

## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

*Chair Benjamin Ayers  
Vice Chair Troy Peterson  
Boardmember Jeff Pitcher  
Boardmember Genessee Montes  
Boardmember Jamie Blakeman  
Boardmember Jayson Carpenter  
Boardmember Chase Farnsworth*

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Wednesday, August 27, 2025

4:00 PM

Council Chambers

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**Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.**

**Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.**

**Call meeting to order.**

**1 Take action on all consent agenda items.**

#### **Items on the Consent Agenda**

**2 Approval of minutes from previous meetings.**

**\*2-a [PZ 25078](#) Minutes from the August 13, 2025 Planning and Zoning Board meeting.**

**3 Take action on the following zoning cases:**

- \*3-a** [PZ 25076](#) **ZON24-00859 "Walmart Fuel Center"** 1.4± acres located approximately 1,380 feet south of the southwest corner of East Williams Field Road and South Mountain Road. Site Plan Review and Special Use Permit for a service station. **(District 6)**

**Planner:** Joshua Grandlienard

**Staff Recommendation:** Approval with conditions

**4 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:**

- \*4-a** [PZ 25077](#) Proposed amendments to Chapter 36 of Title 11 of the Mesa City Code pertaining to legal nonconforming uses, lots/parcels, structures, and sites, and legal procedurally conforming uses and structures. The amendments repeal in its entirety Chapter 36 - Nonconforming Uses, Structures, and Lots and adopt a new Chapter 36 titled, "Nonconforming and Procedurally Conforming." **(Citywide)**

**Planner:** Rachel Phillips

**Staff Recommendation:** Adoption

**5 Adjournment.**

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.