

Wednesday, November 19, 2025  
6:00 pm

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive, Avondale, AZ 85323 in open and public session at 6:00 p.m.

1. **WELCOME AND CALL TO ORDER**

Chair White called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

The following members and representatives were present.

**COMMISSIONERS PRESENT IN PERSON**

Chair Larry White

Vice Chair Alex McBurney

Commissioner Shaun Grimm

Commissioner Mary Guzman

Commissioner Olivia Pineda

Alternate Crystal Lopez-Davey

**COMMISSIONERS EXCUSED ABSENT**

Commissioner Julia Jewell

Commissioner Ryan Benson

**CITY STAFF PRESENT**

Catherine Lorbeer, Deputy Director of Planning

Monika Smriti, Senior Planner

Marcella Carrillo, City Clerk

Mary Grace McNear, Attorney II

Arrianna Ramirez, Administrative Specialist

3. **APPROVAL OF MINUTES**

Chair White called for a motion to approve the minutes.

Commissioner Grimm made a motion to approve the Planning Commission Meeting Minutes for October 15, 2025, seconded by Vice Chair McBurney.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

**4. PUBLIC HEARING ITEMS**

**a. ALLURE VENUE – CONDITIONAL USE PERMIT – APPLICATION PL-25-0235**

Monika Smriti, Senior Planner, provided an overview of Application PL-25-0235, a Conditional Use Permit (CUP) for Allure Venue. The request proposes establishing a reception center within the existing Central Avenue Plaza, located at 725 North Central Avenue, within the Old Town/Cashion/Las Ligas/Rio Vista Specific Area Plan. Specifically, the project would utilize Suites 112-115, totaling approximately 4,600 square feet, and would repurpose the existing church space for use as a reception center.

The commercial complex includes a mix of businesses, designated as Local Commercial in the City’s General Plan, zoned C-2 (Community Commercial), where a CUP requires Planning Commission approval for a reception center to operate. Ms. Smriti shared photos of the Zoning Map, General Plan Lane Use Map, and the proposed reception center location for reference.

The CUP would allow the reception center to operate in Suites 112-115 seven days per week between the hours of 8:00 AM to 12:00 AM as a venue for events and gatherings with a maximum occupancy of 50 guests. No exterior, site, or parking modifications were found necessary or proposed. A review of the conceptual floor plan indicates that approximately 2,900 square feet will be used as the assembly area, with the remaining space allocated for supporting areas and restrooms.

The public notice requirements were satisfied, with a neighborhood meeting held on October 28, 2025; however, no members of the public were in attendance, and staff received four (4) emails in support of the project. Staff analysis found the proposed CUP met all five required findings established by the Avondale Zoning Ordinance and is consistent with the goals of the General Plan 2030, and Old Town/ Cashion/Las Ligas/Rio Vista Specific Area Plan. The development is compatible with and complimentary to existing uses in the area and must follow the Zoning Ordinance, Subdivision regulations, Design Manuals, and other applicable regulations. Adequate conditions are in place to mitigate any potential adverse effects on surrounding properties.

Adrianna Mendoza, the applicant for Allure Venue, addressed the Commission and discussed her plans to help others celebrate and create memorable experiences, generate local jobs, and partner with existing local businesses.

Chair White opened the public hearing. There being no public comments, Chair White closed the public hearing.

Commissioner Guzman moved to approve Application PL-25-0235 Allure Venue, a request for a conditional use permit (CUP) to allow a reception center within approximately 4,605 square feet of an existing building located at 725 N. Central Avenue, Suites 112-115, subject to the eight (8) conditions of approval outlined in the staff report. Second, by Commissioner Pineda.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

**5. COMMISSION ANNOUNCEMENTS**

None presented.

**6. PLANNING DIVISION REPORT**

Ms. Lorbeer advised, as of October 31, 2025, there are 135 active development applications with 21 of them being received during the month of October. A zoning code amendment will be discussed at the December meeting.

**7. CALENDAR**

The next Planning Commission meeting is scheduled for December 17, 2025.

**8. ADJOURNMENT**

With no further business before the Commission, Chair White called for a motion to adjourn.

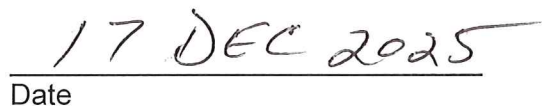
Commissioner Grimm made a motion to adjourn, seconded by Commissioner Guzman.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

The meeting adjourned at 6:15 p.m.

  
 Chair, Larry White

  
 Date