



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 September 26, 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 the Planners in advance of the meeting at 575-528-3043.

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

Documents:

[08-22-23 PNZ MINUTES.PDF](#)

4. Postponements
5. Acceptance Of The Agenda
6. Public Participation
7. Consent Agenda
- 7.1. Case No. 23CS0500097

A request to approve a non-administrative replat known as Taft Subdivision Replat No. 6. The proposed subdivision encompasses 2.568 ± acres, is zoned C-3C (Commercial High Intensity-Conditional) and is located at 220 N. Telshor Blvd. The subdivision proposed to subdivide one (1) existing lot into two (2) new lots that are 0.870 ± acres and 1.698±. Submitted by Borderland Engineers and Surveyors LLC, representative. Council District 3.

Documents:

[TAFT SUBDIVISION STAFF REPORT.PDF](#)

- 7.2. Case No. 22ZO0500108

A zone change request from R-2/C-2 (Multi-Dwelling Low Density/Commercial Medium Intensity) to C-2 (Commercial Medium Intensity) for two parcels located at 806 E. Bowman Avenue and more specifically identified as lots 9 and 10 of the Lohman La Point 107 Subdivision. The subject properties are generally located at the southwest corner of E. Bowman Avenue and S. Almendra Street. The two lots combined are ± .402 acres in size and within the South Mesquite Overlay District. Submitted by Nicole E. Ehrgott, property owner. Council District 1.

Documents:

[806 BOWMAN AVENUE STAFF REPORT.PDF](#)

7.3. Case No. 23VO0500094

A variance request to deviate five (5) feet from the required fifteen (15) foot secondary front yard setback and thirteen (13) feet from the required twenty (20) foot rear yard setback for a new residential home located at 1001 Fourth Street. The property is approximately 0.62 + acres in size and zoned R-2 (Multi-Dwelling Low Density). Submitted by Carlos Estrada, representative. Council District 4.

Documents:

[1001 FOURTH STAFF REPORT .PDF](#)

8. Old Business

9. New Business

9.1. Case No. 22ZO0500085

A zone change request from R-4 (Multi-Dwelling High Density and Limited Retail and Office) to C-3 (Commercial High Intensity) for a property located at 3250 Northrise Drive and encompassing 2.5 acres in size. Submitted by Mark Heck, property owner. Council District 6.

Documents:

[3250 NORTHRISE DR STAFF REPORT.PDF](#)

9.2. Case No. 23ZO0500006

A zone change request from EE (Single-Family Equestrian Estate and Agriculture) to C-3 (Commercial High Intensity) for one parcel located at 780 Stern Drive and encompassing 1.78 acres in size. Submitted by Ted Scanlon, Borderland Engineers and Surveyors on behalf of Michael Clute, Hacienda RV LLC. Council District 4.

Documents:

[780 STERN DRIVE STAFF REPORT.PDF](#)

9.3. Case No. 23VO0500101

A variance request to deviate twenty-four (24) feet from the required twenty-five (25) foot front yard setback for a carport addition to a home located at 4093 Winters Street. The property is approximately 0.12 + acres in size and zoned R-1bC (Single-Family High Density- Conditional). Submitted by Catherine Silva, property owner. Council District 1.

Documents:

[4093 WINTERS STREET STAFF REPORT.PDF](#)

9.4. Case No. 23VO0500106

A variance request to deviate twenty (20) feet from the required twenty-five (25) foot front yard setback for a carport addition to a home located at 4053 Winters Street. The property is approximately 0.108 + acres in size and zoned R-1bC

(Single-Family High Density- Conditional). Submitted by Tracie Stevenson, property owner. Council District 1.

Documents:

[4053 WINTERS STREET STAFF REPORT.PDF](#)

9.5. Case No. 23VO0500107

A variance request to deviate one (1) freestanding sign to the maximum permitted two (2) freestanding signs and a to deviate seven (7) feet to the minimum required fifteen (15) foot freestanding sign front yard setback for a property located at 1300 El Paseo. The property is 5.50 + acres in size and zoned C-3 (Commercial High Intensity). Submitted by Burke Sign Company, LLC., representative. Council District 3.

Documents:

[1300 EL PASEO STAFF REPORT.PDF](#)

10. Discussion

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 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 9-11-2023