



# City of Las Cruces<sup>®</sup>

## 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 August 23, 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. July 26, 2022
  4. Election Of Officers
  5. Postponements - None
  6. Public Participation
  7. Consent Agenda - None
  8. Old Business - None
  9. New Business
    - 9.1. 5056 Carter Drive Zone Change  
A zone change request from UR (Urban Ranch) to REM (Residential Estates Mobile) for ± 1.163 acres of property generally located between Cortez Drive and Shannon Road in Council District 6. Submitted by Moy Surveying, Inc. on behalf of Angel Meraz, property owner. (Case # 22ZO0500073)
    - 9.2. 3400 Bataan Memorial East Zone Change  
A zone change request from A-2 (Agricultural District) to C-3 (Commercial High Intensity) for ± 17.07 acres of property generally located between Rinconada Boulevard (east), Roadrunner Parkway (west), Northrise Drive (south), and Bataan Memorial East (north) in Council District 6. Submitted by John Heck on behalf of Tuff Co. LLC, property owner. (Case # 22ZO0500084)
    - 9.3. 2505 Missouri Avenue Zone Change  
A zone change request from C-1 (Commercial Low Intensity) to C-2 (Commercial Medium Intensity) for ± 0.2673-acre property located at 2505 Missouri Avenue in Council District 3. Submitted by Keifer Payne on behalf of Nathan and Raylen Wilcox, property owner. (22ZO0500094)

9.4. 1534 Santa Thomas Street Special Use Permit

A Special Use Permit (SUP) for a group child care home not to exceed 12 children on property zoned R-1a (Single-Family Medium Density). The property is 0.144 acres in size and located in Council District 4. Submitted by Roxanna Sanchez, owner of Loving Home Daycare. (Case # 22ZO1000071)

9.5. 801 E. Farney Lane Variance

A 7' height variance to the maximum 35' height allowed and a 1 dwelling unit variance to the maximum 79 dwelling units allowed for property currently zoned R-3/C-3C (Multi-Dwelling Medium Density/Commercial High Intensity – Conditional) and proposed to be rezoned through separate action to R-3 (Multi-Dwelling Medium Density). It is the proposed zoning to which this variance pertains. The property is ± 3.98 acres in size and located in Council District 2. Submitted by Tierra West LLC, on behalf of Thomas Development. (Case # 22VO0500089)

9.6. Melody Lane Subdivision Road Improvement Waiver

A proposal to waive the required road improvements to Melody Lane associated with the subdivision of one (1) lot into two (2) single family residential lots. The 1.81 ± acre property is zoned REM (Residential Estate-Mobile) and located at 5332 Melody Lane in Council District 5. Submitted by Donohue Land Surveys, representative. (21CS0500084)

9.7. EBL&T Subdivision "A" Replat No. 37 Road Improvement Waiver

A proposal to waive the required road improvements to Kennedy Road associated with the subdivision of one (1) lot into two (2) single family residential lots. The 2.276 ± acre property is zoned REM (Residential Estate-Mobile) and located at 1086 Kennedy Road in Council District 5. Submitted by Moy Surveying, representative. (22CS0500044)

9.8. Zoning Code Amendments For Cannabis Uses

Various amendments to Chapter 38, Zoning Code, of the Las Cruces Municipal Code for the purpose of eliminating the 300' buffer requirement between individual cannabis retailers/microbusinesses and eliminating the 300' buffer between cannabis retailers/microbusinesses and single-family zoning districts.

The following sections are subject to amendments:

- Sec. 38-32 Office, Commercial, And Industrial Zoning Districts
- Sec 38-53 Conditional Uses; and
- Sec. 38-54 Special Use Permits

10. Discussion

10.1. Realize Las Cruces Development Code Update

11. Staff Announcements

12. 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: 8-8-2022