



PLANNING COMMISSION

Wednesday, July 17, 2024 at 6:00 P.M.

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

Legal Action Report / Meeting Minutes

1. Roll Call

Meeting was called to order by Chair Wellott at **6:03 p.m.** Those present and absent were:

Present:

Lexy Wellott, Chair (In-Person)	Ward 4 at Large
Chris Ortiz y Pino, <i>Vice Chair</i> (In-Person)	Mayor
Patricia Schwartz (Virtual)	Ward 1 at Large
Chuck Martin (In-Person)	Ward 2
Jason Makansi (Virtual)	Ward 3
Anna Casadei (Virtual)	Ward 4
Jay Young (Virtual)	Ward 5
Tom Lampo (Virtual)	Ward 6 at Large

Absent:

Serena Huaraque	Ward 1
Tim Kinney	Ward 2 at Large
Abreeza Zegeer	Ward 3 at Large

Staff Members Present:

Piroschka Glinsky, Principal Assistant City Attorney, City Attorney's Office
Koren Manning, Deputy Director, Planning and Development Services
Daniel Bursuck, Planning Administrator, Planning and Development Services
John Beall, Section Manager of Entitlements, Planning and Development Services
Carver Struve, Principal Planner, Planning and Development Services
Rebecca Ruopp, Principal Planner, Planning and Development Services
Christina Anaya, Management Assistant, Planning and Development Services

2. Approval of Minutes/Legal Action Report –June 5, 2024 Action

Commissioner Martin made a motion to approve the Minutes of the June 5, 2024 meeting. The motion was duly seconded by Vice Chair Ortiz y Pino. The motion carried by a voice vote of 7-0 (Commissioners Huaraque, Young, and Zegeer absent).

3. Broadmoor Broadway Village Neighborhood Plan Update Public Hearing

Rebecca Ruopp, Planning and Development Services, gave a presentation.

Staff announced that Commissioner Young had joined the meeting virtually.

James Angel and Richard Roati of the Broadmoor Broadway Village Neighborhood Association, spoke on the Plan.

Discussion held.

The public hearing was opened by Chair Wellott.

Public Speaker(s):

- Wayne Anderson
- John McNally
- Susan Husband

A motion to close the public hearing was made by Commissioner Martin and seconded by Commissioner Casadei. The motion carried by a voice vote of 8-0 (Commissioners Huaraque and Zegeer absent).

Commissioner Lampo moved to forward the Broadmoor Broadway Village Neighborhood Plan Update to Mayor and Council. The motion was duly seconded by Commissioner Martin. The motion carried by a voice vote of 8-0 (Commissioners Huaraque and Zegeer absent).

At this point Chair Wellott recused herself and left the meeting. A quorum remained present.

4. Houghton East Neighborhood Plan Amendment Public Hearing

John Beall, Planning and Development Services, gave a presentation.

Linda Morales, The Planning Center, gave a presentation.

James Stark, Mister Car Wash, addressed the Commission.

Discussion held.

The public hearing was opened by Vice-Chair Ortiz y Pino.

Public Speaker(s):

- Regina Pugh

A motion to close the public hearing was made by Commissioner Martin and seconded by Commissioner Makansi. The motion carried by a voice vote of 7-0 (Commissioners Huaraque, Zegeer, and Chair Wellott absent).

Additional discussion held.

Commissioner Martin made a motion to recommend to Mayor and Council approval of the height increase to 30 feet per the applicant's request subject to the provision of a minimum 5-foot wide street landscaping border with all the vegetation screening requirements subject to UDC Section 7.6.4.4 and 7.6.4.5 east of the basin with the trees to be 24-inch box trees per the City memorandum dated February 19th 2024. The motion was seconded by Commissioner Lampo.

The motion carried by a roll call vote of 7-0 (Commissioners Huaraque, Zegeer, and Chair Wellott absent).

Following the vote Chair Wellott returned to the meeting.

5. State Legislation Related to Municipal Zoning Information Only

Staff provided a presentation on upcoming changes to municipal zoning based on recently adopted State legislation related to land use. These include HB 2720, HB 2297, SB 1162, and HB 2721.

6. PDSD Staff Announcements Information Only

There were no PDSD staff announcements.

5. Future Agenda Items Information Only

Staff noted an upcoming study session in August for the accessory dwelling unit code changes necessitated by HB 2720.

8. Call to the Audience

Public Speaker(s):

None

9. Adjournment

The meeting was adjourned at 8:26 p.m.