



Pima County  
Meeting Agenda

MEETING LOCATION  
Administration Bldg. - East  
130 W. Congress Street  
1st Floor  
Tucson, AZ 85701

Planning and Zoning Commission

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Wednesday, January 29, 2020

Board of Supervisor's Hearing Room

8:30 AM for a Pre-Meeting to discuss Agenda Items

9:00 AM for Scheduled Hearings

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**Planning and Zoning Commissioners**

**Executive Secretary**

*District 1 Jodi Bain  
Brad Johns, Chair  
District 2 Barbara Becker, Vice-Chair  
Armando Membrila  
District 3 Ryan Maese  
Tom Tronsdal  
District 4 David Hook  
William Matter  
District 5 Bob Cook  
Bruce Gungle*

*Chris Poirier, Planning Official*

**Agenda**

*At least 24 hours before each scheduled meeting, the agenda/addendum is available online at <http://pima.gov/DsDBCC/> or at Development Services, Planning Division 1<sup>st</sup> floor, 201 N. Stone Ave, Tucson, AZ 85701, Mon-Fri, 8am to 5pm.*

**Public Participation Speakers are Limited to 3 Minutes**

*For anyone interested in speaking, please complete a Speaker's Card available in the Hearing Room and include agenda item number and other requested information. Speaker Cards are required for each item of interest including Call to the Public. Place the completed Speaker Card(s) in the labeled baskets located on the dais. When the Chairman announces your name, step forward to the podium and state your name and affiliation (if applicable) for the record. The Chairman reserves the right to ensure all testimony is pertinent or non-repetitive so the matter will be handled fairly and expeditiously, and that all speakers abide by rules of civility. Any questions pertaining to the meeting can be directed to the Coordinator for the Commission.*

**Accessibility**

*The Board Hearing Room is wheelchair and handicapped accessible. Any person who is in need of special services (e.g., assistive listening device, Braille or large print agenda material, signer for hearing impaired, accessible parking, etc.) due to any disability will be accommodated. Please contact the Commission Coordinator, Angie Rangel at (520) 724-8800 for these services at least three (3) business days prior to the Planning and Zoning Commission Meeting.*

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1. PRE-MEETING: Procedural clarifications and administrative agenda item updates related to any item on this agenda.

2. ROLL CALL 9:00 AM
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF [OCTOBER 30, 2019](#) MEETING SUMMARY
5. CALL TO THE PUBLIC

## HEARINGS

### COMPREHENSIVE PLAN AMENDMENT

(Continued from 09/25/19 and 10/30/19)

6. **P19CA00001 PIMA COUNTY - N. TRICO ROAD PLAN AMENDMENT**

Pima County requests a **Comprehensive Plan amendment** of approximately 296.3 acres from Resource Conservation (RC) to Industrial (I) land use designation, parcel 208-07-0040, located immediately south of the Pinal County boundary and 1 mile west of N. Trico Road, in Section 4, Township 11 South, Range 10 East, in the Avra Valley Planning Area. (District 3)

**Attachments:** [Staff Report](#)  
[Withdrawal Request](#)

(Continued from 10/30/19 and 11/27/19)

7. **P19CA00005 MORTGAGE EQUITIES XVI LLC - S. SORREL LANE PLAN AMENDMENT**

Mortgage Equities XVI LLC, represented by Rick Engineering Co., requests a **comprehensive plan amendment** of approximately 68.42 acres from Low Intensity Urban 1.2 (LIU 1.2) to Low Intensity Urban 3.0 (LIU 3.0) land use designation, on parcels 138-29-6820, 138-29-6830 and a portion of 138-29-002A, located at the northeast corner of the intersection of S. Sorrel Lane and W. Hermans Road, in Section 20, Township 15 South, Range 13 East, in the Southwest Planning Area. (District 5)

**Attachments:** [Staff Report](#)

### REZONING

8. **P19RZ00011 HIGINIO – N. CAMINO DE OESTE REZONING**

Higinio Avilez represented by Projects International, Inc., requests a **rezoning** of approximately 9.73 acres from the SH (Suburban Homestead), 4.96 acres, and the SR (Suburban Ranch), 4.77 acres, zones to the CR-4 (Mixed-Dwelling Type) zone located at the northwest corner of W. Massingale Road and N. Camino de Oeste, addressed as **7701 N. Camino de Oeste**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban (MIU). (District 1)

**Attachments:** [Staff Report](#)  
[Site Analysis](#)

[Neighborhood Information Meeting](#)  
[Additional Material](#)  
[Comment Letter](#)  
[Comment Letters 2](#)  
[Comment Letters 3](#)  
[Comment Letters 4](#)  
[Comment Letters 5](#)

## MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

9. **Co9-99-46 HASTINGS – RIVER ROAD REZONING**  
Request of E & S Irving, LLC, represented by Gene Goldstein, for a **modification (substantial change) of rezoning condition #12** which requires adherence to the approved preliminary development plan for a convenience store with fuel dispensers and a restaurant with a drive-through. The applicant proposes an additional restaurant with a drive-through and additional retail space. The subject site is an approximately 2.11-acre portion of the original 4.02-acre rezoning to CB-1 (Local Business) located on the south side of River Road, approximately 220 feet west of the intersection of W. River Road and N. La Cholla Boulevard and is addressed as **2171 W. River Road**. (District 1)

**Attachments:** [Staff Report](#)

10. BOARD OF SUPERVISORS DISPOSITION OF CASES
11. ADJOURNMENT

The meeting summary will be posted on the website at <http://pima.gov/DSDBCC/>