



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 July 25, 2023 beginning at 6:00 p.m. in Council Chambers at City Hall, 700 N. Main Street, Las Cruces, New Mexico. We ask that if you have comments/concerns/questions to please call or e-mail the Planners in advance of the meeting at 575-528-3043 or [\[email protected\]](#).

1. Call To Order
2. Conflict Of Interest
3. Approval Of Minutes
- 3.1. Approval Of Minutes

Documents:

[06-27-23 PZ MINUTES.PDF](#)

4. Acceptance Of The Agenda
5. Public Participation
6. Consent Agenda
7. Old Business
- 7.1. Case # 23ZO0500072

A zone change request from UR (Urban Ranch from the 1981 Zoning Code) to EE (Equestrian Estates) for property that is 1.65 acres in size and located 7332 Shannon Road. Submitted by Ryan Major, property owner. Council District 6.

Documents:

[7332 SHANNON DRIVE STAFF REPORT.PDF](#)

8. New Business
- 8.1. Case # 23CS0500012

A request to approve a preliminary plat known as Sierra Del Sol Subdivision. The subject property is located 350 feet south of the intersection of Lewis Street and Spruce Avenue. The proposed subdivision encompasses 4.48 ± acres, is zoned R-1a (Single-Family Medium Density). The subdivision proposes 18 single-family residential lots, 0.75± acres for multi-family, and a privately owned and maintained park/open space/multi-use trail. Submitted by Souder Miller and Associates, representative. Council District 3.

Documents:

[SIERRA DEL SOL STAFF REPORT.PDF](#)

8.2. Case # 23VO0500089

A variance request to deviate 15 feet from the required 25-foot front yard setback for a carport addition to a home located at 1308 Delano Drive. The property is approximately 0.17 + acres in size and zoned R-1a (Single-Family Medium Density Residential). Submitted by Manuel Morales, property owner. Council District 3.

Documents:

[1308 DELANO STAFF REPORT.PDF](#)

8.3. Case # 23VO0500090

A variance request to deviate 14 feet from the required 25-foot front yard setback for a carport addition to a home located at 1016 Cedardale Drive. The property is approximately 0.23 + acres in size and zoned R-1a (Single-Family Medium Density Residential). Submitted by Celia Tahuahua, property owner. Council District 1.

Documents:

[1016 CEDARDALE STAFF REPORT.PDF](#)

8.4. Case # 22ZO1000083

A request to approve a Special Use Permit (SUP) to allow a cannabis dispensary (retailer) less than the required 300-foot buffer distance from another cannabis dispensary. The subject property is located at 600 S. Solano, zoned C-2 (Commercial Medium Intensity), and encompasses 0.259 ± acres. Submitted by Queen Bees Collective LLC, representative. Council District 3.

Documents:

[600 S SOLANO STAFF REPORT.PDF](#)

8.5. Case # 23ZO5000069

A request to approve an Infill Development Process (IDP) proposal for three parcels within the Alameda Depot Overlay (ADO): 106 S. Miranda Street, zoned R-2, encompasses 1.85 + acres, requesting additional office, commercial, and light industrial lot land uses in addition to the existing permitted ADO-3 land uses; 630 W. Organ Avenue, zoned R-2, encompasses 0.32 + acres, request to keep the existing parking lot; 710 W. Organ Avenue, zoned R-3, encompasses 0.32 + acres, request to keep the existing parking lot. Submitted by 828 Productions, property owner. Council District 4.

Documents:

[106 MIRANDA STAFF REPORT.PDF](#)

9. Election Of Officers
10. Staff Announcements
11. Discussion
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 72 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:7/7/2023