I. CALL TO ORDER (6:00)

Thomas: It's a minute or two past six o'clock. We are all here, so we have a quorum. So that's our call to order.

II. CONFLICT OF INTEREST

At the opening of each meeting, the chairperson shall ask if any member on the Commission or City staff has any known conflict of interest with any item on the agenda.

Thomas: Is there any conflict of interest from anyone on the Commission for any of these cases? Okay, thank you.

III. APPROVAL OF MINUTES

a. January 22, 2019

Thomas: Next is the approval of minutes. I'll entertain a motion to approve the minutes from the last meeting.

Smith: Madam Chair. I make a motion we approve minutes from meeting dated January 22.
Thomas: Thank you.

Gordon: I second.

Thomas: Thank you. Any discussion? Okay, all those in favor please say "aye."

MOTION PASSES UNANIMOUSLY.

Thomas: Any nays? Okay the minutes are approved.

IV. POSTPONEMENTS - NONE

Thomas: Postponements. I don't think we have any postponements.

V. PUBLIC PARTICIPATION

Thomas: Next is public participation. Is there anybody in the audience who would like to speak about something that is not on the agenda? You're welcome to come up now. Otherwise, if you're here to speak about something that's on the agenda, we would like you to wait until that case comes up. Is there anyone here who wants to speak about something other than an item on the agenda? Okay, seeing none, we'll move on.

VI. CONSENT AGENDA

1. Case 19CS0500001: A request for approval of a non-administrative replat known as Original Townsite Block 92 Replat No. 1 for 0.22 +/- acres. The plat includes two single-family residential lots, is zoned R-2 (Medium Density Residential District) and is located on the southeast corner of Texas Avenue and S. San Pedro Street; a.k.a. 420 Texas Avenue. Submitted by Borderland Engineers and Surveyors LLC on behalf of Michael Coronado, property owner. Council District 4.

2. Case 18ZO3000018: A request for approval of a Planned Unit Development (PUD) Final Site Plan known as the Sunset Grove PUD for property encompassing 15.693 +/- acres and located at the southern dead-end of Calle de Niños, north of Farney Lane. The plan proposes to convert the existing condominium project on the subject property into a townhouse development with fee simple lots, privately maintained roads, common areas and a large open space utilized for agricultural purposes, drainage, and a pedestrian trail. Submitted by Denton Ventures Inc., on behalf of Deko Properties, LLC., property owner. Council District 2.

3. Case 19CS0500013: A request for approval of a preliminary plat known as Legends West North Phase 2C for 11.149 +/- acres, zoned R-1a (Single-Family Medium Density) and located west of Magdalena Drive, east of the

Thomas: Next is the consent agenda. Anybody want to move anything off of the consent agenda? No, then I’ll entertain a motion to pass the consent agenda.

Gordon: I make a motion we accept the consent agenda.

Smith: Second.

Thomas: It’s been moved and seconded that we accept the consent agenda. Becky would you take roll call?

Baum: Board Member Smith.

Smith: Aye.

Baum: Board Member Gran.

Gran: Aye.

Baum: Board Member Muniz.

Muniz: Aye.

Baum: Board Member Sanchez.

Sanchez: Aye.

Baum: Board Member Bennett.

Bennett: Aye.

Baum: Board Member Gordon.

Gordon: Aye.

Baum: Chairperson Thomas.

Thomas: Yes. The consent agenda has been accepted.

VII. OLD BUSINESS - NONE
Thomas: Next item is Old Business. We don't have any Old Business.

VIII. NEW BUSINESS

1. **Case 19ZO5000015:** A request for approval of an Infill Development Proposal (IDP) to develop a vacant portion of a property and continue utilizing the existing buildings as mixed use. The IDP proposes a range of uses including a trade school, service, retail, restaurant, commercial parking lot, daycare and multi-family and a potential deviation from the required number of auto parking stalls. The property is zoned C-1 (Commercial Low Intensity) and R-3 (Multi-Dwelling Medium Density) and is located on the southwest corner of Missouri Avenue and Triviz Drive; a.k.a. 2460 Missouri Avenue. Submitted by Oscar Luevano, property owner. Council District 2.

Thomas: We're now going to move to item eight which is new business.

Gonzalez: Madam Chair and Commissioners. This is an infill development proposal for 2460 Missouri Avenue. Property is located on the southwest of Missouri Avenue and Triviz Drive, north of John Street. The property encompasses 1.427 acres.

Nicholas: Excuse me Sara, would you identify yourself for the record please?

Gonzalez: Yes. Sara Gonzalez, Community Development Planner for the record. Once again, so this is located on the southwest corner of Missouri Avenue and Triviz Drive, north of John Street. Property encompasses 1.427 acres in size and the way this is divided out, the property is currently three parcels that are going through the subdivision process to become one piece of land which will then encompass the 1.427 acres. Property is zoned C-1, Commercial Low Intensity, and R-3, Multi-Dwelling Medium Density. Currently there is a trade school that received a business license in 2015 and a beauty supply store that received a business license in 2018. Currently the applicant has provided their updated enrollment as far as students that are there and then the employees that are working. Because we know, and I'll go more into details as far as the parking requirements, we do know that there is a concern for the parking within this area. Currently they do have 60 students that are enrolled under in the morning session and there are eight staff members that are actually present. So with our parking requirements for our current Zoning Code, they require 19 parking spaces in the morning session. In the evening, they currently have enrolled 43 students and then five employees that are staff. So they're required to have 14 spaces. The reason this is brought up is currently the site does have 29 parking spaces so they are meeting their current requirement for their parking.

This is a zoning map of the subject property and the area that is surrounding it. As you can see highlighted in blue, we have two parcels
that are the C-1 zoning designation and then you have the R-3 which is
located on John Street. Adjacent to these parcels is either single family
residential, there is office, medical uses. There is a dentist office. There is
a religious institution. There are several uses that are surrounding within
this area. Here's an aerial map of the subject property. Highlighted in blue
you can see there are two basically commercial buildings, one on each
parcel, and then you can see where the cars are currently parking on a
vacant piece of land. That is the R-3 zoned property. We do have the
church that is located to the west side of where the subject parcel is and
then our residential located to the south.

What the applicant is proposing is, with the infill we provide mixed
uses or different deviations, variations to what the Zoning Code allows. So
they're asking for a variance from the C-1 maximum lot size and building
size. Per the 2001 Zoning Code, a C-1 property cannot be greater than
0.75 acres in size. Once all of this is re-platted, the property will then be
the 1.427, have multiple zones, and will no longer meet the zoning code.
The other variation is the building size. On a C-1 parcel, you're limited to a
2,500 square foot building. Both buildings meet that requirement,
however, now with the proposal you'll have two buildings that are over
5,600 square feet in size and so they would no longer meet that
compliance.

The other deviation or variance that the applicant is requesting is
just for land uses. What infill does is it helps us to provide maybe land
uses so maybe you don't have to go through a zone change and get all of
the land uses you want, but maybe just specific limited uses for that site
and that neighborhood. The applicant is proposing to keep the trade
school, provide either service, retail, maybe a café or restaurant, a
commercial parking lot, knowing that there is a concern for parking within
this area, a daycare, and maybe multi-family residential. What this means
is all of these uses can be proposed, but it doesn't necessarily mean that
the applicant will develop all uses. These are just what they're proposing
from the array of uses you may have within our Zoning Code. So they're
limiting what they want to actually be able to do on the property, but
maybe not develop right away or be able to do all of them.

The rest of the development will meet all of the building zoning and
fire regulations. That means they will provide all the parking requirements
that are required for each use that is proposed whenever they come and
develop; any ponding, landscaping; any building or fire requirements,
especially from access. One of the comments we did receive from fire is
just to make sure that access was provided from John Street to Triviz in
case they ever had to cut through the property, they would have proper
access. And so when the development comes in, that's something we look
forward to.

This is just a conceptual site plan of the property. If they were to do
everything that they propose, this is possibly what it may look like if they
meet all of the code requirements listed. So they still have to show that the
trade school is meeting their parking requirements. If they propose the café and the apartments, or the beauty store or the daycare, they still show that all parking can be met. One of the ways, since they're not deviating through this development proposal, one of the ways that they may deviate, they could get a shared parking access agreement with the church. School operates from Monday through Friday, maybe the church has an agreement, they share the parking lot, they can use their parking lot for during the week. That's one of the ways you can use that. Another valuable source they can use is we do allow for on street parking on a public street. It's permitted by right. So the applicant for their business can provide 25% of their parking on street as long as it is adjacent to their business or to their use. Otherwise, public streets are allowed to be actually parked on by any resident, any person of the neighborhood, or any constituent.

So there are deviations that they can still use forward. So with this, they're just proposing this could possibly be a layout, this could possibly be their uses, but not necessarily will everything become developed. And speaking with the applicant, they have provided that the first step that they do want to proceed with in their first phasing is to develop the R-3 property as a commercial parking lot. Currently under our 2001 Zoning Code, R-3 does not permit a commercial parking lot. That's why we're here this evening with the Infill Development Proposal. This is one of the uses that they are proposing through the infill process to get approved so they can take their students off the street and provide the parking lot to help with the congestion within that area. If the parking lot works out and nothing ever gets developed later, it doesn't mean that they may not, but it doesn't mean that they're limited to it as well. They're just trying to get the limited uses they have now.

This would be the trade school that is located on the corner of Missouri and Triviz. This is one of the images. This is the parking lot that is currently existing within this area. These pictures were taken over the weekend just so you can see that there is parking available within the site. This would be the required parking spaces that they currently meet now. If they continue to grow, that would be the need for the commercial parking lot.

This is the vacant R-3 property that the school would be adjacent to and has acquired as part of their re-plat and subdividing to put all of it in together. Part of our infill process is do want to get underutilized properties that are vacant developed. We want them to be used for something. We're working on the Infill Incentive Program. Councilor Smith is pushing forward with getting these infill properties within our City's core developed. Whether it be a parking lot, maybe a retail use or something within this feature.

This is a picture, basically the site, I did some site photos of the area over the weekend. I actually went back out. Unfortunately the school was not in session, but you can see that cars are still parking within the
street regardless if the school actually in session or not in session. You can see that there is the public still parking there. And so there is still the variation of there’s multiple things happening throughout that development. With that street, as you can see from this picture, it can possibly get congested. There is that need for getting some of the students back on to the actual properties or that vacant land.

So when the applicant came to staff and was looking at the proposal, we do see that what they are proposing does fit and is compatible with the surrounding neighborhood. They’re providing for the school, they’re providing ancillary uses for the school. If you do apartments, it would be to have the school students stay in the apartments and use that. Café or restaurant, maybe you want to go study or something within there. So to us those are compatible uses within that area. It will increase the economic development of the property because it’s no longer vacant, it’s being utilized. It’s providing for the neighborhood. We no longer have to worry about the dust control ordinance. We don’t have to worry about the weeds that are growing out there. So other factors come into play. It also allows for the existing buildings and business to continue operation. They can continue the trade school and then provide meeting the requirements of what the Zoning Code would now require. And then lastly, it does improve our infill properties within our City’s core, which is what we are promoting as part of the City to get these areas developed.

Public notice was sent out to all the relevant agencies and apartments. All staff members supported the IDP as far as the development of course because when development comes in, they’re going to meet the requirements of still in our codes as we have now. So we’re only deviating from our uses. We’re not deviating from any of our development standards with this infill proposal. The notice was sent to the surrounding properties within 500 feet. We did receive one e-mail with concerns of the congestion which was provided in your packets. Of course of the congestion along John Street and potential if future development comes in, will parking still be met? We did speak to an adjoining property owner as far as the parking concerns as well. That person is here this evening and does have a presentation to present later on when public comment is provided. And then I did receive three phone calls in support of the entire development. They’re glad to see the property being developed, they want to see more go to that area, and then some of the actual proposal, they’re saying they’re going to be able to benefit as well. Some of them have children, maybe the daycare can be used for them. The coffee shop or a small little retail right there, you only have maybe Pic-Quik down the street, everything else is medical offices, so something close by would fit the nature of their needs.

So with that, staff is recommending approval of the IDP, being it is utilizing an existing and utilizing a vacant property. It is going to bring the property into compliance to be used. It’s part of our comprehensive plan to
encourage infill development. The property owners are re-platting it to make it all one property to help with some of the compliance issues. So they're still trying to meet some of the things that they're unable to meet as far as development standards. So with that, we are recommending approval. Your options tonight are to vote yes and approve, vote no to deny; if you vote to deny the proposal, please provide additional findings that were not found within your staff report since staff is recommending approval; vote yes with conditions, or vote to table if you have any additional options or something you would like staff to go back to. Other than that I stand for any questions. The applicant is here and then public comment.

Thomas: Thank you Sara. Does the applicant want to say anything before we go to discussion?

M. Luevano: Hi. My name is Mary Ann.

Gonzalez: Do you need to swear her in as well? This is the applicant.

Thomas: Yes, you need to be sworn in before you can speak. Do you swear and affirm that the testimony you're about to give is the truth and nothing but the truth under penalty of law?

M. Luevano: Yes.

Thomas: Thank you. Tell us your name again.

M. Luevano: Mary Ann Luevano. And this is my husband Oscar. He's a lot more shy. I'm the outspoken one here all the time.

O. Luevano: Do I need to be sworn in also?

Thomas: Yes, you need to be sworn in as well. Do you swear and affirm that the testimony you are about to give is the truth and nothing but the truth under penalty of law?

O. Luevano: I do.

Thomas: Thank you. Did you state your name?

O. Luevano: My name is Oscar Luevano.

Thomas: Oscar, okay.

M. Luevano: We began the school in 2015 and it's been quite an adventure. We're very lucky to be where we are now because it's really, really grown. And we
have worked our butts off to be where we are today. Maybe that wasn't the right word to use, I apologize, but that's exactly how I feel. And we're open to any ideas, any comments, any suggestions. We're not here to fight with anybody. What I do want to see is I want to see our school continue to thrive. We're bringing in a lot of federal money to the State of New Mexico with our school and our students. The only concern I have with some of our students parking far away is, I don't know if any of you are a parent, grandparents, aunts or uncles, but I personally, I would be a little bit scared to have a young lady at the age of 17 or 18 walking maybe two, three blocks away. And that's a little scary to have them park that far away. That's why we want to do what we're doing and get our students to park on that property that we purchased. And by us having the lot done, our cases that they have to roll back and forth every day.

O. Luevano: They meaning the students.

M. Luevano: The students, do you mind if I grab this? It has a wheel and right now they're having to drag something like this every day back and forth through a dirt parking lot. So these bags are heavy for them. So our first area of concern is doing the dirt parking lot and getting it, I don't know the technical term, getting it done. Paved. Getting it developed is why we're here. So that would be our first concern. Because these bags that they have to, every day bring back and forth. They're heavy, they get dirty and that's one of our biggest concerns. But we're open to any suggestions any ideas, anything at all. We're not here to cause any problems or cause problems for our neighbors and that's all I have to really say.

O. Luevano: One of the things that Sara mentioned was that one of the concerns was traffic and parking on the street. We've actually had a couple of the neighbors come and talk to us. Back when we first started the school in that area, our students were parking on the street because we didn't have the dirt lot yet that we are now utilizing. We did have a couple of neighbors come and talk to us about it and that was one of the big reasons why we pushed to purchase this parking lot in the beginning along with the fact that they were walking around the block, two blocks sometimes, to find their parking. And our school does go on until 9:00 pm. So we don't want them walking in the dark.

This development if allowed if we would create a minimum, the way I have it planned out, a minimum of 34 jobs just in that area. And as Mary Ann mentioned, we would also be bringing additional federal money into the State and really the City.

Thomas: Thank you very much. So there may be further questions for you.

O. Luevano: Sure.
Thomas: So you can be seated and we'll see how it goes. So what we do is we have a motion to pass this and second it, then we have discussion up here among the Commissioners, then we have public discussion, then it comes back to the Commissioners and we make a decision. So that's how it's going to work. So first we need a motion to approve.

Gordon: Case number 19ZO5000015, I vote yes to approve.

Thomas: Is there a second?

Gran: I second.

Thomas: It's been moved and seconded. So we will start with discussion up here on the Commission. Who would like to speak first?

Gordon: I have a question.

Thomas: Commissioner Gordon.

Gordon: I'd like to address a question to you please if you don't mind? Person who just made a presentation. Either one. What's her name?

Thomas: Mary Ann and Oscar.

Gordon: Okay Mary Ann and Oscar. I was there on Saturday and I saw exactly what you're talking about. The parking lot was full of cars. I was there late in the morning and the parking lot was full of cars. And it is a little difficult even just to walk across the dirt. But my question is, do you intend to surface the entire dirt area or just a portion of it? Because it looks like what a possible plan is some of this parking lot may be in the future will be some buildings or something. Businesses will be there. So you're going to have to just tear up what you put down. So are you planning to do it all or just part of it?

O. Luevano: No, I am planning on paving just the area that's going to remain the parking lot.

Gordon: Okay.

O. Luevano: The areas where the buildings are going to go of course we will upkeep in the meantime and also of course the ponding areas.

Gordon: Okay. Thank you.

Thomas: Thank you. Any more questions? Commissioner Smith.
Smith: Madam Chair. And as you’re there it’s perfect timing to address my questions. First of all, Oscar, she says you're the shy one but you're a great spokesperson.

O. Luevano: Well thank you.

Smith: Just my quick observation. Tell me more about the trade school.

O. Luevano: Well it started out 2013, right?

M. Luevano: Yes.

O. Luevano: Very small school in the beginning. We only offered the nails program. Producing nail technicians. Then we eventually added the esthetician program and now we have included, we have a total of five programs; which is the nail technology, esthetician, cosmetology, barber, and then instructors. We like to hire from within. So when we have students that go through the program and they excel, their attendance is good, their attitude is great, and that just shows that they can do it, we promote them. Actually I have one person that went through our instructor program, she started in nails. She's now an instructor and I have another one that is currently going through our instructor program.

We are, this year we did come in third in the state as one of the best schools as far as quality. We did come in number one as far as enrollment in the entire state.

Smith: In compared to what? First compared to who?

O. Luevano: To other cosmetology schools.

M. Luevano: In the state.

O. Luevano: In the state.

Smith: Throughout the state. Tell me more about the grant ideas. You subscribed for grants. What kind?

O. Luevano: We do. We currently provide Title IV, which is Financial Aid Assistance for the students. So the PELL grant is included in that. One of the reasons we want to build the dorms or apartments, really they are apartments they will be used mostly as dormitories, it's because we want to start recruiting in other states. So we want to bring Federal money that would otherwise be going to other states.

M. Luevano: Texas, Arizona.
O. Luevano: To Texas and Arizona mainly, and Colorado. Because we do have reciprocity in some of the license in those states meaning students can get their license here in New Mexico and then go and just apply for the reciprocity and have their license in that state as well. That's one of my big goals with this. Grants, we also have worked with state SUN PATH which helps people who are receiving cash assistance get a trade.

M. Luevano: They help them pay for their tuition.

O. Luevano: And they help them get through it that way they can have a trade and start providing for themselves and their families. We also provide Veteran's Affairs benefits. We have the GI Bill. We're able to provide to them and we also work with, is WIOA?

M. Luevano: The state also has a program for on the job training in the WIOA program and they help offset some of the tuition costs for those that, those medium income families. You know when the parents make too much money but not really enough to pay for their kids' college? You know a lot of people fall into that category. So that program pays for those students. We're constantly looking for ways to help our students get some of their funding because a lot of us here have gone to college. My husband has two degrees. Went to NMSU and now he owns a cosmetology school. So college isn't for everybody. That's why we also have trade schools to help those that are choosing not to go to college but want to get a fast career and get it going a lot faster.

Smith: For me to clearly understand, I think I'm hearing that he started in 2015 with the trade school.


Smith: 2013 with the trade school.

M. Luevano: Yes sir.

Smith: And now you have 34 jobs resulting or 34 graduates?

M. Luevano: Oh no.

O. Luevano: No, we have created, so far, 12 jobs have been created with what we have right now. If the development.

M. Luevano: Within our school.

O. Luevano: If the development is approved, we will create up to 34 jobs minimum actually. Minimum 34 jobs. That's me really just going bare bones as far
as how many people we'll be utilizing at each one of those things that have been proposed. We have produced, as far as graduates.

M. Luevano: We have graduated probably over 380 students so far. And that's a record so far for the state of New Mexico.

Smith: Madam Chair. Thank you.

Thomas: Thank you Commissioner Smith. Anyone else? Commissioner Gran, did you have your light on?

Gran: I do have a question. I believe it was mentioned before, but I would like to clarify please. I am a little concerned about the parking. I realize on street parking, but at the rate you're growing, if you add those apartments that are going to take away a good bit of the parking that is existing now in the dirt area. How many automobiles do you project you will need over the next say five years or so? Because it's clear to me that you are growing and you will grow to capacity at some point. And so my concern is do you have a number about the number of cars that you will need for your parking lot as you grow and reach your limit?

O. Luevano: I do have some projections on that. I believe that if even right now because our buildings will not allow for any more than we already have in there. So I created a little chart just about a couple hours ago showing where we are right now which is again pretty much at capacity. I also included the future buildings that we were proposing for in there. So if you look at the very, well I'll wait until everybody has it. So the school on our end and I believe Sara mentioned this earlier, we have eight employees. This is the morning, this is our busy time. At night we don't have as many but that's our building at capacity. We have eight employees and 16 students during the day. 60. We need 19 parking stalls for that building. Apartments, if we do building, we need 1.5 parking stalls per unit and we will have 10 units if it is approved. Total of 15 parking stalls will be needed. Restaurant, it's really mostly going to be the little cafeteria, but we call it restaurant just to make sure. But that one needs one stall per five seats. We're going to have about 50, 60 seats, so 12 parking stalls required for that. The daycare, that one needs one stall per every 400 square feet and, Sara please correct me if I'm wrong, I got this off of a chart. I was right about the 19 parking stalls for the school, so hopefully everything else is correct still. The daycare would need one stall per everything 1,000 square feet, so that's about 2.5. That daycare again mostly is mostly going to be used by students who have kids, single mothers, single fathers, or students who have kids so they can attend school and their kid is right there in the same parking lot if they need to go see their kid or if something happens they are right there within walking distance.
Necessity store, that would be again just something so that the students and the people at the apartments can buy little things they need; milk or anything like that. They don't have to leave the campus. Again we're planning on recruiting outside the state and we are going to target some of the areas that are a little bit lower income so a lot of the students are not going to have a vehicle. So we wanted to have just about everything right there. That necessity store is going to need one stall per every 300 square feet, so a total of 2.8 stalls. And the retail store, one stall also for every 350 square feet. Again all of those buildings are going to be right on the 1,000 square feet, total of 2.8 parking stalls for the retail store. The total we need for all of those buildings, once if they are approved and developed, it's 54.1 parking stalls. Let's call it 55. I have been working on the design. Sara presented a conceptual one. I worked, I found two designs, I have one that moves things around a little bit, but it does create 72 parking stalls. And then I have another one where I do, I would have to build storm drains to take away some of the ponding area that we are creating and that one gets me up to 81 parking spaces. And I didn't even jot that one down, but I was completing it right before we came here, so we would have up to 81 which means we have about 26, 27 additional parking spaces from what the City requirements are.

Gran: So basically you could stretch it but you are being very realistic with this parking based on design submitted, 72 parking stalls, parking spaces. Okay. This necessity store, would you describe what kind of a store you anticipate that to be again?

O. Luevano: Yes, I think what mostly we're going to sell little things like milk, eggs, little frozen microwavables and everything.

Gran: Very good. One more question. Do you happen to know where the nearest bus stop is?

O. Luevano: Yes. It is actually.

M. Luevano: On the corner of Triviz

O. Luevano: And John Street.

M. Luevano: Is it John?

O. Luevano: Yes, it's closer to John Street.

Gran: So it's not on Triviz, it's on John Street?

O. Luevano: It's on Triviz but closer to John Street than it is to Missouri.
Gran: Okay, very good. Thank you.

O. Luevano: I think it is between the buildings, yes.

Gran: Okay. Thank you. Thank you very much.

Thomas: Any other questions or comments from the Commission?

Smith: Madam Chair?

Thomas: Could we go to Commissioner Muniz first and then come back to you?

Smith: Thank you.

Muniz: Yes, all this is your ideas and you are going to depend on the church's parking lot also. Is that, did I understand that right?

O. Luevano: Based on this, we are not depending on them. Of course if it ever became necessary, we would go talk to them and hopefully.

Muniz: Because I just, I'm having trouble conceiving in my mind all that you want to do there. To me the property is going to be very crowded and causing more traffic on Triviz and it's going to be hard to get in and out of. You're talking about a necessity store which I call a convenience store. So wouldn't you be competing with one right up the street not far from you?

O. Luevano: Yes.

Muniz: I just, I'm having trouble. I know this is all concept. You want a restaurant, you want a convenience store, you want a retail store, and that's going to bring people like me from the other side of town going to your retail store. To me it's just too crowded, not enough parking. It's going to bring people from throughout Las Cruces there and I just, your idea's great but I think it should be on a larger piece of property. I'm having trouble conceiving everything that you want. You'll have students, you were talking about daycare, you were talking about apartments. That's a lot for that sized property and I'm seeing a lot of overcrowding and unnecessary traffic. So I would like to see you come up with more of a definite plan. You're just thinking this is an idea. You'll pave your parking lot for your school, which is wonderful, and then five years down the road all of a sudden you're going to put up all this stuff and tear up the parking lot and I'd like to see you bring forth before us a more definite plan for expansion on your property.

O. Luevano: And all these things are really targeted towards our students so that they don't have to leave campus. The neighbors have their concerns and they
came and spoke with us. Traffic being one of them, parking being the other one. And that's one of the reasons we figured, if our students, for example, even right now when 12:00 o'clock hits, I have 60 students that pour out into Triviz for their lunch because they all leave campus. They're all going to go somewhere to eat. Granted some bring their lunch, but most of them you see the cars coming out at that time. If we do have a little cafeteria, and we called it a restaurant again just for the word, but mostly be a cafeteria for students of course. If the neighbors want to come in and eat, walk over and everything, they would be more than welcome. But we think that's going to alleviate some of the traffic as far as during lunchtime and 5:30 when they get out again, a lot of them are going to wait out the traffic there at the school and then we're going to have two exits versus just one right now. They're all going out through Triviz. They will be going out through Triviz and some of them will hit John Street towards Triviz. And then of course John Street also leads to another street that you take a right you go back to Missouri.

Same thing with the daycare. We think it will alleviate some of the traffic. Again it's mostly for people that come to get services done at the school or the students that are at the school. They're not going to have to drive somewhere else to drop off kids and then drive to the school and then when they get out, they drive somewhere else and pick up the kids and then drive home. They'll just be right there. They'll walk and pick them up.

The convenience store, of course we understand we're competing with a bigger one. Walmart that's there. They also mentioned we have a Pic-Quik maybe about two blocks away. I honestly think.

Muniz: I think there's also a daycare further, not too far from your location. A lot of this stuff that you are putting forth before us we have already. And the traffic is terrible. Just coming to this meeting on Missouri, you're stuck in intersections. So I just question. I'd like to see a more detailed. Your plans, I'd like to see more detailed plans, that's all I'm asking.

O. Luevano: Okay.

Thomas: Commissioner Smith, did you have something to add?

Smith: Yes, thank you Madam Chair. I think I have a question maybe for staff. Sara? The parking lot idea, the dirt area that would become a formal parking lot, what is the history of that underutilized area? For maybe any other inquiries for ownership, for purchase, for development. Is there any history that you're aware of?

Gonzalez: Through staff, there has never been a proposal for the property. It has always been owned by the church up until recently when the applicants purchased it. There's never been a development proposal that's ever
come to us or, if the church could ever expand or increase within the property. This was the first time that a proposal had come forth of, "If we purchased this could this be something we could do with the property?" This was the process we went through. If the infill process, the applicant has two options as far as the process. It would be the infill process or a zone change. With the zone change requirements that does limit them based on the size of the property of 1.47 acres. It limits you to a C-3 zoning designation which is the highest intensity within our Zoning Code. So this puts more intense uses within that neighborhood. The applicant chose to go through the infill process in order to limit the number of uses that could possibly be on the property to where they don't have it expand of "Hey maybe this does become a neighborhood Walmart" or maybe it does become something that could impact the neighborhood more.

So in working with the applicant, it was what was going to be best for the neighborhood, and then what are the options in order to still get the property developed in being utilized and continue the existing businesses.

Smith: You are saying that staff feels that in an infill process, this is a better use of that land?

Gonzalez: When an infill is proposed to us, staff will look at the options that they provide. We do provide comments as far as the proposed uses when they come in and provide any feedback to the applicant. The applicant can still move forward. However, with these uses staff felt that they were appropriate for the neighborhood and then appropriate for the property. If there's ever a time where we come in and say "We want to put in a giant grocery store here." We would say "Okay, that's going to impact the neighborhood. What are the effects of allowing that type of use?" So when infill comes in, we do express our concerns when we see them fit, or as part of the code it may be out of compliance with what we currently want to see there. So the infill is used more to work with the applicant, work with the neighborhood, work with what could possibly be the outcome as opposed to just doing a straight zone change which allows for more uses. The infill is flexibility as opposed to a designated strict zoning criteria.

Smith: Thank you Sara. Thank you Madam Chair.

Nichols: Madam Chair.

Thomas: Yes.

Nichols: Madam Chair and Commissioner Smith. I did some quick calculations based on the chart that they gave us there regarding their square footage versus the combination on the re-plat. Re-plat at the 1.47 acres calculates out to be about 61,000 square feet. The future proposed uses would come to about, by what is presented here to about maybe 11,000 or possibly
12,000 square feet. You can see the ratio of 12,000 versus 60,000 is a pretty good ratio in terms of, not necessarily extremely high density, but yes it would be an appropriate use for that area.

Gonzalez: Madam Chair. On a second note as well, what the applicant has provided as far as the requirements for parking, those are minimum parking standards. We did amend our code to get rid of any maximums on the property over two years ago when we took it to City Council. So this would be the amended code that says you only have to follow the minimum required. So what you tend to see is, yes you have 60 students who attend, but out of those 60 students, per our Zoning Code, you're only required to provide one parking stall for every four students. So when you divide that out, that's where they're getting these numbers from. It's what would you base on, maybe somebody's taking a car, a bus, a bicycle, walking. So we have a minimum range is what they're meeting. So that's why they're able to meet that with the designated parking that's there. That's why we removed the deviations from the parking stall requirements as part of the infill application.

Thomas: So I have a question for you, Sara. So as they move forward and they want to do additional development, then they have to come back to you with the plan about "Oh, we're going to add these apartments, or we're going to add this store", or how does that work?

Gonzalez: Madam Chair. That is correct. As each piece comes in, so each part that is developed, the parking lot will come in first as part of their first phase to accommodate what the school needs are at this point. So they will come in with basically their site plan, show us the parking stalls, make sure they meet all our driving aisles, parking dimensions, and then we'll move forward. As each building comes in, they still have to show compliance with our current code. They have to show us that they're meeting the parking requirements for the trade school and then they will have to show that they meet compliance for any additional buildings or uses that they propose on the property. This is if every use that they propose actually gets developed. This is maybe your worst case scenario idea. But maybe not everything does get developed on this list. Maybe because we grow, this is all we want to do, and we stop. That's why the infill works as these are our flexibles saying these are the uses we propose instead of maybe the 80 that are proposed in a C-3 and then what they can do is develop it over time. And what fits their needs but at least they have the infill process to say, "This is everything we asked for, but we don't have to come back and amend the infill. We don't have to go through the public process." All of this fits the needs and they're still meeting the development standards of the City. That's where we say if possible when they come back and parking has still become the issue or the concern, they need more parking. You have on street parking per our Zoning Code which allows
25%, you can work with an adjacent property owner and maybe do a
shared agreement. So maybe they provide, maybe classes at certain time
frames where people can walk just across from their building and go to an
adjacent parking and use that for parking, working with another church. So
there are additional options that the applicant can come back during
development to work with staff in order to still meet their needs.

Thomas: Okay, thank you. But they do have to continue to come back and get
approval from you as they move forward?

Gonzalez: Each process they have to come back to staff and work with building,
zoning, and fire department to meet all requirements.

Thomas: Thank you. Commissioner Gran, you wanted to say something else?

Gran: Thank you Commissioner. Yes, I would like to make one comment. I think
this is a very good idea. It has a concept, a campus concept and I see
where this would actually cut down on traffic. Because once you have
those residences there, if that is ever conceivable at some stage, they
have most of what they need on a fairly daily basis right there. So I am
quite favorably impressed with your concept. Thank you.

Thomas: Commissioner Smith.

Smith: Madam Chair. May I ask for a show of hands in the audience who is a
student of this school? Thank you.

Thomas: Thank you. Any more comments from up here? Commissioner Sanchez.

Sanchez: I'm just going to echo what Commissioner Gran was saying. I think this is
great, actually. Thank you for what you're doing and the vision you have
for this. I also agree, this idea of these businesses, they're complimentary
to what you're doing already, but it's the same thing. It seems the biggest
issue is not so much whether there is enough parking spaces that are
going to be there, it's trying to manage how the cars are moving in and out
all at one time. And you said the biggest issue that you have there is like
at lunch time, everybody leaves at the same time, and so I think that if
you're going about it in this way that actually really helps to manage this. A
lot of folks don't necessarily need to leave if you have it there. Some of
these people actually either be able to go to a restaurant or cafeteria that's
part of the campus or even better they'll be able to go to their own
refrigerator in a place they might live at. I think for the most part I think this
is a good idea. I am interested if there's anyone, because I also appreciate
students being here, that's really awesome also, but I am interested in
hearing if there's any reason why we shouldn't do this. I would really be
interested in hearing that. But otherwise I think this is a great idea.
Thomas: Thank you. Okay, we'll go to public comment now. So how many people wish to speak? Could I see a show of hands so we have some idea? Generally we limit input to three minutes and everybody has to be sworn in. These are quasi-judicial hearings, so we have to swear everybody in. We'll start over here on the left side. Is there anybody in the first row or second row? Okay, do you want to come up? Do you swear and affirm that the testimony you're about to give is the truth and nothing but the truth under penalty of law?

Burris: Yes I do.

Thomas: And your name is?

Burris: Bridget Burris.

Thomas: Pardon?

Burris: Bridget Burris.

Thomas: Bridget. Okay.

Burris: Okay, I would like to just talk about some concerns and questions I have. I'm a neighbor. So you guys are familiar with this. There are the two Glitz places and the dirt lot and then there's my lot. There's the proposed site.

Thomas: Where's your lot again? Can you go back?

Burris: My lot is on the corner. See Dr. Burris?

Thomas: Yes.

Burris: Okay, so on their proposed lot, if you can see there my lot is on the upper right hand side. I back up to where they have their coffee shop and restaurant which is that black area on the map. This is where there is a ponding right now that catches water and my ponding is on the same side. On the same area but on the other side of the fence. Also they are eliminating parking right there in front of that coffee shop where you see the in and out going into the dirt lot. Since I don't have a pointer, it's sort of hard, but if anybody has questions ask me. So they're eliminating parking and relocating it into the other lot. Which I think is good because those parking lots are really not in code because they're not the right size.

Thomas: Right. Okay. Are you doing the time?
Burris: This is a parking lot. Right now the dirt parking lot, this was Friday, and this black car you can see that it is a continuation of the first one over to the second slide and that's how crowded the parking lot is right now. We've been doing a daily for two weeks and there are 44 cars in there, the average every day and there's average of 13 in their parking lot that is paved. There's the average of six out on John Street which some of those are our team members. This shows John Street which is a problem with the emergency vehicles coming in and out. And this is the cut in to my parking space. This is looking down west on John Street. This is before the lot was bought and how many cars came out into the street. We had neighbors complaining to us as well as them because not only were they on John Street, but down Newton Street. This is the north side of the building and this is their building, this is where they're proposing to put the coffee shop. You can see that the building next to it, which is their building, has canales that drain into that and that pond does get full. There's silt in the bottom of it. That shows it does. So I'm not opposed.

Thomas: Thank you, that's the three minutes. Can you sum up in a sentence?

Burris: I'm not opposed to them developing the school, but there's a great burden on parking here. Four parking students per one parking slot doesn't work, especially if they have to carry this, they're not riding the bus.


Hanson: Hello, my name is Tom Hanson. I'm a resident on Newton Street.

Thomas: Okay. Do you swear and affirm that the testimony you're about to give is the truth and nothing but the truth under penalty of law?

Hanson: Absolutely.

Thomas: And it was Tom Hanson? Thank you.

Hanson: Yes it is. I live at 1828 Newton Street. I've lived there since 2010. When I moved in that parking lot that you now see that is clear and open was a refuse dump. It was unused, utterly not useable. Kids couldn't even play in that parking lot. And since Glitz moved in, when they first did, it was quite a parking problem all around. These people have stepped up and put a development plan in use that took all of their student parking off of the street, put it into a parking area, and the only hazard now, and I have a petition that is signed by 100 people, all of the residents of Newton Street have signed that, to limit the parking on the north side of the street. Because right now the dentist office, all of the employees park on both sides. It has turned it essentially into a one-lane road which is a very
hazard to navigation. There have been numerous mirror clips, people
dashing around that corner trying to make the light, beat the light to get
down Missouri. It’s really kind of a dangerous situation. I have been driving
on that street like I said, since 2010 and it has always been a problematic
parking on that, both sides of that street from the Burris dentist office. And
my proposal that I had tried to submit to the City was to put no parking on
the north side of that street, all the way down to the church parking lot.

Thomas: You’re talking about on the north side of John Street, correct?

Hanson: That picture that we were just shown of the John Street parking, it’s pretty
much what it looks like every day with the employees from the Burris
office. So if you can see the north side of that street all the way down to
the church, if that were no parking our hazard would be eliminated and it
would be a little safer to drive around that corner. I’ve spoken with all of
my neighbors.

Thomas: You need to be a little closer to the microphone for it to record. Thank you.

Hanson: Oh yes, if that petition right here is available for you to view, it was done
last October and there has been no improvement since except for the
parking in the parking lot has eliminated all of our overflow. So I
appreciate your attention and allowing me to speak. Thank you very much.

Thomas: Thank you. So Sara I have a question for you. What have police and fire
looked at this issue?

Gonzalez: Madam Chair and Commissioners. As explained, basically codes has
been contacted. The petition was provided to the codes office. With it
being a public right-of-way, you are permitted to have on street parking.
The business itself can have 25% of their parking located on the street.
However since it is a public right-of-way, anybody can park onto the City’s
right-of-way at any point in time. And so with the development it has
helped with the parking that has been kind of an issue throughout that
area that codes has been contacted on, but it’s very hard for codes to
enforce when it is a public right-of-way that does permit by right parking on
the street.

Thomas: And it permits parking on both sides?

Gonzalez: Correct, it does.

Thomas: And that’s okay with police and fire for emergency vehicles getting through
there?
Gonzalez: When it is a 50-foot right-of-way that is the City’s design standards meeting that requirement, so you are able to park on both sides. When it is a reduced right-of-way they do have limitations on if you can park on one side or the other or they will stripe it with no parking zones.

Dubbin: Madam Chair.

Thomas: Okay, we have a comment from the fire department. Do I need to, do you need to be sworn in? Could you give me your name please?

Dubbin: Mark Dubbin with Las Cruces Fire Department.

Thomas: Do you swear and affirm that the testimony you’re about to give is the truth and nothing the truth under penalty of law?

Dubbin: Yes ma’am.

Thomas: Thank you.

Dubbin: I’m not aware of any access issues on response on John Street. I will follow up with our local station in that area. If it is a problem, we can petition our traffic department to stripe that area, but right now I’m not aware of any issues.

Thomas: Thank you. We appreciate you following up. Okay any more people here on my left side that want to speak? Yes, would you come forward? And your name is?

Jackson: My name’s Dawn Jackson.

Thomas: Could you speak into the microphone please?

Jackson: Dawn Jackson.

Thomas: Dawn Jackson. Do you swear and affirm that the testimony you’re about to give is the truth and nothing but the truth under penalty of law?

Jackson: Yes ma’am.

Thomas: Thank you.

Jackson: I work for the dentist office on the corner and we built that building in 1996. So we’ve been there for a long time. Recently as our practice has grown, we do have to park out on the street. We used to park in that vacant lot there and we were told we could not park in that parking lot any longer by the church that owned that parking lot about the time that the students
started coming in. They told us that they would not allow us to park in that parking lot anymore for liability reasons that they had. So I'm pretty concerned that as far as we've been talking about sharing parking with the church, that they're not going to allow that kind of a thing to happen again because they feel really worried about the liability. Thank you.

Thomas: Did you say that you were not, but are you are allowed employees at your site to park on the dirt lot now?

Jackson: We're not allowed to park on the dirt lot now. Well we don't try now because they're full. But previous to the school coming we did park on that lot and then the church told us we were not allowed to park on that lot anymore. So that's why we had to go out into the street again.

Thomas: But now Glitz owns it. Are they allowing you to park there?

Jackson: I don't think we've asked.

Thomas: Could you come up please and answer?

M. Luevano: I've actually been just dying in my seat right now.

Thomas: Say your name again.

M. Luevano: My name's Mary Ann Luevano. Actually she was sworn under testimony and lied about the parking on the street. I'm sorry that I'm a little, I get very heated when I hear someone lie. I apologize. All those cars on that street, not one of them are our students. Every single one of those cars are her employees. It's very true.

Thomas: We don't want to debate that here. We just want to know if they have permission to park.

M. Luevano: And furthermore, we have in writing that we would charge, we also offered her a very nice deal. Listen to this deal.

O. Luevano: For example, if you look at that picture that's up there right now, that's taken, look at our parking lot, that's taken on a day that our school is open and Dr. Burris is not. Look at our parking lot, it's empty. No cars on the street, not one car on the street. They're all on our lot. They don't park there. We have pictures on her cell phone taken yesterday morning, and we actually spoke with one of her employees, and she told us that they are forced to park on the street because they're not allowed to park on her parking lot.

M. Luevano: Only customers of hers can park in her parking lot.
Thomas: Okay, all I want to know is it's all right with you guys if they park on your parking lot.

O. Luevano: Here's the deal that I had worked out with them. When I first purchased the lot, and Mr. Hanson came to talk to me about, he had spoken with me a few days before that as far as the parking on the street and his concerns with our students. When we purchased that dirt lot that we're now using as a parking lot, I actually went to speak with Dr. Burris and I offered her to give her, let her employees and even her clients, her patients to park on our dirt lot. The only thing I asked for was $1 a month. And the only reason I asked for that $1 a month is because at that point in time, if you have a lease, two things will happen. Number one, she has the right if my students were to park in her area, she has the right to come and say "I'm leasing this corner, you cannot park here" and she can tell them not to park there. Number two, for liability reasons. Because if she parks on my lot and somebody falls or gets hurt and she's not leasing it from me, my insurance will be responsible. Once there's a lease her insurance will be responsible.

Thomas: I understand that. Thank you very much.

O. Luevano: Thank you.

M. Luevano: And we're still open to letting her park on our dirt lot if she wants. Except it went from $1 now to maybe $200. Haven't decided yet.

Thomas: Okay. Thank you.

O. Luevano: Any other questions for me?

Thomas: No, thank you. Anybody on this side? Starting first row? You've been up here. Second row on my right side? Third row? You want to come up? And your name is?

Duran: Adrianna Duran.

Thomas: Can you speak right into the microphone please?

Duran: Adrianna Duran.

Thomas: Adrianna. Okay and Adrianna do you swear and affirm the testimony you're about to give is the truth and nothing but the truth under penalty of law?

Duran: I do.
Thomas: Thank you.

Duran: So I am a student and I just started back in September of 2018. I am a night student so I go from 5:30 to 9:00 at night. My biggest concern is that when I get there to school it is really packed, so when I have to park on the road, it’s really, and I’m so busy during my school, being there, doing school work, clients, I get clients, I don’t have enough time to go out of my way to move my car into the dirt parking lot. But my biggest concern is just us ladies walking out there by ourselves so far away from the school. It’s just so crazy. One time there was a drunk man walking on the side of the road, wandering through the parking lot and having to go back in, have one of the barbers walk us out to our cars because we don’t feel safe.

Thomas: So do you think that making this into a regular lot and drawing lines for the parking spaces and stuff will help more people?

Duran: Yes. Being more organized I think will help so much.

Thomas: Okay. Thank you very much. Also on my right hand side, row three, anybody else in row three? Row four? Yes, do you want to come up please? You have three minutes.

Kirpatrick: Britney Kirpatrick.

Thomas: Bridget?

Kirpatrick: Britney.

Thomas: Britney. And do you swear and affirm the testimony you’re about to give is the truth and nothing but the truth under penalty of law?

Kirpatrick: I do. I drive from Alamogordo so I commute every morning to and from school, but I also did attend a school that had similar parking to what they’re suggesting as well as apartments and temporary like a food setup for the students. It did help with our traffic in and out of our lunch periods. I am at the school for about 11 hours a day and most of my time on my lunch is just commuting to get food and come back. So I’ve definitely experienced a school like this and then one that has expanded to what they’re offering as well.

Thomas: So you like the idea that you might be able to get food there and not have to leave to come back and forth?

Kirpatrick: Yes ma’am.
Thomas: Okay. Thank you very much.

Kirpatrick: Thank you.

Thomas: The next row on this side. Anybody also in Britney's row? Row behind Britney? Next row? Next to the last row? Last row? Anybody else? Yes, Dr. Burris? Yes, you have about a minute left though. You need to speak, these microphones don't work unless you speak right into them. It's not working.

Burris: I can't rent a parking space in a lot that is not zoned for commercial parking lot. And all of my employees do not park on the street. They're parking on one side of the street making it where you can go through there and we have enough parking spaces in our parking lot for all but maybe two on two days a week. But some of the gals still park out there.

Thomas: Thank you. Okay we're going to come back now to the Commissioners. Further comments from Commissioners? Commissioner Muniz.

Muniz: I just want to make a comment. We've been talking about the safety of the students having to walk at night or during the day. But in the cosmetology, aren't you open to the public? Aren't they the ones you practice on? Yes, so I just want to make a comment there should be concerns about the people who come to you to get their hair or whatever done. And that's also added cars in the parking lot. So I think we have to consider that too besides the students. Thank you.

Thomas: So Sara, can you give us any information on that? What about customers?

Gonzalez: Madam Chair. Even the way that our code reads at this point in time, if you have a salon or a booth rental, you would have to provide basically two spaces for every chair that is provided. If you're learning the trade, usually it's going to be students who are learning from maybe another student with inside. So if they create a beauty shop area that actually designates chairs, then they would have to provide additional parking for those chairs. At this point in time, the school runs off as it is trade school. It is classified as a trade school and so the one for every four is per the students and then you have one for every, I believe it's one for every two employees. So even the employees are accounted for as far as staff that is provided with inside. So within those accountabilities you can still have clients that come in or they're actually using any of the students that are within the facility. If at any point in time where they come in and they say "Okay we're going to add", what their current business license has is the beauty shop or the other, they have to provide how many chairs are they using, so say you designate three chairs, then six parking stalls are required. One for the employee or the person who is doing the trade, one
for the client who is coming in. At this point in time they would have to
adjust or change anything based on their development.

So what they have with the two buildings and their current parking
requirements, what their enrollment has, they have 19 parking stalls that
they are required to have in the morning per what they have provided as
far as enrollment and staff. They are required 14 parking stalls within the
evening for what they have provided for enrollment and staff. They have
29 parking stalls currently on their site. So they do have enough to provide
for any additional clients that may be coming in. With their future
development is where we’re going to look at how many uses are on the
property. Each one that comes in, are you still meeting, do we find
concerns, are we going to run into issues. That’s where staff will address
those in the future.

Thomas: So are the 29 spaces, that’s on their, that’s not counting the dirt lot?

Gonzalez: That is not counting the dirt lot. That is actually counting the two C-1
properties currently there.

Thomas: So I was there earlier this evening and the dirt lot was pretty full. And I
don’t think I noticed how well used the existing parking is by the buildings.

Gonzalez: If you look at the area map that’s actually on your screen right now, you
can tell that a lot more of the students are parking in the dirt lot. They’re
providing more probably for maybe employees or their customers to be on
the paved parking lot. So at this point in time you can see there is still
availability that if the students parked on the other side, that parking lot
may not be as full on the dirt side. Our main concern here is through the
infill development is the R-3 does not permit a commercial parking lot.
Students are actually not permitted to park there as it exists now.

Thomas: R-3 is not, but under infill it is a commercial lot?

Gonzalez: Under the infill they can propose a commercial parking lot which will allow
them to utilize it, develop it, put in landscaping, lighting, asphalt. But as it
exists right now, that’s where the inconsistencies are with the code. You
can have an R-3 zone, which is multi-family residential district, but it does
not permit a commercial parking lot. So the use has helped, however, it is
not a permitted use at the current point.

Thomas: Okay, but if it’s a commercial lot, that means that then Dr. Burris also
couldn’t rent.

Gonzalez: Correct. If the infill tonight were to be approved or so and these uses be
allowed, that is where the applicant has stated, then they can create the
lease to work with the adjoining property owners to get the street, to get
the off-street parking back on to the actual properties.

Thomas: Okay. Thank you very much for that explanation. More comments from the
Commissioners? Final comments? Okay, well I haven't made comments
yet so I will say that I also think this is a very good idea. I like the way
you've planned to address those issues that are going to come up as you
grow and so I think that's very nice. I'm not going to put this as a
contingency, but I think that we've already heard from Fire Department,
they will look into whether or not there's any kind of danger there for
emergency vehicles. I think we've covered that. Okay Becky, I guess take
a vote.

Baum: Board Member Smith.

Smith: I vote yes. The concept of the trade school, the ideas of an improved
campus, I think their efforts are there, their history is there, their ambition
to do well is there. I think though Mary Ann you've lost your place in line as
the lead spokesman for the applicant. Oscar you did fine. Thank you.

Baum: Board Member Gran.

Gran: I vote yes.

Baum: I need your reasoning please.

Thomas: You need to give reasons.

Gran: I apologize, I'm just so excited. I vote yes based on site visit, based on the
information given here tonight, based on the recommendations of staff,
and based on the fact that it does meet the criteria for our Comprehensive
Plan 2040 and all of the other criteria. Thank you.

Baum: Board Member Muniz.

Muniz: I'm going to vote to approve the plan because any further development on
the property, they have to come before us to get approval. So I'm saying
yes based on also staff's findings.

Thomas: Not necessarily before us Commissioner Muniz, but to staff.

Muniz: Well, the City. Yes staff I should say. Yes. So I wish them luck and I hope
to give them a visit.

Baum: Board Member Sanchez.
Sanchez: I vote yes based on staff recommendation. Also that this is supported by the City's infill policy development. This is very important to be doing. And also based on a site visit.

Baum: Board Member Bennett.

Bennett: I vote yes based on the fact that it meets the infill development process, meets the City's parking requirements, and will increase the safety for the students and also because of the staff recommendation as well.

Baum: Board Member Gordon.

Gordon: Based on my site visit, the discussion here this evening, staff recommendation, and certainly the intent of the Comprehensive Plan 2040, I vote for approval.

Baum: Chairperson Thomas.

Thomas: I also vote yes based on a site visit and infill development policy and the discussion here this evening. And I want to thank you all for coming and being willing to engage in this discussion and I think we learned a lot from each other tonight. I hope going forward that this will be very successful. Thank you.

IX. COMMISSION COMMENTARY

Thomas: Okay, next on our agenda is commission commentary. Does anybody on the commission have anything to add this evening?

X. STAFF ANNOUNCEMENTS

Thomas: Okay then we'll move to staff announcements.

Nichols: Madam Chairman. I would just basically give you a quick update. The Comprehensive Plan Elevate Las Cruces of which you are PAC members as well as Commission is continuing with its progress and we've been very successful in getting word out. We're getting a lot of participation from the community and it's going very well. We have another staff meeting with the consultant coming up, I believe it's at the end of April. But we will be giving you information on that as to what would be participation from you.

And the last thing I would say is in terms of development, we are basically on track. The first three months, or nearly completed three months this year compared to last year in terms of single-family building construction, in terms of zoning and the subdivisions. Slightly less activity with subdivisions, but we're headed into our development season so I expect to see more activity. Looking for a year of similar development and
therefore projects and cases that will be coming before the Planning and Zoning commission. Thank you Madam Chairman.

Thomas: Thank you Mr. Nichols. Sara do you have the exact date for that meeting? The CPAC.

Gonzalez: I do not have the CPAC meeting date. Director Nichols.

Thomas: April 26th you think it is.

Nichols: I think it is April 26th.

Thomas: Okay. So will you send a notice around, somebody so everybody can plan?

Nichols: Yes ma'am.

Thomas: Make sure we keep that date open.

Nichols: We'll have staff notify each individual CPAC member.

Thomas: Thank you very much.

XI. ADJOURNMENT (7:14)

Thomas: So it's now 7:14 and if there are no objections we will be adjourned. Thank you.

Gordon: I make a motion we adjourn.

Smith: Second.

Thomas: We are adjourned.

Chairperson