



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