	1050	25	37	242
1056011	2743	447	23	220
1056012	1352	448	5	343
Average	1601	393	60	177

Liquor License Map: 27th Ave Market

8617 N 27TH AVE



Date: 12/31/2025



0 0.170.35 0.7 1.05 1.4 mi



Report

Agenda Date: 2/18/2026, Item No. 13

Settlement of Claim(s) Perez v. City of Phoenix

To make payment of up to \$162,500 in settlement of claim(s) in *Perez v. City of Phoenix*, CV2024-004594, 22-1204-002, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Police Department on April 8, 2023.



Proposed Rancho Grande Annexation (Ordinance S-52611) - District 7

Request City Council authorization to extend and increase the corporate limits of the City of Phoenix, Arizona, by annexing an area not within the present limits of the City of Phoenix, designated as the Rancho Grande Annexation. Further, request to authorize current Maricopa County zoning to continue in effect until municipal zoning is applied to the annexed territory.

Summary

The annexation was requested by M. Brennan Ray with the Ray Law Firm for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexation. The City Clerk Department has received signed petitions representing 100 percent of the assessed value and 100 percent of the owners, excluding utilities, within the proposed annexation area.

Public Outreach

A public hearing was conducted on October 15, 2025, to allow the City Council to gather community input regarding the annexation proposal. Notification of the public hearing was published in the Arizona Business Gazette newspaper, and posted in at least three conspicuous places in the territory proposed to be annexed. Also, notice by first-class mail was sent to each property owner in the area proposed to be annexed.

Location

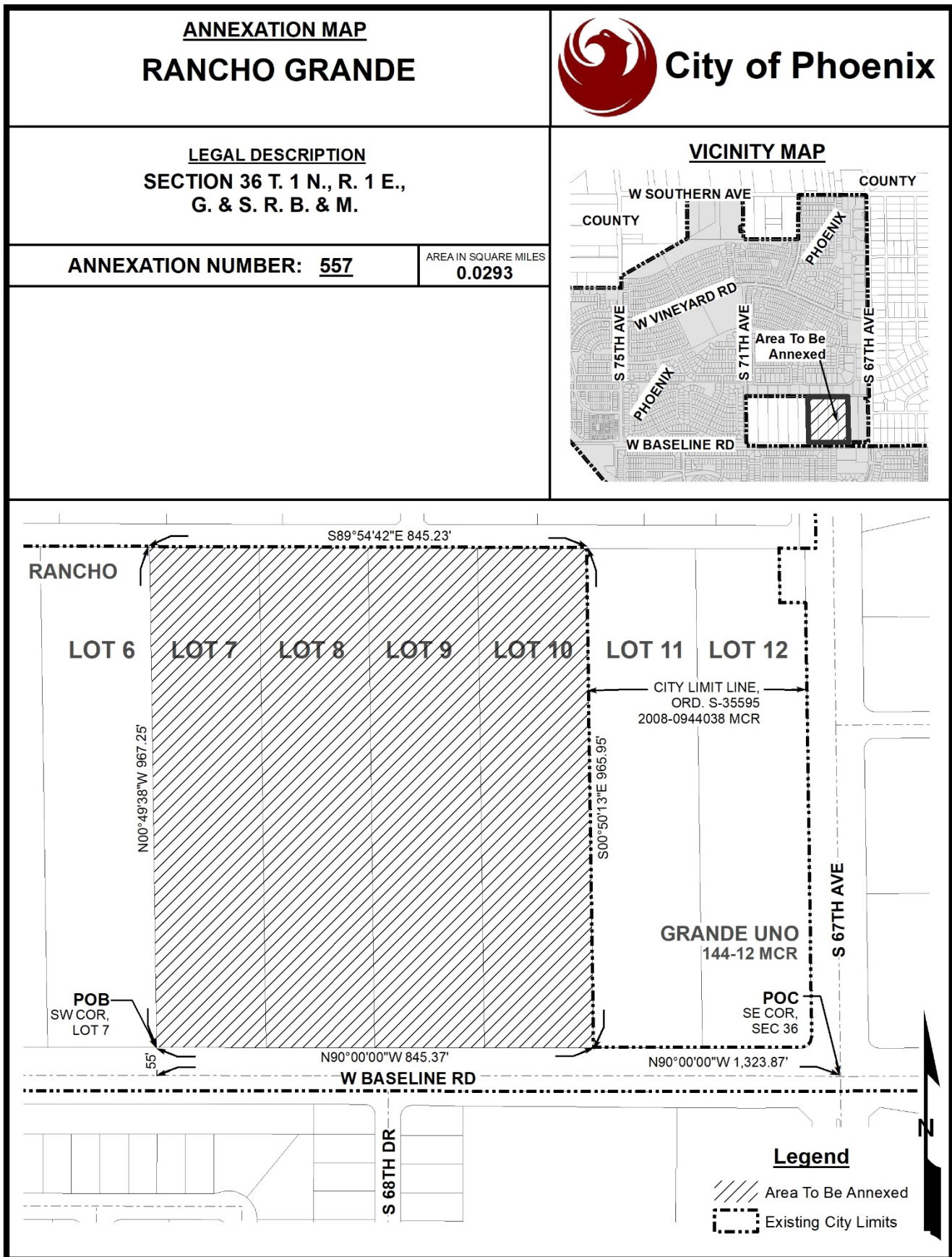
The proposed annexation area includes Maricopa County Assessor parcels 104-83-014, 104-83-015, 104-83-016, and 104-83-017, located in the vicinity of 67th Avenue and Baseline Road (**Attachment A**). The annexation area is approximately 18.75 acres (0.0293 sq. mi.) and the population estimate is 8.1 individuals.

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

ATTACHMENT A



**Legal Description
For
Lots 7-10
Rancho Grande Uno**

Located in the Southeast Quarter of Section 36, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona.

Lots 7, 8, 9 and 10, Rancho Grande Uno, according to the plat of record in the office of the Maricopa County recorder, Arizona in Book 144 of Maps, Page 12. Being described as follows:

Commencing at the Southeast corner of said Section 36;

Thence North 90°00'00" West, along the South line of said Southeast Quarter, a distance of 1,323.87 feet;

Thence departing said South line, North 00°00'00" East, a distance of 55.00 feet to the Southwest Quarter of said Lot 7 and the Point of Beginning;

Thence North 00°49'38" West, along the West line of said Lot 7, a distance of 967.25 feet to the Northwest corner thereof;

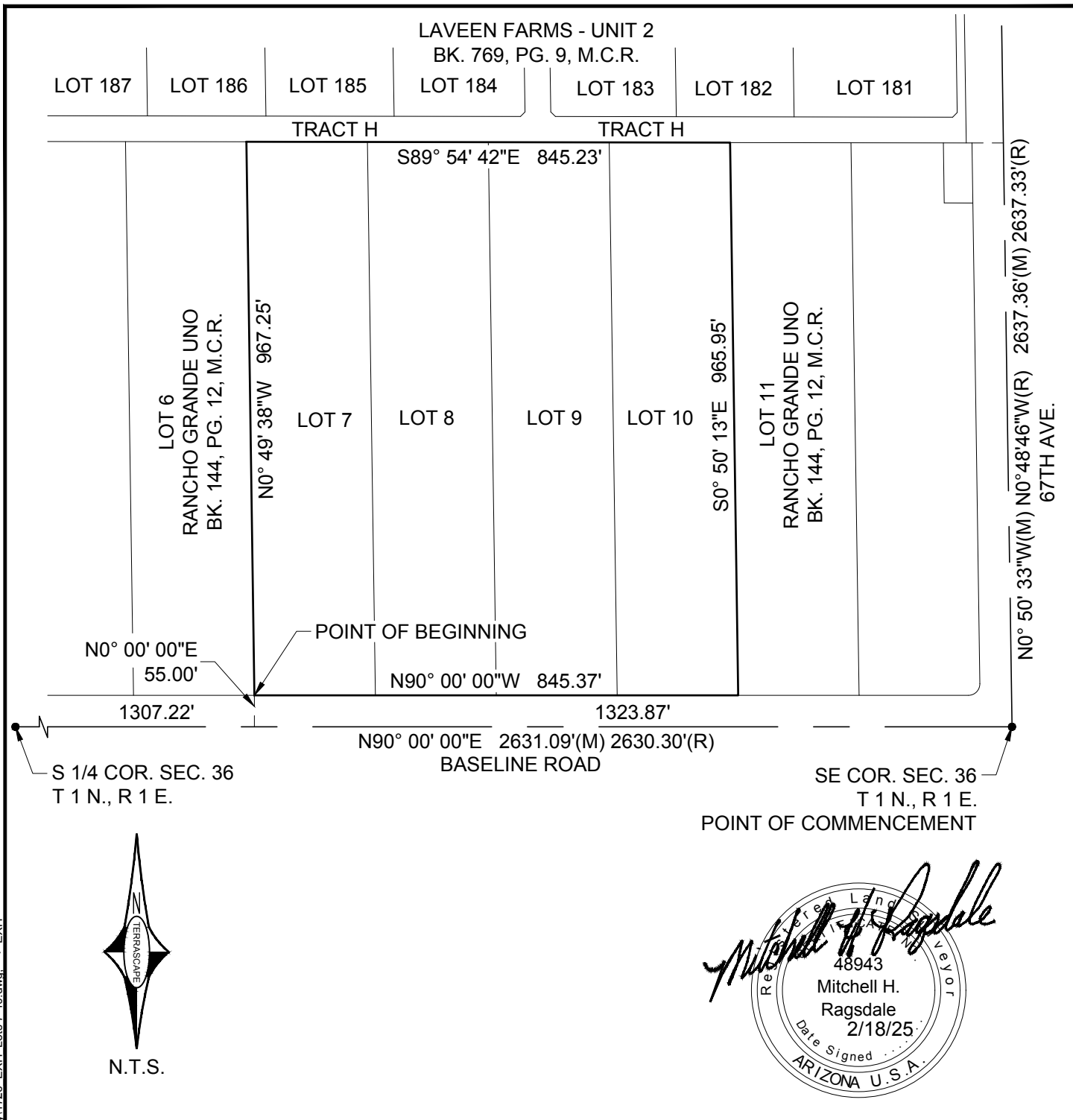
Thence South 89°54'42" East, along the North line of said Lots 7, 8, 9 and 10, a distance of 845.23 feet to the Northeast corner of said Lot 10;

Thence South 00°50'13" East, along the East line of said Lot 10, a distance of 965.95 feet to the Southeast corner thereof;

Thence North 90°00'00" West, along the South line of said Lots 10, 9, 8 and 7, a distance of 845.37 feet to the Point of Beginning.

Containing 816,967.26 square feet or 18.75 acres, more or less.

Plotted: 02/18/25 - 1:03 PM, By: mragdale
File: M:\1726_NexMetro_67th and Baseline_Phoenix\Survey\1726_EXH Lots 7-10.dwg --> EXH



645 E. MISSOURI AVE., STE. 420
PHOENIX, ARIZONA 85012

P:602.297.8732 • F:602.230.8458

EXHIBIT

LOTS 7-10
BK. 144, PG. 12, M.C.R.
AVILLA MERIDIAN
CITY OF PHOENIX

Project No. 1726
Sheet 1 of 1

Date : 2/18/25



Proposed 9th Avenue and Alameda Road Annexation - Public Hearing - District 1

A public hearing, as required by Arizona Revised Statutes Section 9-471, on the proposed 9th Avenue and Alameda Road Annexation. This public hearing allows the City Council to gather community input regarding this annexation proposal. The City Council will not act on the proposed annexation at this public hearing. Formal adoption of this proposed annexation will be considered at a later date.

Summary

The annexation was requested by Clark Diepholz and Tim Locher with Hawkeye Development, LLC for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexations. Additionally, the annexation is recommended for adoption per the attached Task Force Analysis Report (**Attachment A**).

Public Outreach

Notification of the public hearing was published in the *Arizona Business Gazette* newspaper, and was posted in at least three conspicuous places in the area proposed to be annexed. Also, notice via first-class mail was sent to each property owner within the proposed annexation area.

Location

The proposed annexation area includes parcels 210-08-025C and 210-08-025D, located in the vicinity of 9th Avenue and Alameda Road (**Attachment B**). The annexation area is approximately 2.872 acres (0.00449 square miles) and the population estimate is zero individuals.

Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

ATTACHMENT A

CITY COUNCIL REPORT

TO: Alan Stephenson
Deputy City Manager

FROM: Joshua Bednarek
Planning and Development Director

SUBJECT: Request for Task Force Analysis: 9th Ave and Alameda Road Annexation, No. 560

This report recommends the **approval** of the proposed annexation of approximately 2.872 acres located approximately 700 feet west of the northwest corner of 9th Avenue and Alameda Road (APNs: 210-08-025C and 210-08-025D)

THE REQUEST:

The applicant is requesting to annex approximately 2.872 acres, approximately 700 feet west of the northwest corner of 9th Avenue and Alameda Road from Maricopa County. The applicant is requesting the annexation with the intent to redevelop approximately 54,896 square feet of light industrial.

OTHER INFORMATION:

Planning Village:	Deer Valley
General Plan	Commerce/Business Park
Designation:	
Current County Zoning	RU-43
District	
Equivalent Zoning	S-1 DVAO
District:	
Proposed Zoning	CP/GCP DVAO
District:	

Current Land Use Conditions

On Site:	Maricopa County jurisdiction, zoned RU-43, vacant, outdoor storage
To the North:	Maricopa County jurisdiction, zoned RU-43, vehicle storage
To the South:	City of Phoenix jurisdiction, zoned PUD, vacant
To the West:	Maricopa County jurisdiction, zoned IND-2, vehicle storage
To the East:	City of Phoenix jurisdiction, zoned S-1 DVAO, vacant

Current Population Estimate:	0
------------------------------	---

Maricopa County History of Non-Conformities Present?	NONE PRESENT
--	--------------

ATTACHMENT A

MARICOPA COUNTY ZONING CASE HISTORY

N/A

ALTERNATIVES:

- Option A - Annex the land as requested:

The City of Phoenix will control rezoning requests in this area to ensure conformance with the General Plan Land Use Map. The City of Phoenix will capture property tax, utility tax, state shared revenue, and impact fees when applicable.

- Option B - Deny the request for annexation:

If annexed later, this site would have been developed under County zoning and development standards that may not be consistent with the General Plan, Land Use Map, zoning, and development standards.

RECOMMENDATION:

Located adjacent to City of Phoenix lands, this annexation is supported by the 2025 General Plan, particularly the Land Use goal for land uses and development standards for unincorporated land, under Policies 1 and 2. This annexation is recommended for approval. Approval of annexation does not constitute recommendation for future rezoning actions.

SUPPORTING INFORMATION:

I. Water and Sewer Service

2 Parcels, APN 210-08-025C & 210-08-025D

Q.S.#: 46-26

Water Pressure Zone Area: 4A

Acres: 2.8

Water

12-inch DIP zone 4A water main within Alameda Rd

Sewer

12-inch VCP sewer main within Alameda Rd

The subject parcels fall in an unincorporated county area that are located within a certificate of convenience and necessity (CC&N) for a private water system that was acquired by the City of Phoenix. Significant infrastructure improvements will be (or may be) required in order to serve the proposed parcels within the City of Phoenix service area. Design and construction of any infrastructure will be the responsibility of the developer. Specifics regarding infrastructure improvement requirements would be discussed and determined at a pre-application meeting after annexation. Additional information and requirements provided under PAPP 2404635 for KIVA 24-1012.

It is the City's intent to provide water and sewer service. However, the requirements and

ATTACHMENT A

assurances for water and sewer service are determined during the site plan application review, or the building permit approval, and may be subject to future restrictions as a result of water shortage. Water and/or sewer system requirements and stipulations are determined at time of site plan approval. Capacity on any existing infrastructure is determined at that time of preliminary site plan approval. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

Per City Code 37-22, 37-39 and 37-142, annexation into the City requires all properties connect to the City's public water system. All existing on-site private wells must be disconnected to prevent cross contamination with the City's public water system.

Developments that use an average of 250,000-gallons of water or more per day are required to provide a Water Conservation Plan. In addition, developments that use an average of 500,000- gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. The Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.

II. Fire Protection

Servicing Station: Phoenix Fire Station 55
26700 N 27th Ave
Phoenix, AZ 85085

Current Response Time:	5	Min.	24	Sec.
City Average Response Time:	7	Min.	24	Sec.
Difference from Typical Response Time:	-2	Min.	0	Sec.
Number of Service Calls Expected:	0			
Average Cost per Service Call:	<u>\$830</u>			
Estimated Total Annual Fire Service Costs:	\$0			

III. Police Protection

Servicing Station: Black Mountain Precinct
Northern Command Substation
302 East Union Hills Drive
Phoenix, AZ 85024
602-495-5001

Number Of New Officers Required:	0.00
Number Of New Patrol Cars Required:	<u>0.00</u>
Estimated Total Annual Police Service Costs:	\$0

IV. Refuse Collection

ATTACHMENT A

	Number of New Containers Required:	0
	Cost for Refuse Containers, Each:	\$52.35
	Cost for Recycling Containers, Each:	<u>\$52.35</u>
	Total Start-Up Costs for Refuse Collection:	\$0
V.	Street Maintenance	
	Average Cost per Acre For Street Maintenance:	<u>\$172</u>
	Estimated Total Annual Street Maintenance Costs:	\$493
VI.	Public Transit	
	Servicing Routes:	Routes 19 (North) and 19 (South)
VII.	Parks and Recreation	
	Neighborhood Park Demand in Acres:	0.00
	Community Park Demand in Acres:	0.00
	District Park Demand in Acres:	0.00
	Total Park Demand in Acres:	0.00
	Cost Per Acre, Annual Maintenance:	<u>\$20,127</u>
	Total Annual Parks and Recreation Costs:	\$0
VIII.	Schools	
	Elementary School District:	Deer Valley Unified
	High School District:	Deer Valley Unified
	Total Expected Elementary School Students:	0
	Total Expected High School Students:	0
	Total Expected New Students:	0
IX.	Revenues	

ATTACHMENT A

Beginning Next Fiscal Year	Expected Total Impact Fees at Buildout:	\$60,605
	Property Tax Income*:	\$538
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$538

Beginning 2025-2026 Fiscal Year	Property Tax Income*:	\$538
	Utility Fee Income:	\$0
	State Shared Revenue:	\$0
	Solid Waste:	\$0
	Sales Tax Generated:	<u>\$0</u>
	Total Tax Related Income, Annually**:	\$538

X.	Total Costs	
	Revenue, First Year Only:	\$61,143
	Revenue, Year Two:	\$538
	Revenue, 2025 and Beyond:	\$538
	Expenses, First Year Only:	\$493
	Expenses, Year Two and Beyond:	\$493
	Total Annual Revenue, First Year**:	\$60,650
	Total Annual Revenue, 2025 and Beyond**:	\$45

The above referenced **Property Tax Income numbers are based on vacant parcels only; it does not refer to future development which will vary depending on number of lots and individual square footage.*

*****Total Tax Related Income** and **Total Annual Revenues** will vary depending on project scope and size, the timing of permit issuance and build-out.*

ATTACHMENT B

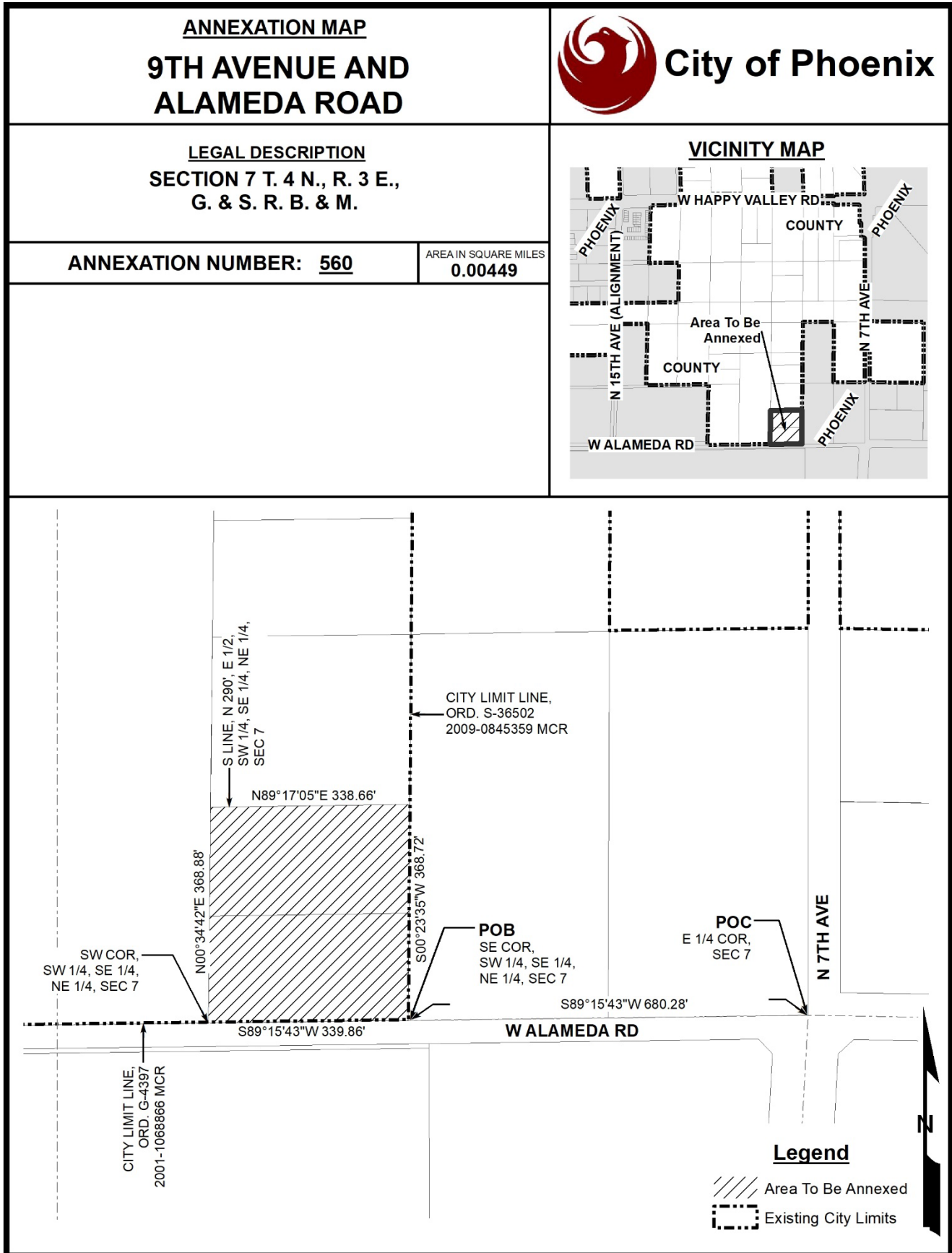


EXHIBIT "A"

DESCRIPTION OF ANNEXATION

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE STAMPED "33307 2003" MARKING THE EAST QUARTER CORNER OF SECTION 7 FROM WHICH AN IRON ROD WITH NO IDENTIFICATION (1.00' EAST) MARKING THE CENTER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 2722.16 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 680.28 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO A HALF-INCH REBAR WITH RED PLASTIC CAP STAMPED "LS 79657" MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 339.86 FEET ALONG SAID SOUTH LINE TO A NAIL IN WASHER STAMPED "KLEIN 42137" MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00 DEGREES 34 MINUTES 42 SECONDS EAST 368.88 FEET ALONG THE WEST LINE OF SAID EAST HALF TO A HALF-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" MARKING A POINT ON THE SOUTH LINE OF THE NORTH 290.00 FEET OF SAID EAST HALF;

THENCE NORTH 89 DEGREES 17 MINUTES 05 SECONDS EAST 338.66 FEET ALONG SAID SOUTH LINE TO A HALF-INCH REBAR WITH RED PLASTIC CAP STAMPED "LS 79657" MARKING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 368.72 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

COMPRISING 125,091 SQUARE FEET MORE OR LESS.




SUPERIOR
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr.
Ste. 11, Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 7/21/2025

JOB NO.: 202506083-EX

EXHIBIT "B"

DEPICTION OF
ANNEXATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°34'42" E	368.88'
L2	N 89°17'05" E	338.66'
L3	S 00°23'35" W	368.72'

A.P.N.
210-08-008C

SOUTHWEST CORNER,
E. 1/2, SW. 1/4,
SE. 1/4, NE. 1/4,
SECTION 7

1702.02'

S 89°15'43" W

CENTER OF SECTION 7, T-4N, R-3E
FOUND IRON ROD WITH NO
IDENTIFICATION (1.00' EAST)

19TH
AVENUE

NOT TO SCALE

A.P.N.
210-08-022C

A.P.N. 210-08-025C

SOUTHEAST CORNER,
SW. 1/4, SE. 1/4,
NE. 1/4, SECTION 7

339.86'

ALAMEDA ROAD

(BASIS OF BEARING)

POINT OF
BEGINNING

2722.16'

680.28'

7TH AVENUE

EAST 1/4 CORNER
SECTION 7, T-4N, R-3E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE
STAMPED "33307 2003"
POINT OF COMMENCEMENT



SUPERIOR
SURVEYING SERVICES, INC.

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Phoenix, AZ 85027
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www.superiorsurveying.com
info@superiorsurveying.com

DATE: 7/21/2025

JOB NO.: 202506083-EX



Acceptance and Dedication of Deeds and Easements for Roadway, Public Utility and Sidewalk Purposes (Ordinance S-52607) - Districts 2, 3 & 4

Request for the City Council to accept and dedicate deeds and easements for roadway, public utility and sidewalk purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Deed (a)

Maricopa County Recording: 20260020249

Date: January 13, 2026

Applicant and Grantor: Bellanca Viking Revocable Living Trust dated April 1, 2015; its successor and assigns

Purpose: Roadway

Location: 5731 E. Shea Boulevard

APN: 168-04-007E

File: FN 250098

Council District: 2

Easement (b)

Maricopa County Recording: 20260020250

Date: January 13, 2026

Applicant and Grantor: Habitat for Humanity Central Arizona; its successor and assigns

Purpose: Public Utility

Location: 1223 W. Vogel Avenue

APN: 158-33-035

File: FN 250016

Council District: 3

Deed (c)

Maricopa County Recording: 20260020251

Date: January 13, 2026

Applicant and Grantor: Habitat for Humanity Central Arizona; its successor and assigns

Purpose: Roadway

Location: 1223 W. Vogel Avenue

APN: 158-33-035

File: FN 250016

Council District: 3

Easement (d)

Maricopa County Recording: 20250741101

Date: December 23, 2025

Applicant and Grantor: Windsor Gardens I, LLC; its successor and assigns

Purpose: Public Utility

Location: 363 E. Windsor Avenue

APN: 118-45-071

File: FN 250104

Council District: 4

Easement (e)

Maricopa County Recording: 20250741107

Date: December 23, 2025

Applicant and Grantor: Marcia Louise Karasek; its successor and assigns

Purpose: Public Utility

Location: 359 E. Windsor Avenue

APN: 118-45-072

File: FN 250104

Council District: 4

Easement (f)

Maricopa County Recording: 20260039267

Date: January 22, 2026

Applicant and Grantor: IHCS Phoenix LLC; its successor and assigns Purpose: Sidewalk

Location: 5306 N. 7th Street; 5314 N. 7th Street

APN: 162-21-052A; 162-21-052B; 162-21-118

File: FN 250123

Council District: 4

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.



Acquisition of Real Property for Improvements of Booster Pump Station 4SA-B2 Located near 48th Street and Elliot (Ordinance S-52598) - District 6

Request to authorize the City Manager, or his designee, to acquire real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for improvements of Booster Pump Station 4SA-B2, located along S. 48th Street, north of E. Elliot Road. Additionally, request authorization for the City Controller to disburse all funds related to this item.

Summary

Acquisition of real property is required to complete the full replacement of Booster Pump Station 4SA-B2. The new facility will include a new site wall, vertical turbine pumps, motors, a hydro tank, underground piping, and electrical upgrades. This work is necessary to replace the outdated pump station and its aging equipment and infrastructure.

The parcels affected by this project are identified in **Attachment A**.

Financial Impact

Funding is available in the Water Services Department's Capital Improvement Program budget.

Location

Along S. 48th Street, north of E. Elliot Road.
Council District: 6

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services and Finance departments.

ATTACHMENT A
Property Identification

City of Phoenix Booster Pump Station Improvement Project:
WS85100032-1- Acquisition of Real Property for Improvements of Booster Pump
Station 4SA-B2 Located at 9826 S. 48th Street

The following improved and/or unimproved parcels affected by acquisition and included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.

APN	Address / Location
301-41-321	9827 S. 47th Place
301-41-322	9823 S. 47th Place
301-41-328	9818 S. 46th Street
301-41-329	9824 S. 46th Street



Acquisition of Real Property for Full Replacement of Booster Pump Station 7J-B1 Located Near E. Quartz Mountain Road and N. Cheney Drive in Paradise Valley (Ordinance S-52602) - Out of City

Request to authorize the City Manager, or his designee, to acquire real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for full replacement of Booster Pump Station 7J-B1 located near E. Quartz Mountain Road and N. Cheney Drive in Paradise Valley. Additionally, request authorization for the City Controller to disburse all funds related to this item.

Summary

Acquisition of real property is required to complete the full replacement of Booster Pump Station 7J-B1. The new facility will include a new site wall, vertical turbine pumps, motors, a hydro tank, underground piping, electrical upgrades and a new rock fall protection system. This work is necessary to replace the outdated pump station and its aging equipment and infrastructure. This project is needed to support the Water Services Department's water system infrastructure in Paradise Valley.

The parcels affected by this project are identified by Maricopa County Assessor's Parcel Numbers 169-02-010 and 169-02-011.

Financial Impact

Funding is available in the Water Services Department's Capital Improvement Program budget.

Location

Near E. Quartz Mountain Road and N. Cheney Drive in Paradise Valley.
Council District: Out of City

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services and Finance departments.



Acquisition of Real Property for Roadway Improvements Along 15th Avenue North of Camelback Road (Ordinance S-52608) - District 4

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for roadway improvements along 15th Avenue north of Camelback Road. Further request to authorize dedication of land with roadway and/or public improvements to public use for right-of-way purposes via separate recording instrument. Additionally, request to authorize the City Controller to disburse all funds related to this item.

Summary

Acquisition of real property is required to accommodate roadway improvements along 15th Avenue north of Camelback Road. Improvements will include Americans with Disabilities Act compliant sidewalks and driveway wraparounds.

The parcels affected by this project and included in this request are identified by Maricopa County Assessor's Parcel Numbers 156-38-043A and 156-38-043D, located at 5040 N. 15th Avenue and 1502 W. Camelback Road, respectively.

Financial Impact

Funding is available in the Street Transportation Department's Capital Improvement Program budget.

Location

5040 N. 15th Avenue and 1502 W. Camelback Road
Council District: 4

Responsible Department

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Frank McCune and the Finance and Street Transportation departments.



LinkedIn Recruiting Services Contract - RFA 26-0092 - Request for Award (Ordinance S-52610) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Carahsoft Technology Corp. to provide LinkedIn recruitment services for the Human Resources Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$35,600.

Summary

This contract will provide LinkedIn recruitment services. The City's Human Resources Department (HRD) is responsible for conducting recruitments for all City departments. HRD seeks the services of a professional recruitment company to assist in expanding and enhancing the recruitment options for potential City candidates, specifically for hard to fill positions and high-level executive job classifications. LinkedIn is one of the world's largest professional networks, with nearly 800 million members, and is widely used for job recruitment services and resume uploading. LinkedIn services include the ability to send personalized messages to engage candidates of interest to the City, quickly find and connect with candidates and manage candidate pools.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. LinkedIn's available tools and services are well-suited to the City's needs which allow access to a larger scale professional network. LinkedIn uses Carahsoft Technology Corp. as a third-party provider of its recruiting platform and services.

Contract Term

The contract will begin on or about February 25, 2026, for a three-year term with a two-year option to extend.

Financial Impact

The aggregate contract value will not exceed \$35,600 for the initial three-year term.

Funding is available in the Human Resources Department's budget.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.



Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committees (HRCs) 2026-004 and 2026-005 Recommendations (Ordinance S-52621) - Citywide

HRC 2026-004 recommends establishing the classification of Emergency Management Director, Job Code: 61520, Salary Plan: 018, Grade/Range: 908 (\$147,867.20 - \$192,233.60), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt, effective the first pay period beginning date following Council approval.

HRC 2026-004 recommends establishing the classification of Fire Communications Shift Supervisor, Job Code: 01900, Salary Plan: 001, Grade/Range: 061 (\$51,854.40 - \$113,193.60), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Administrative Support, FLSA Status: Exempt, effective the first pay period beginning date following Council approval.

HRC 2026-005 recommends regrading the classification of Senior Center Assistant, Job Code: 07400, Salary Plan: 006, Grade/Range: 341 (\$31,844.80 - \$69,492.80), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt to Grade/Range: 342 (\$32,635.20 - \$71,240.00) effective the first pay period beginning date following Council approval.

HRC 2026-005 recommends regrading the classification of Senior Programs Supervisor I, Job Code: 07350, Salary Plan: 001, Grade/Range: 049 (\$38,688.00 - \$84,468.80), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 052 (\$41,641.60 - \$90,916.80) effective the first pay period beginning date following Council approval.

Summary

Effective August 7, 2023, the City implemented a systemic overhaul of its compensation structure. Following this implementation, additional adjustments have been identified to address and restore internal alignment within specific job families or career paths. These changes stem from the findings of the Classification and Compensation study. Staff requests approval of the adjustments listed above.

Financial Impact

The estimated initial cost for this action is \$64,778.

Concurrence/Previous Council Action

On January 26, 2026, Human Resources Committee 2026-004 reviewed and recommended establishing Job Codes 61520 and 01900 for approval effective the first pay period beginning date following Council approval.

On January 23, 2026, Human Resources Committee 2026-005 reviewed and recommended the regrading Job Codes 07400 and 07350 for approval effective the first pay period beginning date following Council approval.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.



Request to Amend the Intergovernmental Agreement with Arizona State University for Opioid Response Planning (Ordinance S-52623) - Citywide

Request to authorize the City Manager, or his designee, to allow the Office of Public Health to amend the Intergovernmental Agreement with the Arizona Board of Regents on behalf of Arizona State University (ASU), ASU's Substance use and Addiction Translational Research Network (SATRN), for City of Phoenix Opioid and Substance Use Response Planning. Further authorize the City Controller to disburse all funds related to this item.

Summary

Since 2021, the City of Phoenix has been a recipient of funds disbursed through the One Arizona Opioid Settlement Memorandum of Understanding ("One Arizona Agreement"). Under the One Arizona Opioid Settlement Memorandum, funds must be used for future nationally recognized opioid strategies. Approved uses include evidence-based, evidence-informed strategies regarding treatment of Opioid Use Disorder (OUD), support for people in treatment and recovery, support for people who have or are at risk of developing Opioid Use Disorder, prevention of overdose deaths and other harms, and prevention of opioid misuse.

Through this amendment the Office of Public Health will continue collaborating with ASU's Substance Use and Addiction Translational Research Network (SATRN) to support identified activities related to opioid response planning. SATRN's mission is to foster collaborations among community and university partners related to substance use that impact the community and residents. In partnership, the City of Phoenix will be able to access research expertise in substance use and leverage skills and capacity of ASU faculty, staff, and students. This amendment includes the following activities as the scope of work for calendar year 2026:

1. Develop, implement, and evaluate a new Phoenix Buprenorphine Training and Support Program (PBTSP) for health care profession students and practicing clinicians in the Phoenix area.
2. Develop, implement, and report findings from an assessment of knowledge, experiences, and desired training among City of Phoenix staff working at the City's heat relief cooling centers, to inform development of future training for staff.

3. Support the Office of Public Health in preparing to launch their 2027 City employee assessment on the City's Naloxone Program as well as other substance use-related City programming.
4. Provide ongoing assistance with strategic planning for initiatives related to substance use disorder including heat relief.

Financial Impact

There is no impact to the General Fund. All activities in the Intergovernmental Agreement are funded through Opioid Settlement Funds. Total budgeted amount for activities included in this amendment is \$201,769.

Concurrence/Previous Council Action

City Council approved Intergovernmental Agreement with the Arizona Board of Regents on behalf of Arizona State University (ASU), ASU's Substance Use and Addiction Translational Research Network (SATRN) on June 28, 2023. A subsequent payment ordinance was adopted on June 26, 2024.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Public Health.



Amend Ordinance S-51554 for the Central and Columbus Development Project (Ordinance S-52619) - District 4

Request to authorize the City Manager, or the City Manager's designee, to amend Ordinance S-51554 to facilitate the construction of the parking garage, public amenity, and Fire Department spaces for the Central and Columbus Development Project. Further request approval for the City Treasurer to accept and the City Controller to disburse funds related to this request.

Summary

On June 16, 2020, Phoenix City Council approved nine policy initiatives in the Housing Phoenix Plan with the goal of creating or preserving 50,000 units by 2030. As part of the third initiative to redevelop City-owned land with mixed-income housing, Housing Department staff identified City-owned parcels that would be ideal for affordable or mixed-income development.

On August 31, 2022, the Housing Department received City Council approval to update the list of City-owned parcels associated with the third initiative of the Housing Phoenix Plan. This list includes the Central and Columbus development site.

On December 18, 2024, Phoenix City Council approved entering into a development agreement with Holualoa Capital Management, LLC, or its City-approved designee, for the development of a mixed income-and mixed-use housing development.

The proposed development plans to develop 250 affordable rental units serving households between 30 and 80 percent of the Area Median Income and a 40,000 square foot integrated healthcare center.

Site development will also include a shared-use parking garage comprised of approximately 290 vehicular parking spaces, 60 bicycle spaces, and a rooftop community amenity area, which will accommodate the required parking for residential and healthcare uses. When parking is not utilized for residential or healthcare clinic purposes, it will be made available for public use. Additionally, the project will integrate meeting and garage storage space for the Fire Department.

To facilitate the development of the public parking garage, amenity spaces, and meeting and storage areas for the Fire Department, the City will provide one-time contributions not to exceed \$5.3 million for construction of parking garage and amenity space improvements and \$2.5 million for the Fire Department areas.

Financial Impact

Funding for the one-time parking garage and amenity space contribution is available in the Affordable Housing Fund or other Housing Department funds as available and will not exceed \$5.3 million. Funding for the one-time cost to cover the Fire Department's space contribution is available in other restricted funds and will not exceed \$2.5 million.

Concurrence/Previous Council Action

- On June 16, 2020, the Housing Phoenix Plan, and its nine policy initiatives, was adopted, including the third initiative to redevelop City-owned land with mixed-income housing.
- On August 31, 2022, City Council approved an update to the list of City-owned land, which included the Central and Columbus development site.
- On December 18, 2024, Phoenix City Council approved entering into a development agreement for development of the site (Ordinance S-51554).

Location

The site includes 21 parcels collectively referred to as 32 E. Columbus Avenue.

Parcel Addresses: 25, 29, 33, 37, 45, 49, 51 and 55 E. Weldon Avenue; and 26, 28, 32, 42, 46, 50, 52, 54 and 64 E. Columbus Avenue.

Council District: 4

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Gina Montes and the Fire and Housing departments.



**Authorization to Accept Carnegie Corporation of New York \$10,000
Commemorative Gift to Phoenix Public Library (Ordinance S-52616) - Citywide**

Request authorization for the City Manager, or his designee, to retroactively accept a commemorative gift of \$10,000 from Carnegie Corporation of New York. Further request authorization for the City Treasurer to accept all funds related to this gift.

Summary

Carnegie Corporation of New York has announced a commemorative gift of \$10,000 to Phoenix Public Library in honor of the 250th Anniversary signing of the Declaration of Independence. This initiative celebrates the enduring legacy of libraries as vital institutions for democracy and public learning.

Between 1886 and 1917, philanthropist Andrew Carnegie funded the construction of more than 1,681 libraries across the United States, guided by his belief that libraries serve as “cradles of democracy.” To commemorate this milestone, Carnegie Corporation of New York launched the Carnegie Libraries 250 Special Initiative. This program recognizes libraries that either operate in their original Carnegie-funded buildings or maintain a clear connection to Carnegie’s heritage. Phoenix Public Library is among 1,310 libraries meeting these criteria, making it eligible for the celebratory gift.

Financial Impact

This commemorative gift does not require any matching funds.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Library Department.



Artist Design, Fabrication, and Installation Contract for the General Obligation Bond Public Art Projects, Proposition 1: Fire Stations (Ordinance S-52624) - Districts 1, 3, 5 & 6

Request to authorize the City Manager, or his designee, to enter into four separate contracts, and amendments as necessary, with: Depeña Studio (Fire Station 7): Cliff Garten (Fire Station 15), Studio Tutto (Fire Station 13), Project One Studio (Fire Station 51), in an amount not to exceed \$400,000 for each contract for design, fabrication, and installation services for the Proposition 1: Fire Stations Public Art Projects, for a total of \$1.6 million. If any of these artists are unable to participate, the panel identified Mary Lucking or coLAB Studio as alternates to be contracted in their place. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Fiscal Year (FY) 2025-30 Public Art Plan includes funding for the General Obligation Bond Proposition 1: Fire Stations Public Art Project. In partnership with City of Phoenix Fire Department, Phoenix Office of Arts and Culture staff are commissioning artists to design artwork for Fire Stations 7, 15, 13, and 51. Each artist will be responsible for designing artwork that will serve as a site-specific, integrated or standalone focal point for the Fire Station. The artwork will act as a visual identifier for the community, foster civic pride, and complement the architecture of the Fire Station. Each artist will provide design, fabrication, and installation services, with an anticipated installation in 2027- 2028.

The Pre-Qualified Artists Roster for General Obligation Bonds was used to select the artists for the Proposition 1: Fire Stations project. On November 14, 2025, an artist selection panel reviewed 215 applicants from artists who responded to a City-issued Request for Qualifications. The panel identified 24 artists to be included in the Roster.

The artist selection panel for the Proposition 1: Fire Stations projects included: Silvio Vaninetti, Facilities Administrator, Phoenix Fire Department; Xochilt Huitzil, District 1 artist and community member; Patty Kaufman, District 3 artist and community member; Lambert Gauthier Raad, District 5 artist and community member; and Jessica Palomo, District 6 educator and community member. The panel reviewed applications

and met on January 16, 2026, to review, discuss, and vote to recommend an artist and an alternate. The panel recommended Depeña Studio, Cliff Garten, Studio Tutto, and Project One Studio as the artists and Mary Lucking and coLAB Studio as alternate artists.

Financial Impact

The total cost associated with the four agreements is \$1.6 million. The approved Art Plan includes General Obligation Bonds and Phoenix Office of Arts and Culture Percent for Art funds for this project.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and recommended this item for approval on January 20, 2026, by a unanimous, 9-0-1 vote.

Locations

Fire Station 7, 4th Street and Townley Avenue

Fire Station 13, 50th Street and Thomas Road

Fire Station 15, 4900 N 45th Avenue

Fire Station 51, 43rd Avenue and SR303

Council Districts: 1, 3, 5 and 6

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Frank McCune and the Phoenix Fire and Arts and Culture departments.



Artist Design, Fabrication, and Installation Contract for The Sueño Park Public Art Project (Ordinance S-52620) - District 4

Request to authorize the City Manager, or his designee, to enter into a contract, and amendments as necessary, with Maximo Branding LLC, DBA Joe Ray, in an amount not to exceed \$130,000 for design, fabrication, and installation services for the Sueño Park Public Art Project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Fiscal Year (FY) 2025-30 Public Art Plan includes funding for the Sueño Park Public Art Project. In partnership with the Parks and Recreation Department, the Phoenix Office of Arts and Culture is commissioning an artist to design artwork for Sueño Park.

The artist will be responsible for designing artwork that will serve as a focal point for the park and incorporate a functional element, such as shade or seating. The artwork will act as a visual identifier for the community, celebrating the identity of the park and its neighborhood. The artist will provide design, fabrication, and installation services, with an anticipated installation in winter of 2027.

The applicant pool for the Pre-Qualified Artists Roster for General Obligation Bonds was used to select the artists for this project. As stated in the Request for Qualifications (RFQu), applicants to the RFQu may be considered for similar public art project opportunities developed by the City of Phoenix Office of Arts and Culture.

The artist selection panel for this project included: Stacia Holmes, Parks and Recreation Department; Michelle Ponce, artist and community activist; Samaria Winans, neighborhood artist; Yaritza Flores Bustos, artist and community member; and Rosa Menjiva, Estrella Super Moms. The panel reviewed applications over a three-week period and met on December 11, 2025, to review, discuss, and vote to recommend an artist and an alternate. The panel recommended Joe Ray as the artist and Oliverio Balcells as the alternate.

Financial Impact

The cost associated with this agreement is \$130,000. The approved Public Art Plan includes Water Services Department Percent for Art funds for this project.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and recommended this item for approval on January 20, 2026, by a 9-0-1 vote.

Location

Sueño Park, 4401 W Encanto Boulevard, Phoenix, AZ 85035
Council District: 4

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Cynthia Aguilar, the Office of Arts and Culture and the Parks and Recreation Department.



Performance Entertainment Coordination Services - PKS-RFQU-24-0427 - Request for Award (Ordinance S-52599) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with At the Outlet, Inc., H2 Consulting Partners LLC, Amec Records LLC, Satyr Entertainment, Inc., and Entertainment Solutions of Arizona, Inc., to provide Performance Entertainment Coordination Services for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$375,000.

Summary

These contracts will provide performance entertainment coordination services for the Parks and Recreation Department for events scheduled throughout the City. These services will include but are not limited to securing, scheduling and managing live entertainment for City-sponsored events, as requested. Services also include developing and managing an entertainment schedule to ensure seamless integration with the event program. The contracts are critical to the City as they ensure the safe, efficient, and professional execution of events that enhance community engagement, cultural programming, and public enjoyment.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List.

Six offerors submitted qualifications and five were deemed to be responsive and responsible. An evaluation committee of City staff evaluated those offers as a pass or fail based on the following minimum qualifications:

- Qualifications and Experience
- Content of Response

After reaching consensus, the evaluation committee recommends award to the following offerors:

- At the Outlet, Inc.
- H2 Consulting Partners LLC
- Amec Records LLC

- Satyr Entertainment, Inc.
- Entertainment Solutions of Arizona, Inc.

Contract Term

The contracts will begin on or about March 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contracts value will not exceed \$375,000. Funding is available in the Parks and Recreation Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Cynthia Aguilar and the Parks and Recreation Department.



Amend Ordinance S-49260 and Development Agreement with Halle Properties LLC. (Ordinance S-52596) - District 2

Request the City Council to amend Ordinance S-49260 and the Development Agreement (Contract 157613) with Halle Properties LLC, or its City-approved designee (Developer), to modify certain terms. Further request to authorize the City Controller to disburse all fund related to this item and authorize the City Treasurer to accept funds associated with this request.

Summary

On December 14, 2022, City Council approved Ordinance S-49260 (Ordinance) authorizing staff to negotiate and enter into a Development Agreement (DA) with the Developer for installation of public infrastructure improvements to bring a 32-acre destination office employment campus to Phoenix with 1,100 high-wage jobs. Phase 1 of the campus will include approximately 300,000 square feet of new development representing a capital investment estimated at \$198 million (Project). The Developer is Discount Tire, which has called Arizona home since 1970 and is a national leader in the tire industry with over 1,000 locations across 35 states.

Pursuant to the DA, the Developer will complete the construction of the required improvements and the City (upon completion of construction and acceptance by the City of public infrastructure improvements) will reimburse the Developer a maximum of \$5 million from the General Fund portion of the City's Transaction Privilege Tax and the City's Strategic Economic Development Fund. As site design has progressed, the Developer performed additional due diligence work associated with acquisition of required rights-of-way. An Arizona State Land Department requirement was to improve the Tatum and Mayo Boulevard intersection to its ultimate configuration. This infrastructure improvement requires acquisition of private real estate, which is in process but is taking longer than expected. Due to these challenges, the City and Developer have agreed to amend the DA with the following revised terms:

- Amend the description of the public infrastructure improvements impacted by the private acquisitions to reflect the final configuration approved by the City and Developer.
- Extend the Phase 1 36-month permitting requirement to the later of (i) December

31, 2026, or (ii) 180 days following completion of the private acquisitions.

The Project remains in the pre-construction phase with the Developer working on the off-site improvements to the Tatum and Mayo Boulevard intersection. Upon approval of these proposed amended business terms, staff will incorporate the changes into the current agreement with the Developer. Other than the changes referenced above, all other terms and conditions of the DA remain the same.

Contract Term

The development agreement will terminate 10 years after the Developer's completion and the City's acceptance of public infrastructure improvements.

Financial Impact

There is no new direct financial impact resulting from this amendment request.

Concurrence/Previous Council Action

On December 14, 2022, City Council approved Contract 157613 (Ordinance S-49260).

Location

32-acres west of Tatum and Mayo Boulevard
Council District: 2

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Community and Economic Development Department.



Authorization to Amend Development Agreement with Grand Canyon University (City Contract 142412) (Ordinance S-52622) - District 5

Request to authorize the City Manager, or his designee, to amend City Contract 142412 with Grand Canyon University, or its City-approved designee, to extend the term, add additional items to the eligible infrastructure list and make other modifications. Further recommend approval for the City Controller to disburse funds related to this item.

Summary

The City and Grand Canyon University (GCU) entered into a development agreement (Agreement) in 2016 to facilitate the continued growth of the university. The Agreement allowed for reimbursement by the City for public infrastructure improvements constructed by GCU utilizing eligible transaction privilege tax (TPT) generated from certain construction or campus activities. The initial term of the Agreement required GCU to complete all improvements by June 30, 2025, but allowed GCU to request reimbursement from revenue generated through April 30, 2028, up to a maximum of \$19 million. The initial term of the Agreement has resulted in GCU building a total of \$16,423,954.15 in public infrastructure ranging from new streets, traffic signals and upgraded public safety cameras, and new sewer infrastructure to serve the entire area.

The parties would like to amend the Agreement to extend the term for an additional ten years, requiring GCU to begin the process for any new eligible public infrastructure by June 30, 2035, and allow GCU to request reimbursement from revenue generated by April 30, 2038. GCU would have 180 days following the City's written acceptance or final approval of any completed, specific agreed-upon infrastructure to provide the City a written request for reimbursement. A maximum of \$38 million, including revenue generated during the initial term of the Agreement, would be eligible for reimbursement from four sources:

- A maximum of 50% of the City's eligible General Fund portion of Construction Sales Tax, collected by GCU and its subsidiaries.
- A maximum of 100% of the City's eligible dedicated T2050 portion of Construction Sales Tax, collected by GCU and its subsidiaries.
- A maximum of 50% of the City's eligible General Fund portion of Operations Sales Taxes collected over and above levels from operations in 2014 by GCU and its

subsidiaries.

- A maximum of 100% of the City's eligible dedicated T2050 portion of Operations Sales Taxes collected over and above levels from operations in 2014 by GCU and its subsidiaries.

The parties have also agreed to expand the area of applicability to include the area generally bounded by Bethany Home Road on the north, the eastern edge of the Interstate 17 (I-17) right-of-way on the east, Campbell Avenue on the south, and 39th Avenue on the west; the City-owned golf course located on the northwest corner of 59th Avenue and Indian School Road that is managed by GCU; and the area within 200 feet of the boundary of the GCU Golf Course. GCU also agreed to provide notice of any rezoning or building application for new property acquired and allow any resident families with K-12 school aged children to remain until the end of the then-current academic school year.

Under the terms of the Agreement, GCU will be responsible for the design, engineering, construction, acquisition and dedication of public improvements potentially including traffic signals, ADA compliant ramps, water or sewer improvements, traffic calming and street lighting improvements.

Financial Impact

Project-generated TPT is only available for actual public infrastructure completed by GCU and accepted by the City during the term of the Agreement.

Concurrence/Previous Council Action

On July 1, 2015, City Council approved Ordinance S-41921 that authorized City Contract 142412.

Location

Generally, Bethany Home Road on the north, the eastern edge of the I-17 right-of-way on the east, Campbell Avenue on the south, and 39th Avenue on the west, as well as the area within 200 feet of the GCU Golf Course.

Council District: 5

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Community and Economic Development Department.



Pilot Simulator Training Contract - RFA 24-0390 - Request for Award (Ordinance S-52618) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with SIMCOM International, Inc. dba SIMCOM Aviation Training, Inc. to provide pilot simulator training for the Police Department. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$782,144.

Summary

This contract will provide aviation pilot simulator training for the Police Department's Tactical Support Bureau, Air Support Unit, ensuring the safe operation of the Pilatus PC-12, a turboprop passenger and cargo airlift utilized by the Police Department since 2009. This contract will provide Federal Aviation Administration (FAA)-certified, factory-authorized simulator training through SimCom, delivering a cost-effective solution for recurrent pilot training. The SimCom simulator is constructed using actual aircraft and avionics components, equipped with the APEX avionics programming system, and recreates flight in various environments, including emergency scenarios. This hands-on training ensures pilots maintain proficiency, stay current with aircraft procedures, and improve flight safety while accurately representing the aircraft operated by the Police Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances without Competition. SIMCOM International, Inc. dba SIMCOM Aviation Training, Inc. is the sole provider of Pilatus PC-12 simulator training within Arizona, which results in significant cost savings by eliminating the need for out-of-state travel and accommodations. Furthermore, Pilatus has established an exclusive partnership with SMCOM for all flight and training activities throughout North and South America. SIMCOM is the factory-authorized pilot training provider for the Pilatus PC-12 aircraft in these regions, ensuring compliance with manufacturer standards and Federal Aviation Administration (FAA) certification requirements.

Contract Term

The contract will begin on or about March 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$782,144 for a five-year term. Funding is available in the Police Department's Operating Budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



**(CONTINUED FROM JANUARY 7 AND FEBRUARY 4, 2026) - Request
Authorization to Enter Into a Private Stormwater Pipe License with Envision
Dobbins, LLC (Ordinance S-52517) - District 7**

Request to authorize the City Manager, or the City Manager's designee, to enter into a license agreement with Envision Dobbins, LLC for the construction, operation, and maintenance of a private stormwater pipe to be placed in the City's right-of-way.

Summary

Private development is responsible for providing on-site retention to meet the 100-year 2-hour storm event, per City Code Chapter 32C and the City of Phoenix Storm Water Policies and Standards Manual. During the developer's on-site construction, it was discovered that the water table is higher in this area of the City. As a result, the designed private underground retention system could not function, and an alternate design was necessary. The limited size of the development parcel to provide surface retention basins, and the inability to enter into a private agreement with adjacent parcels to establish a shared retention system, forced the developer to seek an off-site alternative method to capture and discharge stormwater. The developer obtained approval from the Arizona Department of Transportation (ADOT) to privately discharge stormwater into an ADOT-controlled stormwater basin. The developer requests to install 990 linear feet of private pipe in the right-of-way to convey onsite stormwater from the subject property to the South Mountain Freeway ADOT basin.

In conformance with City Code Section 31-40, the agreement will include a clause to indemnify and hold harmless the City of Phoenix against all liability, loss, and damage that results from the installation, maintenance, and repair of any private facilities related to this agreement.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on the linear footage.

Location

Generally, within the south half of Dobbins Road, located approximately 700 feet east of 65th Avenue to the limits of the shared jurisdiction line between the City of Phoenix

and the ADOT (South Mountain Freeway).
Council District: 7

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Street Transportation Department.



To: Frank McCune 
Deputy City Manager

Date: February 4, 2026

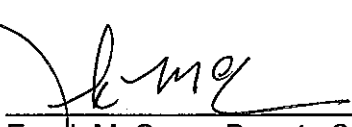
From: Briana Velez, P.E. 
Street Transportation Director

Subject: CONTINUANCE REQUEST - REQUEST AUTHORIZATION TO ENTER INTO A PRIVATE STORMWATER PIPE LICENSE WITH ENVISION DOBBINS, LLC (ORDINANCE S-52517) - DISTRICT 7 – ON THE FEBRUARY 4, 2026, FORMAL AGENDA

This memo requests the continuance of Item #33 on the February 4, 2026, Formal Agenda – Request Authorization to Enter Into a Private Stormwater Pipe License with Envision Dobbins, LLC (Ordinance S-52517) - District 7.

This request is to continue the item to February 18, 2026, in order to provide the Mayor and Council with additional background information on this item.

Approved: _____


Frank McCune, Deputy City Manager

2/4/26
Date



To: Frank McCune
Deputy City Manager

Date: January 7, 2026

From: Briiana Velez, P.E.
Street Transportation Director

Subject: CONTINUANCE REQUEST - REQUEST AUTHORIZATION TO ENTER INTO A PRIVATE STORMWATER PIPE LICENSE WITH ENVISION DOBBINS, LLC (ORDINANCE S-52517) - DISTRICT 7 – ON THE JANUARY 7, 2026, FORMAL AGENDA

This memo requests the continuance of Item #77 on the January 7, 2026, Formal Agenda – Request Authorization to Enter Into a Private Stormwater Pipe License with Envision Dobbins, LLC (Ordinance S-52517) - District 7.

This request is to continue the item to February 4, 2026, in order to provide the Mayor and Council with additional background information on this item.

Approved: _____


Frank McCune, Deputy City Manager


Date



Voluntary Acquisition of Improved Real Property Located at the Southeast Corner of E. Madison Street and S. 30th Street for Phoenix Sky Harbor International Airport (Ordinance S-52626) - District 8

Request to authorize the City Manager, or his designee, to perform all acts necessary to acquire all rights, title and interest to improved real property located at the following addresses and Assessor Parcel Numbers (APN): 3007 E. Madison Street (APN 121-59-030), 3011 E. Madison Street (APN 121-59-028), 3027 E. Madison Street (APN 121-59-029) and 301 S. 30th Street (APNs 121-59-025, 121-59-026, 121-59-027 and 121-59-031C) within the City's appraised value. The acquisition is through a voluntary acquisition process from Sky Harbor North KBC AZ LLC, an Arizona limited liability company (KBC). Further request authorization to provide relocation benefits and assistance as federally allowed and execute other agreements as may be necessary to, and in furtherance of, this acquisition. Additionally, request authorization for the City Controller to disburse, and for the City Treasurer to accept, all funds related to this item.

Summary

The real property to be acquired is strategically located north of Phoenix Sky Harbor International Airport's (Airport) north airfield operations and is within the Airport's North Voluntary Property Acquisition Program.

The real property to be acquired is owned by KBC, consists of seven parcels and is approximately 7.3 acres. The real property is improved with an approximate 32,137 square feet of manufacturing, storage and office buildings and an additional 5,918 square feet of canopies with associated land improvements. The purchase agreement will contain terms and conditions deemed necessary or appropriate. The property is unoccupied. Once the real property is acquired, the Aviation Department will demolish the structures and existing improvements in favor of improvements to support future airport development.

The parcels to be acquired are identified in **Attachment A**.

Financial Impact

Funding is available in the Aviation Department's Capital Improvement Program.

Location

Southeast corner of E. Madison Street and S. 30th Street.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Aviation and Finance departments.

ATTACHMENT A
Property Identification

City of Phoenix Aviation Project:

AV01080056 - Voluntary Acquisition of Real Property Located at the Southeast Corner of E. Madison Street and S. 30th Street for Phoenix Sky Harbor International Airport

The following improved and/or unimproved parcels affected by acquisition and included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.

APN	Address / Location
121-59-025	301 S. 30th Street
121-59-026	301 S. 30th Street
121-59-027	301 S. 30th Street
121-59-028	3011 E. Madison Street
121-59-029	3027 E. Madison Street
121-59-030	3007 E. Madison Street
121-59-031C	301 S. 30th Street



Phoenix Sky Harbor International Airport Terminal 3 Garage Expansion Joints and Bearing Pads and Terminal 4 Garage Seals and Expansion Joints on Levels 4 through 9 - Professional Services - AV13000007 and AV21000117 (Ordinance S-52597) - District 8

Request to authorize the City Manager, or his designee, to execute an agreement with Walker Consultants, Inc. to provide professional services that include design and possible construction administration and inspection for the Phoenix Sky Harbor International Airport Terminal 3 Garage Expansion Joints and Bearing Pads and Terminal 4 Garage Seals and Expansion Joints on Levels 4 through 9 Project. Further request authorization to execute amendments to the agreement as necessary within the City Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$11 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the Project. Such utility services include electrical, water, sewer, natural gas, telecommunication, cable television, and railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code section 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of the Project is to provide repairs to the Terminal 3 and Terminal 4 parking garages at the Phoenix Sky Harbor International Airport that are exhibiting signs of structural deterioration. While maintenance crews have performed numerous spot repairs over the years, the majority of these components are now approaching the end of their 20-year useful lives.

Walker Consultant Inc.'s services include architectural and engineering services for the repair or replacement of all expansion joints, bearing pads, and structural defects on

all levels of Terminal 3 Parking Garage, and the repair or replacement of all joint seals, expansion joints, and structural defects on Levels 4 through 9 of the Terminal 4 Parking Garage.

Procurement Information

The selection was made using a qualifications-based selection process set forth in section 34-603, Arizona Revised Statutes (A.R.S.). According to section 34-603(H), A.R.S., the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Four firms submitted proposals and are listed below.

Selected Firm

Rank 1: Walker Consultants, Inc.

Additional Proposers

Rank 2: DWL Architects + Planners, Inc.

Rank 3: Kimley-Horn and Associates, Inc.

Rank 4: Corgan Associates, Inc.

Contract Term

The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The cost of the agreement for Walker Consultants, Inc. will not exceed \$11 million, including all subconsultant and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program Budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Aviation Department and the City Engineer.



Painting Services - IFB 24-FMD-004 - Amendment (Ordinance S-52603) - Citywide

Request to authorize the City Manager, or his designee, to execute amendments to Contract 158349 with DMS Companies, Inc., Contract 158350 with Bullseye Painting Company LLC, and Contract 158351 with A & H Painting, Inc. (Contracts) that authorize the Aviation Department to use these Contracts, which are managed by the Public Works Department and to authorize additional expenditures that will not exceed \$385,000, for a total cost of the Contracts of \$5.1 million. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The Contracts provide for painting services for the Public Works, Parks and Recreation, Phoenix Convention Center, and Water Services departments. The Aviation Department will use the Contracts on an as-needed basis for interior painting to refresh walls, hallways, meeting rooms, public spaces that experience wear and tear due to high passenger traffic, and exterior painting to preserve building surfaces from exposure to the sun, weathering, and environmental damage.

Contract Term

The terms of these Contracts remain unchanged and will expire on June 30, 2028.

Financial Impact

Upon approval of \$385,000 in additional funds, the revised aggregate cost of the Contracts will be \$5.1 million. The additional funds are available in the Aviation Department's budget.

Concurrence/Previous Council Action

The City Council previously approved Painting Services Contract 158349, 158350, and 158351 by Ordinance S-49750 on September 17, 2025.

Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and Frank McCune and the Public Works and Aviation departments.



**Paint and Rubber Removal from Pavement Surfaces Contract IFB 24-0075
(Ordinance S-52612) - Districts 1, 8 & Out of City**

Request to authorize the City Manager, or his designee, to execute amendments to allow additional expenditures under Contract 159656 with Falcon Contracting, Inc. and Contract 159638 with Hi-Lite Airfield Services, LLC. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$700,000.

Summary

The Contracts provide labor and specialized equipment to remove paint and rubber buildup on airfield pavement surfaces. Passenger volume at Phoenix Sky Harbor International Airport (Airport) continues to grow, which results in increased aircraft takeoffs and landings that lead to great amount of rubber deposits on the runways and taxiways. Rubber accumulation on pavement reduces friction and must be timely removed to maintain safe airfield operations. The additional funds will allow a higher frequency of paint and rubber removal services, as the Aviation Director deems appropriate, therefore ensuring the Airport remains in compliance with Federal Aviation Administration regulations and maintains the safety of the traveling public.

Contract Term

The terms of the Contracts remain unchanged and will expire on December 5, 2028.

Financial Impact

Upon approval of \$700,000 in additional funds, the revised aggregate cost of the Contracts will not exceed \$1.7 million. Funds are available in the Aviation Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Paint and Rubber Removal from Pavement Surfaces Contracts 159656 and 159638 (Ordinance S-50379) on December 6, 2023.

Location

- Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.
- Deer Valley Airport, 702 W. Deer Valley Road.
- Goodyear Airport, 1658 S. Litchfield Road, Goodyear, AZ.

Council Districts: 1, 8 and Out of City

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.



Gillig, LLC - PTD22-001 - Amendment - Public Transit Department and Aviation Department (Ordinance S-52625) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157728 (Contract) with Gillig, LLC to authorize the Aviation Department to use the Contract, which is currently managed by the Public Transit Department. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The Contract is one of three bus-purchasing contracts entered into in 2023 that authorized the Public Transit Department to purchase battery electric buses in an effort to establish a sub-fleet of green buses to be driven locally. The Aviation Department will use the Contract to purchase buses for contingency and continuity of operations planning at Phoenix Sky Harbor International Airport (Airport). The buses will serve a dual purpose that addresses both the Airport's SkyTrain™ continuity of operations plan and remote hardstand operations. To support the more than 52 million passengers traveling through the Airport, the current fleet of available buses is inadequate to transport the increased customer demand.

Contract Term

The term of the Contract remains unchanged and will expire on January 31, 2028.

Financial Impact

The Aviation Department intends to use the Contract to procure up to eight battery-electric buses for an amount not to exceed \$12 million. No additional funding authorization is required and the aggregate cost of the Contract will remain at \$229,882,861.

Concurrence/Previous Council Action

The City Council previously approved Contract 157728 by Ordinance S-49380 on January 25, 2023.

Responsible Department

This item is submitted by Deputy City Managers Amber Williamson and Frank McCune, the Public Transit and Aviation departments.



Apply for U.S. Department of Transportation Better Utilizing Investments to Leverage Development Grant Opportunity for Federal Fiscal Year 2025-26 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-52605) - District 2

Request to authorize the City Manager, or his designee, to apply for, accept, and if awarded, enter into an agreement for disbursement of Federal funding from the U.S. Department of Transportation (USDOT) through the Federal Fiscal Year (FFY) 2025-26 Better Utilizing Investments to Leverage Development (BUILD) grant opportunity. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed \$25 million. The City's local match would not exceed \$11 million. Additionally request, if awarded, to enter into separate agreements with Arizona State University and Mayo Clinic regarding their financial commitments.

Summary

The Street Transportation Department is submitting a capital construction application grant to advance the design and construction of a new 1.2 mile multi-lane roadway on 64th Street from Bell Road to Mayo Boulevard. The project would include multi-modal amenities, including pedestrian infrastructure, traffic signals, streetlights, and a new roadway bridge across the Central Arizona Project (CAP) Canal that would connect Phoenix residents south of the canal to a growing educational, medical, and commercial area north of the canal to Mayo Boulevard. In addition, the project will include a public-private partnership with both Arizona State University and Mayo Clinic with a combined financial commitment of approximately \$4 million.

USDOT issued a Notice of Funding Opportunity (NOFO) for the FFY 2025-26 (BUILD) November 26, 2026. The deadline for the application submittal is February 24, 2026. BUILD grants are awarded on a competitive basis considering these evaluative criteria:

- Safety.
- Environmental sustainability.
- Quality of life.
- Mobility and community connectivity.

- Economic competitiveness and opportunity.
- State of good repair.
- Partnership and collaboration.
- Innovation.

The FFY 2025-26 BUILD capital construction grant specifies no minimum award amount for urban projects and no greater than \$25 million.

Financial Impact

The estimated total cost for the project is approximately \$40 million. The maximum federal participation rate is 80 percent, with a minimum local match of 20 percent of the total eligible project cost. If awarded, the Federal match would not exceed \$25 million (62.5 percent), and the City's cost would be approximately \$11 million (27.5 percent) for the local match. A separate public-private partnership agreement with Arizona State University and Mayo Clinic would be required for their participation of approximately \$4 million combined (10 percent) toward the capital construction grant.

Funding is available in the Street Transportation Department's Capital Improvement Program budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOT through the FFY 2025-26 BUILD grant opportunity.

Location

64th Street from Bell Road to Mayo Boulevard.
Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.



Apply for Arizona State Parks & Trails Land and Water Conservation Fund Grant for Federal Fiscal Year 2026 (Ordinance S-52606) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to apply for, accept and if awarded, enter into agreements for disbursement of Land and Water Conservation Funds (LWCF) passed through the Arizona State Parks & Trails Department. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Additionally, further request an exemption from the indemnification prohibition set forth in Phoenix City Code Section 42-18 for a governmental entity pursuant to Phoenix City Code Section 42-20. The total grant funds applied for will not exceed \$1.5 million, with a required local match not to exceed \$1.5 million.

Summary

The LWCF grant program, established under the Land and Water Conservation Fund Act of 1965 (Public Law 88-578), provides financial assistance to states, local and tribal governments for conservation and recreation. Primarily funded by offshore oil and gas leasing revenues, the program is a vital source for communities working to improve environmental sustainability and ensure equitable access to the outdoors. The maximum grant award of this program is \$1.5 million with a minimum local match requirement of 50 percent.

The Rio Reimagined/3rd Street Bicycle Pedestrian Bridge project is a transformative infrastructure investment project currently in the design phase with construction slated for 2027. By establishing a dedicated crossing over the Rio Salado along the 3rd Street alignment, the project serves as a cornerstone of the regional Rio Reimagined initiative to revitalize the river corridor through sustainable development. This project directly advances LWCF objectives by restoring access to a primary Phoenix waterway and bridging the gap between South Phoenix communities, downtown amenities, and South Mountain, the largest municipal park in the United States.

The initial construction cost for the Rio Reimagined/3rd Street Bicycle Pedestrian Bridge was estimated at \$35 million. The project team is currently working to complete the final design and provide an updated construction cost estimate. The City received \$25 million under the USDOT Rebuilding American Infrastructure with Sustainability

and Equity program. If the City is awarded \$1.5 million under the LWCF grant program, it would be used to leverage City dollars with the total construction cost of the project.

Financial Impact

The City is requesting \$1.5 million from the LWCF grant program, with a required local match of 50 percent, or \$1.5 million. Funding for the local match is available in the Street Transportation Department's Capital Improvement Program budget.

Location

3rd Street alignment across the Rio Salado/Salt River
Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.



Global Navigation Satellite System Receivers and Related Equipment Contract - COOP 26-0039 - Request for Award (Ordinance S-52609) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Allterra Central, Inc., to provide global navigation satellite system receivers and related equipment for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$180,000.

Summary

This contract will provide land surveying and engineering Global Positioning System (GPS) equipment, including data collectors, total stations, scanners and software, along with maintenance, repair, training and annual calibrations. This contract will allow the City to replace or upgrade current survey equipment as needed.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The State of Arizona awarded Contract CTR077966 using a competitive process consistent with the City's procurement processes, as set forth in the Phoenix City Code, Chapter 43. The existing equipment purchased is highly specialized and interconnected; certain functions may fail if compatible equipment is not procured. The use of the cooperative agreement allows the City of Phoenix to streamline the procurement process, ensure compatibility and maintain continuity of operations.

Contract Term

The contract will begin on or about March 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$180,000 for the five-year aggregate term. Funding is available in the Street Transportation Department's operating budget.

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.



35th Avenue: Interstate 10 to Camelback Road (BUILD) - Engineering Services Amendment - ST89340634 (Ordinance S-52614) - Districts 4 & 5

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 155818 with Entellus, Inc. to provide additional Engineering Services for the 35th Avenue: Interstate 10 to Camelback Road Better Utilizing Investments to Leverage Development grant project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$700,000.

Summary

The purpose of this project is to implement a series of improvements that target current pedestrian and vehicular safety concerns on 35th Avenue between Interstate 10 and Camelback Road, as well as improve vehicular mobility.

This amendment is necessary because the project has moved into construction and additional design, post-design, and construction administration and inspection services are needed to support the City through construction completion. This amendment will provide additional funds and time to the agreement.

Contract Term

The term of the agreement amendment is three years from the issuance of the Notice to Proceed amendment. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Engineering Services was approved for an amount not to exceed \$3,094,505, including all sub-consultant and reimbursable costs. This amendment will increase the agreement by an additional \$700,000, for a new total amount not to exceed \$3,794,505, including all sub-consultant and reimbursable costs.

This project will utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations Part 26. Funding for this amendment is available in the Street Transportation Department's Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved Engineering Services Agreement 155818 (Ordinance S-48264) on January 26, 2022.

Public Outreach

Entellus, Inc. will work with a public engagement firm contracted by the City to provide public outreach by conducting interactive community meetings, small group, and individual business owner meetings, and through a variety of media, including direct mail, door hangers, and/or flyers as needed for communication.

Location

35th Avenue: I-10 to Camelback Road
Council Districts: 4 and 5

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.



Bypass Spools and Tailpieces Contract - IFB-26-0112 Request for Award (Ordinance S-52600) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Capital Flow Arizona, LLC and Atlantic Pacific Standard LLC to provide bypass spools and tailpieces for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$5,000,000.

Summary

The contracts will provide stainless steel bypass spools, tailpieces, and various ductile iron flanged fittings on an as-needed basis for the construction, installation, repair, and replacement of all new large water meters and bypasses within the Water Services Department.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

- Capital Flow Arizona, LLC.: \$1,821,746.22
- Atlantic Pacific Standard: \$2,452,227.29

Contract Term

The contracts will begin on or about March 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contracts' value will not exceed \$5,000,000.

Funding is available in the Water Services Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Chlorine IFB-26-0153 Request for Award (Ordinance S-52601) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with PVS DX, Inc., to provide chlorine for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$35,000,000.

Summary

This contract will provide the Water Services Department with the ability to purchase chlorine on an as-needed basis. This contract will provide the service of chlorine delivery as well as the purchase of chlorine in accordance with the American Water Works Association standards, meeting applicable regulations as required for this product.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder

PVS DX, Inc.: \$5,680,875 (annually)

Contract Term

The contract will begin on or about February 15, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$35,000,000.

Funding is available in the Water Services Department's Operating Budget.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Water Loss Audit Contract - RTO-2526-WRD-704 - Request for Award (Ordinance S-52604) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Hazen and Sawyer, D.P.C to provide consulting services to perform a water loss audit for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$300,000.

Summary

This contract will provide consulting services to conduct a comprehensive evaluation of real and apparent water losses within the City of Phoenix Potable Water Distribution System. Additionally, the study will analyze the accuracy data from both new and existing customer meters. The findings will be compiled into a final report, accompanied by actionable recommendations to support improved water system efficiency and loss control.

Procurement Information

A competitive Request for Task Order procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10 utilizing the Data Analytics Services Qualified Vendors List.

One Vendor submitted a proposal which was deemed responsive and responsible. An evaluation committee comprised of City staff evaluated the offers based on the following criteria, with a maximum possible point total of 1,000:

- Method of Approach (0-435 points)
- Capability and Experience (0-390 points)
- Cost (0-175 points)

After reaching consensus, the evaluation committee recommends and award to the following vendor:

- Selected Vendor - Hazen and Sawyer, D.P.C (598.50 points)

Contract Term

The contract will begin on or about March 1, 2026, for a three-year base term with two, one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$300,000 for the five-year aggregate term.

Funding is available in the Water Services Department's Capital Improvement Program budget.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



**Rotork Actuators Contract - IFB-26-0140 Request for Award (Ordinance S-52613)
- Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with T.W. Associates, LLC., dba MISCOWater, to allow for the purchase of Rotork Actuators and related parts for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$2,350,000.

Summary

This contract will provide electric actuators and related components used throughout the Water Services Department's Production and Wastewater Treatment divisions to operate and control valves and associated equipment critical to water and wastewater treatment processes. Approval of this item will authorize the purchase of Rotork electric actuators, parts, valves, gearboxes, accessories, and related software on an as-needed basis to support the ongoing operation, maintenance, and reliability of City water and wastewater facilities.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder

T.W. Associates, LLC., dba MISCOWater: \$28,403.19

Contract Term

The contract will begin on or about March 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$2,350,000.

Funding is available in the Water Services Department's Operating and Capital Improvement Program budgets.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Request to Amend the Intergovernmental Agreement Between the City of Phoenix and Town of Cave Creek for Water Service Infrastructure (Ordinance S-52615) - Out of City

Request to authorize the City Manager, or his designee, to execute an amendment to Intergovernmental Agreement (IGA) 149354 between the City of Phoenix and the Town of Cave Creek for water service infrastructure within Phoenix's Cave Creek service area and within Cave Creek's town limits.

Summary

In 1987, the City of Phoenix ("City") purchased the water service area located in an unincorporated area of Maricopa County between Carefree Highway to the north and Peak View Road to the south, and from 40th Street to the west and 56th Street to the east. Since then, the Town of Cave Creek ("Town") has annexed parcels within this area and has provided domestic water service and/or fire protection water service to select commercial businesses within the City's Cave Creek service area.

In 2019, the City and Town approved IGA 149354 to outline the necessary infrastructure improvements required and, when completed, would allow the water services to be transferred permanently to the City.

The amendment request would extend the current IGA and allow the City to complete the water system improvements necessary to allow the takeover of domestic water service and/or fire protection water services in the City's Cave Creek service area.

Contract Term

The original IGA term was five years, with an option to extend an additional two years, which was executed on March 7, 2024. This amendment would extend the agreement to August 31, 2026.

Financial Impact

There are no additional financial impacts.

Concurrence/Previous Council Action

The City Council approved Agreement 149354 (Ordinance S-45329) on January 23,

2019.

Location

Between Carefree Highway to south of Tapekim Road, and from 40th to 56th Streets
Council District: Out of City

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Water Resources Technical Strategy Development Requirements Contract - Amendment (Ordinance S-52617) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Agreement 161756 with Culp & Kelly, LLP to provide services related to water resources technical strategy development for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$500,000.

Summary

The purpose of this amendment is to request additional funds to provide services related to strategic services for water resources technical strategies, planning, development, solutions, frameworks on policies, and water portfolio, management strategies.

Due to significant uncertainty surrounding climate projections and their cascading impact on water supply, the scope and complexity of work performed by the Consultant has increased substantially. Additional funding is therefore required to ensure the Consultant can continue delivering critical on-going support. Discontinuing this engagement would compromise the City's ability to maintain robust, resilient planning and protect its long-term water security.

Contract Term

The agreement term remains unchanged, ending October 14, 2029.

Financial Impact

The initial authorization for the Water Resources Technical Strategy Development Requirements Agreement was for an expenditure not-to-exceed \$400,000. This amendment increases the authorization for the agreement by an additional \$500,000, for a new total not-to-exceed agreement value of \$900,000.

Funding is available in the Water Services Department's Operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Water Resources Technical Strategy Development Requirements Agreement 161756 (Ordinance S-51254) on September 18, 2024.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Agenda Date: 2/18/2026, Item No. 47

(CONTINUED FROM JANUARY 7 AND FEBRUARY 4, 2026) - Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-SP-9-22-7 - Southwest Corner of 35th Avenue and Broadway Road (Ordinance G-7471) - District 7

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on November 19, 2025.

Summary

Application: PHO-1-25--Z-SP-9-22-7

Existing Zoning: C-2

Acreage: 5.43

Owner: Zachary Pebler, Prestige Partners, LLC.

Applicant: Daniel Chambers, QuikTrip Corporation

Representative: Robert Hannen, Kimley-Horn & Associates, Inc.

Proposal:

1. Request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022.
2. Request to modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022.
3. Request to modify Stipulation 4 regarding fencing.
4. Request to delete Stipulation 16 regarding monument signs.
5. Request to delete Stipulation 17 regarding illuminated signs.

VPC Action: The Laveen Village Planning Committee heard this request on November 17, 2025, and recommended approval with a modification by a vote of 11-0.

PHO Action: On November 19, 2025, the Planning Hearing Officer took the case under advisement. On December 11, 2025, the Planning Hearing Officer took the case out from under advisement and recommended approval with modifications.

Location

Southwest corner of 35th Avenue and Broadway Road

Council District: 7

Parcel Address: 4402 S. 35th Avenue

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council Members

Date: February 4, 2026

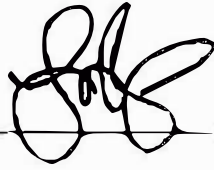
From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 52 ON THE FEBRUARY 4, 2026, FORMAL AGENDA – AMEND CITY CODE - ORDINANCE ADOPTION - REZONING APPLICATION PHO-1-25--Z-SP-9-22-7 - SOUTHWEST CORNER OF 35TH AVENUE AND BROADWAY ROAD (ORDINANCE G-7471)

Item 52, Planning Hearing Officer Application No. PHO-1-25--Z-SP-9-22-7, is a request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022, modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022, modify Stipulation 4 regarding fencing, delete Stipulation 16 regarding monument signs, and delete Stipulation 17 regarding illuminated signs for the property located at the southwest corner of 35th Avenue and Broadway Road.

Staff recommends that this case be continued to the February 18, 2026, City Council Formal Meeting to allow the applicant additional time to meet with Councilwoman Hernandez on the proposed projects.

Approved: _____


Lori Bays
Assistant City Manager

2/4/2026

Date

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS
APPLICABLE TO REZONING APPLICATION Z-SP-9-22-7
PREVIOUSLY APPROVED BY ORDINANCE G-7072.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

SECTION 1. The zoning stipulations applicable to the site located at the Southwest corner of 35th Avenue and Broadway Road in a portion of Section 27, Township 1 North, Range 2 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped SEPTEMBER 24, 2025 ~~November 29, 2022~~, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped DECEMBER 4, 2025 ~~October 26, 2022~~, WITH SPECIFIC REGARD TO THE ILLUMINAED SIGNS FACING AWAY FROM RESIDENTIAL DEVELOPMENT as modified by the following stipulations and approved by the Planning and Development Department.
3. A minimum 25-foot-wide landscape setback shall be provided along the western portion of the site and planted with minimum 2-inch caliper, evergreen trees, planted 20-feet on-center or in equivalent groupings, providing a solid minimum 30-foot vertical screen at maturity, as approved by the Planning and Development Department.

4. A minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line ~~between the existing alley and Building B~~, as depicted in the site plan date stamped SEPTEMBER 24, 2025 ~~November 29, 2022~~, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper large canopy, drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
6. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. The landscape strips located between the detached sidewalk and back of curb along 35th Avenue and Broadway Road shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted minimum 20 feet on center or in equivalent groupings, providing a minimum of 75% shade at maturity.
 - b. Minimum 5-gallon shrubs providing 75% live cover at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
9. The developer shall replace the existing rolled curb with vertical curb along Tamarisk Avenue, as approved by the Planning and Development Department.
10. The developer shall dedicate 10 feet for the east side of the alley, as approved by the Planning and Development Department.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by

the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

12. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
14. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
16. ~~No monument or ground signs shall be permitted on the site.~~
17. ~~No illuminated signs are allowed on Building B, as depicted on the site plan date stamped November 29, 2022.~~

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7072, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7072 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of January 2026.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A - Legal Description (3 Pages)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-SP-9-22-7

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE EAST HALF OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO BOOK 11 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY RECORDER;
EXCEPT THE SOUTH 25 FEET THEREOF, AND;

EXCEPT THAT PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION BY FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 7, 2006 AS 2006-1472979, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 8 FEET OF THE EAST 40 FEET OF THE SOUTH 45 FEET OF THE NORTH 180 FEET OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 11 OF MAPS, AT PAGE 38;
TOGETHER WITH THAT PART OF LOT 11, LYING WITHIN 55 FEET OF THE LINE, DESIGNATED HEREIN AS LINE "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING IDENTICAL WITH THE INTERSECTION OF THE MONUMENT LINES OF BROADWAY ROAD AND 35TH AVENUE;

THENCE SOUTH $01^{\circ} 45' 21''$ WEST (BASED ON AN ASSUMED BEARING OF SOUTH $00^{\circ} 10' 28''$ EAST FOR THE EAST LINE OF SAID SECTION 27) A DISTANCE OF 624.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 4850.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ} 27' 35''$ A DISTANCE OF 546.80 FEET TO THE TERMINUS OF THE LINE DESCRIBED HEREIN;

TOGETHER WITH THAT PART OF SAID LOT 11 DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 25 FEET OF SAID LOT 11 AND THE LINE, DESCRIBED HEREIN AS LINE "B", WHICH IS PARALLEL AND CONCENTRIC WITH AND 55 FEET WESTERLY OF SAID LINE "A";

THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 15 FEET;

THENCE NORTHEASTERLY TO A POINT IN SAID LINE "B" WHICH IS 15 FEET NORTHERLY OF THE POINT OF BEGINNING, AS MEASURED ALONG SAID LINE "B";

THENCE SOUTHERLY ALONG SAID LINE "B" TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF THE WHOLE HEREIN DESCRIBED LYING WITHIN THE EAST 32 FEET OF SAID LOT 11, AND;

EXCEPT THAT PART OF THE WHOLE HEREIN DESCRIBED LYING WITH THE SOUTH 25 FEET OF SAID LOT 11, AND;

EXCEPT THAT PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA BY WARRANTY DEED RECORDED MAY 1, 2014 AS 20140285396 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 11 OF MAPS, AT PAGE 38, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 27 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89° 51' 53" WEST, A DISTANCE OF 2,624.52 FEET;

THENCE SOUTH 00° 08' 07" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 09' 33" EAST A DISTANCE OF 35.52 FEET;

THENCE NORTH 43° 32' 08" WEST A DISTANCE OF 35.75 FEET TO A POINT IN A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHERLY THE RADIUS POINT OF WHICH BEARS NORTH 03° 12' 18" EAST A DISTANCE OF 11,529.16 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 39' 34", A DISTANCE OF 132.71 FEET;

THENCE NORTH 86° 08' 08" WEST A DISTANCE OF 15.05 FEET;

THENCE NORTH 89° 51' 53" EAST A DISTANCE OF 171.99 FEET TO THE POINT OF BEGINNING,

AND;

EXCEPT THAT PORTION CONVEYED TO CITY OF PHOENIX, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA BY QUIT CLAIM DEED RECORDED

MAY 1, 2014 AS 20140285397 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 7.00 FEET OF THE NORTH 40.00 FEET OF THE EAST HALF OF THE EAST HALF OF LOT 11, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 11 OF MAPS, AT PAGE 38, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE WEST HALF OF THE EAST HALF OF LOT 11, MARICOPA GARDEN FARMS AS RECORDED IN BOOK 11 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89° 51' 53" WEST (BASIS OF BEARINGS), A DISTANCE OF 2624.47 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, SOUTH 89° 51' 53" WEST, A DISTANCE OF 328.06 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID LOT 11;

THENCE LEAVING SAID NORTH LINE, AND ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF LOT 11, SOUTH 00° 08' 28" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00° 08' 28" EAST, A DISTANCE OF 595.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TAMARISK AVENUE;

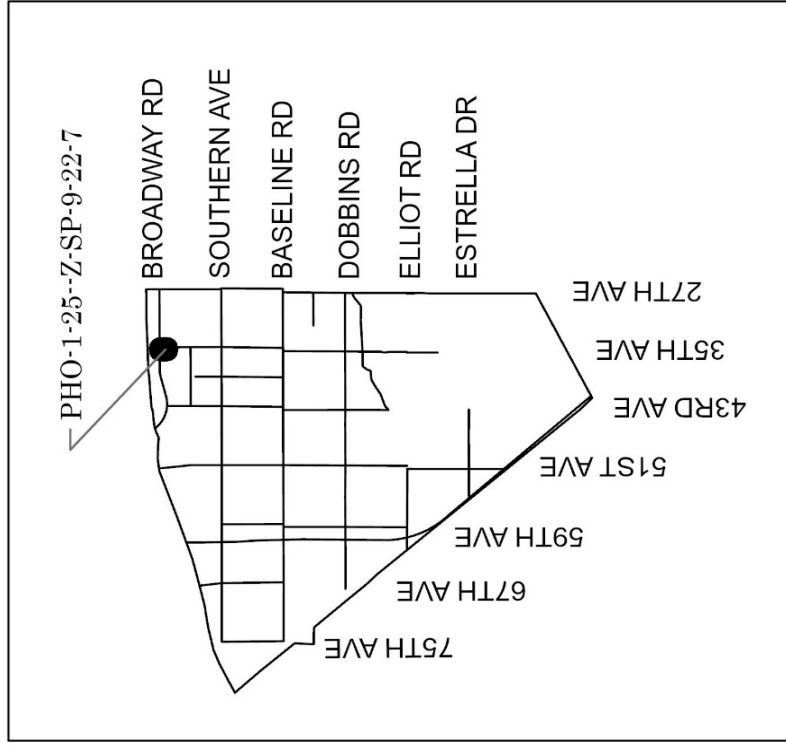
THENCE LEAVING SAID EAST LINE, AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89° 51' 59" WEST, A DISTANCE OF 24.79 FEET TO THE SOUTHEAST CORNER OF INDEPENDENCE PARK UNIT FIVE AS RECORDED IN BOOK 89 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID INDEPENDENCE PARK UNIT FIVE, NORTH 00° 08' 12" WEST, A DISTANCE OF 595.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89° 51' 53" EAST, A DISTANCE OF 24.74 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Zoning Case Number: PHO-1-25--Z-SP-9-22-7
Zoning Overlay: N/A
Planning Village: Laveen



Z

Drawn Date: 12/2/2025

\\oneipdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2026 ORD\1-7-2026\1-7-2026.aprx



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council Members

Date: January 7, 2026

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 92 ON THE JANUARY 7, 2026, FORMAL AGENDA –
AMEND CITY CODE - ORDINANCE ADOPTION - REZONING APPLICATION
PHO-1-25--Z-SP-9-22-7 - SOUTHWEST CORNER OF 35TH AVENUE AND
BROADWAY ROAD (ORDINANCE G-7471

Item 92, Planning Hearing Officer Application No. PHO-1-25--Z-SP-9-22-7, is a request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022, modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022, modify Stipulation 4 regarding fencing, delete Stipulation 16 regarding monument signs, and delete Stipulation 17 regarding illuminated signs for the property located at the southwest corner of 35th Avenue and Broadway Road.

Staff recommends that this case be continued to the February 4, 2026, City Council Formal Meeting to allow the applicant additional time to meet with Councilwoman Hernandez on the proposed projects.

Approved: _____

[Signature]
Lori Bays
Assistant City Manager

[Signature]
Date



(CONTINUED FROM JANUARY 7 AND FEBRUARY 4, 2026) - Modification of Stipulation Request for Ratification of November 19, 2025, Planning Hearing Officer Action - PHO-1-25--Z-131-99-7 - Southeast Corner of 59th Avenue and Lower Buckeye Road - District 7

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on November 19, 2025. This ratification requires formal action only.

Summary

Application: PHO-1-25--Z-131-99-7

Existing Zoning: CP/GCP

Acreage: 7.82

Owner: Peter Shaplin, Arizona Becknell Investors 2007 LLC

Applicant: Daniel Chambers, QuikTrip Corporation

Representative: Robert Hannen, Kimley-Horn and Associates, Inc.

Proposal:

1. Request to modify Stipulation 1 regarding outdoor activity.

VPC Action: The Estrella Village Planning Committee heard this request on November 18, 2025 and recommended approval with an additional stipulation by a vote of 4-0.

PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location

Southeast corner of 59th Avenue and Lower Buckeye Road

Council District: 7

Parcel Address: 5875 W. Lower Buckeye Road

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council Members

Date: February 4, 2026

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 53 ON THE FEBRUARY 4, 2026, FORMAL AGENDA – MODIFICATION OF STIPULATION REQUEST FOR RATIFICATION OF NOVEMBER 19, 2025, PLANNING HEARING OFFICER ACTION - PHO-1-25--Z-131-99-7 - SOUTHEAST CORNER OF 59TH AVENUE AND LOWER BUCKEYE ROAD

Item 53, Planning Hearing Officer Application No. PHO-1-25--Z-131-99-7, is a request to modify Stipulation 1 regarding outdoor activity for the property located at the southeast corner of 59th Avenue and Lower Buckeye Road.

Staff recommends that this case be continued to the February 18, 2026, City Council Formal Meeting to allow the applicant additional time to meet with Councilwoman Hernandez on the proposed projects.

Approved: _____


Lori Bays
Assistant City Manager

2/4/2026
Date

ATTACHMENT A
Stipulations – PHO-1-25--Z-131-99-7

Location: Southeast corner of 59th Avenue and Lower Buckeye Road

STIPULATIONS:

1. That No loading docks or outdoor activity, other than passenger vehicle parking AND FUELING AREAS, shall be located between the north, south and west perimeter boundary of the property and adjacent buildings.
2. That the area zoned A-1 conform to the commerce park development standards.
3. That the Estrella Village Major Street Landscape Plan be utilized for all landscaping along Lower Buckeye Road and 59th Avenue.
4. That the applicant shall notify the City Archeologist, prior to any constructional grading activity. The State Historic Preservation Officer and the City of Phoenix Archaeologist shall be notified if during construction any archaeological artifacts or remains are found.
5. That 8-foot-wide multi-purpose trail be provided along the south side of Lower Buckeye Road, based on the guidance provided in the Estrella Village Multi-Purpose Trail Plan.
6. That a transit stop/shelter be provided east bound on Lower Buckeye Road east of 59th Avenue, providing convenient access to pedestrians and persons with disabilities as per guidance from the Public Transit Department.
7. That the following right of way standards shall be provided:
 - A. Right of way totaling 40 feet and 10 foot sidewalk easement shall be dedicated for the south half of Lower Buckeye Road;
 - B. Right of way totaling 40 feet shall be dedicated for the east half of 59th Avenue;
 - C. A 21 foot by 21 foot right of way triangle shall be dedicated at the southeast corner of 59th Avenue and Lower Buckeye Road;
 - D. Sufficient right of way shall be dedicated to accommodate a far side bus bay (Detail P-1257) on Lower Buckeye Road at 59th Avenue.
8. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidental as per plans approved by the City. Improvements shall comply with all ADA standards.

9. PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

DRAFT



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council Members

Date: January 7, 2026

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 93 ON THE JANUARY 7, 2026, FORMAL AGENDA –
MODIFICATION OF STIPULATION REQUEST FOR RATIFICATION OF
NOVEMBER 19, 2025, PLANNING HEARING OFFICER ACTION - PHO-1-25--Z-
131-99-7 - SOUTHEAST CORNER OF 59TH AVENUE AND LOWER BUCKEYE
ROAD

Item 93, Planning Hearing Officer Application No. PHO-1-25--Z-131-99-7, is a request to modify Stipulation 1 regarding outdoor activity for the property located at the southeast corner of 59th Avenue and Lower Buckeye Road.

Staff recommends that this case be continued to the February 4, 2026, City Council Formal Meeting to allow the applicant additional time to meet with Councilwoman Hernandez on the proposed projects.

Approved:


Lori Bays
Assistant City Manager

1/7/24
Date