



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, 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

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 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.

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.

E. REGULAR AGENDA – ACTION ITEMS

1. Approve Planning and Zoning Commission Meeting Minutes of June 9, 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) or call Zoom Support at 888-799-9666.

Posted on August 20, 2026.



COMMISSION REPORT

SUBJECT: Ordinance No. 631 N.S. - Grocery Stores, Convenience Markets and Gas Stations

MEETING DATE: August 25, 2026

TO: Planning and Zoning Commission

FROM: Jason Earp, Development Services Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Development Services Department is requesting that the Planning and Zoning Commission conduct a public hearing, receive comments from interested parties and recommend approval of Ordinance No. 631 N.S. to the City Council. The proposed Ordinance amends the Tolleson Zoning Code provisions governing neighborhood grocery stores/carnicerias, convenience markets, gas stations and regional grocery stores in the Neighborhood Commercial (C-1) Zoning District.

BACKGROUND:

Section 12-4-41 currently identifies grocery and convenience stores and markets as permitted uses in the C-1 Zoning District. Ordinance No. 631 N.S. would replace that general use category with a defined neighborhood grocery store/carniceria use. The proposed amendments would also require convenience markets, gas stations and regional grocery stores in the C-1 Zoning District to obtain a use permit approved by the City Council.

The Planning and Zoning Commission serves in an advisory capacity on the proposed zoning text amendment. Following the public hearing, the Commission may recommend approval or rejection to the City Council. The City Council is scheduled to consider the Ordinance later the same day.

DISCUSSION:

The proposed Ordinance would amend Article 12-4 of the Tolleson Zoning Code as follows:

Section 12-4-9 - Definitions and Terms. Adds definitions for gas station, neighborhood grocery store/carniceria and regional grocery store. The definitions establish minimum floor-area and food-sales requirements and distinguish neighborhood grocery stores from regional grocery stores.

Section 12-4-41 - Permitted Uses. Replaces the existing general reference to grocery and convenience stores and markets with neighborhood grocery store/carniceria as a permitted use in the C-1 Zoning District and adds regional grocery store as a permitted use in the C-2 Zoning District.

Section 12-4-42 - Uses Subject to Use Permit. Adds convenience market, gas station and regional grocery store as uses allowed in the C-1 Zoning District subject to City Council approval of a use permit.

BUDGET IMPACT:

There is no anticipated impact to the City budget associated with the Commission's recommendation or adoption of the Ordinance.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend adoption of Ordinance No. 631 N.S. to the City Council.

ATTACHMENTS:

1. Ord 631 N.S. Amending Article 12-4, Sections 12-4-9, 12-4-41, 12-4-42 - Neighborhood Grocery Stores, Convenience Market and Gas Stations in C-1 08 25
2. 08 25 26 Amending Zoning Code - Neighborhood Grocery Stores, Convenience Markets and Gas Stations in C-1 - Ord. 631 N.S.

ORDINANCE NO. 631 N.S.

AN ORDINANCE 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 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.

WHEREAS, the City of Tolleson, Arizona (the “City”) desires to amend the City’s Zoning Code to permit neighborhood grocery stores (carnicerias) in the Neighborhood Commercial (C-1) Zoning District and permit convenience markets and gas stations in the C-1 Zoning District subject to a use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

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

Section 2. The Tolleson City Code, Chapter 12, Land Usage, amending Article 12-4, Zoning, Section 12-4-9 (Definitions and Terms), by adding the following definitions (additions in **ALL CAPS**; deletions in ~~strikeout~~):

§ 12-4-9 - DEFINITIONS AND TERMS

* * *

GAS STATION. SAME AS AUTOMOBILE SERVICE STATION

* * *

GROCERY STORE/CARNICERIA (NEIGHBORHOOD). A RETAIL ESTABLISHMENT WITH A SELLING AREA USED FOR A GENERAL LINE OF FOOD AND OTHER GROCERY PRODUCTS, SUCH AS BAKERY, DAIRY, CANNED AND FROZEN FOODS, FRESH FRUITS AND VEGETABLES, FRESH AND PREPARED MEATS, FISH AND POULTRY, AND NON-FOOD PRODUCTS, ALL INTENDED FOR HOME PREPARATION, CONSUMPTION AND USE. A GROCERY STORE/CARNICERIA (NEIGHBORHOOD) MUST HAVE A MINIMUM GROSS FLOOR AREA OF AT LEAST 6,000 SQUARE FEET AND NOT EXCEED A MAXIMUM OF 30,000 SQUARE FEET. AT LEAST 50 PERCENT OF THE SELLING AREA MUST BE USED FOR THE SALE OF A GENERAL LINE OF FOOD PRODUCTS. AT LEAST 30 PERCENT OF SUCH SELLING AREA MUST BE SET ASIDE FOR THE SALE OF PERISHABLE GOODS, SUCH AS FRESH PRODUCE, BAKERY, DAIRY AND FROZEN FOODS (WHICH MAY INCLUDE FRESH MEATS,

POULTRY AND FISH), OF WHICH AT LEAST 500 SQUARE FEET MUST BE USED FOR THE SALE OF FRESH MEAT, FRUITS AND VEGETABLES.

GROCERY STORE (REGIONAL). A RETAIL ESTABLISHMENT WITH A SELLING AREA USED FOR A GENERAL LINE OF FOOD AND OTHER GROCERY PRODUCTS, SUCH AS BAKERY, DAIRY, CANNED AND FROZEN FOODS, FRESH FRUITS AND VEGETABLES, FRESH AND PREPARED MEATS, FISH AND POULTRY, AND NON-FOOD PRODUCTS, ALL INTENDED FOR HOME PREPARATION, CONSUMPTION AND USE. MINIMUM GROSS RETAIL FLOOR AREA OF AT LEAST 30,000 SQUARE FEET, WHICH DOES NOT INCLUDE OFFICE, STORAGE, LOADING DOCKS OR OTHER NON-RETAIL SPACE. AT LEAST 50 PERCENT OF THE SELLING AREA MUST BE USED FOR THE SALE OF A GENERAL LINE OF FOOD PRODUCTS. AT LEAST 40 PERCENT OF SUCH SELLING AREA MUST BE SET ASIDE FOR THE SALE OF PERISHABLE GOODS, SUCH AS FRESH PRODUCE, BAKERY, DAIRY AND FROZEN FOODS (WHICH MAY INCLUDE FRESH MEATS, POULTRY AND FISH), OF WHICH AT LEAST 500 SQUARE FEET MUST BE USED FOR THE SALE OF FRESH MEAT, FRUITS AND VEGETABLES. MINIMUM LOT SIZE MUST BE FIVE (5) ACRES.

* * *

Section 3. The Tolleson City Code, Chapter 12, Land Usage, amending Article 12-4, Zoning, Section 12-4-41 (Uses Permitted in the C-1 Zoning District), as follows (additions in **ALL CAPS**; deletions in ~~strikeout~~):

§ 12-4-41 - PERMITTED USES.

(A) In the C-1 District, the following uses are permitted in enclosed buildings with exterior walls and roof systems of materials approved and accepted by the International Building Code:

* * *

(8) ~~Grocery and convenience stores, markets;~~ **GROCERY STORE/CARNICERIA (NEIGHBORHOOD).**

* * *

(B) In the C-2 District, the following additional uses including the above uses in division (A) 1-11, excepting R-2 uses, are permitted in buildings with exterior walls and roof systems of materials approved and accepted by the International Building Code:

(15) GROCERY STORE (REGIONAL).

Section 4. The Tolleson City Code, Chapter 12, Land Usage, amending Article 12-4, Zoning, Section 12-4-42 (Uses Subject to Use Permit in the C-1 Zoning District) as follows, (additions in **ALL CAPS**; deletions in ~~strikeout~~):

* * *

§ 12-4-42 - USES SUBJECT TO USE PERMIT.

In the C-1 District. Only specific uses are designated as use permitted subject to a use permit. All use permits must be approved by the Tolleson City Council at a public meeting as per §§ 12-4-165 through 12-4-170, Procedures:

* * *

(5) CONVENIENCE MARKET

(6) GAS STATION

(7) GROCERY STORE (REGIONAL)

(58) Other uses determined by the Zoning Administrator and City Council to be similar to those permitted hereinabove and not detrimental to the purpose of the C-1 District, nor to the public safety and welfare.

Section 5. All ordinances, parts of ordinances and resolutions in conflict with the provisions of this Ordinance, or any part of the City Code adopted herein by reference, are repealed.

Section 6. 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 7. The Mayor, City Manager, City Clerk and City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona this 25th day of August, 2026.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

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, AUGUST 25, 2026** at **5:00 PM**, and the Mayor and Council will conduct a **PUBLIC HEARING** on **TUESDAY, AUGUST 25, 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 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.)

Published in the Arizona Business Gazette—Republic Edition on August 8, 2026.



COMMISSION REPORT

SUBJECT: Ordinance No. 632 N.S. - Regional Grocery Stores in the CORE District

MEETING DATE: August 25, 2026

TO: Planning and Zoning Commission

FROM: Jason Earp, Development Services Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Development Services Department is requesting that the Planning and Zoning Commission conduct a public hearing, receive comments from interested parties and recommend approval or rejection of Ordinance No. 632 N.S. to the City Council. The proposed Ordinance would amend Section 12-4-93 of the Tolleson Zoning Code to permit regional grocery stores in the Downtown Tolleson Commercial, Office, Residential and Entertainment (CORE) Zoning District subject to specified conditions.

BACKGROUND:

Section 12-4-93 establishes the land-use matrix and conditional-use standards for the CORE Zoning District. Regional grocery stores are not currently identified in the CORE land-use matrix. Ordinance No. 632 N.S. would add regional grocery store as a use permitted with conditions.

The Planning and Zoning Commission serves in an advisory capacity on the proposed zoning text amendment. Following the public hearing, the Commission may recommend approval or rejection to the City Council. The City Council is scheduled to consider the Ordinance later the same day.

DISCUSSION:

The proposed Ordinance would amend Section 12-4-93 as follows:

Land-use matrix. Adds regional grocery store to the CORE land-use matrix as a use permitted with conditions.

Maximum size. Limits a regional grocery store in the CORE Zoning District to a maximum gross retail floor area of 50,000 square feet, excluding office, storage, loading docks and other non-retail space.

Code organization. Adds the new regional grocery-store condition as subsection 12-4-93(C)(6) and renumbers the conditional uses that follow it.

BUDGET IMPACT:

There is no anticipated impact to the City budget associated with the Commission's recommendation or adoption of the Ordinance.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend adoption of Ordinance No. 632 N.S. to the City Council.

ATTACHMENTS:

1. Ord 632 N.S. Amending Article 12-4, CORE District, Section 12-4-93 Land Use - Permit Regional Grocery Stores 08 25 26
2. 08 25 26 Amending Zoning Code - Permit Regional Grocery Stores in CORE District - Ord. 632 N.S.

ORDINANCE NO. 632 N.S.

AN ORDINANCE 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.

WHEREAS, the City of Tolleson, Arizona (the “City”) desires to amend the City’s Zoning Code to permit regional grocery stores within the Downtown Tolleson Commercial, Office, Residential, and Entertainment (CORE) Zoning District.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

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

Section 2. The Tolleson Zoning Code, Chapter 12, Land Usage, amending Article 12-4, Zoning, Downtown Tolleson Commercial Office Residential Entertainment (CORE) District – Section 12-4-93 – Land Use, as follows (additions in **ALL CAPS**; deletions in ~~strikeout~~):

CHAPTER 12: – LAND USAGE

ARTICLE 12-4: – ZONING

DOWNTOWN TOLLESON COMMERCIAL OFFICE RESIDENTIAL ENTERTAINMENT (CORE)
DISTRICT

* * *

§ 12-4-93 - LAND USE.

(A) *Matrix.* The land use matrix identifies the uses allowed by right, uses permitted with conditions, the uses requiring a use permit and uses that are not allowed. Determination over specific uses that are not referenced in the matrix below shall be made by the Zoning Administrator based on fulfillment of meeting the District's intent and professional judgment. An interpretation of the Zoning Administrator's decision may be filed in accordance with [§ 12-4-3](#) of this ordinance.

P = Permitted

C = Permitted with Conditions

U = Use Permit

A = Permitted as an Accessory Use

X = Prohibited Use

Land Use	CORE	Relevant Sections
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* * *

GROCERY STORE (REGIONAL)	C	12-4-93(C)(6)
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* * *

(C) *Uses permitted with conditions.* The following land uses are listed in the CORE land use matrix as permitted with conditions. These uses are permitted by right only if the conditions listed below for the individual uses are met. Based on site plan and/or tenant improvement plan review, additional conditions of approval deemed necessary to protect the health, safety, and public welfare may be added.

* * *

(6) GROCERY STORE (REGIONAL).

(a) MAXIMUM GROSS RETAIL FLOOR AREA NOT TO EXCEED 50,000 SQUARE FEET, WHICH DOES NOT INCLUDE OFFICE, STORAGE, LOADING DOCKS OR OTHER NON-RETAIL SPACE

(67) Outdoor dining is allowed as an accessory to a restaurant provided that:

* * *

- (78) Outdoor sales and display shall mean the outdoor display of products actively available for sale, such as, but not limited to the placement of propane gas storage racks, ice storage bins, and soft drink or similar vending machines.

* * *

- (89) Seasonal holiday sales events are permitted subject to the following:

* * *

- (910) Sidewalk cafés are allowed in the CORE provided that:

* * *

- (1011) Reserved.

* * *

- (1112) Vending kiosks: The purpose of this subsection is to provide for flexible, site-specific, opportunities to encourage and enliven pedestrian activity within the streetscape and provide for an eclectic mix of small businesses and community information in the CORE District.

* * *

Section 3. All ordinances, parts of ordinances and resolutions in conflict with the provisions of this Ordinance, or any part of the City Code adopted herein by reference, are repealed.

Section 4. 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. The Mayor, City Manager, City Clerk and City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona this 25th day of August, 2026.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

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The purpose of the public hearings is to solicit comments from interested parties regarding 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.)

Published in the Arizona Business Gazette—Republic Edition on August 8, 2026.



COMMISSION REPORT

SUBJECT: Planning and Zoning Commission Meeting Minutes of June 9, 2026.

MEETING DATE: August 25, 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 June 9, 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 June 9, 2026.

ATTACHMENTS:

1. 06 09 26 Planning and Zoning Commission Meeting Minutes



CITY OF TOLLESON

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TOLLESON PLANNING AND ZONING COMMISSION ACTION MINUTES

TOLLESON CIVIC CENTER

9055 WEST VAN BUREN STREET, TOLLESON, AZ 85353

ZOOM WEBINAR ID: 837 6398 3293

TUESDAY, JUNE 9, 2026

5:00 PM

Doors open to Council Chambers at 4:45 P.M. 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 with a computer or cell phone by visiting the following direct link: <https://us02web.zoom.us/j/83763983293>.

CALL TO ORDER

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

ROLL CALL

Commission: Chair Caroline Paxton, Commissioners Sheryl Heier, Diana Ruiz and Miriam Segura (arrived at 5:02 PM).

Commissioner Joe Cortina was absent.

Administration: City Manager Reyes Medrano Jr., Deputy City Manager/Chief Government Affairs Officer Pilar Sinawi, City Clerk Crystal Zamora, and Development Services Director Jason Earp.

City Representative: City Attorney Justin Pierce

REGULAR AGENDA – ACTION ITEMS

- a. Approve Planning and Zoning Commission Meeting Minutes of March 24, 2026.

Commissioner Ruiz made the motion to approve the minutes; the motion was seconded by Commissioner Heier. The motion carried 3 to 0.

WORK STUDY – FOR DISCUSSION

1. Tolleson General Plan Update – Jason Earp, Development Services Director

ADJOURNMENT

Commissioner Ruiz made the motion to adjourn the meeting at 5:34 PM; the motion was seconded by Commissioner Segura. The motion carried 4 to 0.

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 Commissioners of the City of Tolleson will attend by telephone/video conference call.

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 conformation with A.R.S. § 38.431.03 for legal advice from the City Attorney.

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LA CIUDAD DE TOLLESON SE ESFUERZA PARA HACER TODAS LAS REUNIONES PÚBLICAS ACCESIBLE 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 alojamiento para participar en esta reunión pública. La Ciudad hará todo lo posible para satisfacer cualquier solicitud de último minuto.

Post-Production File

City of Tolleson
Planning and Zoning Commission Meeting Minutes
June 9, 2026

Transcription Provided By:
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PAXTON: Good evening, everyone. I am Chair Caroline Paxton. Today is June 9th, and I would like to call this Planning and Zoning Commission meeting to order. We will do roll call. Please state if you are present.

RUIZ: Hi there. Diana Ruiz is present.

PAXTON: Caroline Paxton.

HEIER: Sheryl Heier, present.

PAXTON: So we have three present and two absent. Now, we will move on to regular agenda action items. I will now entertain a motion -- excuse me. Approve Planning and Zoning Commission meeting minutes of March 24th, 2026. I will now entertain a motion.

RUIZ: To approve the minutes of March 24th?

PAXTON: Is there a second?

PIERCE: So it's a motion to approve the minutes, right?

HEIER: There's a second. If that was a motion to approve the minutes, I didn't hear.

PAXTON: Yes. So we have a second. All in favor, say aye.

RUIZ: Aye.

HEIER: Aye.

PAXTON: All those opposed, say nay.

Motion carried.

Now, we will move on to the work study for discussion. The Tolleson general plan update. Developmental services director Earp, you have the floor.

EARP: Thank you, Madam Chair. So yeah, this is our Tolleson general plan kickoff for P&Z. The last one we had was with City Council. So without further ado, I'll just turn it over to Logan Simpson Design and Laney. Thank you.

COREY: Good evening, Chair, members of the Commission. My name is Laney Corey. I am a planner with Logan Simpson. We are partnering with the City on a very exciting effort, and we're here to present that to you tonight. That's your general plan update. So just to get us started, I want to orient you with your project team. So from the City side, you have Chris Hamilton and Jason Earp over there, who are really big core

members of the City Planning Team. They also have a number of other individuals from other departments working with them from the city side that are the core members of this project.

From the consulting side, we really are acting as extensions of staff, and so where you see us, you're also going to see city staffers. Leading the charge, we have Terri Hogan, who couldn't be here tonight, but she is our project manager. You will meet her throughout this process, and you will absolutely fall in love with her. Everyone does. A little bit of background on Terri. She spent the last 35 years working in planning throughout the State of Arizona. And so she retired out of public service with the City of Buckeye, and about five years ago, made the move over to Logan Simpson, where she has been leading general plans across the State of Arizona.

Me, like I said, Laney Corey. I started my career in public service and about five years ago, also transitioned over to consulting, where I work across the Mountain West. But I'm here, based in Arizona in our Tempe office, working on everything from community plans, like general plans, all the way over to housing studies. Last year, I did have the privilege of working with the City of Tolleson on the housing study, and so it's great to be back here, see all of you once again.

We also have two other firms partnered with us who bring their subject matter expertise to the table. So the first being Kimley-Horn, who is leading the circulation, transportation, and water elements in this plan. And then we have Elliott D. Pollack & Co., who's really the premier economist group here in Arizona. They'll be leading the economics portion of the general plan and the housing piece.

MEDRANO: Can I make a quick note? Elliott Pollack used to actually own the land that we're sitting on today. He sold to the school. We bought it from the school. He's an economist. It's good to see his name up there. I didn't notice it last time. Sorry.

COREY: Yeah. He's wonderful to work with. We collaborate frequently with Kimley-Horn and Elliott Pollack. So while they are with different firms, we really are a unified front, and we have a great working relationship. And you will see their work come through very high-quality. Excellent team members.

So today, what we're going to talk about, we're going to establish, really, a shared understanding of what a general plan is and why we're updating it. We'll talk a little bit about the process and schedule. This is about a 13-month effort, so we'll walk you through the different phases tonight of what that entails. Public involvement is also going to be a really critical piece of this project, and so we'll talk to you a little bit tonight about what that might look like, different outreach methods and ways of connecting with the community, and we'll round all of that out with just some next steps, so you can anticipate what you're going to see next from this effort.

So starting at square one, with what is a general plan? I'm sure you're all familiar with your existing general plan. But really, just to make sure we're all on the same page, this is what we like to call a 30,000-foot policy document. So it covers a broad range of topics, you know, and it is the city's primary long-range planning document. And so we'll talk about the different elements a little bit later in this presentation that are included, but it is extremely comprehensive, and that is intentional.

There are a few things that the general plan is often confused with, but it's not, the first really being zoning. The general plan is not zoning. While they are partners, and they go hand in hand, this is not a regulatory tool the way zoning is. This is not a tool to promote any sort of special interests, and it is not an unchangeable document. While we want to establish the best possible document we can, we recognize that situations and scenarios might change, and the general plan does establish very specific amendment criteria for how to update the general plan. This is not detailed policy for any specific properties. You'll notice it's a lot more high-level than that, and it is not a capital improvement plan. But again, you'll recognize that the general plan does inform many of those capital improvement projects, and so that stems from that quite a bit.

Ultimately, what the general plan is, it's a shared community vision. Who are we? Where do we want to be? We'll establish a shared vision as a community and create a number of goals, policies, and implementation actions that will ultimately tie back to that shared community vision.

This is a great graphic we like to share, and it really shows where the general plan fits in

with a number of other planning efforts. And so the general plan is that shared baseline. It is the foundational document of the city. Broad policy guidance, and it informs all of these other efforts that you see listed here.

So people ask, why do we need to update our general plan? We have one, and it's great. And you're right, you do have one, and it is great. But the answer can go a couple different ways. The first answer, and kind of the boring answer, is that the state requires an update or a re-adoption every ten years. The more interesting and better answer is that community priorities and vision change. Your population, your demographics, your built environment, technology, none of it looks the same that it did ten years ago, and so it's important to stay updated and relevant to those changing community conditions. And so that a revised plan can really reflect what that updated vision is.

So these are the different topics and elements that are covered in the plan. State statute requires that every municipality includes land use and circulation in their general plan. Tolleson has decided to take that a step further and cover a number of different elements, all of which are important and relevant to the community's fabric. As of July 1st, 2024, your population was just over 9,300 residents, and you have about a 1.1 average annual growth rate between 2010, excuse me, and 2020.

Why does that matter? Because state statute also looks to those two things for how the plan will be adopted. If you have certain population thresholds and growth rates, it has to go to the voters. But if you are lower than 10,000 and have a growth rate of less than two percent, it goes to planning commission for recommendation, and it's ultimately adopted and ratified by the City Council. So Tolleson falls under final adoption by Council.

This is your current vision. This is what's in your general plan right now, and it is a great vision. You'll notice that this is very forward-thinking and intended to be written in, like, a future-type context. While many of these vision statements are still relevant today, very important, we want to do an evaluation and bring this back to the community to say, hey, this was what was important to you ten years ago. Tell us how you feel about

it now. We'll go through each one of these things and establish an updated or revised statement that still captures the community's aspirations, the essence of Tolleson, and ultimately, that will be the guiding statement that all of the goals, policies, and implementation actions look back to and are all in line with.

So this is that future land use map that folks often confuse with zoning. This is also in your current general plan. And where this really differs is that the general plan land use map is a lot more high-level in what it is looking to. We are doing kind of broad captures, saying we want residential in this area. We want industrial in this area.

Where zoning, which, again, is separate from this effort, takes it a step further and says, okay, what kind of residential? Does that mean single-family or multi-family? Or what type of industrial? Is that kind of a lighter industrial, or is that more intensive industrial? So this kind of helps frame out and focus where that development is envisioned before it gets to the rezoning stage.

Why this map matters is because any future rezoning effort needs to be in conformance with the general plan land use map. So if somebody has a land use designation that is residential, but they want to update it to commercial, they have to make sure that that designation is consistent with what is listed on that map here. This does not rezone any sort of properties, or it's not superseding any sort of existing property rights. Rather, it is just informing any sort of land use changes.

In your current general plan, there are also goals and strategies listed. As a part of this effort, the Technical Advisory Committee, which I'll talk about in the next few slides here, we are going to bring all of the goals and policies to them and say, all right.

Review these and tell us what's working, what needs to be updated, what's completely out, and what we need to add. So this is what we call a plan audit, and so that kind of helps establish a baseline of things that Tolleson might have accomplished, excuse me, in the past ten years. Things that are new to the table and we are excited about, if there's different planning efforts or projects or priorities, we want to make sure that all of those things are captured in a revised set of goals and policies.

It doesn't stop there, though, because after we do a really comprehensive review with

the Technical Advisory Committee, we are going to bring these back to the community to say, all right. This is what your subject matter experts think. Now tell us what you think, to make sure, again, we are capturing that community involvement at every stage.

The other thing that your current general plan does not include, but will with this updated version, is an implementation plan. And what that means is that every goal and policy is going to have an accompanying implementation action. So it's not just a function of the, what are we looking to do? It's the how. So we're going to see what departments are responsible for leading different charges, what ways we can stay relevant, any particular grants or efforts that we need to go after, to really make those goals and policies a reality.

This is a process and schedule, just a very high-level graphic detailing where we're at in the process. So we already are kind of towards the tail end of the kickoff stage right now. A few weeks ago, we had a really successful kickoff with City Council, where they adopted a public involvement plan for this project. We're here tonight at the Planning and Zoning meeting to talk a little bit and have our kickoff here. And then we've launched, officially, a public website, which I'll show you in a little bit more detail in some later slides.

We are transitioning into our envision phase, which is our first wave, really, of public involvement. So this is where we're going out to the community and saying, who are we? What is our vision? What do we want to capture? To establish that really strong foundation for future pieces of the plan development. So this will look like a number of different outreach opportunities, everything from listening sessions to connecting with stakeholders and our Technical Advisory Committee hosting some drop-in and community open houses. Really just to get the word out, understand, and connect with all of the individuals here. Later on, we'll have a second wave, which will be a lot of confirming strategies, drafting that plan, and then towards the very end is that adoption and celebration.

It's about a 13-month process in total, so you'll see me a lot. You'll meet Terri over the

next year. We'll have a number of check-in events with you all so you can see where we're at and how we're progressing.

All right. This is really the meat and potatoes of the plan here. This is what everyone is excited about, this public engagement plan. As I mentioned, City Council, a few weeks ago, adopted a public involvement plan. And what that means is that state statutes require an adopted plan that's essentially a framework to say, okay, what are we going to do, how are we going to connect with the public, and why is it important? While it is an adopted document, that doesn't necessarily mean it can't be amended. It is flexible. It is living, and so as we work in the general -- work throughout the general plan process, we can really gauge, all right, what's working? What may be -- what ways do we maybe need to revise our approach as it comes to community engagement? And how can we pivot from there?

So it is a living document. It's just a guiding framework. It is available on the project website, and so if you haven't had the opportunity to review it yet, I strongly recommend you do. It's very comprehensive, very detailed, and establishes a great framework.

In that public involvement plan, we break it out into two different pieces, the first being the participants. Who are we connecting with? And I'll detail out all of these individuals in the next few slides. And then also the key components. What ways are we going to the public, going to stakeholders, working with the community on this plan and this effort? And again, I'll detail those out over the next few slides. Very thorough. Great document, though.

Inclusive engagement is the top priority. That is a theme you will see established throughout the entire public involvement plan, the first being bilingual engagement. We recognize this is a very dominant Spanish-speaking community, and so that was a top priority as we assessed how to engage with the public. So every piece of promotional material, every community meeting, we'll have a Spanish component, whether that's an interpreter or a translated document, to make sure we are connecting with everyone.

Engagement tracking is also a huge element of this. This is how we can kind of go back and keep tabs and accountability on ourselves to say, okay, we know that this community drop-in event was really successful. We connected with a bunch of members of the public. And so maybe this is something we want to continue to do to make sure we're staying in touch with the public. Whereas we might attend another event and we're like, hey, still a good event, met with some great people, but there's other opportunities for us to reach a broader number of individuals. And so it's a great way to kind of keep tabs and see how many people and where we've connected with everybody throughout the entire process.

There's virtual and in-person opportunities for engagement. And so we recognize that not everybody may be able to attend a set public meeting, and so instead, we want to offer all of those materials online for an extended period of time. And so it's not a one-and-done situation. This is continuous engagement. All public meeting materials will be available for engagement. Everyone has an opportunity to weigh in, and all of those things will be posted to the public website.

We have community ambassadors. So this might be our community advisory group. We're looking to you all as the Planning and Zoning Commission, members of this community, to connect with your neighbors, your book club, your coworkers, anybody, to say, hey, we have this really cool project going on, the general plan. Here's what's going on with it, and here's how you can learn more, to really make sure that everybody has an opportunity to stay connected.

Again, the project website, I'll detail out in a little bit more, but that is up and live. Number of promotional materials. We're working on a community questionnaire just to establish a baseline. That should be out here in the next few weeks. We'll be doing listening sessions and focus groups with some stakeholders, and then we'll have a number of community meetings dedicated to the general plan, and will be participating in several drop-in events, which I'll show you some pictures of here shortly.

Legislative groups. So how are you and City Council, the two primary legislative groups we'll be engaging with throughout this process, going to stay involved? So as elected

and appointed community members, you all are already aware of Tolleson, the community fabric, what's important to you. And so Council, as the primary policy creators, and you as the policy -- who are responsible for policy implementation, we'll be looking to both of you on, okay, what policy is important for us to prioritize and to you, we'll say, okay, but how?

So we'll look to you for a lot of implementation steps. We'll be doing one-on-one listening sessions. Both you and Council will be receiving regular updates throughout this process. And ultimately, at the very end, you will be responsible for reviewing the most final draft of the general plan and hopefully recommending it to City Council for adoption.

So we have our functional and community groups. That Technical Advisory Committee you heard me talk about a little bit, that is made up of your department heads, and so city staffers across a number of different departments, all detailed out in that public involvement plan. And so as subject matter experts, it's important to make sure we get their buy-in to say what's going to be feasible and implementable -- and implementable. They'll be really responsible for taking a look at our existing conditions, which we're working on right now, and then assisting with the plan drafting, as well.

The Community Advisory Committee. This is a community of about 10 to 12 individuals that city staff is kind of working on identifying right now to help steer and guide the direction of the plan. So these are going to be prominent community members, potentially members of the Planning Commission, if there's interest, helping to really direct and make sure we stay on pace with what's in line, holding us accountable for going back to that community vision over and over again. They'll be critical, really, in that plan drafting phase, and again, serving as those community ambassadors throughout the project.

Here's that project website. It's publicinput.com/tollesongeneralplan. So this is a website that is going to be a hub for all things related to the general plan. It is routinely updated. We'll put promotional material on there, informational material, any sort of community engagement events that are happening. We keep an up-to-date calendar.

Community members do have the option to sign up, if they so choose, to be notified of project updates. So it's just a name and email. It all stays confidential. But when we have new drop-in events or new materials for the public to review, an email blast goes out and says, hey, you wanted to be notified? Here's the information right here. And so they're able to kind of stay on top of that without having to refer back over and over to the website.

There's also a live calendar on there, so you can see where exactly we're at in the public involvement phase and throughout the whole project time line.

We worked collaboratively with the Public Affairs Team and established a branding scheme for the general plan. So you'll notice that everything from presentations to community boards to promotional material, and ultimately, the general plan, are all going to have a shared branding scheme. That's to help maintain visual continuity between all of these different tools. So when somebody looks at a social media post, instantly, they know that it's referring to the general plan.

We also are going to have a project tagline, which we have kind of brainstormed internally with staff, come up with a few cool ideas. And in the community questionnaire, we're going to ask the public, what do you think? What should the project tagline be? So there's just a couple ideas listed in there that are being considered. But it's just a fun way to get the public involved and have everybody get excited, have some buy-in about the process.

We have informational brochures available on the project website right now. These will be printed everywhere. You are going to see so many of these documents. You might be sick of them by the very end, but that's all for good reason. We'll have them available at City Hall, in the library, every pop-up event, every community event, both in English and Spanish. This is just a general, kind of, what is the general plan, sheet, to keep getting that word out, and then show how community members can stay involved in this process.

Throughout this project, we're also going to be doing a number of listening sessions and focus groups. Here's some examples of groups that could be involved throughout the

process. We have everybody from city staff, elected and appointed officials, to youth groups, educational institutions, HOAs. So really, the intent behind this is to capture the broad spectrum of individuals in life that currently resides and works in Tolleson. We want to make sure we're connecting with every member of the community in the best way possible, and hearing from them to get their buy-in and directives for the plan. Here's some photos of some drop-in events. These are my favorite thing to attend, because they're already existing kind of community events. Things like Third Fridays. We're penciled in right now for the July 3rd Independence Day event. So we already kind of tack on to an existing successful event we know is already going to have a bunch of turnout, and we meet with community members where they're at. And so this is a little less structured than a traditional meeting, in the sense that we'll have -- you can see, you know, like, promotional materials and little handouts and prizes that we'll hand out to members of the community. And the purpose is really just to spread the word and say, hey, here's what's happening in your community. It's important to be a part of it.

So we have some fun ones. City of Mesa, Navajo County, Chandler. All of these were great pop-in events.

Community workshops are a little bit more structured. Sometimes, we'll do an open house, but we really have a very intentional reason for hosting each one of these meetings. The first one is going to be focused on the vision. So we'll have a number of exercises, activities pre-planned to ask that question in a number of different ways. That might look like visual preference exercises. Hey, what kind of housing do you like in this community? Hey, what type of open space and parks do you prioritize? Sometimes, it's open forum kind of comment boards that will say, what do you love most? And all of those questions that we're asking are very targeted in the sense that we want to get an answer for who we are as a community and use that to help frame out what the vision is.

Or what types of things are important to us? What types of things do we not really want to see in our community? All of those things lead back, with the simple question.

So the second community meeting is going to be focused more on the goals and policies piece of it. And so again, connecting back to that vision, but making sure we're on the right track.

So for our next steps, we have our first Technical Advisory Committee meeting scheduled for later this month. We are working on an existing conditions report right now, so that'll all be available and posted on the public website. But the drafting date for that looks more towards the end of the month. We'll have a community questionnaire that'll be released here in the next few weeks, asking the public. That'll have a whole social media campaign outreach event, just to let people know this is happening.

Next month, as I mentioned, we'll be at the July 3rd Independence Day drop in event. We're hoping to do our Community Advisory Committee kickoff and then start with some of our listening sessions. And then later on in August, once everybody has an opportunity to kind of come back from their summer vacations, we'll be doing our first community workshop.

I know that was a lot of information that I just gave you, and so it was intentionally high-level to kind of go over this entire process. But if you have any questions, I'm happy to jump back to other slides or answer them for you. But we're very excited to be here and very excited to be working on this important project with Tolleson. Thank you.

SEGURA: I have a question. And I don't know if this is the appropriate setting, but you brought it up, because we're going to be talking to the community and you know, kind of interviewing. And I seen the map, and obviously, the cutoff of Tolleson is Buckeye, right. However, I've had some questions by two individuals who live between Lower Buckeye and Broadway, and their address is Tolleson. So I'm just a little confused if I can get -- because I know when we're talking to this, are they part of that? Are they not Tolleson? Because I know that's Phoenix, but their address is Tolleson. So how do we address that?

PAXTON: Sure. Chair, Commissioner, thank you. So the short answer is the incorporated area is different than how the post office determines addresses, and so if

they are outside of that boundary right there, they're technically not a Tolleson resident.

SEGURA: Well, they are, but they're not.

COREY: But they're still encouraged to come, especially if they work or recreate in Tolleson, attend any community events. Always great to get the word out.

MEDRANO: I could add to that, Madam Chair, Commissioner Segura. We get that daily, and when we have to show people prove that they live in Phoenix or Avondale or the unincorporated area of the county, it's a sad experience for both of us, because they would love to be part of Tolleson. But we tell them, as soon as you cross our boundaries, you are. I mean, you cross our boundaries, you're our obligation. Your happiness, your satisfaction, is our job. So we don't turn anybody away from any of the programs that we have. This is no different.

So we will get a lot of people from the south of Tolleson. I'm sure they'll want to participate. They all come to our events. They'll fill out surveys. They'll participate. And we welcome that, because we want to be a destination for more than just local traffic. That's good for our economy. So everyone's welcome.

SEGURA: Okay.

MEDRANO: But you're right. They do not live in Tolleson. And we've tried how many years now, guys, for since we've worked here, trying to get the post office to change the zip code. They won't do it. You need 25,000 delivery points in one zip code, I think it is, to consider changing it. And they said we'll never get there. Avondale might, but then Avondale might steal our zip code. So we'll see. We don't know. So we keep strategizing. We talked to the local postmaster. She's tried. She agrees it's confusing for everybody. But yeah, we try not to blow it out of proportion. If they're interested in our community, we're interested in them.

SEGURA: All right. That gives me an answer. It's a zip code thing. And to invite them anyways. Okay. Thank you.

MEDRANO: That good, Madam Chair, Councilmen? We've been through several of these by now, many of us, and Logan Simpson is by far the best consultant we've ever found. We worked with them. They're -- they're original designers of our conceptual

design for Paseo de Luces back in the late '90s that we did to talk to the voters and ask the voters for approval for the bond authority to build it. It just took us longer to build it once it got passed. So we have a long relationship with them. And this team in particular, you've met Laney tonight. She's another member of an incredible team of consultants that we've been very lucky to find, so we're looking forward to working with them.

SEGURA: Now, you mentioned a follow-up question. You said ambassadors community. Are we part of those ambassadors? I think I've seen that in a bullet, or is that something --

COREY: We're trying to loop in any community ambassador we can. And so anyone that lives in the public -- or lives in Tolleson -- who's in the zip code, anybody that lives in Tolleson who knows about the general plan, we want them to be excited about the effort and encourage their neighbors, friends, members of the community, any groups that they're affiliated with to also get in -- involved with the process. And so community ambassador is just a title we like to give to folks who are passionate and spreading the word about the plan. So yes, thank you.

MEDRANO: If I could address it again. I keep thinking of different reasons why we do welcome all participants, but a lot of the people that live in that area, their kids come to high school here. They come to elementary school here. So if you don't live here, you might -- you're a student here, again, there's nothing more important to us than our people. That includes our student body, so --

SEGURA: So I just want to follow up. And I appreciate that, because the reason I had a question is because a particular family is in that area, and they try to go to the Avondale pool, and they were rejected because they don't live in the area. So they said, when Tolleson gets to pool, will we be allowed, or will we be rejected? And I said, I have no idea. I'll find out. And so that was just kind of a question. There's a couple people that live in that area. So that's what I was thinking with this, that they'll probably be excited about it, because, like you said, their kids are part of the community. They go to church in this community, but they're, like, in that little area. So I did get the answer that night,

though, that they would be allowed to go to the pool, so I did --

MEDRANO: Okay.

SEGURA: -- I told them, don't worry. Yes. Because Avondale does not allow them.

Thank you so much.

PAXTON: Anything else, Jason? That's it?

MEDRANO: No, Madam Chair. That's it. Thank you.

PAXTON: Now I'm going to move to adjourn this meeting. Do I have a motion to adjourn?

RUIZ: Motion to adjourn this meeting?

PAXTON: Is there a second?

RUIZ: Aye.

PAXTON: All those in favor, say aye.

ALL: Aye.

PAXTON: All those opposed? Motion carried. Meeting adjourned.

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 JUNE 9, 2026. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD, AND THAT A QUORUM WAS PRESENT.

CRYSTAL ZAMORA, CITY CLERK