

ZONING EXAMINER'S AGENDA

July 9, 2026

6:00 PM

MEETING NOTE: This meeting will be held remotely through technological means. The public hearing discussions, deliberations, and actions of the Zoning Examiner are transparent and conducted openly.

THIS MEETING IS VIRTUAL ONLY, NO IN-PERSON ATTENDANCE.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the closure of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before the Mayor and Council provided the written appeal is filed with the City Clerk within 14 days of the closing of the Zoning Examiner's public hearing. The Mayor and Council will make the final decision on all rezoning requests.

Please join the Zoning Examiner hearing from your computer, tablet, or smartphone. Members of the public may view, listen to, and participate in the hearing online by going to the Zoning Examiner website and clicking "Join Meeting" at the top of the page. The Zoning Examiner website may be accessed at the following location:

www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner

Meeting ID: 285 161 677 453 19

Passcode: 7tn62Tr9

You can also dial-in using your phone:

[+1 213-293-2303](tel:+12132932303), [156196429](tel:+156196429) United States

Phone conference ID: 156 196 429#

If you encounter difficulty accessing the hearing, please email TucsonRezoning@tucsonaz.gov for technical assistance.

The public has the following options to provide comment to the Zoning Examiner:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to TucsonRezoning@tucsonaz.gov. The email should include the Zoning Examiner public hearing date, the case number or name, and your name. Written comments must be received no later than 5:00 pm, July 8, 2026.
- 2) Individuals wishing to speak during the hearing should submit a written request to TucsonRezoning@tucsonaz.gov. Written requests should be received by no later than 5:00 pm, July 8, 2026. The email should include the Zoning Examiner public hearing date, your name, and your phone number. Individuals wishing to speak but who did not submit a prior written request will be provided with instructions by the Zoning Examiner at the time of the hearing on how to provide comments.

You may speak in favor or in opposition to the rezoning or special exception during the public hearing.

CALL TO ORDER - 6:00 P.M.

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

PUBLIC HEARING

1. Case: TP-ENT-0426-00008 El Toro Square – E Bellevue St (Ward 6)

Proposed Development: Rezoning request for 0.84 acres of a 1.66-acre site to support a new commercial shopping center known as El Toro Square.

- a. Review of Rezoning Process
- b. Interested Parties

Applicant/Agent: Lexy Wellott
The Planning Center
2 E. Congress, Suite 600
Tucson AZ 85701

2. TP-ENT-0426-00009 Copper Avenue Partners – Copper Street (Ward 3)

Proposed Development: Rezoning of 1901 W. Copper Rd. (Parcel 107-03-165E) from R-2 to I-1 for a Commercial Shopping Center

- a. Review of Rezoning Process
- b. Interested Parties

Owner: Lane Moore
Copper Avenue Partners, LLC
3500 Lenox Rd NE Suite 735
Atlanta, GA 30326-4228

Applicant/Agent: Steven Vasquez
Rick Engineering Company
3945 E. Fort Lowell Rd, Suite 111
Tucson AZ 85712

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>.