City of Mesa

City Hall
20 East Main Street

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, October 14, 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 26083** Planning and Zoning minutes from September 23, 2026 Planning and Zoning Board

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

***3-a PZ 26081** **ZON25-00943. "Waffle Flower Warehouse Rezone,"** 2.4± acres located at the northwest corner of East Thomas Road and North 54th Street. Rezone from Single Residence-90 (RS-90) to Light Industrial (LI), Site Plan Review, and Special Use Permit. This request will allow for an approximately 18,000± square foot Industrial development. **(District 5).**

Staff Planner: Tulili Tuiteleleapaga-Howard
Staff Recommendation: Approval with Conditions

***3-b PZ 26082** **ZON26-00162. "Hawes Crossing Village 6 Remainder,"** 44± acres located at the northwest corner of the South Hawes Road alignment and East Warner Road. Rezone from Multiple Residence-5 with a Planned Area Development Overlay (RM-5-PAD), Office Commercial with a Planned Area Development Overlay (OC-PAD), and Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Residential Small Lot-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD). This request will allow for future development of State Land. **(District 6).**

Staff Planner: Joshua Grandlienard
Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

4 Adjournment.

[1] Prior to adjournment, at this Planning and Zoning Board meeting, the Planning and Zoning Board 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 Planning and Zoning Board and the public.

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.