



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

Wednesday, May 13, 2026

4:00 PM

Council Chambers

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 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 26041](#) Planning and Zoning minutes from April 22, 2026 Planning and Zoning Board**

3 Discuss and make a recommendation to the City Council on the following zoning cases:

- *3-a** [PZ 26033](#) **ZON25-00626.** "NTT Mesa PH10" 170± acres located at the northeast corner of East Pecos Road and the South Crismon Road alignment. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a new Planned Area Development Overlay (LI-PAD), Council Use Permit and Major Site Plan Modification. This request will allow for an approximately 2,257,581± square foot Data Center development. **(District 6).**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with Conditions

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

- *4-a** [PZ 26038](#) **GPA26-00111 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Continued to the June 10, 2026 Planning and Zoning Board meeting.

- *4-b** [PZ 26037](#) **ZON25-00110 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Continued to the June 10, 2026 Planning and Zoning Board meeting.

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.