

# City of El Mirage

## CITY COUNCIL MEETING

El Mirage City Hall  
Police Station Blue Honor Room  
12401 W Cinnabar Avenue  
El Mirage, Arizona 85335

October 6, 2026,

**Action Item:** Habibi Smokers Conditional Use Permit





Habibi Smokers  
11713 W Thunderbird Rd  
El Mirage, AZ 85335

**Lot Size:** 4,413 SF  
**2020 General Plan:** Thunderbird Core Planning Area  
**Zoning:** Urban Corridor (UC)  
**Overlays:** Thunderbird Road Overlay District  
**Flood Zone:** Not Applicable  
**Land Use:** Vacant Building  
**Proposed Use:** Retail, Vape and Smoke Shop  
**Action Required:** Conditional Use Permit



Project Site Location





# Elevations



# Stipulations

The Commission and Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The applicant must sign a written acceptance of these conditions prior to the CUP being issued, per §154.157(E)(2)(f)(iv).
2. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
3. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors or assigns.
4. All conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his or her successors, or assigns.
5. The applicant shall comply with all state tobacco and vapor product regulations, including age verification, product security, and restricted access requirements.
6. The business shall operate solely as a retail establishment. No on-site consumption, smoking lounge activities, or entertainment uses shall occur.
7. No noise, vibration, odor, or emissions detectable beyond the tenant space shall be produced by the business
8. Operations will be limited to 10:00 a.m. to 9:00 p.m. daily, as proposed by the applicant.
9. Any signage shall comply with the City of El Mirage Sign Code, and no temporary or off-site signs shall be installed without proper permits
10. No exterior building modifications shall occur unless reviewed and approved through the City's building or zoning processes
11. The tenant shall ensure all waste is properly managed, and no litter accumulates outside the store
12. It's recommended that a security camera system be maintained to monitor the interior public areas of the store.
13. The applicant acknowledges the City's authority under §154.157 to impose periodic review conditions; however, due to the low-impact nature of the proposed retail use, the applicant respectfully requests approval without recurring inspection or review requirements.
14. If the conditional use permit has been granted, the permit shall be issued upon the signature of the Senior Planner / Zoning Administrator, and any conditions, automatic termination date, or period of review shall be stated on the permit.
15. The applicant shall obtain a Certificate of Occupancy and maintain the annual City Business License.





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|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Staff Review:                 | The staff of the Technical Advisory Committee (TAC) has reviewed the application and determined that it is appropriate to proceed with the public hearings. |
| Stipulation(s):               | The applicant shall consent to the Technical Advisory Committee's stipulations as set forth in the memorandum dated August 7, 2026.                         |
| Luke AFB Review:              | Not Applicable                                                                                                                                              |
| Public Comment:               | No public comments have been received by email, phone call, or at the public hearing.                                                                       |
| Planning & Zoning Commission: | September 8, 2026, Recommendation to the City Council                                                                                                       |
| City Council:                 | October 6, 2026. Final Action<br>If approved, the applicant can submit a site and tenant improvements plans for review and approval.                        |





Questions

