



City of Las Cruces[®]

Planning and Zoning Commission Agenda

The following agenda will be considered by the Planning and Zoning Commission of the City of Las Cruces, New Mexico, at a public hearing held on February 22, 2022 beginning at 6:00 p.m. in Council Chambers at City Hall, 700 N. Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Conflict Of Interest
3. Approval Of Minutes
- 3.1. January 25, 2022
 4. Public Participation
 5. Postponements
- 5.1. 3999 Bataan Memorial West Zone Change Request:

A zone change request for a multi-zoned 28-acre parcel from R-2 (Multi-Dwelling Low Density, C-2 (Commercial Medium Intensity) and M-1/M-2 (Industrial Standard) to R-2 (Multi-Dwelling Low Density, C-2 (Commercial Medium Intensity) and M-1/M-2/C-3 (Industrial Standard/Commercial High Intensity). The property is generally located on the north side of Bataan Memorial West between McGuffy Street and Monte Sol Street. Submitted by Kent Thurston, property owner. Council District 5 (21ZO0500141)
- 5.2. 510 S Telshor Sign Variance:

A request for a variance to Chapter 36 of the 2001 Zoning Code, as amended, to allow 1 freestanding sign on a controlled access street, E Lohman Ave. The variance would allow the sign to utilize the location, size, and height for signs located on a principal arterial roadway in a commercial zoning district. The property is located at 510 S Telshor with frontage along E Lohman. Submitted by PDG Prestige Inc, property owner. Council District 3 (21VO0500131)
- 5.3. 1390 Monte Vista Infill Development Request:

An infill development request for an 8-unit apartment complex (4 units on lot 12 and 4 on lot 13) and associated development standard waivers. The combined property is ± .315 acres in size, zoned R-2 (Multi-Dwelling Low Density), and generally located on the south side of Monte Vista between Solano Drive and Kent Road. Submitted by Azzam Askar, property owner. Council District 2 (21ZO5000139)

6. Consent Agenda

6.1. 2225 Griggs Avenue Zone Change:

A proposed zone change request from R-1a (Single Family Medium Density) to O-2 (Office, Professional-Limited Retail) on a property encompassing 1.33 ± acres. The subject property is located on northeast corner of Griggs Avenue and Walnut Street (2225 E Griggs Ave). The zone change request seeks to increase development of commercial office land use and bring the property into compliance with the 2001 Zoning Code as, amended. Submitted by JAL Properties, Owner. Council District 5 (21ZO0500020)

7. Old Business

7.1. Bumble Bee Learning Center Master Plan:

A request for approval of a master plan known as Bumble Bee Learning Center. The master plan proposes the development of one (1) Commercial area with and one (1) multi-family residential area that will be developed in phases and/or through the Alternate Subdivision Summary Process for future commercial and residential uses. The subject properties encompass 5.64 ± acres, is currently zoned R-2 (Multi-Dwelling Low Density) and is located west of Holman Road and north of Bataan Memorial West. Submitted by Souder Miller and Associates, representatives. (21CS0500125)

7.2. Bumble Bee Learning Center Zone Change:

A proposed zone change request from R-2 (Multi-Dwelling Low Density) to R-2 (Multi-Dwelling Low Density) and C-3 (Commercial High Density) on a property encompassing 5.64 ± acres and located north of Bataan Memorial West and west of Holman Road. The zone change request is associated with the Bumble Bee Master Plan and seeks to increase development of commercial and residential land uses. Submitted by Souder Miller and Associates, representatives. Council District 5 (21ZO0500020)

7.3. 1413 E. Amador Avenue Variance Request:

Variance requests to the following development standards to accommodate a proposed outdoor terrace with seating along Amador Avenue:

- a) A 10 auto parking stall variance to the 41 auto parking stalls required;
- b) A ± 15-foot front yard setback variance to the 15-foot setback required; and
- c) A ± 393 square foot landscape area variance to the 3,116 square foot landscape area required.

The property is generally located along the north side of Amador Avenue between Solano Drive and S. Nevarez Street, is ±0.60 acres in size and is zoned C-2 (Commercial – Medium Intensity). Submitted by New Republic Design Co., representatives. Council District 3 (21VO0500113)

8. New Business

8.1. 100 S. Church Street Variance Request:

A variance request of ± 109 feet to the minimum 300-foot buffer distance

required between a cannabis facility and a qualifying school (property line). The subject property is zoned DDC-MS (Downtown Development Code – Main Street), ± 0.35 acres in size and is generally located along S. Main Street, between E. Griggs Avenue and W. May Avenue. Submitted by Economic Equilibrium of New Mexico, consultant. Council District 1 (21VO0500126)

8.2. The Arroyos As Settlers Pass Master Plan:

A request for approval of a master plan known as The Arroyos at Settlers Pass. The master plan proposes the development of 205 Single-Family lots with one tract of land designated as a park and one tract dedicated to the City of Las Cruces for drainage and utilities. The subject properties encompass 45.98 ± acres, are zoned R-1b (Single Family High Density) and are located east of Rinconada Boulevard and west of Settlers Pass. Submitted by Zia Engineering and Environmental Consultants LLC, representatives. Council District 5 (21CS0500134)

8.3. The Arroyos At Settlers Pass Phase 1 Preliminary Plat:

A request for a preliminary plat known as The Arroyos at Settlers Pass Phase 1. The proposed subdivision encompasses 24.230 ± acres, is currently zoned R-1b (Single Family High Density). The preliminary plat proposes 114 single-family residential lots and two (2) tracts dedicated for drainage and utilities to be developed. Submitted by Zia Engineering and Environmental Consultants LLC, Representatives. Council District 5 (21CS0500135)

9. Commission Commentary

10. Staff Announcements

11. Adjournment

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodations for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodations are necessary. This document can be made available in alternative formats by calling the same numbers listed above.

Posted: February 7, 2022