



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-119-25-7**  
December 12, 2025

[Estrella Village Planning Committee](#) December 16, 2025  
**Meeting Date:**

[Planning Commission](#) **Hearing Date:** January 8, 2025

**Request From:** [R1-10](#) (Single-Family Residence District)  
(36.69 acres)

**Request To:** [A-1](#) (Light Industrial District) (36.69 acres)

**Proposal:** Staging of equipment, office, and  
shop/repair facility

**Location:** Southeast corner of 75th Avenue and  
Broadway Road

**Owner:** Rex Calderwood, Calderwood Properties  
LLC

**Applicant:** John Buckel, MP Environmental Services,  
INC

**Representative:** William Lally, Tiffany & Bosco, PA

**Staff Recommendation:** Denial

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>		Current: Residential 2 to 3.5 dwelling units per acre / Mixed Use Agricultural	
		Proposed (GPA-EST-1-25-7): Industrial	
<u><a href="#">Street Map Classification</a></u>	75th Avenue	Arterial	Approximately 40-foot east half street
	Broadway Road	Arterial	40-foot south half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY &amp; CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.</i></b></p> <p>The proposal would expand industrial zoning adjacent to existing residential uses. The proposed zoning and open storage uses is incompatible with the surrounding residential neighborhoods to the east and to the north.</p>			

**CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposal would place A-1 (Light Industrial District), an industrial zoning district, at a location immediately adjacent to residential zoning with existing single-family residences to the east and north of the subject site. The site has been identified for residential and agricultural uses on the General Plan Land Use Map. The proposed industrial zoning at the site would not be compatible with the surrounding residential neighborhoods.

**CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.**

The proposed industrial zoning and open storage for material and equipment would not be consistent with the Estrella Village Plan's Goal 3 which is intended to protect residential neighborhoods and existing rural neighborhoods from industrial development.

#### Applicable Plans, Overlays, and Initiatives

[Estrella Village Plan](#): Background Item No. 6.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 7.

[State Route 30 \(SR-30\) Freeway Alignment](#): Background Item No. 8.

[Complete Streets Guiding Principles](#): Background Item No. 9.

[Shade Phoenix Plan](#): Background Item No. 10.

[Monarch Butterfly Pledge](#): Background Item No. 11.

[Transportation Electrification Action Plan](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

[Zero Waste PHX](#): Background Item No. 15.

<b>Surrounding Land Uses/Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single-family and agricultural uses	R1-10
<b>North (across Broadway Road)</b>	Single-family residential	R1-10 PCD
<b>East</b>	Single-family residential	County RU-43
<b>South</b>	Agricultural uses	County RU-43
<b>West (across the 75th Avenue alignment)</b>	Mining	County RU-43

<b>A-1 (Light Industrial District)</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<b><i>Minimum Building Setbacks</i></b>		
North (adjacent to Broadway Road)	25 feet	54 feet (Met)
East (adjacent to County RU-43)	30 feet for a closed building, 150 feet for an open building or use	25 feet for closed building (Met), 150 feet (Met)
South (adjacent to County RU-43)	30 feet for a closed building, 150 feet for an open building or use	25 feet for closed building (Not Met), 150 feet (Met)
West (adjacent to 75th Avenue) (Section 701.D.3)	25 feet	30 feet for closed building (Met), 150 feet for open use (Met)

<b>A-1 (Light Industrial District)</b>		
<b><i>Minimum Landscape Setbacks</i></b>		
North (adjacent to Broadway Road)	Minimum 5 feet and no less than 8 times the lot frontage, measured in square feet	Not specified
East (adjacent to County RU-43)	0 feet	25 feet (Met)
South (adjacent to County RU-43)	0 feet	25 feet (Met)
West (adjacent to 75th Avenue)	Minimum 5 feet and no less than 8 times the lot frontage, measured in square feet	25 feet (Met)
Maximum Building Height	56 feet, up to 80 feet with use permit	Not specified
Minimum Parking	Unspecified industrial use: 1 space per 1,000 square feet 28 spaces	Not specified

**Background/Issues/Analysis**

SUBJECT SITE

1. This request is to rezone 39.69 acres located at the southeast corner of 75th Avenue and Broadway Road from R1-10 (Single-Family Residence District) to A-1 (Light Industrial District) to allow staging of equipment, office, and a shop/repair facility. The subject site is currently vacant with previous residential and agricultural uses and was rezoned to R1-10 in 2022 per rezoning case number Z-77-21-7.

### SURROUNDING LAND USES AND ZONING

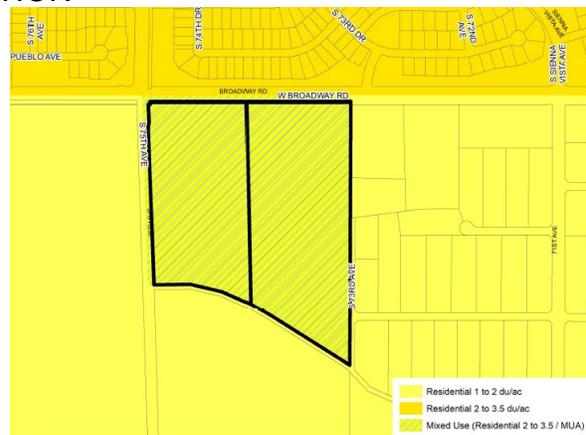
- To the east of the subject site are large-lot single-family residences within Maricopa County jurisdiction zoned RU-43 (One Acre Per Dwelling Unit). Agricultural land located within Maricopa County jurisdiction is located south of the subject site zoned RU-43 (One Acre Per Dwelling Unit). West of the subject site, across the 75th Avenue alignment, is a mining operation zoned RU-43 (One Acre Per Dwelling Unit) and within Maricopa County jurisdiction. Finally, north of the subject site, across Broadway Road, is a single-family subdivision zoned R1-10 PCD (Single-Family Residence District, Planned Community District).



Existing Zoning Aerial Map  
Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATION

- The subject site is designated as Residential 2 to 3.5 dwelling units per acre / MUA on the General Plan Land Use Map. The surrounding areas to the east, south, and west of the subject site are designated as Residential 1 to 2 dwelling units per acre on the General Plan Land Use Map. Furthermore, the single-family subdivisions north of Broadway Road are designated Residential 2 to 3.5 dwelling units per acre. The proposed zoning is not consistent with the



General Plan Land Use Map  
Source: Planning and Development Department

existing General Plan Land Use Map designation, nor the residential designations in the surrounding area. GPA-EST-1-25-7 is a request to change the General Plan Land Use Map designation to Industrial. The proposed zoning district is consistent with the proposed Land Use Map designation; however, staff is not supportive of the request.

## PROPOSAL

### 4. **Site Plan**

The conceptual site plan, attached as an exhibit, depicts two 11,600-square foot one-story office buildings fronting Broadway Road with a private drive that splits the property in half vertically. The conceptual site plan depicts approximately 22 acres of open storage and open building uses. In the event the application is approved, staff recommends a 50-foot-wide landscape buffer planted with evergreen trees along the eastern perimeter of the site to mitigate impacts to the large-lot single-family residences. This is addressed in Stipulation Nos. 2 and 6. If approved, staff recommends adding an outdoor resting area with shade and seating for employees. This is addressed in Stipulation No. 9.

### 5. **Elevations**

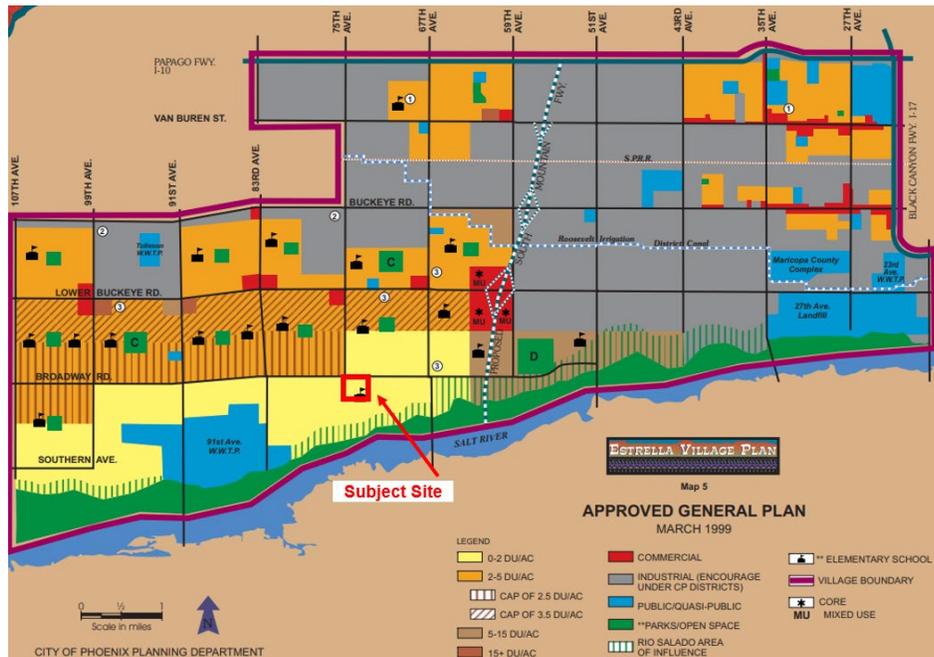
The elevations, attached as an exhibit, depict a single-story office building with a maximum height of 27 feet. The elevations provided do not depict color or material for the building facades. If the application is approved, staff does recommend all building elevations to contain architectural embellishments such as textural changes, variation in window sizes and offsets. This is addressed in Stipulation No. 1. Furthermore, staff recommends a maximum building height of 30 feet to remain compatible with the surrounding single-family developments to the north and to the east. This is addressed in Stipulation No. 7.

## PLANS, OVERLAYS, AND INITIATIVES

### 6. **[Estrella Village Plan](#)**

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



*Estrella Land Use Map*

Source: Planning and Development Department

Goal 3 of the Estrella Village Plan, “Protection of Residential Neighborhoods”, Objective D, “Residential Area in Transition” recommends lessening the impacts to residential areas when properties transition to non-residential uses. If approved, staff recommends Stipulation No. 7 to ensure a compatible height when adjacent to residential zoning districts. Furthermore, staff recommends an enhanced landscape setback along the east and west perimeter to further buffer any open outdoor uses from residential uses and street frontages. This is addressed in Stipulations No. 2 and 3.

Goal 5, “Urban Design”, recommends for streetscape and trail systems to be uniformed and consist to provide identity and linkage between neighborhoods and with activity centers. Stipulation No. 4 will require the development to confirm to the Estrella Village Arterial Street Landscaping Program and Stipulation No. 19 will require a detached sidewalk with a landscape area planted with two-inch caliper trees. In addition, a multi-use trail will be provided on the east side of 75th Avenue. This is addressed in Stipulation No. 17.

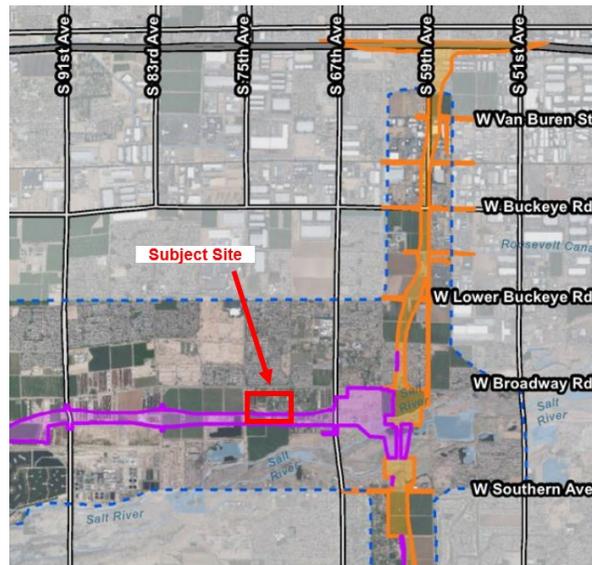
7. [Estrella Village Arterial Street Landscaping Program](#)

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community’s character. The subject site is adjacent to 75th Avenue and Broadway Road, both arterial streets. Thus, staff recommends Stipulation No. 4 to require adherence with the Estrella Village Arterial Street Landscaping

Program requirements along the street frontage to promote the community's character.

8. **State Route 30 (SR-30) Freeway Alignment**

As of the writing of this staff report, the Arizona Department of Transportation (ADOT) had selected a preferred SR-30 freeway alignment that crosses the subject site along the southwest portion. Since the site is within the alignment of the SR-30 freeway, the sale or transfer of a portion of the site to the Arizona Department of Transportation (ADOT) is expected in the near future.



SR-30 Freeway Alignment

Source: Arizona Department of Transportation

9. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff recommends enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 13. Stipulation No. 19 will help pedestrianize the immediate street frontage by providing a detached sidewalk along Broadway Road. In addition, any street improvements must comply with City of Phoenix and ADA standards. This is addressed in Stipulation No. 26.

10. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the

urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Staff recommends stipulations designed to provide trees and enhanced shade within the development as follows:

- A minimum 50-foot landscape setback along the east perimeter (Stipulation No. 2);
- A minimum 30-foot landscape setback along the west perimeter (Stipulation No. 3);
- Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees (Stipulation No. 5);
- Large canopy evergreen trees along the eastern landscape setback (Stipulation No. 6);
- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper, drought tolerant, shade trees or shade structure/s to achieve a minimum of 25 percent shade (Stipulation No. 11); and
- A detached sidewalk with shade trees (Stipulation No. 19).

11. **[Monarch Butterfly Pledge](#)**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 10 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

12. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily

charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 8.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation No. 11, 12, 14, and 15.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 12, which requires a minimum of two GI techniques for stormwater management to be implemented if the site is redeveloped.

15. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The development narrative states that standard recycling services will be provided for all tenants and recyclable materials will be collected for pickup by the City of Phoenix.

COMMUNITY INPUT SUMMARY

16. As of the writing of this report no letters of support or opposition have been received for the request.

#### INTERDEPARTMENTAL COMMENTS

17. The Public Transit Department has requested that a bus stop pad be constructed on Broadway Road. This is addressed in Stipulation No. 16.
  
18. The Street Transportation Department has requested the following:
  - Dedication of 55 feet of right-of-way and construction of the south half of Broadway Road including a landscaped median.
  - A six-foot-wide detached sidewalk with a minimum 10-foot-wide landscape area for the south side of Broadway Road.
  - Dedication and construction of the west side of 73rd Avenue per Maricopa County standards.
  - A 50-foot-wide tract along the east side of 75th Avenue for the future 75th Avenue alignment.
  - Documentation of MCDOT review and approval for all access points shall be provided prior to Preliminary Site Plan approval.
  - All mitigation improvements shall be constructed and/or funded as in the accepted Traffic Impact Analysis.
  - All existing utilities within public right-of-way shall be undergrounded.
  - Existing irrigation facilities along Broadway Road and 75th Avenue shall be undergrounded and relocated outside of City right-of-way.
  - All streets shall be constructed to meet City and ADA standards.

These are addressed in Stipulation Nos. 18 through 26.

#### OTHER

19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations Nos. 27 through 29.
  
20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required

by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 30.

21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The requested A-1 zoning district would allow for uses such as warehousing, manufacturing, processing, and extensive outdoor uses, which are incompatible with the residential character of the surrounding area.
2. The proposal is not consistent with the Estrella Village Plan, current General Plan Land Use Map designation, and the Rio Reimagined initiative to reactivate the Rio Salado. The site has been identified to support residential and reactive the Rio Salado and move away from industrial uses.

### **Stipulations**

**Staff recommends denial for this rezoning request. However, in the event that this request is approved, staff recommends the following stipulations.**

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum 50-foot landscape setback shall be provided along the east perimeter of the site.
3. A minimum 30-foot-wide landscape setback shall be provided along the western perimeter, along the 75th Avenue alignment, of the site.
4. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.
5. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a

- minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
6. Large canopy evergreen trees shall be planted within the east landscape setback, as approved by the Planning and Development Department.
  7. The maximum building height shall be 30 feet.
  8. A minimum 10% of the required parking spaces shall provide EV Installed infrastructure.
  9. One outdoor employee resting area of no less than 400 square feet or two 200-square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
  10. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
  11. A minimum of 25% of the customer or employee surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
  12. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
  13. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
  14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 20 years, or as approved by the Planning and Development Department.

15. Any wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC).
16. The developer shall construct a bus stop pad that conforms with City of Phoenix Standard Detail P1260 on eastbound Broadway Road. The bus pad shall be located east of 75th Avenue conforming with Standard Detail P1258. The bus pad must be located within the public right-of-way or within a transit easement that the developer dedicates.
17. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the east side of 75th Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
18. A minimum of 55-feet of right-of-way shall be dedicated and constructed for the south side of Broadway Road and shall include a minimum 14-foot-wide landscaped median.
19. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the south side of Broadway Road, and planted as follows:
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

20. The west side of 73rd Avenue shall be dedicated and constructed per Maricopa County standards for the project limits, or as otherwise required by MCDOT.
21. A 50-foot-wide tract shall be dedicated for the east side of 75th Avenue for the purposes of conditional right-of-way for the future 75th Avenue alignment.
22. Documentation of MCDOT review and approval of all access points to MCDOT roadways shall be provided prior to Preliminary Site Plan approval.

23. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated June 27, 2024.
24. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
25. Existing irrigation facilities along Broadway Road and 75th Avenue are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
26. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
27. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
28. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
29. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
30. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Staff Report: Z-119-25-7

December 12, 2025

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**Writer**

Nayeli Sanchez Luna

December 12, 2025

**Team Leader**

Racelle Escolar

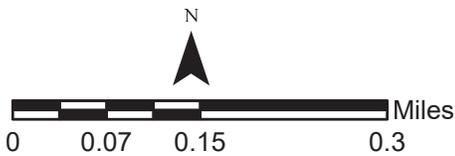
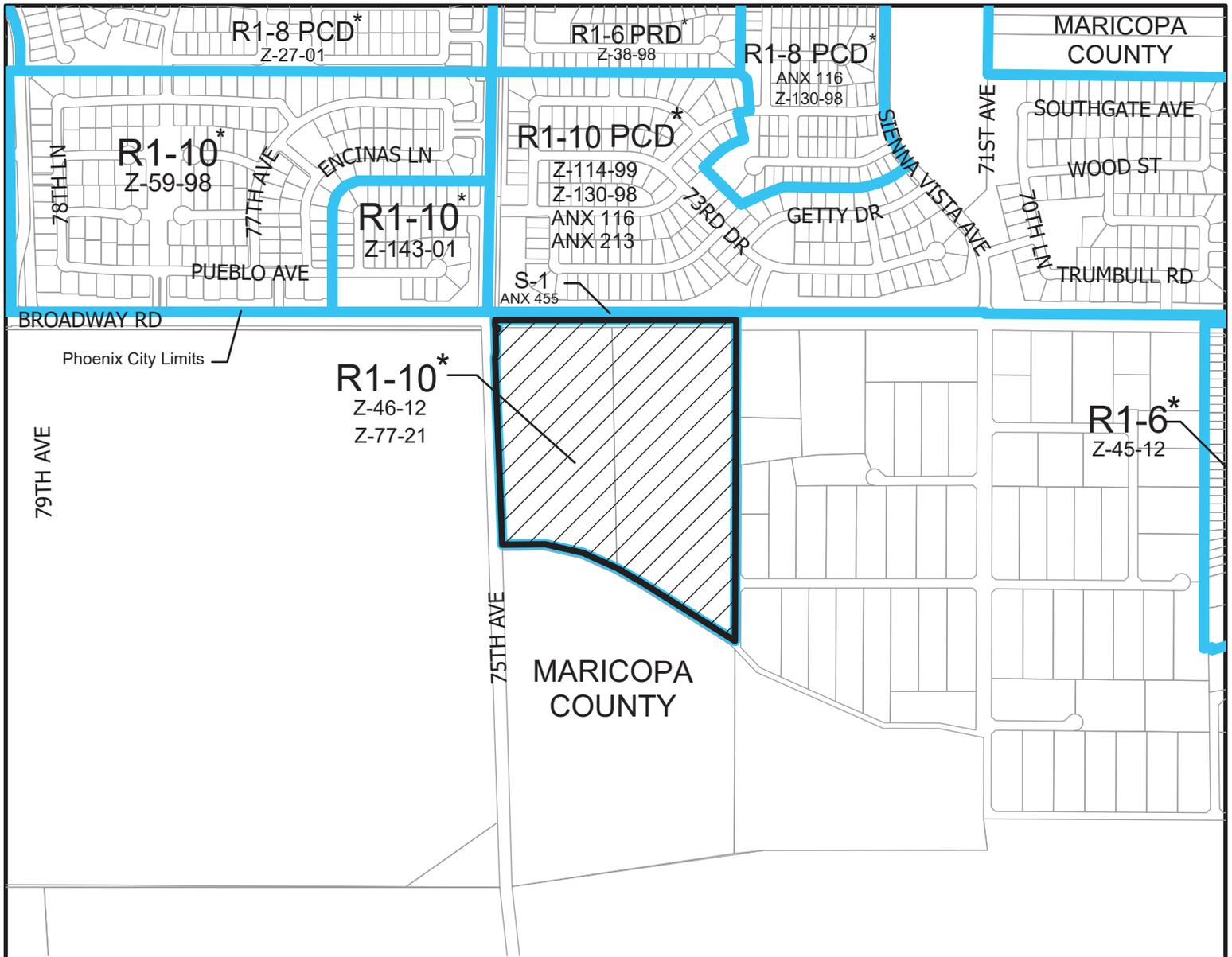
**Exhibits**

Sketch map

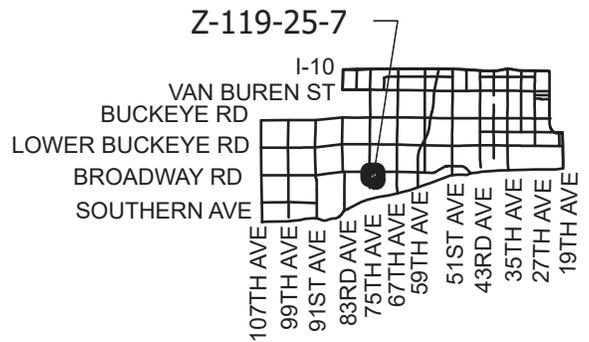
Aerial map

Conceptual site plan date stamped November 6, 2025

Building elevations date stamped August 28, 2025

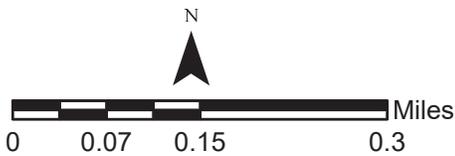
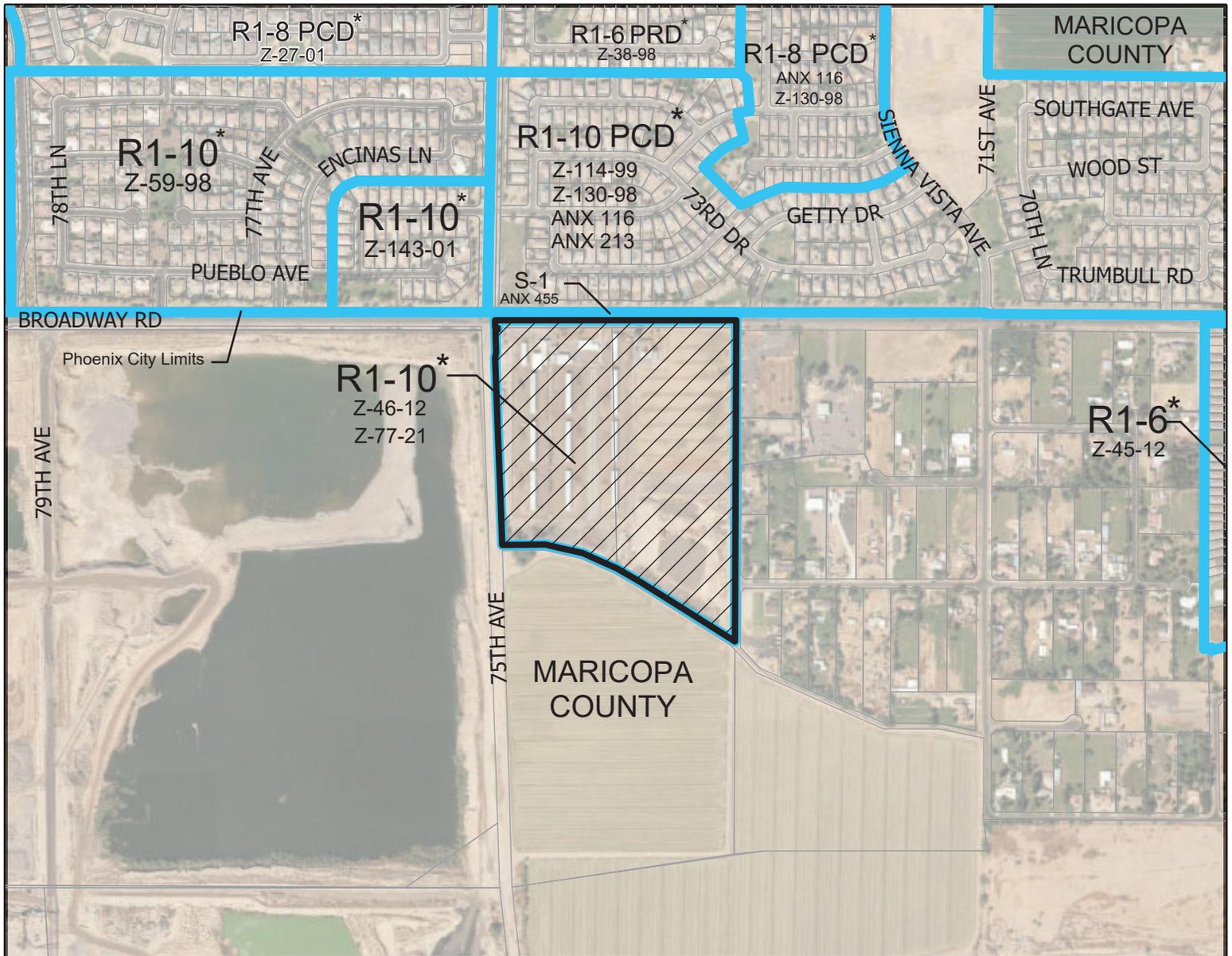


**ESTRELLA VILLAGE**  
COUNCIL DISTRICT: 7

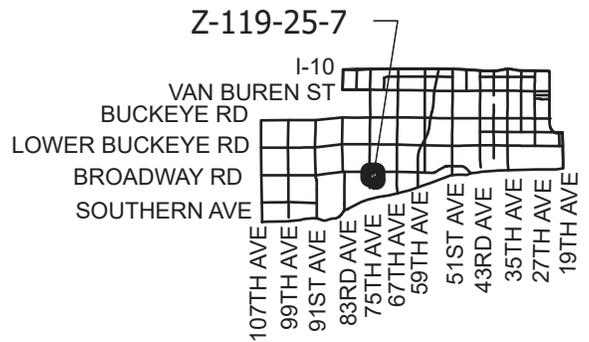


APPLICANT'S NAME: <b>Tiffany &amp; Bosco, PA</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-119-25-7</b>	DATE: <b>9/22/2025</b>	FROM: <b>R1-10 ( 39.69 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>39.69 Acres</b>	REVISION DATES:		TO: <b>A-1 ( 39.69 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 4-11</b>	ZONING MAP <b>E-4</b>	
MULTIPLES PERMITTED <b>R1-10</b> <b>A-1</b>	CONVENTIONAL OPTION <b>139</b> <b>N/A</b>		* UNITS P.R.D OPTION <b>178</b> <b>N/A</b>

\* Maximum Units Allowed with P.R.D. Bonus



**ESTRELLA VILLAGE**  
COUNCIL DISTRICT: 7



APPLICANT'S NAME: <b>Tiffany &amp; Bosco, PA</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-119-25-7</b>	DATE: <b>9/22/2025</b>	FROM: <b>R1-10 ( 39.69 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>39.69 Acres</b>	REVISION DATES:		TO: <b>A-1 ( 39.69 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 4-11</b>	ZONING MAP <b>E-4</b>	
MULTIPLES PERMITTED <b>R1-10</b> <b>A-1</b>	CONVENTIONAL OPTION <b>139</b> <b>N/A</b>		* UNITS P.R.D OPTION <b>178</b> <b>N/A</b>

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