

NOTICE OF RESULTS ESTRELLA VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **ESTRELLA VILLAGE PLANNING COMMITTEE** and to the general public, that the **ESTRELLA VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Tuesday, December 16, 2025**, at **6:15 p.m.** located at the **Fowler Elementary School District, 1617 South 67th Avenue**, Phoenix, Arizona.

Note:

- Agenda items may be taken out of order.
- Any individual wishing to address an agenda item must complete a Speaker Card, mark the appropriate boxes, and submit the card to the Chair.
- In the event a large number of public comments are anticipated, consolidation of public comments by topic and reported by key representatives is encouraged.
- **Staff Reports** for conventional rezoning cases:
<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html>
- **Staff Reports** for Planned Unit Developments:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases.html>

The results of the meeting were as follows:

RESULTS

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| Called to order | 1. Call to order, introductions and announcements by Chair. |
| Approved | 2. Review and approval of the November 18, 2025 meeting minutes. |
| Presented and discussed | 3. <u>INFORMATION ONLY:</u> Presentation and discussion regarding the CAPEX and 10WEST light rail extensions.
<i>Presentation by Paul Lopez with Valley Metro.</i> |
| Continued | 4. <u>GPA-EST-1-25-7 (Companion Case Z-119-25-7):</u>
Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 39.69 acres located at the southeast corner of 75th Avenue and Broadway Road from Residential 2 to 3.5 dwelling units per acre / Mixed Use Agricultural to Industrial to accommodate industrial development.
<i>Presentation by representative Shane Ross with Tiffany & Bosco, PA.</i>
<i>The Planning Commission will consider this request on January 8, 2026.</i> |

Item will be heard in the following sequence:

- Staff Presentation;
- Applicant Presentation;
- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Discussion Closed: Motion, Discussion, and Vote.

Continued

5. **Z-119-25-7 (Companion Case GPA-EST-1-25-7):**
Presentation, discussion, and possible recommendation regarding a request to rezone 39.69 acres located at the southeast corner of 75th Avenue and Broadway Road **from** R1-10 (Single-Family Residence District) **to** A-1 (Light Industrial District) to allow staging of equipment, office, and shop/repair facility.
Presentation by representative Shane Ross with Tiffany & Bosco, PA.
The Planning Commission will consider this request on January 8, 2026.

Item will be heard in the following sequence:

- Staff Presentation;
- Applicant Presentation;
- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Discussion Closed: Motion, Discussion, and Vote.

Continued

6. **PHO-3-25--Z-62-13-7:** Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located approximately 1,320 feet south of the southwest corner of 59th Avenue and Lower Buckeye Road. Request to modify stipulation number 1 regarding general conformance to the site plan and landscape plan.
Presentation by representative Benjamin Graff with Quarles & Brady LLP.
The Planning Hearing Officer will consider this request on December 17, 2025.

Item will be heard in the following sequence:

- Staff Background Presentation;
- Applicant Presentation;
- Questions from Committee;

- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Comment Closed: Motion, Discussion, and Vote.*

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| Not heard | 7. Discussion and possible recommendation regarding nominations and elections of Chair and Vice Chair for 2026. |
| Not heard | 8. <u>INFORMATION ONLY:</u> Presentation and discussion regarding the Village Planning Committee (VPC) Handbook and best meeting practices.
<i>Presentation by staff.</i> |
| Presented and discussed | 9. <u>INFORMATION ONLY:</u> Presentation and discussion regarding the 2025 Estrella Village Annual Report. |
| None | 10. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| None | 11. Staff update on cases recently reviewed by the Committee.
<i>Not for Committee discussion or action.</i> |
| None | 12. Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

The next Estrella Village Planning Committee meeting is scheduled for January 20, 2026.

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| Adjourned | 13. Adjournment. |
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For further information, please call **Nayeli Sanchez Luna**, City of Phoenix Planning and Development Department at **602-534-9938** or visit our website for public meeting notices and agendas at:

<https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices.html>.

Estrella Village Information:

<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/villages/estrella>.

To request a reasonable accommodation, please contact **Saneeya Mir** at **602-686-6461**. TTY: Use 7-1-1.