

Affidavit of Posting

● City of Tucson ●

State of Arizona
County of Pima

} ss

I, the undersigned, the duly appointed City Clerk for the City of Tucson, Arizona, do hereby affirm the following Ordinance(s)/Resolution(s) was (were) posted in the Ordinances/Resolutions Binder in the lobby of the City Hall, 255 W. Alameda.

Ordinance Nos. 12207, 12208, 12209, and 12212

Date adopted by Mayor and Council: December 16, 2025

Date Posted: December 18, 2025

To remain posted until: January 18, 2026

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 18th day of December, 2025.

Yolanda Lozano
Interim City Clerk

for
By: 
Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 12/17/25.
Date received by Mail Clerk: 12/17/25.
Date received by Public Records Section: 12/17/25.

ADOPTED BY THE
MAYOR AND COUNCIL

December 16, 2025

ORDINANCE NO. 12207

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY BOULEVARD AND HOUGHTON ROAD IN CASE TP-ENT-0324-00008, MISTER CAR WASH – E. BROADWAY BOULEVARD, C-1 TO C-2 AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

WHEREAS, by the adoption of this Ordinance the Mayor and Council has considered the probable impacts on the costs of housing construction.

SECTION 1. The zoning district boundaries in the area located on the southeast corner of the intersection of Broadway Boulevard and Houghton Road are hereby amended from C-1 to C-2 as shown on the attached map marked Ordinance No. 12207 upon issuance of a building permit in substantial compliance with the requirements hereto as Exhibit "A" set forth by the Mayor and Council on October 22, 2024, if such issuance takes place on or after the effective date of this ordinance and before October 22, 2029.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan and all applicable specific plans; including the *Houghton East Neighborhood Plan*.

SECTION 3. Notwithstanding any provision of the Tucson Code relating to lot split approval, no grading, grubbing, filling, excavation, construction, or other physical

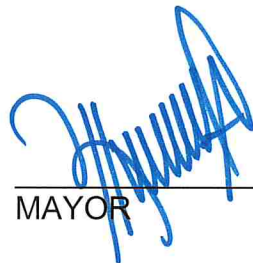
alteration of the site in furtherance of the project contemplated by this Ordinance shall occur prior to the final plat recordation date of the C-2 zoning classification.

SECTION 4. This Ordinance becomes effective thirty (30) days after it is adopted by the Mayor and Council and is available from the City Clerk.

SECTION 5. The provisions of this Ordinance, including the attached conditions, cannot be given effect individually, and to this end, the provisions of this Ordinance and the attached conditions are not severable.

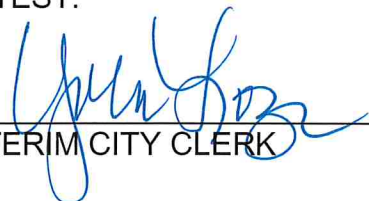
SECTION 6. The various officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, December 16, 2025.



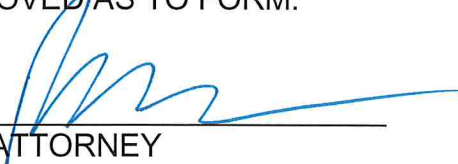
MAYOR

ATTEST:



INTERIM CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

ST/tt
11/26/2025

EXHIBIT "A" TO ORDINANCE No. 12207

Requirements for Rezoning Case TP-ENT-0324-00008, C-1 to C-2 as established by Mayor and Council on October 22, 2024 and December 16, 2025.

This Ordinance is subject to the following conditions:

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan, dated August 1, 2024, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Cultural Resources – a Class III survey report must be submitted to the City's Historic Preservation Officer prior to the commencement of any grading/trenching/digging on the site.
5. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.
7. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD. "

8. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, no Notice Criteria are exceeded. Applicants are therefore not required to file FAA Form 7460. However, if the use of cranes is anticipated during development and construction activities, the applicant must file FAA Form 7460 at least 45 days in advance of such use, to provide the applicant with sufficient time to respond to any concerns identified by the FAA. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

LAND USE COMPATIBILITY

9. Building height shall be limited to a maximum of 30 feet.
10. Hours of operation shall be limited to the hours between 7am to 7pm.
11. Services and activities shall be limited to the hours of business. Illuminated signs, vacuums, dryers, and other noise generating mechanical equipment shall be turned off during non-business hours.
12. All noise-producing equipment shall be located within a fully enclosed equipment area, including the vacuum turbine motors for the outdoor vacuum stations.
13. All mechanical equipment, associated enclosures, and other structures must be limited in height to a maximum of one-third of the distance to the property line facing Houghton Road.
14. The existing monument sign structure shall be removed from the Scenic Corridor Buffer Area.
15. Digital signs shall not be utilized on Houghton Road and Broadway Boulevard.
16. New monument signage shall meet Scenic Buffer sign code requirements.
17. Mechanical equipment shall be located outside of the scenic corridor buffer and be limited in height to one-thirds the distance to the western property line.
18. Commercial building to provide cool roofs. New and replacement roofing materials must demonstrate a high albedo level (>60 Solar Reflectance Index) or utilize other cool roof technology per the ICC Green Construction Code.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

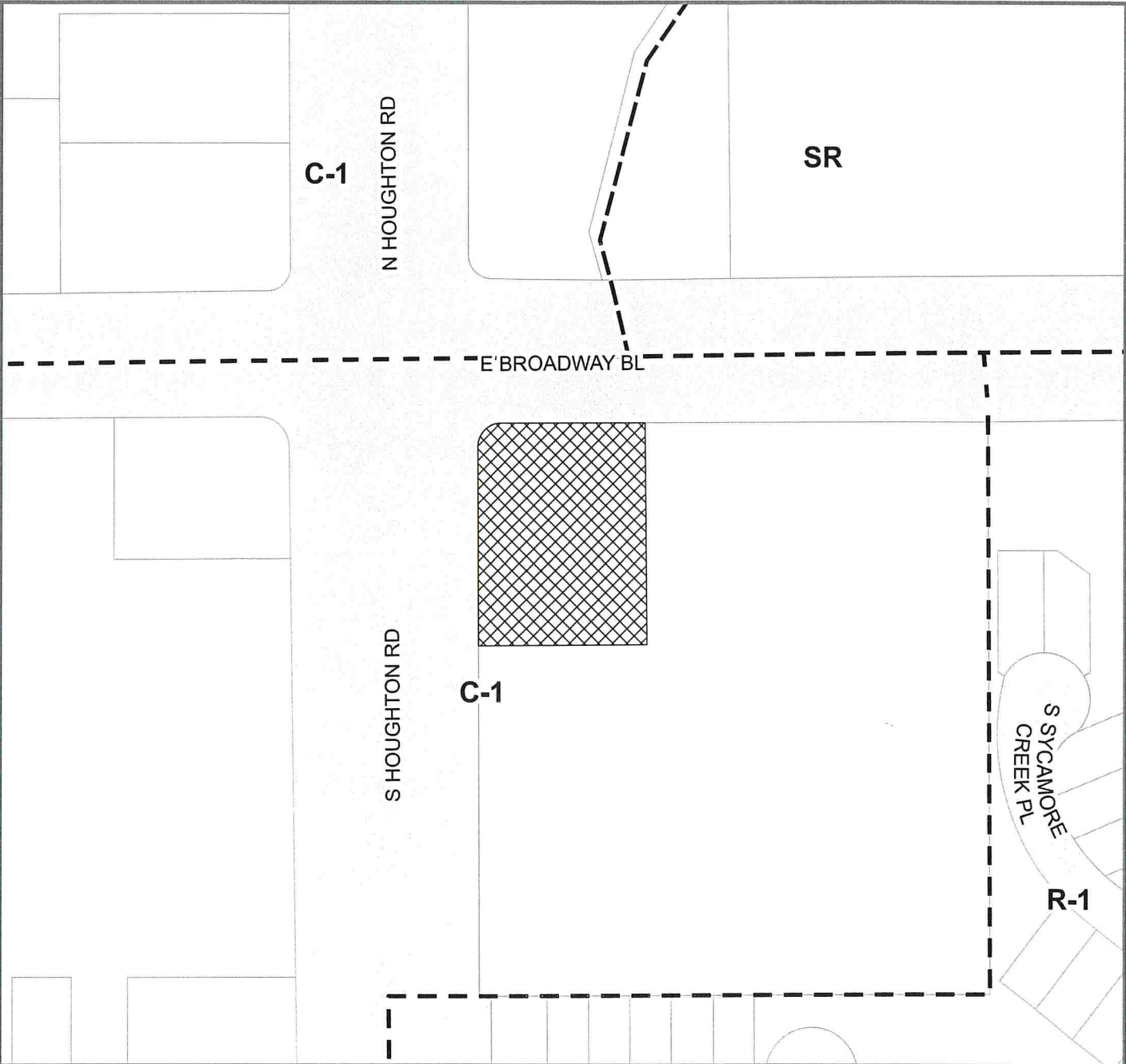
19. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation and Mobility.

ENGINEERING/LANDSCAPING

20. Critical basin detention must be met as a condition of rezoning.

21. At least one sidewalk is required to connect the onsite circulation path to the sidewalk in the ROW.
22. Where adjoining sidewalk from the property ties to sidewalk along the ROW frontage, a 5x5' ADA landing is required.
23. All newly planted trees on the site shall be a minimum of 24-inch box specimens.
24. Landscaping provided within the 30-foot scenic corridor buffer/detention basin (approximately 20 feet of which is on the property/10 feet within the right-of-way) along Houghton Road shall consist, to the greatest extent practicable/feasible, of the following:
 - a. One tree per every 33 linear feet of the basin/street landscape border. Allow clear space at the inlet/outlet of the basin (approximately 15 feet).
 - b. Provide 50% understory (where feasible) shrubs and groundcover selected from the ADWR Plant List.
 - c. 4-inch minimum screened landscape rock as the inorganic ground cover within the basin/street landscape border.
 - d. As much as possible place plant material within the property limits, to try and avoid maintenance conflicts in the Right-of-Way.
 - e. DTM and PDSD will coordinate with the applicant during the development review process to formalize the final plant palette and a maintenance plan to preserve vegetation planted in the basin and street right-of-way to approved landscape plans and preliminary development plan.
 - f. 30-inch screen wall shall be provided between the parking area/vacuum stalls and the detention basin.

TP-ENT-0324-00008 - Mister Car Wash E Broadway Bl



Area of Rezoning

Ordinance 12207

Adoption Date December 16, 2025

0 75 150 Feet
1:1,907



Ordinance becomes effective 30 days after adoption by Mayor and Council and when it is made available by the City Clerk.

Legal Description:

PTN S240' N315' E210' W285' LOT 5 EXC RD STRIP 1.02 AC SEC 13-14-15

Director, Planning & Development Services Department