

ZONING MEMBERS PRESENT:

Linus Kafka, Zoning Examiner
Glenn Moyer, Planning & Development Services
Delma Sanchez, City Recording Clerk

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1 ZONING EXAMINER: All right. Next case is Case No. C9-
2 15-05 Brake Masters, but I'm gonna give Ms. Lee three minutes
3 here to pack up. So do you mind if Mr. Moyer starts his
4 presentation while you're here? Don't feel rushed. Okay.

5 MR. MOYER: I'll read slow.

6 ZONING EXAMINER: Okay.

7 MR. MOYER: This is a request by Jim Egan on behalf of
8 the property owners, Heights Properties, to rezone approximately
9 0.4 acres from C-1 to I-2 zoning. The rezoning site is located
10 in the interior of the Houghton Town Center, a developing
11 regional shopping center at the southwest corner of Houghton Road
12 and Old Vail Road.

13 The Preliminary Development Plan proposes a 5,000-
14 square foot, eight-bay automotive service center. Land use
15 policy direction for this area is provided by the Esmond Station
16 Area Plan and Plan Tucson. The rezoning site is located within a
17 business center as identified on the Future Growth Scenario Map
18 of Plan Tucson.

19 Business centers are major commercial or employment
20 districts that act as major drivers of Tucson's economy. These
21 centers generally contain corporate or multiple use office,

1 industrial or industrial - or retail uses. The existing I-2, C-1
2 zoning line predates development of the Houghton Town Center and
3 the subject parcel. Therefore the rezoning line has no
4 relationship to the parcel lines, driveways, drainage-ways or
5 other logical boundary.

6 While not the minimum required zoning, Staff supports
7 I-2 zoning for the entire site which will result in the I-2
8 zoning line moving approximately 130 feet north as the simplest,
9 most logical solution now and for future administration of the
10 site.

11 The proposed development is in compliance with the
12 Esmond Station Area Plan and Plan Tucson and is consistent with
13 the anticipated future development within the surrounding
14 shopping center. Subject to compliance with the attached
15 Preliminary Conditions, approval of the requested I-2 zoning is
16 appropriate.

17 As of today, the Planning & Development Services
18 Department has received one written approval and zero protests.
19 The protest calculated out to a protest by area of zero percent
20 in all four directions.

21 ZONING EXAMINER: All right. Thank you. I have the
22 approval and protest forms, they're part of the record. And if
23 Mr. Egan, you'll just bear with us for a moment, we'll let Ms.
24 Lee pack up and we can - I think we're going in record time

1 anyway, so there's no, no pressure. Thank you. All right.
2 Yeah, we don't want that. All right. Thank you. Mr. Egan.
3 It's kind of an interesting little parcel.

4 MR. EGAN: Good evening, gentlemen. I'm here on behalf
5 of Heights Properties, Brake Masters, and I've reviewed the
6 conditions for the (inaudible) rezone, and they and I are in
7 agreement with them. And that sums it up.

8 ZONING EXAMINER: All right. Mr. Jackson, you don't
9 want to testify? You don't want to testify? No? All right.
10 Anybody wishing to speak on the matter of C9-15-05 Brake Masters?
11 All right. Seeing no one, noting Mr. Egan's agreement to the
12 conditions, Case No. C9-15-05 - unless Staff has anything further
13 to add.

14 MR. MOYER: Nothing further.

15 ZONING EXAMINER: You sure? No one's gonna take the
16 bait of me saying this is an interesting little parcel?

17 MR. MOYER: No.

18 ZONING EXAMINER: All right. C9-15-05 is hereby
19 closed.

20 MR. EGAN: Thank you.

21 ZONING EXAMINER: Thank you.

22 (End of C9-15-05.)

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape recorded conversation in the case referenced on page 1 above.

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KATHLEEN R. KRASSOW - Owner
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