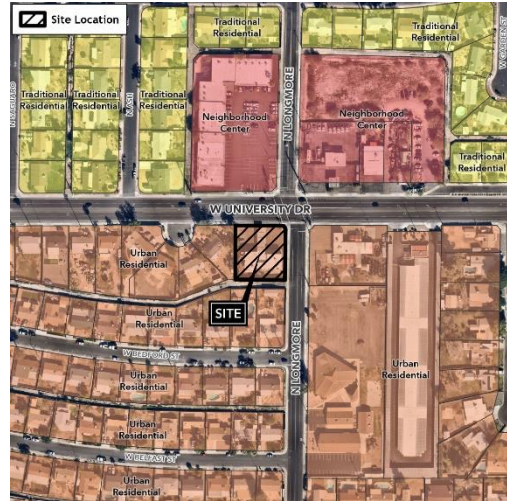


City Council Staff Report

Date	July 27, 2026		
Case No.	GPA26-00111		
Project Name	San Antonio Tire Shop Rezone		
Request	Minor General Plan Amendment from Urban Residential with an Evolve Growth Strategy to Urban Center with an Evolve Growth Strategy		
Project Location	1609 West University Drive		
Parcel No(s)	135-64-116		
Project Area	0.4± acres		
Council District	District 3		
Existing Zoning	Office Commercial (OC)		
General Plan Designation	Urban Residential		
Applicant	All Right Builders, Inc.		
Owner	Tres Hermanos, LLC		
Staff Planner	Emily Johnson, Planner II		
Prop 207 Waiver Signed	Yes		

RecommendationAdo

Staff finds that the Proposed Project furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, including the General Plan amendment criteria outlined in Chapter 5.

Staff recommends adoption.

Planning & Zoning Board Recommendation:

On June 10, 2026, the Planning and Zoning Board **voted (7-0)** to recommend that City Council adopt the resolution for the Proposed Project General Plan Amendment.

Project Overview

Request:

The applicant is requesting a Minor General Plan Amendment to change the designation for the 0.4± acre project site from Urban Residential Placetype with an Evolve Growth Strategy to Urban Center Placetype with an Evolve Growth Strategy (Proposed Project).

Per Chapter 3 of the Mesa 2050 General Plan, the purpose of the current General Plan Placetype designation, Urban Residential, is to provide for areas that contain a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist. Under the General Plan, Minor Automobile Service and Repair is classified as a Convenience Services land use. The requested Convenience Services land use is not a principal or supporting land use in the Urban Residential Placetype.

The applicant is requesting to change the Placetype designation to Urban Center. The requested Convenience Services land use is a principal land use within the Urban Center Placetype, which includes retail, personal services, public/semi-public uses, entertainment and recreation facilities, eating and drinking establishments, and convenience services.

Per Table 2 (Placetype Change – Minor and Major Criteria) of the Mesa 2050 General Plan, the requested change is a Minor General Plan Amendment.

Concurrent Applications:

- **Rezoning and Site Plan Review:** The Proposed Project request is made concurrently with a rezoning and Initial Site Plan Review application (Case No. ZON25-00110). Through the rezoning and Site Plan Review applications, the applicant is requesting to rezone the project site from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) to allow for an approximately 4,015 square foot Minor Automobile Service and Repair development. The Planning and Zoning Board held a public hearing on May 13, 2026, to review the proposed rezoning request and site plan (Case No. ZON25-00110) and recommended approval (vote 7-0).

Site Context

General Plan:

- The applicant is requesting to change the Placetype designation from Urban Residential to Urban Center.
 - Per Chapter 3 of the 2050 General Plan, Urban Centers are compact mixed-use areas where many people live, work, and play and are typically located adjacent to transit or major arterials.
 - Urban Centers contain retail, personal services, public/semi-public uses, entertainment and recreation facilities, eating and drinking establishments, and convenience services.
- The Proposed Project, and concurrent rezoning and site plan review, is consistent with the Urban Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies of the 2050 Mesa General Plan.

General Plan Amendment Approval Criteria Analysis:

Approval Criteria – Chapter 5 of the Mesa 2050 General Plan (pg. 135):

1. **Whether the proposed amendment will result in a shortage of land for other planned uses, such as whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or housing:**

The proposed amendment will not result in a shortage of land for other planned uses. While it reduces the amount of land designated for Urban Residential by 0.4± acres, approximately 9,300 acres of land directly east, west, and south of the project site remain designated as the Urban Residential Placetype and is largely developed with single-family and multi-family homes.

The amendment supports the City's broader objective of promoting adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.

2. **Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate:**

The Mesa 2050 General Plan was adopted in November of 2024. While there have been no significant changes in character or condition since the adoption of the General Plan, the properties immediately north, northeast, and east of the project site are zoned LC, and are developed with commercial uses and convenience services.

In context with the surrounding land uses and the zoning pattern, the Proposed Project is appropriate and consistent.

3. **The degree to which the proposed amendment will impact the whole community or a portion of the community by:**

- a. **Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan:**

The Proposed Project is consistent with the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan and is consistent with the Urban Center Placetype along Main Street, which is one mile south of the project site. Both the Urban Center Placetype along Main Street and the Proposed Project along University Drive are on major arterial roads and directly border the Urban Residential Placetype.

- b. **Requiring larger or more extensive improvements to roads, sewer or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands:**

The Proposed Project, concurrent rezoning and site plan review will not require more extensive improvements to roads, water systems or sewer. The development currently exists and has existing utility infrastructure.

- c. **Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:**

The Proposed Project will not adversely affect surrounding development or increase traffic congestion, as the development already exists. The continued use of the property will not cause any meaningful increases in congestion and the concurrent site plan review application proposes to remove an existing driveway along University Drive, alleviating existing traffic conflicts.

4. **Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:**

The proposed amendment is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan. Specifically, the following strategies:

- **N2.** Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- **LU2.** Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.
- **LU3.** Encourage infill and redevelopment to meet the community's strategic needs.
- **ED3.** Sustain a business climate that fosters entrepreneurs and small businesses.

5. **Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:**

The proposed amendment constitutes an overall improvement to both the General Plan and the City of Mesa by facilitating a small business and redevelopment of a small commercial property.

6. **The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:**

The Proposed Project represents a meaningful reinvestment in an aging commercial property, supports a locally owned business, and improves the overall streetscape. The proposed adjustment is small in scale, and the Proposed Project is compatible with surrounding land uses and zoning patterns.

Sub-Area Plan:

- The Proposed Project is located within the Neighborhood Opportunity Area of the West Main Street Area Plan.
- The West Main Street Area Plan purpose is to provide for the increased needs of the community, and also to create a place that will continue to represent its people and community. Elements of placemaking, including people and values, integrated land uses, and street life, should be incorporated to enhance the sense of place.
- The Proposed Project is consistent with the West Main Street Area Plan because it will enhance the existing environment, build upon existing activities and enhance new development by contributing to a mixed-use setting, and by projecting the neighborhood identity through an enhanced streetscape.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meetings:

A neighborhood meeting was held on June 12, 2025, and there were no attendees present at that meeting.

A second neighborhood meeting was held on April 29, 2026, where attendees raised questions/concerns about the following:

- The requested parking reduction and potential for off-site parking
- Noise and light pollution associated with the 24-hour operation
- The need for a tire shop and the compatibility with the residential neighborhood
- On-site operations on the site including maneuverability
- Services being offered beyond tire repair in the future

- If this use was not there, would the site deteriorate instead of contributing to neighborhood revitalization

Planning & Zoning Board Public Hearing:

Ten citizens spoke in opposition to the request. Their concerns included the following:

- Parking provided on the site is not sufficient for the proposed use
- Opposition to the 24-hour operations proposed
- The use will serve as an unwanted late-night gathering hub
- The existing visual blight and inconsistency with the zoning district
- The applicant has not demonstrated the need for the proposed use in this location or consistency with the General Plan

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received one email in support and two in opposition to the Proposed Project.

Exhibits

Exhibit 1 - Presentation

Exhibit 2 - Resolution

Exhibit 3 - Resolution Map

Exhibit 4 – GPA Vicinity Map

Exhibit 5 – Zoning Vicinity Map

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents