



# PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JANUARY 7, 2026

Noah Mundt, *Chairman*  
William Fay, *Vice Chairman*  
Brian Andersen

Jän Simon  
Lesley Davis  
Lisa Gage

Louis DeGravina  
Jenna Lyon, *Alternate*  
Raymond Huang, *Alternate*

**Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona**

**Study Session: 5:00 p.m.  
Regular Meeting: 6:00 p.m.**

**AGENDA ITEMS MAY BE DISCUSSED IN A DIFFERENT SEQUENCE.  
ITEMS WILL NOT BE DISCUSSED PRIOR TO POSTED MEETING TIME.**

Items on the agenda may be shortened, continued to a future public meeting, or taken out of order. Participants will be allotted a limited amount of time to speak at public meetings (the exact amount of time will be determined at the meeting by the Chair depending on the number of participants, as permitted by Town Code and state law).

## Remote Viewing

For those who want to view the Planning Commission meeting without attending in person or addressing the public body, a live stream of the meeting will be broadcast online at <https://gilbertaz.gov/gilbertlive>. These meetings are also recorded and available for view anytime on the [Gilbert Live](https://gilbertaz.gov/gilbertlive) website.

Members of the public who want to address the Planning Commission may either attend in person or submit comments by email or via an online comment card.

## Email

**By 5 p.m. the day prior to the [Planning Commission](#) meeting**, email comments to [PlanningCommissionMeeting@gilbertaz.gov](mailto:PlanningCommissionMeeting@gilbertaz.gov). All emails received by this deadline will be distributed to the members of the Planning Commission for their review and consideration (and not read aloud at the meeting). Emails sent after the deadline will not be distributed to the members of the Planning Commission or read aloud at the meeting. In the email, please identify your name, city/town of residence, and either state that your comment pertains to the Communications from Citizens section of the agenda or identify the particular Public Hearing item that your comments concern.

## Online Comment Card

**By 12 p.m. the day of the [Planning Commission](#) meeting**, submit an online [public comment card](#) and indicate whether you are for or against the public hearing item. Online comment cards not submitted by the deadline will not be read at the meeting.

The Planning Commission is very appreciative of the honor to serve. In performing our roles and functions, we use iPads and/or laptops at our meetings which contain the materials of the agenda items before us this evening. If you notice our eyes on these electronic devices, it is not due to lack of attentiveness to speakers, as we are actively listening to all who are speaking and at the same time following along in our packets that the staff has prepared for us this evening.

| TIME      | <p style="text-align: center;"><b>AGENDA ITEM</b></p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5:00 P.M. | <b>CALL TO ORDER STUDY SESSION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           | <p>1. DR25-166 BANNER GILBERT EXPANSION: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 11.5 acres, generally located southwest of the intersection of Warner Road and Civic Center Drive, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Nicole Russell (480) 503-6716</p>                                                                                                                                                                                                      |
|           | <p>2. ST25-03 LUSITANO: Three (3) new standard plans by Tri Pointe Homes on lots 1-76, generally located at the southwest corner of Greenfield Road and Pecos Road and zoned Single Family – 15 (SF-15) and Single Family – 10 (SF-10) with a Planned Area Development (PAD) overlay. Erica Prater (480) 503-6768</p>                                                                                                                                                                                                                                                                            |
|           | <p>3. Discussion of Regular Meeting Agenda</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|           | <b>ADJOURN STUDY SESSION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6:00 P.M. | <b>CALL TO ORDER REGULAR MEETING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|           | <b>PLEDGE OF ALLEGIANCE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           | <b>ROLL CALL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|           | <p>4. <b>DISCUSSION AND APPROVAL OF AGENDA</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           | <b>COMMUNICATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|           | <p>5. <b>Communications from Citizens</b></p> <p>At this time, members of the public may comment on matters within the jurisdiction of the Planning Commission. The Commission/Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to state law, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration.</p>                                                                                                         |
|           | <p>6. <b>Report from Council Liaison on Current Events</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|           | <p><b>PUBLIC HEARING (CONSENT)</b></p> <p>All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.</p> |

| TIME | AGENDA ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | The Planning Commission also acts as the Design Review Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|      | <p>7. DR24-131 HOLIDAY INN EXPRESS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.6 acres, generally located southwest of the intersection of Pecos Road and Mercy Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Nicole Russell (480) 503-6716</p>                                                                                                                                                                                                                                 |
|      | <p><b>PUBLIC HEARING (NON-CONSENT)</b></p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.</p> |
|      | <p>8. Z25-12 LDC TEXT AMENDMENT – INTERNATIONAL HEADQUARTERS: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Section 2.0 Terms, Section 3.0 Base Zoning Districts and Use Regulations, Section 3.7 Employment Districts, Section 5.0 Additional Use and Site Regulations, related to development standards. The effect of the amendment will be to allow multi-family and hotel uses as ancillary uses to sites that would accommodate International Headquarters. Nicole Russell (480) 503-6716</p>                                                             |
|      | <p><b>ADMINISTRATIVE ITEMS</b></p> <p>Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>                                                                                                                                                 |
|      | <p>9. PLANNING COMMISSION MINUTES - Consider approval of the minutes of the Study Session &amp; Regular Meeting of December 3, 2025.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|      | <p><b>COMMUNICATIONS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|      | <p><b>EXECUTIVE SESSION</b></p> <p>The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.</p>                                                                                                                                                                                                                                                                                                                    |
|      | <p>10. Report from Chairman and Members of the Commission on current events.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|      | <p>11. Report from Planning Services Manager on current events.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|      | <p><b>ADJOURN</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, February 4, 2026, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.