



PLANNING AND ZONING PUBLIC HEARING MEETING MINUTES

August 12, 2026

The Planning and Zoning Board of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on August 12, 2026, at 4:02 p.m.

BOARD PRESENT

Troy Peterson, Chairperson
Jeff Pitcher, Vice Chairperson
Jayson Carpenter, Boardmember
Chase Hales, Boardmember
Misty Klann, Boardmember*
Genessee Montes, Boardmember
Alexis Kay Wagner, Boardmember

BOARD ABSENT

STAFF PRESENT

Evan Balmer
Kirstin Dvorchak
Danika Heying
Cassidy Welch

(*Participated in the meeting through the use of video conference equipment)

Chairperson Peterson conducted a roll call.

1. Take action on all Consent Agenda items.

All items listed with an asterisk (*) are on the consent agenda which means they will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a request must be made prior to the Board's vote on the consent agenda.

It was moved by Vice Chairperson Pitcher, seconded by Boardmember Montes, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES –Peterson, Pitcher, Carpenter, Hales, Klann, Montes, Wagner

NAYS – None

ABSENT– None

Chairperson Peterson declared the motion carried unanimously by those present

*2. Approval of minutes of previous meetings as written.

*2-a. Minutes from the Study Session and Public Hearing Meetings held on July 22, 2026.

*2-b. Minutes from the Public Hearing Special Meeting held on July 29, 2026.

3. Discuss and make a recommendation to the City Council on the following Major General Plan amendment and related zoning case:

3-a See: **Items not on the Consent Agenda**

3-b* **ZON26-00160 "Hawes Crossing Village 7"**, 153.5± acres located at the southeast corner of South Hawes Road and East Elliot Road. Rezone 102.9± acres from Mixed Use with a Planned Area Development Overlay (MX-PAD) (29.7± acres) and Light Industrial with a Planned Area Development Overlay (LI-PAD) (73.2± acres) to Residential Small Lot - 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD). And Rezone 50.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) (23.5± acres) and MX-PAD (27.1± acres) to LC-PAD (27.8± acres) and MX-PAD (22.8± acres). This request will allow for future residential, commercial and mixed-use development. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Adoption

It was moved by Vice Chairperson Pitcher, seconded by Boardmember Montes, that ZON26-00160 be approved.

Upon tabulation of votes, it showed:

AYES –Peterson, Pitcher, Carpenter, Hales, Klann, Montes, Wagner

NAYS – None

ABSENT– None

4. Items not on the Consent Agenda.

4-a **GPA26-00161 "Hawes Crossing Village 7"**, 103± acres located at the southeast corner of South Hawes Road and East Elliot Road. Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential on 29.7± acres and Local Employment Center to Urban Residential on 73.2± acres. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Adoption

It was moved by Vice Chairperson Pitcher, seconded by Boardmember Montes, that GPA26-00161 be approved.

Upon tabulation of votes, it showed:

AYES –Peterson, Pitcher, Carpenter, Hales, Klann, Montes, Wagner

NAYS – None

ABSENT– None

5. Adjourn.

It was moved by Boardmember Montes, seconded by Vice Chairperson Pitcher, that the Public Hearing be adjourned.

Upon tabulation of votes, it showed:

AYES –Peterson, Pitcher, Carpenter, Hales, Klann, Montes, Wagner
NAYS – None
ABSENT– None

Without objection, the Planning and Zoning Board Public Hearing adjourned at 4:08 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Board meeting of the City of Mesa, Arizona, held on 12th day of August 2026. I further certify that the meeting was duly called and held and that a quorum was present.

TROY PETERSON, CHAIRPERSON

DH
(Attachments – 0)