

ATTACHMENT E

From: [Vince Byron](#)
To: [Adrian G Zambrano](#)
Subject: Case Z-237-M-85-2 Letter of Opposition
Date: Wednesday, December 31, 2025 10:51:14 AM

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Thank you, Adrian, for your help in answering my questions over the phone yesterday.

I am submitting this email to you to raise my opposition to the change in zoning outlined in Case Z-237-M-85-2. I have been a resident of Tatum Ranch for 29 years. I value the community that we have and do not believe a blanket rezoning of the southeast corner of Cave Creek Rd and Desert Willow Parkway to C-2 PCD is necessary or right for the community.

The corner was originally zoned C-1 PCD and twice individual stores have been approved for C2-PCD. This process allowed opportunity for community input and it makes sense to continue to use this exception process when individual commercial opportunities come up. My understanding is that this current case is being brought forward to fully rezone the entire property rather than looking to get an individual exception for allowing the billiards hall to operate in the restaurant.

I have no issue with the billiards gaming facility and if it were presented as an exception for this specific space I would support it.

However, broadly rezoning the entire commercial property to C-2 PCD is unnecessary and potentially raises risks for our community with no opportunity later to provide input into what is allowed to open in the future,

As I read the list of potential commercial uses that C-2 PCD allows that C-1 CPD does not, there are many that concern me. The following is a list of several, not exhaustive, that I would not want to see opened on this corner in our community.

From Section 623. Commercial C-2 District - Intermediate Commercial, Subsection D

1. [Adult bookstore \[phoenix.municipal.codes\]](#), [adult novelty store \[phoenix.municipal.codes\]](#), [adult theatre, adult live entertainment establishment \[phoenix.municipal.codes\]](#), [erotic dance or performance studio \[phoenix.municipal.codes\]](#), subject to the following conditions or limitations:

42. Chemicals and Drugs, [Storage \[phoenix.municipal.codes\]](#) and Distribution

79. Garage, Repair, Not Body and Fender [Shops \[phoenix.municipal.codes\]](#)

80. Garages, Public

101. Liquor, [Storage \[phoenix.municipal.codes\]](#) and [Wholesale \[phoenix.municipal.codes\]](#)

124. Nonprofit [medical marijuana \[phoenix.municipal.codes\]](#) dispensary facility, subject to the following conditions and limitations; failure to comply with the below

regulations and requirements is subject to revocation per Section [307 \[phoenix.municipal.codes\]](#).

156. [Service Stations \[phoenix.municipal.codes\]](#), Automobile ([corner lots \[phoenix.municipal.codes\]](#) only in C-1)

I am also raising concerns with the timing of the notification to residents of Tatum Ranch and the hearings scheduled. The sign postings went up on the property on Dec 17 and it is my understanding that the letter of notice was sent out on Dec 19, although I did not receive one. The hearings for public input take place starting Jan 6. The year-end holiday window that this is being pushed through makes it difficult for everyone to be aware and provide their input. The Tatum Ranch Community offices have been closed since Dec 19th and do not reopen until Jan 5. This prevents residents from having any discussion with the Tatum Ranch Community center or HOA until the day before the first hearing is scheduled.

I strongly oppose the blanket rezoning of this property to C-2 PCD. My understanding is that we have only had two exception requests previously in the nearly 30 years since the Tatum Ranch community opened and both were approved. This is not an onerous process that the property owners are constantly going through to get exceptions as needed. Blanket rezoning creates unnecessary risks for the residents for future unwanted commercial ventures and should not be allowed. The property owners should present this as an exception specifically for allowing the billiard hall within an existing restaurant.

Thank you,
Vincent Byron
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