



Wednesday, May 6, 2026

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Chairman Clymer called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Gregg Clymer; Vice Chair Kent Hegedus; Commissioner Marlon Booth; Commissioner Anthony Wang; Commissioner Teri Roberts; Commissioner Justin McLendon; Commissioner Monica Lee

Commissioner McLendon attended the meeting telephonically.

PUBLIC COMMENTS

No comments were received from the public.

CONSENT

1. **APPROVAL OF MINUTES**

Approve the draft minutes of the Planning and Zoning Commission Meeting on April 15, 2026.

MOTION BY Commissioner Monica Lee, **SECONDED BY** Vice Chair Kent Hegedus to APPROVE the Consent Agenda. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Teri Roberts, Commissioner Justin McLendon, Commissioner Monica Lee

Passed - Unanimously

DISCLOSURE OF EX PARTE COMMUNICATIONS

No disclosures were needed.

PUBLIC HEARINGS

2. **REZONE APPROXIMATELY 35.053 ACRES FROM PAD PALM VALLEY PROMENADE 1ST AMENDED TO PAD PALM VALLEY PROMENADE 2ND AMENDED**

Chairman Clymer opened the public hearing at 6:02 p.m.

Senior Planner Kyle Abbott presented the request to rezone approximately 35.053 acres located at the northeast corner of West McDowell Road and North Bullard Avenue to facilitate the development of a future hotel building of up to four stories within the undeveloped West Parcel located adjacent to Lifetime Fitness.

The applicant is requesting approval of a rezone (PAD amendment) to modify the maximum building height allowed on the 16-acre West Parcel within the Palm Valley Promenade. The current zoning is PAD Palm Valley Promenade 1st Amended, which allows a maximum building height of three stories up to 50 feet. The proposed zoning is PAD Palm Valley Promenade 2nd Amended, which would allow development consistent with the C-2 (General Commercial) maximum building height standard of 56 feet and remove the three-story limitation for the West Parcel.

Notices of application were mailed to all property owners within 500 feet of the rezone area for which max building height modifications have been proposed and review material was made available on the city website. Three signs visible from the public rights-of-way were posted on the property and a legal notice published on April 17, 2026, in the Arizona Business Gazette - Republic Edition. Staff received no inquiries about the project.

The Commission discussed compatibility with surrounding uses and asked about proposed height for the hotel project. Brennan Ray with Ray Law Firm, representing the applicant, informed the Commission that specific design plans had not yet been completed but that the proposed hotels would be four-story buildings in keeping with the allowable design standards of the area.

Commission asked for clarification as to the acreage of the proposed rezone area and which specific parcels would be affected. Staff informed the Commission that the three-story limitation would only be removed for the 16.57-acre West Parcel, per a proposed stipulation, but in order to update the existing PAD the amendment would apply to the entire 35.053 acres of the Palm Valley Promenade PAD.

There being no further public input, Chairman Clymer closed the public hearing at 6:11 p.m.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND APPROVAL of the request to rezone approximately 35.053 acres from PAD Palm Valley Promenade 1st Amended to PAD Palm Valley Promenade 2nd Amended. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Teri Roberts, Commissioner Justin McLendon, Commissioner Monica Lee

Passed - Unanimously

INFORMATION ITEMS

Planning Manager Christian Williams reported on a Use Permit application for a drive-through oil change facility heard by the Commission on March 11, 2026. The application was approved by Council as recommended by the Commission.

FUTURE MEETINGS

The next Planning and Zoning Commission meeting will be held on June 10, 2026 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:15 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2026.