

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, MAY 13, 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; Brian Campbell-Sanderfield, Commissioner; Janie Garcia, Alternate Commissioner; Thomas Gouer, Alternate Commissioner; William Mejia, Commissioner

Absent: Lupe Amarillas, P&Z Vice Chair; Cornelia Nelson, Commissioner

3. **ACTION ITEMS** - Zoning items requiring review and Commission action

1. Consideration and action to approve the April 8, 2025, Planning and Zoning Commission minutes.

Commissioner Campbell-Sanderfield moved to approve the minutes of the April 8, 2025, Planning and Zoning Commission meeting held on April 8, 2025; seconded by Commissioner Mejia.

Vote: 5 - 0 Passed - Unanimously

2. A public hearing, closure of public meeting, followed by a discussion and recommendation to the City Council on zoning text amendment for Chapter 154.052 Permitted Uses by Zone, Residential Use Category, to allow Single-Family-Attached Dwellings in the Urban Corridor zoning districts.

Chairperson Bueno opened the public hearing at 6:03 p.m.

Jorge Gastelum, Development Services Director/City Engineer, provided a proposed text amendment for Chapter 154.052 Permitted Uses by Zone, Residential Use Category, to allow Single-Family-Attached Dwellings in the Urban Corridor zoning districts. He stated Red Pine Investments, LLC proposed a text Amendment and the applicant Brennan Ray was present for any questions. He stated the City's Urban Corridor district was designed to create vibrant, mixed-use developments along major transportation routes. He stated the proposed Amendment would allow a strategic opportunity to enhance El Mirage's housing options. He also stated this Amendment addresses the growing housing needs while promoting smart development along major transportation corridors.

Chairperson Bueno asked the applicant if he had any additional information that he would like to add.

Brennan Ray, Ray Law Firm, on behalf of the applicant, stated staff did a great job with the presentation. He stated he was very supportive of this amendment because it would bring additional housing to El Mirage and would also bring housing options to residents for rental and

homeownership. He stated homeownership was one of the benefits of town homes.

Commissioner Campbell-Sanderfield asked if what was being proposed would be two-story or three-story structures. Mr. Gastelum stated that it could be a single story or could be two stories. Mr. Ray stated town homes are typically two stories in nature. He stated that you can't have a three-story town home because the idea and concept of a town home or a row of houses is different from a condominium.

Commissioner Mejia asked if any of the proposed sites that would be affected are currently under contract. Mr. Gastelum stated these are sites that may be affected by the change, but there are currently none under contract.

Cindy Oliveras, resident, asked where exactly these proposed sites are located. Mr. Gastelum stated the proposed location for this site is 12121 W. Thunderbird Road.

Jon Paldini, City Attorney clarified that this is a text amendment that applies to the whole urban corridor. He stated that, even though the applicant has an interest in a specific property in mind, this text amendment, if approved, would apply to the whole urban corridor zone which is shown on the map.

Chairperson Bueno closed the public hearing at 6:15 p.m.

Commissioner Campbell-Sanderfield asked if staff had made this recommendation. Mr. Gastelum stated that staff do not make recommendations and only review applications for code and conformance with the city and then forward to the commission for approval or denial.

Commissioner Mejia asked if everything was right in the urban corridor, in the future, there would be no need for a separate individual application or special use permit. Mr. Paladini stated this is a cleanup item from a land-use perspective.

Chairperson Bueno asked the developer if this was the only site being considered and would he consider other locations in the city? Mr. Ray stated this was the only location and would be open to other locations in the city of El Mirage in the future.

Commissioner Campbell-Sanderfield moved to approve a zoning text amendment for the City of El Mirage Zoning Code Land Use Volume Chapter 154.052 Permitted Uses by Zone, Residential Use Category, to allow Single-Family-Attached Dwellings in the Urban Corridor zoning districts; seconded by Commissioner Mejia.

Vote: 5 - 0 Passed Unanimously

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

Mr. Gastelum stated at this time there were no items for the June meeting and staff would be in contact if the meeting will be canceled.

Tom Doyle, Economic Development Manager, stated there have been three ribbon cuttings in the last couple of weeks; the Walmart Fuel Center, Mint Cannabis and ModLaundry. He stated that he would be attending the International Conference of Shopping Centers on Saturday in Las Vegas. He stated he has a meeting with Salad-N-Go as well as multiple other franchises.

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

Commissioner Campbell-Sanderfield thanked the staff for the presentation and thanked the City Attorney for clarifying information tonight.

Commissioner Mejia thanked the staff for the presentation and the City Attorney for attending the meeting. He stated this was an item that needed to be cleared up in the zoning.

Commissioner Gouer thanked staff and the developer for the presentation.

Commissioner Garcia thanked the staff for the presentation.

Chairperson Bueno thanked the staff and the Commissioners for doing a great job and the city has really grown since his time being on the commission.

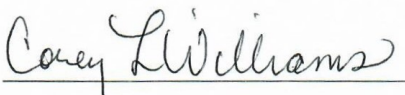
6. **ADJOURNMENT - meeting adjourned at 6:23 p.m.**

Philip Bueno, P&Z Chair

ATTEST:

Corey Williams, Sr. Mgr. Clerk Specialist

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, May 13, 2025 and a quorum was present.



Corey Williams, Sr. Mgt. Clerk Specialist