



Village Planning Committee Meeting Summary

Z-86-25-7

Date of VPC Meeting	October 21, 2025
Request From:	RE-43
Request To:	A-1
Proposed Use:	Truck and semi-truck parking; and residential
Location	Approximately 1,100 feet south of the southeast corner of 69th Avenue and Van Buren Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	5-0

VPC DISCUSSION:

Committee Member Markus Cenicerros entered during this item, bringing quorum to five members (four needed for a quorum).

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of Z-86-25-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development and noted that numerous requests have been filed within the last year. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Vice Chair Lisa Perez requested the applicant presentation to be skipped since they have reviewed this area numerous times. **Chair Parris Wallace** agreed.

Questions from the Committee:

Vice Chair Perez voiced her support for this rezoning case and for bringing the area up to code.

Chair Wallace voiced her confusion on how the area has been transitioning to industrial.

Romona Burris voiced her confusion regarding industrial uses in residential neighborhoods. Ms. Burris noted that she was unaware that this area was transitioning into industrial and that there was heavy commercial traffic on the street. Ms. Burris voiced concerns regarding homelessness and empty warehouses in the area. Ms. Burris voiced her confusion and concerns regarding the transition to industrial uses in this area. **Chair Wallace** voiced her agreement.

Vice Chair Perez stated that this entire area had been identified as a Major Employment Center for the Estrella Village. Vice Chair Perez added that she reviewed planning policy prior to purchasing her home in west Estrella and was aware of the industrial and commercial traffic and uses. Vice Chair Perez noted that this rezoning request was not adding something new to the area but rather bringing it up to code. Vice Chair Perez stated that numerous residentially zoned properties in this area have been operating as industrial for years.

Ms. Burris noted the hundreds of individuals who did not grow up in City of Phoenix and moved here from other countries or states. Ms. Burris added that the majority of people do not have the education to review planning documents before buying a property. **Vice Chair Perez** stated that she didn't know anything either, but that her interest is what led her to educating herself. **Ms. Burris** noted that there are people who do not know how to read and that there had to be a way to get all this information out to people in the area so that they can get involved.

Shaine Alleman, representing the applicant with Tiffany & Bosco, P.A., understood Committee Member Burris' concerns and noted that this area has been primarily a mixture of industrial and residential uses since the time of annexation. Mr. Alleman summarized numerous improvements to the site done through stipulations such as landscape setbacks, enhanced planting standards and height restrictions.

Ms. Burris apologized and added that she was not trying to sound argumentative.

Vice Chair Perez noted that another area with very similar uses was on 28th Avenue and Lincoln Street. Vice Chair Perez added that they heard a similar rezoning case to bring the area up to code.

Public Comments:

None.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Vice Chair Lisa Perez motioned to recommend approval of Z-86-25-7, per the staff recommendation. **Romona Burris** seconded the motion.

Vote:

5-0, Motion to recommend approval of Z-86-25-7, per the staff recommendation passed with Committee Members Burris, Cenicerros, Morris, Perez, and Wallace in favor.

Staff comments regarding VPC Recommendation:

None.