

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, JANUARY 13, 2026**

Minutes

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

2. ROLL CALL

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

Absent: Philip Bueno, P&Z Chairperson

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 October 14, 2025 Planning and Zoning Commission Meeting.

Commissioner Mejia moved to approve the minutes of the Planning and Zoning Commission meeting on October 14, 2025, seconded by Commissioner Garcia.

Motion passed (5/0)

2. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council on a conditional use permit zoning application for an online auto sales business at the intersection of Grand Avenue and Santa Fe Lane, submitted by Surprise Auto Network, LLC.

Vice Chairperson Campbell-Sanderfield opened the public hearing at 6:03 p.m.

Jose Macias, Senior Planner, presented a conditional use permit application received from Surprise Auto Network LLC for an online auto sales business at the intersection of Grand Avenue and Santa Fe Lane. He stated the operation would be for the proposed use of automobile, boat, and recreational vehicle sales or lease. The zoning use request for this operation states the business is a small-used car dealership with limited inventory that would provide online advertising with appointment-only customer visits. The on-site presence would be by the owner a few times per week for brief inspections and security and the office would be open at least four hours on Saturdays and Mondays. He stated that sales documentation would be completed during the office hours and all mechanical work and detailing would be completed by off-site contractors. Prohibited uses include: no on-site repairs, washing, painting, body work, dent repair. This would be a low-intensity operation with minimal traffic and neighborhood impacts.

Sayid Ramiz, stated he has been in business for seven years and would be relocating this business from the city of Phoenix. He stated the business would be used by customers to preview vehicles and to complete paperwork.

Vice Chairperson Campbell-Sanderfield closed the public hearing at 6:23 p.m.

Commissioner Mejia moved to approve a conditional use permit zoning application for an online auto sales business at the intersection of Grand Avenue and Santa Fe Lane, submitted by Surprise Auto Network, LLC., seconded by Commissioner Gouer.

Motion passed (5/0)

3. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council on a conditional use permit application requesting approval to divert from some of the Thunderbird Road Overlay District requirements and site plan approval zoning for a personal services use for a pet grooming business at 12030 W Thunderbird Road, El Mirage, Arizona 85335 submitted by Arc One Associates.

Vice Chairperson Campbell-Sanderfield opened the public hearing at 6:26 p.m.

Jose Macias, Senior Planner, stated this application is for a conditional use permit requesting approval to divert from some of the Thunderbird Road Overlay District requirements and site plan approval zoning for a personal services use for a pet grooming business located at 12030 W. Thunderbird Road, El Mirage, AZ, 85335, submitted by Arc One Associates. He stated the lot size is approximately 6559 square feet, and it is in the Urban Corridor zone. The site is located within several overlays: Thunderbird Road Overlay District, Downtown Revitalization Plan, ARS 28-8481, Military Airport Territory & Opportunity Zone. The land is currently vacant, undeveloped, and there are no flood issues. He stated the proposed use for the property was dog grooming. Mr. Macias stated the applicant was requesting flexibility to locate the building toward the rear of the parcel to enhance pet safety and security and to locate the building away from W. Thunderbird Road helps create a buffer from traffic, reducing the risk of pets escaping into the roadway. He stated these requests are necessary because of the Thunderbird Road Overlay District requirements. He stated the requested configuration provides a safer, controlled environment for pets and staff.

Josh Oehler, Arc One Associates, stated he was working with the owner, who is currently in business as a dog groomer five blocks down the street. He stated the reason why the building was not able to move closer to Thunderbird Road was the owner's concerns about animals getting loose outside the building and possibly hurt. He stated she has been in the city for many years and has had animals get loose before, so she created three layers of point of access. Pushing the building to the front of Thunderbird Road would make the site non-functional for the purpose of her business.

Vice Chairperson Campbell-Sanderfield closed the public hearing at 6:41 p.m.

Commissioner Mejia moved to recommend approval to City Council on a conditional use permit application requesting approval to divert from some of the Thunderbird Road Overlay District requirements and site plan approval zoning for a personal services use for a pet grooming business at 12030 W. Thunderbird Road, El Mirage, AZ 85335, submitted by Arc One Associates, seconded by Commissioner Gouer.

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 welcomed two new Alternate Commissioners, Thomas George and Jason Mingura. He stated there has been activity issuing permits for data centers and construction can be seen around the city. He stated there are seven acres next door that the city should be receiving income during the next 18 months.

Tom Doyle, Economic Development Manager, stated Black Rock Coffee is now open, and the ribbon cutting is scheduled for January 27, 2026, at 10:00 a.m. He stated there are currently 12 active projects in the development cycle and looking at possibly adding 695 new jobs.

Jorge Gastelum, Development Services Director, welcomed the new Alternate Commissioners and thanked them for their volunteer service to the city. He reminded the commissioners that site plans are no longer coming to the commission for approval but staff will keep the commissioners updated with monthly information regarding development services.

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 staff for the presentation and welcomed the new commissioners.

Commissioner Gouer thanked staff and welcomed the new commissioners.

Commissioner Garcia thanked staff and welcomed the new commissioners.

Alternate Commissioner George stated he was grateful for being called up on his first night on the commission.

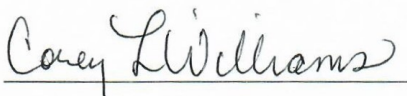
Alternate Commissioner Mingura thanked everyone for the welcome and is excited to serve.

Vice Chairperson Campbell-Sanderfield thanked staff and welcomed the new commissioners. He stated it was great to see two new businesses, one being a resident and the second already in business in the city.

6. **ADJOURNMENT** - meeting adjourned at 6:52 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, January 13, 2026, and a quorum was present.

Corey Williams

Corey Williams, Sr. Mgt. Clerk Specialist