



PLANNING COMMISSION

Legal Action Report / Meeting Minutes

Wednesday, November 12, 2025 at 6:00 P.M.

Hybrid Meeting Held in Person at City of Tucson City Hall,
Mayor and Council Chambers, and Virtually

1. Roll Call

Meeting was called to order by Chair Ortiz y Pino at **6:00 p.m.** Those present and absent were:

Present:

Chris Ortiz y Pino, <i>Chair</i> (In-Person)	Mayor
Gustavo Silva (In-Person)	Ward 1 at Large
Tim Kinney, <i>Vice Chair</i> (In-Person)	Ward 2
Jason Makansi (In-Person)	Ward 3
Abreeza Zegeer (Virtual)	Ward 3 at Large
Lexy Wellott (In-Person)	Ward 4 at Large
Valerie Lane (In-Person)	Ward 5
Jay Young (Virtual)	Ward 5 at Large
Bill Small (In-Person)	Ward 6
Tom Lampo (In-Person)	Ward 6

Staff Members Present:

Koren Manning, Interim Director, Planning and Development Services
Daniel Bursuck, Planning Administrator, Planning and Development Services
Nicholas Martell, Section Manager, Planning and Development Services
Amanda Smith, Lead Planner, Planning and Development Services
Christina Anaya, Management Assistant, Planning and Development Services
Drew Szentesy, Planning Technician, Planning and Development Services
Roi Lusk, City Attorney, City Attorney's Office

2. Approval of Minutes/Legal Action Report – August 13, 2025 Action

Commissioner Wellott made a motion to approve the Minutes of the September 17, 2025, meeting. The motion was duly seconded by Vice Chair Kinney. The motion carried by a voice vote of 10-0.

3. Middle Housing Code Update

Public Hearing

Nicholas Martell, Planning and Development Services Department, gave a presentation.

Discussion Held.

The public hearing was opened by Chair Ortiz y Pino.

Public Speaker(s)

- Artemis June Torre
- Brendan Lyons
- Kyle Snowden
- Yvonne Lorch
- John McNally
- Jay Tolkoff
- Brandon Matheson
- William Craig
- Xavier Martinez

A motion to close the public hearing was made by Commissioner Kinney, and seconded by Commissioner Wellott. The motion carried by a voice vote of 10 to 0.

Discussion held.

Commissioner Lane moved to recommend approval of the Middle Housing Code Amendment with the following conditions:

- Apply the Middle Housing Code Amendment Citywide
- Allow Minimum Lot Sizes by Density
- Review the Code Amendment in Two Years

The motion was duly seconded by Commissioner Silva. The motion carried by a voice vote of 9-1 with Chair Ortiz y Pino, Vice-Chair Kinney, and commissioners Lampo, Lane, Makansi, Silva, Small, Wellott, Young voting in favor, Commissioner Zegeer voting against.

4. PDSD Staff Announcements

Information Only

Staff announced that Plan Tucson was adopted by voters.

5. Future Agenda Items Information Only

Staff noted that there is a text amendment regarding Large-Scale data centers that will be going to Planning Commission next year, and Commissioner Makansi will be a member of the Technical Advisory Committee.

There will be a Code Cleanup Unified Development Code effort in 2026, including the sign-code sunset date.

6. Call to the Audience

- No Speakers

7. Adjournment

The meeting was adjourned at 8:43 p.m.