

Planning Commission

12/17/2025

Meeting Date

3/18/2026

Date Minutes Were Approved

Alex McBurney

Alex McBurney (Mar 19, 2026 09:22:49 PDT)

Chair

CERTIFICATION AND ATTESTATION

I hereby certify that the accompanying document is a true and correct copy of the minutes of the aforementioned meeting. I further certify that the meeting was duly called and held, and that the quorum was present.

Arrianna Ramirez

Arrianna Ramirez (Mar 19, 2026 07:48:51 PDT)

Staff Liaison



Wednesday, December 17, 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 an 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 / PHONE / VIDEO

Chair Larry White
Vice Chair Alex McBurney
Commissioner Shaun Grimm
Commissioner Mary Guzman
Commissioner Olivia Pineda
Alternate Crystal Lopez-Davey

COMMISSIONERS EXCUSED ABSENT

Commissioner Julie Jewell
Commissioner Ryan Benson

CITY STAFF PRESENT

Jodie Novak, Development Services Director
Catherine Lorbeer, Deputy Director of Planning
Monika Smriti, Senior Planner
Arrianna Ramirez, Administrative Specialist
Mary Grace McNear, Attorney II

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 November 19, 2025, seconded 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

4. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS); ARTICLE 8 (PARKING); ARTICLE 9 (SIGNS); ARTICLE 12 (LANDSCAPE, WALLS, AND FENCES) — APPLICATION PL 25-0291

Monika Smriti, Senior Planner, provided an overview of Application PL-25-0291 City initiated Zoning Code Text Amendment for City Center District (CCD). The CCD Zoning Code was added in 2009 with more than 250 acres rezoned to this designation. In 2019, The BLVD Zoning District was adopted to create a vibrant urban core, ultimately replacing all but 79 acres of CCD. In 2022, a portion of the remaining 79 CCD acres was rezoned to PAD Fuze 623, and in 2025, the remaining parcel was rezoned PAD Avondale Tech Center.

With no properties remaining within CCD zoning and per Section 28-91(k), the zoning district is to be deleted, including any subsections that contain CCD land uses and development standards. Any references to CCD throughout the Zoning Code would be replaced with references to The BLVD Zoning District where applicable.

Staff find the proposed text amendment necessary to ensure compliance with the Zoning Code, which will improve usability and enhance our customer service. All required public notifications have been completed, and to date, no public comments have been received.

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

Commissioner Pineda moved to recommend approval of Application PL-25-0291, a request for text amendments to the City of Avondale zoning Ordinance, for the reasons set forth in the staff report. Second, 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.

5. COMMISSION ANNOUNCEMENTS

Chair White announced, on Monday, December 15, 2025, the City Council approved the appointment of Chair, Vice Chair McBurney and Vice Chair, Commissioner Grimm for the year 2026, as this is my last night on the Commission.

Vice Chair McBurney thanked Chair White for his service to this board, noting it has been an honor to work with him, and he looks forward to taking on his role in the future.

Commissioner Pineda thanked Chair White for everything he has done, stating she appreciates him.

Chair White stated it has been his honor to serve.

6. PLANNING DIVISION REPORT

Ms. Lorbeer advised, as of November 30, 2025, there are 130 active development applications with 18 of them being received during the month of November.

On behalf of the Development Services Department, she expressed heartfelt appreciation to Chair White for his leadership on the Planning Commission over the past six years. He has been a part of many great projects for Avondale and will be missed.

7. CALENDAR

The next Planning Commission meeting is scheduled for January 21, 2026.

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 Lopez-Davey.

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 6:10 p.m.

Chair, Alex McBurney

Date