

DRAFT

**REGULAR MEETING OF THE PLANNING & ZONING
COMMISSION OF THE CITY OF EL MIRAGE
El Mirage Police Department Blue Honor Room
12401 W. Cinnabar Ave
6:00 PM - TUESDAY, July 14, 2026**

Minutes

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

2. ROLL CALL

Present: Commissioner Janie Garcia; Commissioner Thomas Gouer; Commissioner William Mejia; Alternate Commissioner Thomas George; Alternate Commissioner Jason Mingura

Absent: P&Z Chairperson Philip Bueno; Commissioner Brian Campbell-Sanderfield

3. ACTION ITEMS

Citizens desiring to speak on an agenda item 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 February 10, 2026, Planning and Zoning Commission Meeting.

Commissioner Janie Garcia moved to approve the minutes of the February 10, 2026, Planning and Zoning Commission meeting, seconded by Commissioner Gouer.

Motion passed (5/0)

2. A Public Hearing to review and provide a recommendation to the City Council on a request for a conditional use permit for a warehouse and accessory outdoor storage use in a Commerce Park zoning district on 9.42 acres of vacant land at 9105 N El Mirage Road, El Mirage, Arizona 85335.

Jose Macias, Senior Planner, presented a conditional use permit for a warehouse and accessory outdoor storage use in a Commerce Park zoning district on 9.42 acres of vacant land at 9105 N. El Mirage Road, El Mirage, Arizona 85335. The zoning is commerce park, and the site is within the Luke Air Force Base Land Use Capability overlay. The applicant is requesting a conditional permit to allow warehouse use and accessory storage. The development includes a 105,700-square-foot tilt-up warehouse building, 5,000 square feet of office space, loading docks, truck circulation areas, and a secured 3.2-acre outdoor storage yard. Parking and landscaping improvements are consistent with the Commerce Park standards. The structure is a modern tilt-up industrial building consistent with the surrounding industrial development patterns. The landscaping plan includes frontage

enhancements, perimeter screening and plants. Staff and the Technical Advisory Committee have reviewed the application and determined that it is appropriate to proceed with public hearings. The applicant shall consent to the Technical Advisory Committee's stipulations as set forth in the memorandum dated July 6, 2026. Luke Air Force Base provided comments in a letter dated April 9, 2026, with no negative impact. Two public comment inquiries have been received.

Commissioner Mejia opened the public hearing at 6:08 p.m.

Jason Morris presented on behalf of the developer of the proposed conditional use permit. The site for the proposed use is adequate, and the topography accommodates the use. All yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use to the land and to uses in the vicinity. The 9.42- acre site adequately accommodates the proposed warehouse and supporting improvements. Screening walls and landscaping buffer adjacent properties and public streets. The proposed use of streets and highways is adequate in width and pavement type to carry the traffic generated by the proposed use. Projected traffic is minimal at approximately 468 daily trips. The proposed use will have no adverse effect upon the abutting property and will be in conformance with the General Plan. The conditions of approval are deemed necessary to protect public health, safety, and general welfare. The project's benefits include: a high-quality industrial warehouse on a currently vacant infill site, meeting all CUP approval criteria and is consistent with the Commerce Park zoning district, providing efficient site design with safe circulation, adequate parking, landscaping, and screening, supporting job creation, strengthening the established industrial corridor and protects health, safety and welfare of surrounding properties through site planning and compliance with city regulations.

Vicky Ogden, a citizen, asked how many employees there would be and whether there would be enough parking. Mr. Morris stated that 97 parking spaces would be provided.

Jorge Gastelum, Development Services Director, stated that any proposed use would be reviewed by city staff to ensure compliance with parking requirements.

Commissioner Gouer asked if there were any potential occupants for the facility. Mr. Morris stated that they can work with the Economic Development Department, which has potential leads for the facility. He believes they can fill this rather quickly.

Tom Doyle, Economic Development Manager, stated there is very high demand from the GPEC for prospect activity. This is a very popular size, and we won't have any problem finding tenants for this building because we don't have anything this size in the city right now.

Commissioner Mejia closed the public hearing at 6:26 p.m.

Commissioner George moved to recommend approval to the City Council on a request for a conditional use permit for a warehouse and accessory outdoor storage use in a Commerce Park zoning district on 9.42 acres of vacant land at 9105 Mirage Road, El Mirage, Arizona 85335, seconded by Commissioner Gouer. Motion passed (4/1) NAY - Commissioner Garcia

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

Jose Macias stated that potential meetings are scheduled for this fall, and that 24 projects on the new website should be launched soon.

Thomas Doyle stated that he is currently watching 23 projects. On August 23, 2026, a job fair will be held at the Library from 9:00 a.m. to 1:00 p.m.

Jorge Gastellum will provide a link to the new Capital Improvement Projects (CIP) managed by the engineering division.

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

Commissioner Garcia thanked staff for providing the information.

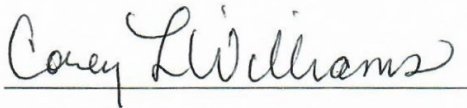
Commissioner Gouer thanked staff for a great presentation.

Commissioner George thanked staff for a great presentation.

Commissioner Mejia thanked staff and the residents for participating in the meeting tonight.

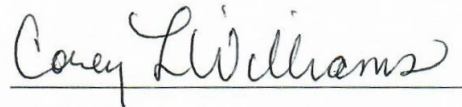
6. ADJOURNMENT - meeting adjourned at 6:35 p.m.

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, July 14, 2026, and a quorum was present.



Corey Williams, Sr. Mgt. Clerk Specialist