

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
November 17, 2025

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:30 p.m.

Mayor Mike Pineda led the Pledge of Allegiance, followed by a moment of silent reflection.

Members Present: Mayor Mike Pineda; Vice Mayor Curtis Nielson; Councilmembers Tina Conde, Jeannette Garcia, Gloria Solorio, Shari Weise, and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Katie Gregory, Assistant City Manager; Dale Nannenga, Deputy City Manager; Marcella Sarmiento, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Barbara Coppage, City Auditor; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Julie Knoll, Deputy City Clerk; Corey Larriva, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Lisa Maxie-Mullins, Deputy City Attorney; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Mark Neerings, Assistant Chief Information Officer; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Pier Simeri, Marketing and Public Relations Director; Jennifer Stein, Economic Development Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 50 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE ANNOUNCEMENTS

The following employees were introduced to City Council. This item was for discussion only.

Police Department

- Timothy Canfield, Officer
- Kristian Urbina, Officer
- Brennan Zehr, Officer
- Rene Valenzuela, Officer
- Scott Kellenberger, Officer
- Kaleb Gaytan, Officer
- Hayden Pearce, Officer
- Dakota Farrow, Officer
- Derek Albano, Officer
- Kylie Evans, Dispatcher

Fire and Medical Department

- Travis Lambert, Fire Captain (Promotion)
- Tim Lambert, Fire Engineer (Promotion)

Human Resources Department

- Debbie Pierce, Sr. HR Analyst

Parks, Recreation & Libraries Department

- Cameron Townson, Rec. Programmer
- Adam Pryde, Park Maintenance Worker

Police Department (Continued)

- Danielle Lawson, Dispatcher
- Gabrielle Aragon, Dispatcher
- Jeremiah Chavira, Park Ranger
- Jeff Vaughn, Park Ranger
- Anthony Fullerton, Detention Sup.
- Willie Hall, Community Srv. Officer

Public Works Department

- Giovanni Rodriguez, Solid Waste Equip. Opr.
- Leonel Huerta, Fleet Preventive Maint. Tech.
- Andrew Duran, Management Analyst

b. PROCLAMATION – INTERNATIONAL FRAUD AWARENESS WEEK

City Council presented a proclamation recognizing November 16 - 22, 2025 as International Fraud Awareness Week. This item was for discussion only.

c. PROCLAMATION – UNIFIED RESPONDER COMMUNITY MONTH

City Council presented a Proclamation recognizing November as Unified Responder Community Month. This item was for discussion only.

d. PROCLAMATION – EPILEPSY AWARENESS MONTH

City Council presented a Proclamation recognizing November as Epilepsy Awareness Month. This item was for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES

Ben Ruoti, a resident of Garden Lakes, addressed the City Council with concern about reciting the Pledge of Allegiance properly and asked for it to be recited properly (without the use of commas) in the future.

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Councilmembers may pull items from consent if they would like them considered separately.

Mayor Pineda asked if any Councilmember wished to have an item removed from the Consent Agenda. Councilmember White requested item 4e be pulled for separate consideration. Motion was made by Councilmember Conde, seconded by Vice Mayor Nielson, to approve the Consent Agenda except for agenda item 4e.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye

Vice Mayor Nielson	Aye
Mayor Pineda	Aye

a. MINUTES

City Council approved the October 20, 2025, City Council meeting minutes.

b. APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS

City Council approved various appointments and reappointments to the City's Boards and Commissions as recommended by the City Council Subcommittee on Boards and Commissions as listed in the staff report and authorized the City Clerk to process the appointments.

c. SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE — QUICK STOP SP

City Council recommended approval to the Arizona Department of Liquor License and Control of an application for a Series 10 (Beer and Wine Store) Liquor License submitted by Hasan Salameh Bader Mahmoud for the sale of alcohol at Quick Stop SP located at 127 West Main Street in Avondale and authorized the City Clerk to execute the necessary documents.

d. FOURTH AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AVONDALE AND AVONDALE PROFESSIONAL FIREFIGHTERS' ASSOCIATION LOCAL 3924

City Council amended the Memorandum of Understanding (MOU) between the City of Avondale and Avondale Professional Firefighters Association (APFFA) Local 3924 to update the hourly on-call pay rate for eligible employees assigned to on-call status to ensure consistency with the City of Avondale Compensation Policy (Administrative Policy 95) with a retroactive effective date of June 23, 2025 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. RESOLUTION 1068-1125- CANVASS OF VOTES FOR THE NOVEMBER 4, 2025 SPECIAL ELECTION

This item was pulled from the consent agenda for further discussion. Item is listed below in more detail.

f. RESOLUTION 1069-1125 - LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND NOTICE OF INTENT

City Council adopted Resolution 1069-1125, adopting the Land Use Assumptions (LUA), Infrastructure Improvement Plan (IIP) and a notice of intent to adopt revised development impact fees and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. RESOLUTION 1070-1125 - SUBRECIPIENT AGREEMENT FOR SUPPORTIVE SERVICES FOR FAMILIES EXPERIENCING HOMELESSNESS

City Council a) adopted Resolution 1070-1125, authorizing a four-year award of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funding not to exceed \$300,000; b) approved the execution of a subrecipient agreement with A New Leaf relating to acceptance and administration of the award;

and c) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. RESOLUTION 1071-1125 - UPDATED IMPACT STUDY - WEB AVONDALE INVESTMENTS, LLC

City Council adopted Resolution 1071-1125, approving an updated impact study report which estimates the economic and fiscal impacts associated with the development and ongoing operations of a full-service hotel in Avondale and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. RESOLUTION 1072-1125 - ECONOMIC DEVELOPMENT AGREEMENT WITH WEB AVONDALE INVESTMENTS LLC

City Council adopted Resolution 1072-1125, approving an Economic Development Agreement with WEB Avondale Investments, LLC and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. ORDINANCE 2039-1125 - GROUND LEASE TO PURCHASE OPTION AGREEMENT WITH WEB AVONDALE INVESTMENTS, LLC AND THE CITY OF AVONDALE

City Council adopted Ordinance 2039-1125, approving the Ground Lease to Purchase Option Agreement with WEB Avondale Investments, LLC for city owned property located at the SEC of Roosevelt Street and 114th Avenue, and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

k. PARKING LICENSE AGREEMENT WITH WEB AVONDALE INVESTMENTS LLC

City Council approved a Parking License Agreement with WEB Avondale Investments, LLC and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

l. ORDINANCE 2040-1125 – GRANTING OF A RIGHT-OF-WAY EASEMENT TO ARIZONA PUBLIC SERVICE EASEMENT ACROSS CITY-OWNED PROPERTIES

City Council adopted Ordinance 2040-1125, authorizing granting a right-of-way easement to Arizona Public Service across several City-owned parcels and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

NOTE FROM THE CITY CLERK: THE FOLLOWING ITEM WAS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY.

e. RESOLUTION 1068-1125- CANVASS OF VOTES FOR THE NOVEMBER 4, 2025 SPECIAL ELECTION

City Council adopted Resolution 1068-1125, canvassing the results of the November 4, 2025, Special Election and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Marcella Sarmiento, City Clerk, presented the following demographic voting information:

GENERATION	TOTAL VOTES
Silent Generation+: 80+ years old (born ≤ 1945)	506
Baby Boomers: ~61–79 years old (born 1946–1964)	3,070
Generation X: ~45–60 years old (born 1965–1980)	2,048
Millennials: ~29–44 years old (born 1981–1996)	1,446
Generation Z: ~18–28 years old (born 1997–2007)	700

PARTY TYPE	VOTES	# REGISTERED	TURNOUT
Democratic Party	3,612	16,331	22%
Green Party	6	65	9%
Libertarian Party	44	325	14%
No Labels Party	39	786	5%
Republican Party	2,232	10,623	21%
n/a -- Party Not Designated	1,837	19,072	10%

Councilmember White verbally accepted Resolution 1068-1125, and Councilmember Solorio moved to adopt Resolution 1068-1125, canvassing the results of the November 4, 2025, Special Election and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember Weise seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

5. REGULAR AGENDA

NOTE FROM THE CITY CLERK: ITEMS 5A, 5B, AND 5C WERE PRESENTED TOGETHER AND VOTED ON SEPARATELY.

a. PUBLIC HEARING AND RESOLUTION 1073-1125 — AVONDALE TECH CENTER – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-25-0120

City Council held a public hearing and considered a request to adopt Resolution 1073-1125, approving a request by Michelle Santoro of Gammage and Burnham for a minor General Plan amendment for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue, amending the

subject property's General Plan 2030 Land Use Map designation from Mixed Use to Business Park to facilitate the development of a technology campus focused on employment uses and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Monka Smriti, Senior Planner, reviewed the Minor General Plan Amendment, Rezone, and Comprehensive Sign Plan Applications for the Avondale Tech Center. The subject property is vacant with a vacant County Island zoned commercial development to the north, multi-family developments to the south and east, and Fairway 10 an industrial development zoned Avondale 50 Planned Area Development (PAD) to the west.

The Minor General Plan Amendment (GPA) is to amend the land use designation from Mixed Use to Business Park. The rezone request is to change from City Center District (CCD) to Avondale Tech Center PAD with underlying zoning of Commercial Park (CP). This is the only site in Avondale with the CCD classification, but the proposed deviations are consistent with Commerce Park zoning districts, with the four exceptions noted below. Along with a proposal to increase the maximum building height from 35 feet to 55 feet.

1. Motion picture productions changes from Conditional Use Permit to Permitted Use
2. Retail Sales that primarily support the business and employees of the commerce park and not the general population changes from Conditional Use Permit to permitted Use
3. Warehousing changes from Accessory Use to Permitted Use
4. Wholesaling changes from Not Permitted to Permitted use

The site plan proposes an advanced technology campus to support light industrial warehousing with office space, three buildings with an area of over 200,000 square feet on site, and 720 total parking spaces. A detailed of the site plan will occur during the administrative approval process for the site plan and design review. Semi-Truck traffic will be routed to Fairway Drive Interchange using 119th Street and Corporate Drive to minimize any impacts on residential areas. To support transportation needs from I-10, the developer will contribute an agreed upon amount toward construction of a traffic signal at the intersection of Corporate Drive and Fairway Drive

Staff analysis finds the proposed Minor General Plan Amendment meets all four required findings outlined in the General Plan 2030 including the infrastructure requirements. Also, the PAD Rezone is consistent with the five required findings of the Zoning Ordinance. Development is consistent with the land use and economic goals and the General Plan 2030. The Project will meet Commerce Park Development Standards, and the development shall follow the Zoning ordinance, Subdivision Regulations, Design Manuals, and other regulations unless modified.

A public meeting was held on September 9, 2025, with one attendee aside from the applicant's team and staff. Discussion topics included potential tenants, truck circulation, proposed amenity area, and project timeline. One public comment has been received noting the site was being advertised for lease and questioned the need for a public hearing if the project appears already approved.

The Planning Commission public hearing was held on October 15, 2025, where a commissioner inquired of the timeline for installation of the traffic signal at Corporate Drive and Fairway Drive. Staff explained they have conditions of approval with a general ten-year timeline to complete the signal. At this time, no firm construction date has been set for installation of the traffic signal but will be considered once the buildings become occupied and traffic meets the required threshold.

The Commission engaged in discussion regarding the potential right-of-way at the intersection. Upon further discussion with the City Engineer, it was determined the traffic signal can be installed within the existing right-of-way for the project traffic volumes. The Chair inquired of the proposed increased building height is consistent with surrounding development, which staff confirmed it was. The project was recommended for approval unanimously by a vote of 6-0.

The Comprehensive Sign Plan for the Avondale Tech Center exceeds 25% of the sign development standards. The request is to install a center identification monument sign within 96 square feet compared to the allowable 60 square feet. Also, the plan includes a request to allow freeway facing wall signs that are 1.15 square feet per lineal foot up to 150 square feet in the proposed PAD with underlying Commerce Park Zoning District.

Staff recommend approval of the Minor General Plan Amendment, Rezone, and Comprehensive Sign Plan Applications for the Avondale Tech Center

Mayor Pineda opened the public hearing and did not receive any requests to speak. Mayor Pineda closed the public hearing and opened the floor for comments from Council.

The Mayor and Councilmembers were given an opportunity to comment and ask questions.

- ♦ Councilmember Weise sought clarification on why it would take up to 10 years for a traffic signal on Fairway Drive. Ms. Smriti stated the general timeline is 10 years, but it depends on the process once the buildings are occupied and the threshold is met. Mr. Corbin explained the 10-year timeline is for the dedicated funding received from the developer. Traffic will be evaluated as the buildings are built, occupied and traffic begins and the lights will be installed once warranted.
- ♦ Councilmember Weise sought clarification on the employee amenity. Ms. Smriti noted it would be available to employees and the public as well.
- ♦ Councilmember Conde asked for clarification on the truck circulation. Ms. Smriti discussed the plan to reroute semi-trucks by Corporate Drive and Fairway Exchange to keep the arterial streets for car traffic only. Avondale has a specific truck route within the city. Mr. Corbin further noted specifically for this development semitrucks must go to Fairway Drive and go north or south from there. The city is conducting a Transportation Master Plan study that will better designate truck routes with a goal of keeping traffic off Avondale BLVD between Van Buren and McDowell Road, except for necessary traffic for local hotels and businesses.

- ♦ Councilmember Conde inquired if the monument sign would be facing north or south. Steven Johnson, Imperial Signs, stated the sign would be located on the southwest side of the property south of the amenity area.
- ♦ Councilmember White commented on the I-10 signage facing the Maricopa County Island. Ms. Smriti noted the sign will be visible from I-10. Mr. Corbin clarified the property is not in the City and is not county property, but it is designated commercial and the Economic Development Team is seeking a user for that property.
- ♦ Mayor Pineda commented on these projects being a game changer based on GPEC's report, this project can generate approximately \$30 million in tax revenue and 1,000 jobs over the next 10 years. This brings employment / career choices and the live here work here future for the residents. These buildings are not designated for cargo, unlike the Fairway 10 Industrial Complex, which should minimize the semi-truck traffic.

Councilmember Weise moved to adopt Resolution 1073-1125, approving application PL-25-0120, a request for minor General Plan Amendment to change the land use designation from Mixed Use to Business Park, for the reasons set forth in the staff report; Councilmember White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

b. PUBLIC HEARING AND ORDINANCE 2041-1125 – AVONDALE TECH CENTER – REZONING – APPLICATION PL-25-0121

City Council held a public hearing and considered a request to adopt Ordinance 2041-1125, approving a request by Michelle Santoro of Gammage & Burnham for a rezone request for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue, to rezone the subject property from City Center District (CCD) to Avondale Tech Center Planned Area Development (PAD) with underlying zoning of Commerce Park (CP) to facilitate the development of a technology campus primarily focused on employment uses and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Mayor Pineda opened the public hearing and did not receive any requests to speak. Mayor Pineda closed the public hearing and opened the floor for comments from Council.

Councilmember Weise moved to adopt Ordinance 2041-1125, approving application PL-25-0121, a request for rezone from City Center District to Avondale Tech Center Planned Area Development with underlying zoning of commerce park, subject to ten (10) conditions of approval, for the reasons set forth in the staff report; Councilmember White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

c. AVONDALE TECH CENTER – COMPREHENSIVE SIGN PLAN – APPLICATION PL-25-0181

City Council considered a request from Michelle Santoro of Gammage & Burnham for approval of a Comprehensive Sign Plan (CSP) for the Avondale Tech Center, a proposed advanced technology campus focused on employment uses and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The approximately 38-acre site is located at the northwest corner of Corporate Drive and 117th Avenue.

Councilmember Weise moved to approve application PL-25-0181, a request for comprehensive sign plan, for the reasons set forth in the staff report; Councilmember White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

d. PUBLIC HEARING AND ORDINANCE 2042-1125 - ZONING ORDINANCE TEXT AMENDMENTS - CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS) - APPLICATION PL-25-0189

City Council held a public hearing and considered a request to adopt Ordinance 2042-1125, approving a city-initiated request for text amendments to the Zoning Ordinance to allow for continued refinement of the Zoning Ordinance to align with economic development initiatives and trends, reflect changes in policies and procedures, allow

for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Joshua Orton, Lead Senior Planner, provided an overview of Application PL-25-0189 for Text Amendments to the Zoning Ordinance. The Zoning Ordinance was adopted in 1951, and the last updates were approved by the City Council in November 2024. This amendment would align the BLVD District with the Economic Development trends, add new and exciting uses to the ordinance that support implementation and goals of the BLVD Specific Plan.

- Section 28-15: adds definitions and revises the definitions for video game, arcade and game room. Will allow competitive video game related events with spectators and food halls or culinary marketplaces used for artisanal restaurants to congregate and share dining space.
- Section 28-91(e): revises the Land Use matrix, adds land uses, and modifies conditions for existing land uses to make it easier for more retail entertainment and service opportunities to come into the BLVD without a CUP. Also changes the requirement from CUP to permitted with conditions for commercial sport complexes, convention centers, and exhibition halls.
- Section 28-91(f): only permits gas stations as an accessory use to a grocery store and grocery stores exceeding 36,000 square feet. Grocery stores continue to be required to provide specialty services but only two instead of four. Outdoor uses will be added to the BLVD with requirements for lighting and restrictions on sound amplification. Outdoor concert facilities will not be permitted to have live or recorded music or sound amplification between the hours of 11:00 PM and 8:00 AM
- The BLVD subdistricts affected by the amendments include Gateway, Park Avenue, Village, and Promenade.
- Section 28-9 (i): parking requirements, new businesses are allowed to count public parking, such as the parking garage, towards their specific use because the distance is increasing from 400 feet to ¼ mile

All required public notifications were completed with a posting on Avondale Connect. To date no comments or questions have been received.

On October 15, 2025, at the Planning Commission meeting questions were raised regarding accessibility and double counting the garage spaces. Staff explained the BLVD is designed when someone goes there, they visit more than one location. In addition, accessible parking is still provided at appropriate levels. After discussion the Amendments were recommended for approval with a vote of 6—0.

Staff are recommending approval of Application PL-25-0189. Noting additional amendments for the BLVD to comply with new State laws that require development plans to be approved administratively instead of obtaining council approval will be brought forward for consideration.

Mayor Pineda opened the public hearing and did not receive any requests to speak. Mayor Pineda closed the public hearing and opened the floor for comments from Council.

Mayor and Councilmembers were given an opportunity to comment and ask questions.

- ♦ Councilmember White inquired why the property south of Van Buren was not incorporated in the BLVD development. Ms. Novak explained when the BLVD Specific Plan was adopted in 2019, replacing the former City Center District, the Waterford Subdivision was not included then.
- ♦ Mayor Pineda noted his excitement with the new uses, the verbiage utilized, and a grocery store with different amenities.

Councilmember White moved to adopt Ordinance 2042-1125, a request for text amendments to the Zoning Ordinance for the reason set forth in the staff report and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember Solorio seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

NOTE FROM THE CITY CLERK: ITEMS 5E AND 5F WERE PRESENTED TOGETHER AND VOTED ON SEPARATELY.

e. PUBLIC HEARING - RESOLUTION 1074-1125 — GENERAL PLAN TEXT AMENDMENT – CENTRAL BUSINESS DISTRICT FOR MIDDLE HOUSING — APPLICATION PL-25-0190

City Council a) held a public hearing and considered a request to b) adopt Resolution 1074-1125, amending the text of the City of Avondale General Plan 2030 to approve a City-initiated request for a text amendment designating the Gateway, Village, and Park Avenue Districts within The BLVD land use category as the Central Business District for Middle Housing and adding an overlay map of the Central Business District for Middle Housing to the Land Use Map, all as required by State law; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Monka Smriti, Senior Planner, reviewed and discussed the proposed General Plan text amendments in response to HB2721 that allows duplex, triplex, fourplex, or townhome as a permitted use on a lot zoned for single-family (SF) residential use within one mile of the

City's Central Business District (CBD) and at least 20 percent of a new development of more than 10 continuous acres zoned for SF residential use. The new law requires Cities to adopt middle housing regulations by January 1, 2026. Should a City opt not to adopt the new law by the deadline, middle housing will be allowed on all lots within the city zoned for SF residential use without any limitations.

In compliance with the new State Law, the City has proposed to designate a CBD for middle housing purposes, amend the General plan to incorporate CBD designation text, and amend zoning code to adopt middle housing regulations as required by State law. The definition of CBD for middle housing will align with the State Law. If approved the CBD for middle housing map will be adopted by the Council through a resolution.

The districts selected as the CBD for middle housing are centrally located, the land uses align well with the State definition of CBD, and the process to adopt CBD is simplified compared to other areas of the city. The BLVD districts selected are Gateway, Village, and Park Avenue. A map showing the proposed CBD boundary and corresponding one mile radius was reviewed.

Next the General Plan 2030 text will be amended to include CBD under land use theme – commercial land use, the BLVD. The final step is amending the Zoning Code text to include middle housing regulations as required by State Law. The amendment will update the definition section by revising existing definitions for duplex, triplex, and townhome along with adding new definitions to support the new article. Private covenants, conditions, and restrictions in Homeowner Associations governing SF zoned property remain a private matter.

A new article that contains middle housing requirements, establishes the purpose, eligibility criteria, contains design and development standards, and clarifies the requirements within the PAD. Middle housing shall be subject to the same requirements that apply to SF dwellings within the same zoning district with some exceptions related to floor area ratio and parking.

All required public notification requirements have been met and no public comments have been received. On October 15, 2025, at the Planning Commission meeting no public comments were received during the public hearing and the commission recommended approval by a vote of 6-0.

Mayor Pineda opened the public hearing and did not receive any requests to speak. Mayor Pineda closed the public hearing and opened the floor for comments from Council.

Mayor Pineda and Councilmembers were given an opportunity to comment and ask questions.

- ♦ In response to Councilmember White's inquiry into what the housing would look like and where it would be located, Mr. Corbin explained these houses could like many things, but the difference is it is more than one residential facility on the same

parcel that only allows one house. Ms. Smriti noted height standards apply as they would for the zoning district the property is in, for example the SF residential zoning allows 30 feet, but the multi-family residential zoning allows 45 feet. Middle housing can be built if they meet the criteria of being within a one-mile radius of the CBD or a mandatory 20 percent allowance

- ♦ Councilmember Garcia inquired if the houses would have no backyards and share parking lot. Mr. Corbin explained the first step would be for SF homes to be built at this time that area is almost completely built out. If a parcel should become available and if allowed within the HOA, a developer could build a duplex, triplex, fourplex, or townhome but it must meet all requirements of the SF.
- ♦ Mayor Pineda reminded the Council if this CBD / middle housing application provides local control to ensure the areas in which these houses can be constructed remains in specific areas currently zoned SF.
- ♦ Mr. Corbin clarified other multifamily development larger than 10 continuous square acres are required provide 10 percent middle housing per the new State law.
- ♦ Ms. Smriti added parking requirements are also a factor with one parking space per unit and a minimum of two spaces must be covered.
- ♦ In response to Councilmember Solorio, Mr. Corbin clarified the middle housing is considered one-offs, such as a lot that never got built or became vacant from a fire or other means and it fits the standards, so now you have a duplex, etc. in the middle of many SF homes. Land was picked that met the intent of the law and provided the opportunities. It was believed there would be an opportunity for more disruptions in other areas. The BLVD meets the definition of State Law for CBD, such as walkability, heart of economic development, and business. There are no plans to look at others in the future, but there is a chance of a rezone to multifamily.

Councilmember Weise moved to adopt Resolution 1074-1125, approving application PL-25-0190, a request for text amendments to the Avondale General Plan 2030, for the reasons set forth in the staff report; Councilmember Conde seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

f. PUBLIC HEARING AND ORDINANCE 2043-1125 — ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); NEW ARTICLE 14 (MIDDLE HOUSING) — APPLICATION PL-25-0188

City Council held a public hearing and considered a request to adopt Ordinance 2043-1125, approving city-initiated text amendments to the Zoning Ordinance, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the

necessary documents. The amendments will allow for continued refinement of the Zoning Ordinance to reflect recent changes in State law related to middle housing, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance.

Mayor Pineda opened the public hearing and did not receive any requests to speak. Mayor Pineda closed the public hearing and opened the floor for comments from Council.

Councilmember White moved to adopt Ordinance 2043-1125, approving application PL-25-0188, a request for text amendments to the Zoning Code, for the reasons set forth in the staff report; Vice Mayor Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS

- ♦ Councilmember Garcia discussed her attendance at the Vet Fun Run at Estrella Mountain Community College and receipt of a Certificate of Recognition from Fr. O'Callahan at the Knights of Columbus Assembly # 2669.
- ♦ Councilmember Weise discussed her participation in the Fire Departments outreach initiative to provide new working smoke alarms to residents in need.
- ♦ Councilmember Solorio commented on the talent showcased during the Mercados & Melodies.
- ♦ Councilmember White discussed her attendance at the Leadership West Strategic Horizons Summit held in Avondale, attendance of Cosic Logistics opening, and Delta Sigma Theta Sorority Read and Ready Partnership with the American Diabetes Association
- ♦ Vice Mayor Nielson discussed his attendance at the Senior Center where 30-40 veterans were recognized during a pinning ceremony.
- ♦ Mayor Pineda thanked Avondale Staff for hosting the Superintendent Round Table.

7. ADJOURNMENT

There being no further business before the Council, Councilmember Weise moved to adjourn the Regular Meeting; Councilmember White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

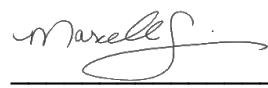
Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

The meeting was adjourned at 7:28 p.m.


Mike Pineda (Dec 22, 2025 09:27:40 MST)
Mike Pineda, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 17th day of November 2025. I further certify that the meeting was duly called and held, and that the quorum was present.


Marcella Sarmiento, City Clerk

December 15, 2025
Date Approved by City Council