

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 8, 2026**

Minutes

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

2. ROLL CALL

Present: Vice Chair Commissioner Brian Campbell-Sanderfield; Commissioner Janie Garcia; Commissioner William Mejia; Alternate Commissioner Thomas George; Alternate Commissioner Jason Mingura

Absent: P&Z Chairperson Philip Bueno; Commissioner Thomas Gouer

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 July 14, 2026, Planning and Zoning Commission Meeting.

Commissioner Mejia moved to approve the minutes of the July 14, 2026, Planning and Zoning Commission Meeting, seconded by Commissioner Garcia. Motion passed 5/0

2. A public hearing, closure of public hearing to review and provide a recommendation to the City Council on a request for a conditional use permit for a retail, smoke/vape shop use in an urban corridor zone at 11713 W Thunderbird Road, El Mirage, AZ 85335.

Vice Chair Campbell-Sanderfield opened the public hearing at 6:02 pm.

Jose Macias, Senior Planner, presented a conditional use permit for a retail vape and smoke shop located at 11713 W. Thunderbird Road. The building is 4,413 square feet, and the last known use was an HVAC company. The site is within the Thunderbird Road Core planning area of the 2020 El Mirage General Plan. The zoning is urban corridor, and the site is within the Thunderbird Road only district. It is an existing building and is not subject to the overlay regulations. There are no flood zone issues to be addressed. The official proposed use is a retail vape and smoke shop, which requires approval of a conditional use permit before the applicant may proceed with tenant improvements and open the business. Under the stipulations, the applicant must obtain permits for the tentative improvements, which include signage and interior upgrades. Staff will work with the applicant to address any concerns and bring the property up to code, including parking, signage, trash enclosure, and interior improvements. The Technical Advisory Committee

has reviewed the application and determined that the project is appropriate to move forward with public hearings. Staff has received no comments regarding this item.

Mustafa Shanaab, applicant, stated he has one location in operation and is looking to expand to the City of El Mirage.

Commissioner Mejia asked if there had been adequate public input or any public concerns or comments from the community that were being considered or observed. Mr. Macias stated that no comments had been received, and staff followed state law by notifying neighbors within the 200-foot property line.

Commissioner Garcia stated there was some concern regarding parking and accessible parking for handicap spots, and the lot carries into a second business. Mr. Shanaab stated the property is 4000 square feet, but he would not be using the entire property as a retail shop. There are 8 parking spots available in front of the property. Mr. Macias stated he would work with the applicant to ensure there is handicap parking and that the number of required spaces would be recalculated based on the footage used. He has spoken to a real estate agent regarding the property line issue and was informed it is a civil matter.

Vice Chair Campbell-Sanderfield closed the public hearing at 6:12 p.m.

Commissioner George moved to approve a recommendation to the City Council the request for a conditional use permit for a retail, smoke/vape shop use in an urban corridor zone at 11713 W Thunderbird Road, El Mirage, AZ 85335, seconded by Commissioner Mejia.
Motion passed 5/0

3. A public hearing, closure of public hearing to review and provide a recommendation to the El Mirage City Council on a request for a conditional use permit for a public art installation of a large mural on an existing building in a commerce park zoning at 8376 N El Mirage Rd, El Mirage, AZ 85335.

Vice Chair Campbell-Sanderfield opened the public hearing at 6:14 p.m.

Jose Macias, Senior Planner, presented a request for a conditional use permit for public art. The proposed mural site is located on an existing building owned by the Arizona Cannabis Society at 8376 N. El Mirage Road. The property is approximately 1.6 acres and is situated within the Commerce Industry Park planning area of the 2020 El Mirage General Plan. The zoning for this area is Commerce Park and falls within the Noise Contour Zone of Luke Air Force Base and military airport territory. There are no flood items to be addressed. The current land use is a marijuana establishment, and the proposed use is for a public art mural. A conditional use permit is necessary for the mural to be installed. The images will be installed on the east and south walls and on the pillar in front of the building's entry wall. The Technical Advisory Committee has reviewed the application and determined that the project is appropriate for public hearings to proceed. The applicant will be required to consent to the Technical Advisory Committee stipulations per the memorandum dated August 26, 2026. Luke Air Force Base reviewed the project and provided comments. No negative impact is anticipated; potential risks were identified, and those conditions have been incorporated. Staff received one inquiry about the project, with no additional comments for or against the proposed development.

Ms. Leah Stugan, applicant, stated she is the artist behind the design. The purpose of the mural is to educate the local community about Arizona's native flowers, beautify the surrounding areas, and serve as a potential landmark for the community.

Commissioner Mejia asked whether a scissor lift would be used for the project, given its height, and whether an additional building permit would be needed. Ms. Stugan stated that a scissor lift, ladder, and potentially scaffolding would be used to complete the project. Mr. Macias stated that he would need to check with the building official to

determine whether an additional permit would be required.

Commissioner Garcia asked how long the process would take and what was the comment that was submitted. Ms. Stugan stated it would take approximately two and a half weeks, potentially starting October 13th and ending on October 29th. Mr. Macias stated the comment was an inquiry about what was going on with the mural.

Vice Chair Campbell-Sanderfield closed the public hearing at 6:25 p.m.

Commissioner Mejia moved to approve the recommendation to the El Mirage City Council on a request for a conditional use permit for a public art installation of a large mural on an existing building in a commerce park zoning at 8376 N El Mirage Rd, El Mirage, AZ 85335, seconded by Commissioner Garcia.
Motion passed 5/0

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

Jose Macias, Senior Planner, stated there will be one item for the October meeting.

Tom Doyle, Economic Development Manager, stated that tonight is his last meeting. He will be retiring on October 2, 2026.

- 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 Mr. Doyle for his years of service and thanked the staff for tonight's presentations.

Vice Chair Campbell-Sanderfield thanked Mr. Doyle for his dedication and service to the city. He stated that tonight's meeting would be his last meeting as well. He stated that he is resigning from the Commission because he will be moving out of the city.

Commissioner Garcia congratulated Mr. Doyle on his retirement and thanked the staff for the presentation.

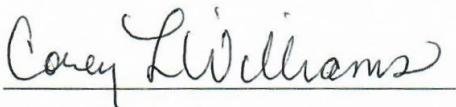
Commissioner Mingura congratulated Mr. Doyle on his retirement.

Commissioner George congratulated Mr. Doyle on his retirement.

- 6. ADJOURNMENT meeting adjourned at 6:31 p.m.**

Brian Campbell-Sanderfield, P&Z Vice 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 8, 2026, and a quorum was present.

Corey L Williams

Corey Williams, Sr. Mgt. Clerk Specialist