



CITY OF TOLLESON

9055 W. Van Buren St., Tolleson, AZ 85353 • (623) 936-7111 • TTY users, dial 711 for Relay • www.tolleson.az.gov

TOLLESON PLANNING AND ZONING COMMISSION MEETING AGENDA

TOLLESON CIVIC CENTER

9055 WEST VAN BUREN STREET, TOLLESON, AZ 85353

ZOOM WEBINAR ID: 837 6398 3293

TUESDAY, SEPTEMBER 8, 2026

5:00 PM

Doors open to Council Chambers at 4:45 PM for public seating. The public may be asked to temporarily relocate if an executive session occurs. The public will be invited back into Council Chambers when the Planning and Zoning Commission returns from executive session.

Members of the public may also participate in the meeting via [Zoom Webinar](https://us02web.zoom.us/j/83763983293) (<https://us02web.zoom.us/j/83763983293>) with a computer or cell phone.

A. CALL TO ORDER

B. ROLL CALL

C. FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS

All citizens and interested parties wishing to speak before the Commission during a public hearing shall fully complete a Speaker Request Form and submit the form(s) to the City Clerk prior to the meeting being convened. Citizens must complete one form for each item they want to address. Speaker Request Forms are located at the entrance of the Council Chambers. For Zoom participants, click the chat button, and enter your name and the item you would like to address. Submissions should be made no later than the Chair announcing the "Final Call to Submit Speaker Requests". **All speakers will be limited to 3 minutes unless otherwise noted by the Chair.** Speakers are not required to disclose their identities or personal information. You may also submit an online speaker request form at <https://www.tolleson.az.gov/formcenter/city-clerk-15/speaker-request-online-form-66> at least one hour prior to the meeting.

D. BUSINESS FROM THE FLOOR – PUBLIC HEARINGS AND ACTION ITEMS

1. Public Hearing – Soliciting comments from interested parties regarding Rezone Application PNZ-26-0021, submitted by the applicant and property owner, Costco Wholesale Corporation, to rezone approximately 10.55 acres located along the east side of 91st Avenue and north of Buckeye Road from Planned Area Development (PAD) to Light Industrial (I-1). The rezone would allow the subject property, identified as APN 101-12-739, to be combined with Costco's existing lot. (Ordinance No. 633 N.S.)



Commission Action: Recommend/Reject Ordinance No. 633 N.S. of the City Council of the City of Tolleson, Arizona, amending the Zoning Map of the City of Tolleson to rezone Maricopa County Assessor's Parcel Number 101-12-739 from Planned Area Development (PAD) to Light Industrial (I-1), which consists of approximately 10.55 acres, and is generally located along the east side of 91st Avenue and north of Buckeye Road. (Development Services Department)

E. REGULAR AGENDA – ACTION ITEMS

1. Approve Planning and Zoning Commission Meeting Minutes of August 25, 2026.

F. ADJOURNMENT

Pursuant to A.R.S. § 38-431.01 and A.R.S. § 38-431.02, notice is hereby given to the members of the Tolleson Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of Tolleson will hold a meeting open to the public. Planning and Zoning Commission Members of the City of Tolleson will attend by telephone/video conference call.

Note: The Planning and Zoning Commission of the City of Tolleson, by a duly passed motion, may vote in public session to adjourn to executive session on any agenda item in accordance with A.R.S. § 38-431.03 for legal advice from the City Attorney.

Zoom's live transcription feature can provide automatic captioning by clicking on the Closed Caption (CC) button during the meeting.

THE CITY OF TOLLESON ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. With at least two business days' advance notice, accommodations can be provided at this meeting for individuals with vision, hearing and/or speech disabilities, including a transcriber, large print, an interpreter, an assistive listening device, etc. Please call the City Clerk at (623) 936-7111, or TTY users may dial 711 for Arizona Relay Service (AZRS), to request an accommodation to participate in this public meeting. The City will try its best to accommodate any last-minute requests.

LA CIUDAD DE TOLLESON SE ESFUERZA PARA HACER TODAS LAS REUNIONES PÚBLICAS ACCESIBLES PARA INDIVIDUOS CON DISCAPACIDADES. Con al menos dos días laborables de previo aviso, se pueden proporcionar adaptaciones en esta reunión para personas con discapacidades visuales, auditivas o del habla, incluido un transcriptor, letra grande, un intérprete, un dispositivo de asistencia auditiva, etc. Llame a la Secretaría Municipal al (623) 936-7111, o los usuarios de TTY pueden marcar 711 para el Servicio de Retransmisión de Arizona (AZRS), para solicitar un adaptación para participar en esta reunión pública. La Ciudad hará todo lo posible para satisfacer cualquier solicitud de último minuto.-

Options for attending Zoom Webinars (select one):

1. Zoom Desktop Client: Navigate to the [Zoom website \(https://zoom.us/\)](https://zoom.us/) in your internet browser. At the top-right of the page, click Resources and then click Download Center. Under Zoom Desktop Client, click the Download button.
 1. Open the Zoom desktop client and sign in
 2. Click the Home tab and then Join
 3. Enter Meeting ID: 837 6398 3293 and enter your full name
 4. Connect audio and/or video and select Join
2. Zoom Mobile App with Cell Phone or Tablet: Download the Zoom Workplace App in either the App Store for iOS or Google Play for Android.
 1. Select Join Meeting
 2. Enter Meeting ID: 837 6398 3293
 3. Enter your full name and select Join
 4. Enter your screen name and email address and select Continue
 5. Join Audio with Wi-Fi or Cellular Data
3. Web client/browser: Google Chrome, Firefox and Safari on a computer.
 1. Go to the [Zoom website \(https://zoom.us/\)](https://zoom.us/)
 2. Enter Meeting ID: 837 6398 3293
 3. Click Open Zoom Meetings or Join (depending on browser)
 4. Enter your full name and click Join Audio by Computer
4. Alternate Option via Telephone with Audio Only:
 1. Dial 253-215-8782
 2. Enter Meeting ID: 837 6398 3293 and press #
 3. Enter Participant ID and press #, or press # to continue

For technical support or questions in accessing the meeting, please email the [Information Technology Department \(ITsupport@tolleson.az.gov\)](mailto:ITsupport@tolleson.az.gov) or call Zoom Support at 888-799-9666.

Posted on September 2, 2026.



COMMISSION REPORT

SUBJECT: Costco Rezone Application PNZ-26-0021 - Ordinance No. 633 N.S.

MEETING DATE: September 8, 2026

TO: Planning and Zoning Commission

FROM: Jason Earp, Development Services Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

To conduct a public hearing and consider a recommendation to the City Council regarding Rezone Application PNZ-26-0021 and Ordinance No. 633 N.S.

BACKGROUND:

Costco Wholesale Corporation, the applicant and property owner, submitted Rezone Application PNZ-26-0021 for approximately 10.55 acres generally located along the east side of 91st Avenue and north of Buckeye Road. The subject property is identified as Maricopa County Assessor's Parcel Number 101-12-739 and is currently zoned Planned Area Development (PAD). Costco is requesting Light Industrial (I-1) zoning so the subject property may be combined with Costco's existing lot.

DISCUSSION:

Ordinance No. 633 N.S. would amend the City's Zoning Map by rezoning APN 101-12-739 from Planned Area Development (PAD) to Light Industrial (I-1). The proposed zoning is consistent with Costco's adjoining property and would facilitate consolidation of the parcels. Required public notice has been provided, and public hearings are scheduled before the Planning and Zoning Commission and the City Council on September 8, 2026. Ordinance No. 633 N.S. includes the legal description and map of the subject property and provides that the rezoning will be subject to the consent and waiver contingency stated in the Ordinance.

BUDGET IMPACT:

There is no anticipated budget impact associated with the requested rezoning.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of Ordinance No. 633 N.S. to the City Council, rezoning APN 101-12-739 from Planned Area Development (PAD) to Light Industrial (I-1).

ATTACHMENTS:

1. Ord 633 N.S. Costco Rezone - East Side of 91st Ave. and North of Buckeye Rd. from PAD to I-1 09 08 26
2. 09 08 26 Costco Rezone - East Side of 91st Ave. and North of Buckeye Rd. from PAD to I-1 - Ord. 633 N.S. - Display Ad

WHEN RECORDED, RETURN TO:

City of Tolleson
City Clerk
9055 West Van Buren Street
Tolleson, Arizona 85353

ORDINANCE NO. 633 N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF TOLLESON TO REZONE MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER 101-12-739 FROM PLANNED AREA DEVELOPMENT (PAD) TO LIGHT INDUSTRIAL (I-1), WHICH CONSISTS OF APPROXIMATELY 10.55 ACRES, AND IS GENERALLY LOCATED ALONG THE EAST SIDE OF 91ST AVENUE AND NORTH OF BUCKEYE ROAD, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBITS A AND B; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND INCORPORATION OF EXHIBITS.

WHEREAS, the City Council of the City of Tolleson ("Council") is authorized pursuant to Arizona Revised Statutes ("A.R.S.") § 9-462.01 to approve rezonings to conserve and promote the public health, safety, and general welfare; and

WHEREAS, Costco Wholesale Corporation, a Washington corporation, is the owner of certain real property consisting of approximately 10.55 acres generally located along the east side of 91st Avenue and north of Buckeye Road, identified as Maricopa County Assessor's Parcel No. 101-12-739 and legally described and depicted in Exhibits A and B attached hereto (the "Property"), and has filed an application with the City requesting that the Property be rezoned from Planned Area Development (PAD) to Light Industrial (I-1); and

WHEREAS, the Planning and Zoning Commission and the City Council have provided public notice and conducted public hearings in accordance with applicable State and local laws to hear comments on the owner's application; and

WHEREAS, the City Council of the City of Tolleson finds that the proposed rezoning is consistent with and conforms to the City's General Plan and is in the best interests of the City of Tolleson.

NOW THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA AS FOLLOWS:

Section 1. The recitals above are hereby adopted and incorporated as if fully set forth herein.

Section 2. In General.

The Zoning Ordinance of the City of Tolleson, Arizona, is hereby amended by amending the Zoning Map of the City of Tolleson, as follows:

Maricopa County Assessor's Parcel No. 101-12-739, as legally described in Exhibit A and depicted in Exhibit B, is hereby rezoned from Planned Area Development (PAD) to Light Industrial (I-1).

Section 3. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 4. Providing for Severability.

If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Incorporation of Exhibits.

The exhibits attached to this Ordinance are incorporated herein and made a part of this Ordinance as if set forth herein in full.

Section 6. Zoning Considerations.

In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the City Council has considered the individual property rights and personal liberties of the residents of the City and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance.

Section 7. Authorizations.

The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

Section 8. Consent and Waiver Contingency.

This Ordinance shall not become effective until the City files with the Maricopa County Recorder an instrument (in a form acceptable to the City Attorney), executed and authorized by the Property owners and any other party having any title interest in the Property, that waives any potential claims against the City under the Arizona Property Rights Protection Act (A.R.S. § 12-1131, et seq., and specifically A.R.S. § 12-1134) as a result of the City's adoption of this Ordinance. If this waiver instrument is not executed and provided to the City with authorization to record within 14 calendar days after this Ordinance is approved, this Ordinance shall be void and of no force and effect.

Section 9. Operative Date.

Pursuant to A.R.S. § 19-142 and City Code § 30.44, this Ordinance, if not otherwise void pursuant to Section 8, shall become effective 30 days after its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona, on this 8th day of September, 2026.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 633 N.S.

[Legal Description]

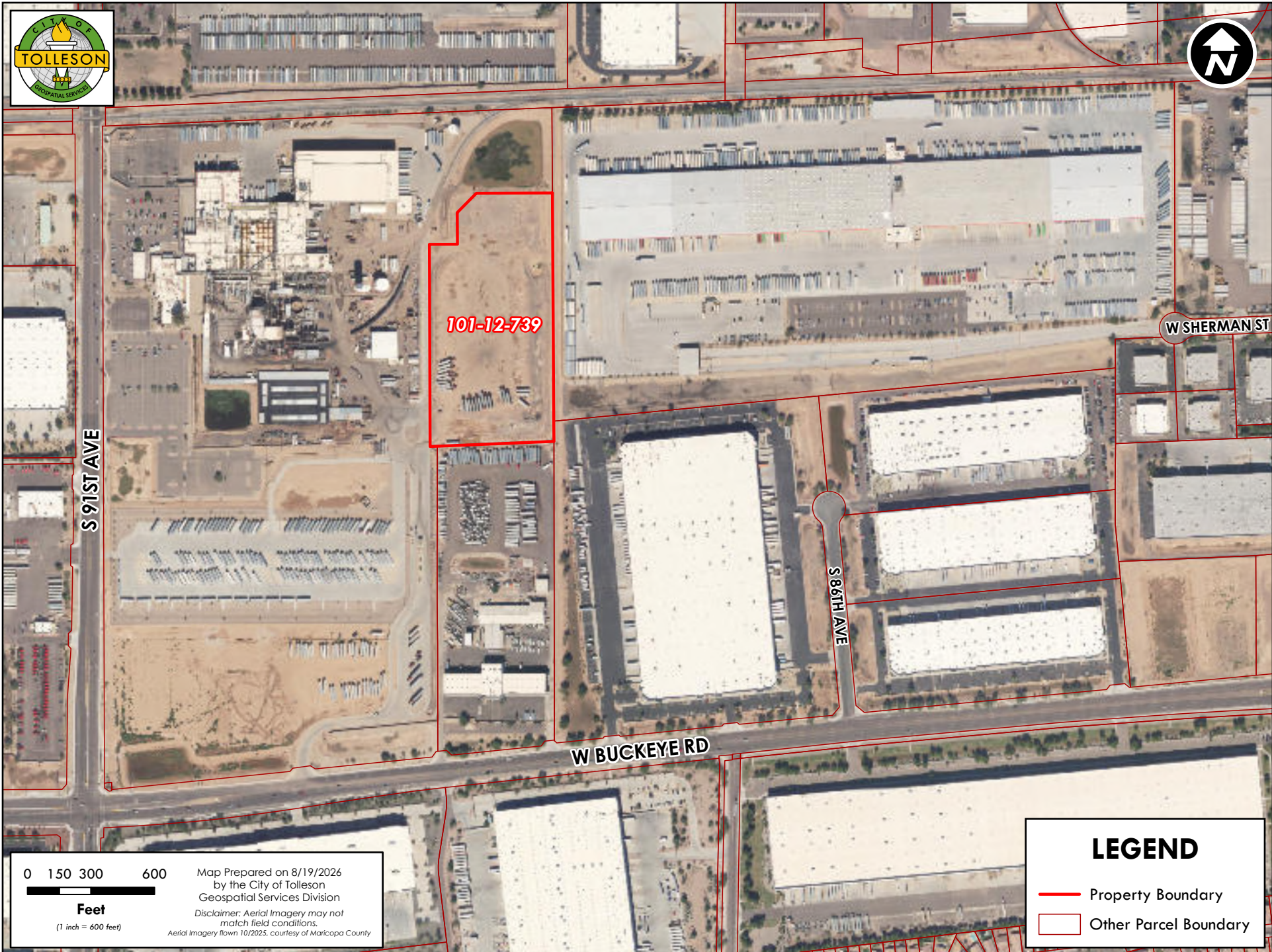
Maricopa County Parcel No. 101-12-739

Lot 2A of JBS Costco Depot, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1843 of Maps, page 16.

EXHIBIT B
TO
ORDINANCE NO. 633 N.S.

[Map]

See following page.



W SHERMAN ST

S 86TH AVE

W BUCKEYE RD

S 91ST AVE

101-12-739

LEGEND

- Property Boundary
- Other Parcel Boundary

0 150 300 600
Feet
(1 inch = 600 feet)

Map Prepared on 8/19/2026
by the City of Tolleson
Geospatial Services Division
Disclaimer: Aerial Imagery may not
match field conditions.
Aerial Imagery flown 10/2025, courtesy of Maricopa County

NOTICE OF PUBLIC HEARINGS

CITY OF TOLLESON

NOTICE IS HEREBY GIVEN that the City of Tolleson Planning and Zoning Commission will conduct a **PUBLIC HEARING** on **TUESDAY, SEPTEMBER 8, 2026 at 5:00 PM**, and the Mayor and Council will conduct a **PUBLIC HEARING** on **TUESDAY, SEPTEMBER 8, 2026 at 6:00 PM**, both during Regular Meetings held in the Council Chambers at the Tolleson Civic Center, 9055 West Van Buren Street, Tolleson, Arizona 85353, and via Zoom Webinar. Planning and Zoning Commission Webinar: <https://us02web.zoom.us/j/83763983293> (Meeting ID: 837 6398 3293); Mayor and Council Webinar: <https://us02web.zoom.us/j/84069679194> (Meeting ID: 840 6967 9194); and telephone access for both meetings: 1-253-215-8782.

The purpose of the public hearings is to solicit comments from interested parties regarding Rezone Application PNZ-26-0021, submitted by the applicant and property owner, Costco Wholesale Corporation, to rezone approximately 10.55 acres located along the east side of 91st Avenue and north of Buckeye Road from Planned Area Development (PAD) to Light Industrial (I-1). The rezone would allow the subject property, identified as APN 101-12-739, to be combined with Costco's existing lot. (Ordinance No. 633 N.S.)

Published in the Arizona Business Gazette—Republic Edition on August 22, 2026.



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AFFIDAVIT OF POSTING

On August 19, 2026, Ken Hernandez certify that the following public notice was posted on the property per A.R.S. § 9-462.04:

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Published in the Arizona Business Gazette–Republic Edition on August 22, 2026.

KHERNANDEZ

Ken Hernandez, Code Compliance Officer



THE CITY OF TOLLESON

WILL CONDUCT A PUBLIC HEARING REGARDING

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Published in the Arizona Business Gazette—
Republic Edition on August 22, 2026.

AT TOLLESON CITY HALL • 9055 W. VAN BUREN STREET

PUBLIC NOTICE **PUBLIC NOTICE**



THE CITY OF TOLLESON
PUBLIC NOTICE
PUBLIC NOTICE



COMMISSION REPORT

SUBJECT: Planning and Zoning Commission Meeting Minutes of August 25, 2026.

MEETING DATE: September 8, 2026

TO: Planning and Zoning Commission

FROM: Citlaly Salas, Deputy City Clerk

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The City Clerk Department is requesting the approval of the Planning and Zoning Commission Meeting Minutes of August 25, 2026.

BACKGROUND:

It is the public policy of the State of Arizona that meetings of public bodies be conducted openly and that notices and agendas be provided for such meetings which contain such information as is reasonably necessary to inform the public of the matters to be discussed or decided. Minutes serve a historical purpose, but just as important, they serve a legal purpose, documenting the Commission's adherence to the proper procedures, city code and state law. The approved minutes are a permanent record.

DISCUSSION:

The minutes provide an outlet for residents to connect with the City of Tolleson in order to stay informed of the Commission's actions, and they are posted on the City's website and filed in the City Clerk's Office. Transcription is provided in order to facilitate communication accessibility and may not be a totally verbatim record of the proceedings.

BUDGET IMPACT:

This item has no additional budget impact.

RECOMMENDATION:

Staff recommends the Commission approve the Planning and Zoning Commission Meeting Minutes of August 25, 2026.

ATTACHMENTS:

1. 08 25 26 Planning and Zoning Commission Meeting Minutes



CITY OF TOLLESON

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**TOLLESON PLANNING AND ZONING COMMISSION MEETING ACTION MINUTES
TOLLESON CIVIC CENTER
9055 WEST VAN BUREN STREET, TOLLESON, AZ 85353
ZOOM WEBINAR ID: 837 6398 3293
TUESDAY, AUGUST 25, 2026
5:00 PM**

Doors open to Council Chambers at 4:45 PM for public seating. The public may be asked to temporarily relocate if an executive session occurs. The public will be invited back into Council Chambers when the Planning and Zoning Commission returns from executive session.

Members of the public may also participate in the meeting via [Zoom Webinar](https://us02web.zoom.us/j/83763983293) (<https://us02web.zoom.us/j/83763983293>) with a computer or cell phone.

A. CALL TO ORDER

Chair Paxton called the Tolleson Planning and Zoning Commission Meeting to order at 5:00 PM.

B. ROLL CALL

Commission: Chair Caroline Paxton, Commissioners Joe Cortina, Sheryl Heier, and Diana Ruiz.

Not Present: Commissioner Miriam Segura

Administration: City Clerk Crystal Zamora and Development Services Director Jason Earp.

City Representative: City Attorney Jon Paladini

C. FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS

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<https://www.tolleson.az.gov/formcenter/city-clerk-15/speaker-request-online-form-66> at least one hour prior to the meeting.

D. BUSINESS FROM THE FLOOR – PUBLIC HEARINGS AND ACTION ITEMS

1. Public Hearing – Soliciting comments from interested parties in reference to a proposed ordinance amending the Tolleson Zoning Code, Chapter 12, Land Usage, Article 12-4, Zoning, by amending Section 12-4-9 (Definitions and Terms), Section 12-4-41 (Uses Permitted in the C-1 Zoning District), and Section 12-4-42 (Uses Subject to Use Permit in the C-1 Zoning District). The proposed amendment would permit neighborhood grocery stores/carnicerias in the C-1 Zoning District and would allow convenience markets, gas stations, and regional grocery stores in the Neighborhood Commercial (C-1) Zoning District subject to approval of a use permit. (Ordinance No. 631 N.S.)

Commission Action: Recommend/Reject Ordinance No. 631 N.S. of the Mayor and City Council of the City of Tolleson, Arizona, amending the Tolleson Zoning Code, Chapter 12, Land Usage, by amending Article 12-4, Zoning, Section 12-4-9 (Definitions and Terms), Section 12-4-41 (Uses Permitted in the Neighborhood Commercial (C-1) Zoning District), and Section 12-4-42 (Uses Subject to Use Permit in the C-1 Zoning District); providing for repeal of conflicting ordinances; and providing for severability.

The public hearing opened at 5:01 PM and closed at 5:04 PM.

Commissioner Heier made the motion to recommend Ordinance No. 631 N.S.; the motion was seconded by Commissioner Ruiz. The motion carried 4 to 0.

2. Public Hearing – Soliciting comments from interested parties in reference to a proposed ordinance amending the Tolleson Zoning Code, Chapter 12, Land Usage, Article 12-4, Zoning, Downtown Tolleson Commercial Office Residential Entertainment (CORE) District, Section 12-4-93 (Land Use), to permit regional grocery stores in the CORE Zoning District subject to specified conditions, including a maximum gross retail floor area of 50,000 square feet. (Ordinance No. 632 N.S.)

Commission Action: Recommend/Reject Ordinance No. 632 N.S. of the Mayor and City Council of the City of Tolleson, Arizona, amending the Tolleson Zoning Code, Chapter 12, Land Usage, by amending Article 12-4, Zoning, Downtown Tolleson Commercial, Office, Residential and Entertainment (CORE) District, Section 12-4-93, Land Use, permitting regional grocery stores in the CORE Zoning District; providing for repeal of conflicting ordinances; and providing for severability.

The public hearing opened at 5:05 PM and closed at 5:08 PM.

Commissioner Heier made the motion to recommend Ordinance No. 632 N.S.; the motion was seconded by Commissioner Ruiz. The motion carried 4 to 0.

E. REGULAR AGENDA – ACTION ITEMS

1. Approve Planning and Zoning Commission Meeting Minutes of June 9, 2026.

Commissioner Ruiz made the motion to approve the minutes; the motion was seconded by Commissioner Heier. The motion carried 4 to 0.

F. ADJOURNMENT

The meeting was adjourned at 5:09 PM.

Pursuant to A.R.S. § 38-431.01 and A.R.S. § 38-431.02, notice is hereby given to the members of the Tolleson Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of Tolleson will hold a meeting open to the public. Planning and Zoning Commission Members of the City of Tolleson will attend by telephone/video conference call.

Note: The Planning and Zoning Commission of the City of Tolleson, by a duly passed motion, may vote in public session to adjourn to executive session on any agenda item in accordance with A.R.S. § 38-431.03 for legal advice from the City Attorney.

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Post-Production File

City of Tolleson
Planning and Zoning Commission Meeting Minutes
August 25, 2026

Transcription Provided By:
eScribers, LLC

* * * * *

Transcription is provided in order to facilitate communication accessibility and may not
be a totally verbatim record of the proceedings.

* * * * *

PAXTON: We will call to order this meeting. Good evening, everyone. I am Chair Caroline Paxton. Today is August 25th, and I would like to call this Planning and Zoning Commission to order.

CORTINA: Here.

PAXTON: Sheryl Heier?

HEIER: Here.

PAXTON: Diana Ruiz?

RUIZ: Here.

PAXTON: And Miriam Segura?

We will move forward to final call to submit Speaker Request Forms.

ZAMORA: We do not have any, Chair.

PAXTON: (Indiscernible) public hearing soliciting comments from interested parties in reference to a proposed ordinance amending the Tolleson Zoning Code Chapter 12, Land Usage; Article 12-4, Zoning, by amending Section 12-4-9, Definitions and Terms; Section 12-4-41, Uses Permitted in the C-1 Zoning District; and Sections 12-4-42, Uses Subject to Use Permit in the C-1 Zoning District. The proposed amendment would permit neighborhood grocery stores (indiscernible) in the C-1 Zoning District and would allow convenience markets, gas stations, and regional grocery stores in the Neighborhood Commercial C-1 Zoning District, subject to approval of a use permit, Ordinance Number 631 N.S.

I will now open this public hearing and turn this over to Developmental Services Director Earp.

EARP: Thank you, Madam Chair, commissioners. So we're asking tonight for recommendation for approval to amend our code. So right now, the latter of the three that was just read, the convenience markets, gas stations, and regional grocery stores are by right right now, so we're asking it to be a use permit. So that would, in the future, have to come to P and Z for recommendation to the council, and then ultimately to the council for approval. As today, they're allowed to go by right, so we're asking just as another step for your approval. And I'll just kind of give you an example. Any

convenience store with gas station that wants to go on 99th and Buckeye Road right now is allowed to do it by law, by right.

So we would approve the plan. As long as they meet our stipulations, they're allowed to go. If this is approved tonight, recommended by P and Z goes to council, if it's approved by council, it goes into effect in 30 days. And after that, 30 days that they come to us, they have to fill out a sheet or a form that needs to come to P and Z; they'll present to you; you would say yay, or nay, or your recommendation to council; and then they would present a council for approval, whether they are allowed to go onto that same spot. So right now, they're allowed to go by right; in the future, if it's approved, they would need to come through P and Z, and then counsel for approval. So to be at your discretion.

Yeah. If you have any questions, I'll answer any questions.

PAXTON: I'm going to turn the commissioners for questions only.

Do you guys have any questions? No? None at all? Okay.

Speakers from the public will have three minutes for comments. No speakers? Okay.

This public hearing is closed.

Commissioners, does anyone have any comments on this item? No comments? Okay.

Commission action, recommend/reject Ordinance Number 631 N.S. I will now entertain a motion.

HEIER: Make a motion to approve the Ordinance 631 N.S.

RUIZ: Second to approve the motion.

PAXTON: All in favor, say aye. Aye.

RUIZ: Aye.

PAXTON: All those opposed, say nay. Motion carried.

We'll move forward to public hearing number two, soliciting comments from interested parties in reference to a ordinance amending the Tolleson Zoning Code Chapter 12, Land Usage; Article 12-4, Zoning, Downtown Tolleson Commercial Office Residential Entertainment (CORE) District; Section 12-4-93, Land Use, to permit regional grocery stores in the CORE Zoning District subject to specified conditions, including a maximum

gross retail floor area of 50,000 square feet, ordinance number 632 N.S.

EARP: Thank you. Madam Chair, commissioners, this is an -- we feel is another good thing. So our CORE district, those that are not aware, are from 96th Avenue to just past the Civic Center on Van Buren and from Roosevelt to the tracks on the west side on 91st Avenue. So CORE stands for that Commercial Office Residential Entertainment. That's pretty much what's allowed in those.

So right now, a neighborhood grocery store can go there, but only up to 30,000 square feet. And most of you are aware, we've been working on getting a grocery store that the community has been asking for for many years. And so that grocery store that we're talking to intends to build something in that 40 to 45,000 square foot range. So we need to change the ordinance to allow for the bigger size; so if we do land that grocery store sometime soon, they're allowed to build there.

RUIZ: That's why they want the 50,000 square foot, so you can --

EARP: Yeah. We went up to the 50,000 just to be safe. Most grocery stores are looking around that, 40 to 50. You do have those large ones, but the large ones won't fit on that property.

RUIZ: The property you're going to put it on would be right here?

EARP: The northeast corner of 91st and Van Buren.

PAXTON: Would there be ample parking?

HEIER: So what we're doing is -- right now, we currently have grocery stores in the neighborhood, and all of the other stuff. So we're going to break that out for a regional grocery store?

EARP: No. So there are -- it's allowed here, but it's only up to 30,000 square feet. But a grocery store -- you name it, you know, an Albertsons, a Fry's, typically, they're all going to be over the 30,000, which is not allowed in our CORE. So that's the grocery stores that we're trying to attract and we're talking to as we speak. They want to build something in that 40 to 45,000 square foot range. So we need to change the code to add additional square footage. So if we do land one of those, they're allowed to go in that area.

CORTINA: Is it just a grocery store and that's it, or is it going to have, like, little --

EARP: It'll be like most grocery store sites. It'll have ancillary shops next to it. You know, I can't say right now, but you know, your nail shops, your --

CORTINA: Yeah.

EARP: -- Verizon's.

CORTINA: Have extra space --

EARP: Correct.

CORTINA: -- for other --

EARP: Correct.

CORTINA: -- tenants move.

PAXTON: Commissioners, does anyone have any comments on this item? Okay.

Commission action, recommend/reject ordinance number 632 N.S. I will now entertain a motion.

HEIER: Make a motion to recommend ordinance number 632 N.S.

RUIZ: Second.

PAXTON: All in favor, say aye.

HEIER: Aye.

RUIZ: Aye.

PAXTON: All those opposed, say nay.

Motion carried.

EARP: Thank you, Madam Chair.

PAXTON: Planning and Zoning Commission meeting minutes of June 9th, 2026. Do I have a motion to approve June 9th, 2026 Planning and Zoning Commission meeting minutes?

RUIZ: Minutes for June the 9th, 2026.

PAXTON: Is there a second?

HEIER: I second.

PAXTON: All in favor, say aye.

HEIER: Aye.

RUIZ: Aye.

PAXTON: All those opposed, say nay.

Motion carried. This meeting is now adjourned. Have a wonderful evening. Thank you.

APPROVED:

CAROLINE GEM-PAXTON, CHAIR

ATTEST:

CRYSTAL ZAMORA, CITY CLERK

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOLLESON, ARIZONA, HELD ON AUGUST 25, 2026. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD, AND THAT A QUORUM WAS PRESENT.

CRYSTAL ZAMORA, CITY CLERK