

CITY OF SOMERTON

Planning and Zoning Commission

Regular Meeting Minutes

August 14, 2006

Call to Order

Chairman Armando Leon called the meeting to order at 6:32 pm at the Library Annex, 240 W. Canal Street.

Roll Call

Present: Armando Leòn, Chairman; Renee Vuksan, Vice-Chairwoman; Jose Trevino, Commissioner; Jose Yepez, Commissioner; Carlos Gonzalez, Commissioner; Juan Villafàna, Commissioner; Gema Anaya, Commissioner.

Pledge of Allegiance

Approval of Minutes – No minutes to approve

Call to the Public

No public comments.

Public Hearings

Rezoning 235 North Somerton Avenue from C-1 to C-2 – Case #Z05-06:

Gerardo Rodriguez and Cathy Rodriguez of 235 N. State Avenue are requesting the rezoning of Lot 1, part of Lot 2 and Lots 11 and 12, Block 8, Company Addition to the Somerton Town Site, City of Somerton, Arizona, also known as Assessor Parcel Nos. 103-39-024, 035 and 036. The current zoning is C-1, Limited Commercial. The requested zoning is C-2, General Commercial, to facilitate the construction of a automotive lubrication and car wash facility.

Community Development, Director Mike Shores presented this case.

Open Public Hearing

Vice-Chairwoman Vuksan asked if drainage is going to be a problem in the area and how will it be handled. Shores responded that the car wash will have an on-site retention area. Chairman Leon asked if the car wash will be a drive-thru car wash with machines. Shores responded that this car wash will be hand wash only. The concept is similar to car wash's in Mexico. Commissioner Gonzalez suggested he would like to see a site plan before approving the zoning change and asked if they had a site plan. Shores stated Rodriguez has been working with staff to develop a site plan, but that he didn't bring a copy of it to the meeting. Chairman Leon asked if there would be enough parking for customers

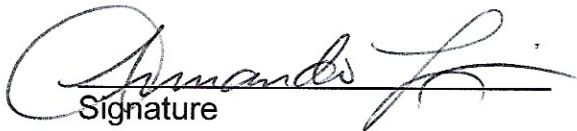
and the facility traffic. Shores responded that they have expanded the original site plan to the north to accommodate the parking and make the circulation flow. All parking requirements have been met per the city guidelines.

Close Public Hearing

Chairman León entertained a motion. Commissioner Yepez motioned to approve the Rezoning Case #Z05-06, subject to site plan review by City Council.

Chairwoman Renee Vuksan seconded the motion.

The motion passed (7-0) Meeting adjourned at 7:15 P.M.


Signature

Chairman Armando Leon

10/16/06
Date