

DRAFT

REGULAR MEETING OF THE PLANNING & ZONING
COMMISSION OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
6:00 PM - TUESDAY, SEPTEMBER 9, 2025

Minutes

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE - meeting called to order at 6:00 p.m.**

2. **ROLL CALL**

Present: Philip Bueno, P&Z Chairperson; Lupe Amarillas, P&Z Vice Chair; William Mejia, Commissioner; Thomas Gouer, Alternate Commissioner

Absent: Brian Campbell-Sanderfield, Commissioner; Janie Garcia, Commissioner

3. **ACTION ITEMS**

Citizens desiring to speak during a duly noticed public hearing may do so when called upon by the presiding officer. Comments shall be limited to three (3) minutes per person and shall be addressed to the Planning and Zoning Commission as a whole.

1. Consideration and action to approve the minutes of the June 10, 2025, and August 12, 2025, Planning and Zoning Commission meetings.

Vice Chairperson Amarillas moved to approve the minutes of the Planning and Zoning Commission meetings on June 10, 2025, and August 12, 2025; seconded by Commissioner Mejia.

Motion passed.

Vote: 4 - 0

2. A public hearing, closure of public hearing, followed by a discussion and action on a preliminary plat for a 52-lot subdivision in the Pueblo El Mirage RV and Golf Resort property at 11201 N El Mirage Road, El Mirage, Arizona 85335, submitted by Kimley-Horn.

Chairperson Bueno opened the Public Hearing at 6:02 p.m.

Jorge Gastelum, Development Services Director, presented the preliminary plat for a 52-lot subdivision on the Pueblo El Mirage RV and Golf Resort property located at 11201 N. El Mirage Road, El Mirage, Arizona. The project was submitted by Kimley-Horn. He stated the property is approximately ten acres and is in the 2020 General Plan under the neighborhood planning area. He stated the property is zoned for mobile park and is in the 70/75 decimal level. Currently, the property is undeveloped and used for storage and the proposed use would be for a residential subdivision. The staff of the Technical Advisory Committee (TAC) has conducted a thorough review of the application and has determined that it is appropriate to proceed with the public hearings. Luke Air Force Base has reviewed the application and acknowledged the city approved Planned Area Development on July 1, 2001, which includes The Lakes Preliminary Plat and is grandfathered. He stated the City Council would not have to take any action at this point until they are ready for the final plat.

Scott Roberts, Pueblo El Mirage, gave a brief history of the development of Pueblo El Mirage. He stated it was their privilege to provide a community in El Mirage for residents who are 55 plus, and it has been great to work with the city. He stated this development is called the Lakes and would create 53 sites.

Titus Hanes, resident, stated he had a safety concern with the front gate and the amount of traffic that would be coming and going from that area. He stated there have been accidents and people speeding through that area. He stated his other concern is the water coming into the neighborhood. He stated the water pressure is constantly going up and down and water leaks all the time.

Mr. Gastellum stated this site is handled by a private water source.

Mr. Roberts stated in relation to the traffic that on the site plan it can be seen than when driving out of the community there is an intersection and just before that is El Mirage Road. Anyone driving through this area would have to slow down and stop at El Mirage Road as well as go through a gated building. He stated this is a narrow spot and didn't think anyone would be racing through that area. He stated as far as the water infrastructure, just like the city has water breaks, things will happen from time to time. He stated they have dedicated contractors who they can call 24 hours a day when there are problems and there are isolation valves, so problems can be isolated when issues arise. In addition, all homes are inspected by the state and must meet the building code.

Chairperson Bueno closed the public hearing at 6:16 p.m.

Commissioner Mejia moved to approve the preliminary plat for the 52-lot subdivision as presented; seconded by Vice Chairperson Amarillas.

Motion passed

Vote: 4 - 0

3. A discussion and recommendation to the El Mirage City Council on a site plan zoning application for an industrial and commercial use for an industrial park in a Planned Area Development (PAD) zone located on Dysart Road north of Joe R Ramirez Road, submitted by KTM Studio.

Mr. Gastelum presented a site plan zoning application for an industrial and commercial use for an industrial park in the Planned Area Development (PAD) zone located on Dysart Road north of Joe R. Ramirez Road, submitted by KTM Studio. He stated the site is located at 10080 N. Dysart Road and the lot size is approximately 21 acres. He stated this is part of the PAD which was approved back in 2001. The site is currently undeveloped and is not in the flood zone. The proposed use for this site is both commercial and industrial, with nine buildings on the north side and five buildings along the south side and two facing Dysart Road. The Technical Advisory Committee (TAC) has conducted a thorough review of the application and determined that it is appropriate to proceed with the public hearings. He stated that this request would not negatively impact the flying and base operations at Luke Air Force Base.

Jim Penrod, owner, stated there is a shortage of small tenant space for operations in El Mirage. He stated his idea is to take two or three spaces for smaller businesses and allow them to grow. They are looking for small contractors, small businesses, ancillary service types of operations.

Vice Chairperson Amarillas moved to recommend to the El Mirage City Council approve the site plan zoning application for the proposed industrial park; seconded by Commissioner Mejia.

Motion passed

Vote: 4 - 0

4. **STAFF REPORT** - *The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action.*

Mr. Gastelum thanked Vice Chairperson Amarillas for his service as this would be his last meeting.

Mr. Tom Doyle, Economic Development Manager, stated CarMax would be having a ribbon cutting on September 11, 2025, at 11:00 am at their facility.

5. **COMMISSIONER COMMENTS** - *The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action.*

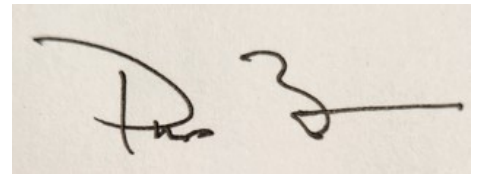
Commissioner Mejia thanked Vice Chairperson Amarillas for his service and thanked everyone for coming out and participating at the meeting tonight.

Commissioner Gouer thanked the residents for coming out and speaking and thanked staff for nice presentations. He stated he wished Mr. Amarillas good luck with his future endeavors.

Chairperson Bueno thanked Mr. Amarillas for his service and thanked the citizens and staff for coming out to the meeting tonight.

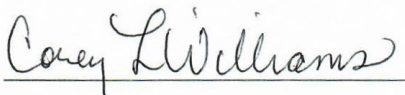
Vice Chairperson Amarillas stated it has been an honor and privilege to serve on this commission.

6. **ADJOURNMENT** - **meeting adjourned at 6:33 p.m.**



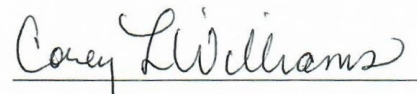
Philip Bueno, P&Z Chair

ATTEST:



Corey Williams, Sr. Mgt. Clerk Specialist

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, September 9, 2025, and a quorum was present.



Corey Williams, Sr. Mgt. Clerk Specialist