

City of Mesa

City Hall
20 East Main Street



Meeting Minutes

Wednesday, April 1, 2026

5:30 PM

Study Session

Board of Adjustment Public Hearing

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera
Boardmember Janice Paul

Consent Agenda - All items listed with an asterisk (*) 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. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

1 Call meeting to order.

Chair Wagner called the April 1, 2026 Board of Adjustment Public Hearing meeting to order at 5:30 pm.

2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

**3-a Minutes from February 4, 2026 Study Session and Public Hearing.

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment approve the proposed minutes.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Glover - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - None

Carried unanimously.

4 Take action on the following cases:

4-a **BOA25-00058. "Destination at Gateway CSP," 125± acres located at the southeast and southwest corners of East Williams Field Road and South Signal Butte Road. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Kellie Rorex

Recommendation: Approval with Conditions

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment approve the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Glover - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - None

Carried unanimously.

- **4-b BOA25-00815. "RV Service Building,"** 5.8± acres located at 2038 North Country Club Drive. Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for an expansion to the existing Automobile/Vehicle Sales facility. **(District 3)**

Staff Planner: Kwasi Abebrese

Recommendation: Continue to May 6, 2026

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment continue the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Glover - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - None

Carried unanimously.

- **4-c BOA25-00836. "The Nox,"** 3± acres located approximately 298 feet west of the northwest corner of East Ray Road and East Seaver Avenue. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment approve the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Glover - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - None

Carried unanimously.

- **4-d BOA25-00857. "Mesa Station,"** 0.7± acres located at 245 South Power Road. Substantial Conformance Improvement Permit (SCIP) to allow for deviations from certain development standards to allow for the redevelopment of a Service Station and Automobile/Vehicle Washing facility. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Continue to May 6, 2026

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment continue the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Glover - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - None

Carried unanimously.

- **4-e BOA25-00927. "AZ Motorsport SUP,"** 2.0± acres located at 25 South Val Vista Drive. Special Use Permit (SUP) for a parking reduction for a Automobile/Vehicle Sales facility. **(District 2)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment approve the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Glover - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - None

Carried unanimously.

- **4-f BOA26-00082. "Skybridge Harmony Homes,"** 0.2± acres located at 5848 South Hassett. Special Use Permit (SUP) to allow a Transitional Community Residence. **(District 6)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Pulled off consent

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment approve the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Glover - Barrera - Paul

NAYS - Allen - Trendler

ABSENT - None

ABSTAINED - None

- **4-g BOA26-00112. "Mid-Mesa Medical Building Comprehensive Sign Plan,"** 1.1+ acres located at 3155 East Southern Avenue. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 2)**

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

Pulled off consent

It was moved by Boardmember Paul, seconded by Boardmember Trendler, that Board of Adjustment approve the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - Glover

Carried unanimously.

4-h **BOA26-00218. "AC Hotel," 0.9± acres located at 104 East Main Street. Variance from the Form Based Code standards to allow for a Hotel development. **(District 4)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

It was moved by Boardmember Paul, seconded by Boardmember Glover, that Board of Adjustment approve the proposed case.

Upon tabulation of votes, it showed:

AYES -Wagner - Allen - Glover - Trendler - Barrera - Paul

NAYS - None

ABSENT - None

ABSTAINED - None

Carried unanimously.

5 Adjournment.¹

Without objection, the Board of Adjustment Public Hearing meeting adjourned at 6:54 p.m.

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.

¹Prior to adjournment, at this Board of Adjustment public hearing, the Board of Adjustment may vote to go into executive session for legal advice on any item listed on this agenda pursuant to A.R.S. § 38-431.03(A)(3); this notice is given pursuant to A.R.S. § 38-431.02 to the members of the Board of Adjustment and the public.