



Design Review Board
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DESIGN REVIEW BOARD (DRB)

MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Design Review Board (DRB)** and to the general public that the DRB will hold the following virtual meeting which will be open to the public on:

Friday, February 20, 2026, 8:30 AM

If a member of the public wishes to join through the remote format on a computer, mobile app room device, or telephone:

[Join the meeting now](#)

Meeting ID: 235 575 815 665 63

Passcode: pT6eW6Sc

Dial in by phone

[+1 213-293-2303,,710813390#](#) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 710 813 390#

For materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, Maria.Gayosso@tucsonaz.gov, no later than Monday February 16, 2026.

Para solicitar materiales en formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, Maria.Gayosso@tucsonaz.gov, a más tardar el Lunes 16 de Febrero de 2026.

AGENDA

1. Call to Order / Roll Call

Paige Anthony
Rosemary Bright (Vice Chair)
Andrew Christopher, President of the Arroyo Chico Neighborhood Association (only for Sunshine Mile District review)
Caryl Clement
Cade Hayes
Daniel Maher
Grace Schau
Chris Stebe (Chair)
Richard Fe Tom, Design Professional (only for Sunshine Mile District review)

2. Review and approval of the 1/9/2026 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. SD-1125-00170 – Stravenue Social

Related Activity #s [TC-COM-1025-01978](#)

Addresses: [2330 E BROADWAY BL](#), [2354 E BROADWAY BL](#), and [2358 E BROADWAY BL](#)

Parcel #s: [12901013A](#), [12901012A](#), [12901011A](#)

Zoning: [C-1](#)

Sunshine Mile District (SMD) Review

Action

The Applicant's Request:

Bramic Design Group, on behalf of the Rio Nuevo Multipurpose Facilities District, is proposing a change of use from Retail to Food Service, Alcoholic Beverage Service, and Commercial Recreation land uses. The [project](#) also proposes exterior modifications of the existing buildings, and the installation of a new Welcome sign across the access driveway to/from Broadway Bl., with parking and refuse collection to be provided at the parcel adjacent to the south of the project's site, addressed [150 S Tucson Bl](#) (Parcel # [12901024J](#)).

The project's site is currently zoned C-1 commercial and is within the Sunshine Mile Overlay District (SMD), Mid-Century Subdistrict. All structures on site are designated as contributing to the Sunshine Mile National Register Historic District.

The City's [Design Professional reviewed](#) the proposal on January 22, 2026 and February 4, 2026, and has recommended approval. On February 12, 2026, the Tucson-Pima County Historical Commission's Plans Review Subcommittee (PRS) also reviewed the project, recommending approval as presented by the applicant, with the following conditions: 1) Provide relief or joint at infilled windows to clearly delineate the extent of the original openings; and 2) The thru-wall A/C opening including wood header, and any other miscellaneous non-original openings, may be infilled to blend with the adjacent brick wall.

The DRB's Purview:

In accordance with Unified Development Code (UDC) Section [2.2.6.C.16](#), the SMD-DRB reviews development projects submitted using the SMD zoning option, and forwards a recommendation to the Planning & Development Services Department (PDSD) Director. Per UDC Section [5.13](#) and [SMD](#) Section II.D.5, the SMD-DRB reviews projects for compliance with applicable SMD design standards and guidelines (Sections III & IV). SMD standards and guidelines specified in the [SMD document](#) (Ordinance [11872](#)). Also, per [SMD](#) Section II.D.5.d.2, the SMD-DRB may continue the

item being reviewed one time, unless the applicant asks for further continuances.

MOTION: THE SUNSHINE MILE DISTRICT DESIGN REVIEW BOARD (SMD-DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH SUNSHINE MILE DISTRICT (SMD) DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR [APPROVAL] [DENIAL], FINDING THE PROJECT [IN COMPLIANCE] [NOT IN COMPLIANCE] WITH THE STANDARDS AND GUIDELINES SET FORTH IN SMD SECTIONS III AND IV [SUBJECT TO THE FOLLOWING CONDITIONS].

5. **TP-MOD-1025-000076 – Dutch Bros Coffee**

Related Activity #s **TD-DEV-1124-00305, TC-COM-0325-00633**

Address: **170 S HOUGHTON RD** (Parcel # **13348128E**)

Zoning: **C-1**

Board of Adjustment Variance Request Review

Action

The Applicant’s Request:

Core States Group, on behalf of Avalon Development LLC, is [proposing the construction](#) of a new 950 sq ft Dutch Bros Coffee building on an approximately 0.55-acre pad currently developed with parking spaces. The site is located on Houghton Road, a designate Scenic Arterial in the Major Streets & Routes (MS&R) Plan. The applicant is [requesting the following variance](#) to the Unified Development Code (UDC) provision:

- 1) Reduce the building setback specific to the Scenic Corridor Overlay Zone from seventy-two (72’) feet to fifty-eight (58’) feet, as measured from the future right of way of Houghton Road, as shown on the submitted plans.

The *Unified Development Code (UDC)* sections applicable to this project include but are not limited to Section 4.7.20 and Table 4.8-4, which provides the criteria for commercial uses in the C-1 zone, and Sections 5.3.4.A and 5.3.5.A, which provide the criteria for development in the Scenic Corridor Overlay Zone.

The DRB’s Purview:

In accordance with UDC Section [5.3.14](#), the DRB reviews the application for compliance with UDC Section [3.10.3.K](#) (see Attachment A) and provides a recommendation to the Board of Adjustment.

MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S PROPOSED REDUCTION OF BUILDING SETBACKS AND RECOMMENDS TO THE BOARD OF ADJUSTMENT (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH UDC SECTION 3.10.3.K (SUBJECT TO THE FOLLOWING CONDITIONS).

6. **Staff Announcements**

Informational

7. **Adjournment**

ATTACHMENT A:
UDC SECTION 3.10.3.K “FINDINGS FOR APPROVAL”

The Board of Adjustment can hear and decide a variance request from the regulations listed in the Unified Development Code. The Board may grant a variance only if it finds the following:

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district ;
2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;
3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;
4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC ;
5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed variance shall not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,
7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.