



## ZONING EXAMINER'S AGENDA

Thursday, February 12, 2026

City Hall – First Floor  
Mayor and Council Chambers  
255 West Alameda  
Tucson, AZ 85701

Call to Order – 6:00PM

### ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

#### PUBLIC HEARING:

1. **Case:** TP-ENT-1025-00021-TEP Substation, - Vine Avenue (Ward 6) (\*\*Continued from the January 29, 2026 Meeting\*\*)

**Proposed Development:** Tucson Electric Power is requesting a Special Exception Land Use Permit for a 138 kV Substation on 1.6 acres on N. Vine Avenue near its intersection with E. Elm Street and adjacent to N. Ring Road, which is a private roadway serving the Banner Campus. Tucson Electric Power (TEP) is proposing the construction of the Vine 138 Kilovolt (kV) Substation. This project will replace older, lower-voltage equipment to serve increasing energy use in central Tucson. TEP is seeking relief from the 20-foot setback adjacent to residential zones on the north, south, and east boundaries to place the perimeter security wall on the property line (UDC 4.9.11.1). Additionally, TEP is seeking to increase the security perimeter wall height from 10 feet (UDC 4.9.11.9&10) to 13.5 feet to match the existing Banner wall height.

a) Interested Parties

Applicant: Tucson Electric Power  
Crystal Dillahunty and Jared Dickinson  
Tucson Electric Power  
PO Box 711 Unit OH: 131  
Tucson AZ 85702

Sonoran Land Resources  
Brian Pugh  
8750 E. Speedway Blvd., Suite 230  
Tucson, AZ 85710

### ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de excepción especial, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 520-791-5550.

\* The staff reports and related case maps are available online at <https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner>.