



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 November 28, 2023, 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

Documents:

[10-24-23 PNZ MINUTES.PDF](#)

4. Postponements
 5. Acceptance Of The Agenda
 6. Public Participation
 7. Consent Agenda
- 7.1. Case No. 23CS0500113

A request to approve a non-administrative replat known as Majestic Hills Subdivision No. 1 Replat No. 4. The proposed subdivision encompasses 1.9754 ± acres in size, zoned R-3 (Multi-Dwelling Medium Density) and located at 2969 Claude Dove Drive. The subdivision proposes to subdivide one existing lot and a portion of another existing lot into two new lots that are 0.443 ± and 1.531 ± acres in size. Submitted by Bohannon Huston, representative. Council District 2.
 - 7.2. Case No. 23VO0500088

A variance to the maximum height, square footage, and number of freestanding signs for a property located at 901 Avenida de Mesilla. The property encompasses 4.825 ± acres in size and zoned C-3 (Commercial High Intensity) within the Avenida de Mesilla Gateway District Overlay. Submitted by Austin Cope, representative. Council District 4.
 - 7.3. Case No. 23ZO0500140

A zone change request from M-1/M-2 (Industrial Standard) to C-3 (Commercial High Intensity) for a property encompassing 8.25 + acres in size and located at 4201 Del Rey Boulevard. Submitted by New Republic Design Co., Representative. Council District 5.
 - 7.4. Case No. 23ZO1000122

A request for a Special Use Permit (SUP) to allow a group childcare home not to exceed 12 children on a property Zoned R-1a (Single-Family Medium Density). The subject property is located at 4703 Big Springs St. and encompassing 0.13 ± acres. Submitted by Roxanna Sanchez representative. City Council District 5.

7.5. Case No. 23ZO1000133

A request for a Special Use Permit (SUP) to allow a group childcare home for up to twelve (12) children within a single-family residence located at 1236 Antelope Pass Drive. The subject property is currently zoned R-1a (Single-Family Medium Density) and encompasses ± 0.11 acres. Submitted by Chavelita's Place LLC, business owner. Council District 5.

8. Old Business

9. New Business

9.1. Case No. 22ZO0500153

A zone change request for properties primarily within and immediately adjacent to the existing Heather Hills Master Plan generally located south of University Meadows Subdivision and west of Stern Drive, a.k.a. 5150 Stern Drive. The zone change basically involves three lots and a portion of platted roadway adjacent to the current master plan boundary for a total of ± 23.23 acres. The proposed zone change is as follows:

- Lot 1, University Meadows Subdivision
 - Tract D – A zone change from R-1aC (Single-Family Medium Density-Conditional) to R-1a (Single-Family Medium Density) for ± 4.88 acre
 - Tract G – A zone change from R-1a (Single-Family Medium Density) to R-1a (Single-Family Medium Density) for ± 0.69 acres.
- Tract E, University Meadows Subdivision
 - Tract E – A zone change from R-1aC (Single-Family Medium Density-Conditional) to R-1a (Single-Family Medium Density) for ± 0.52 acre
 - Tract H – A zone change from R-1a (Single-Family Medium Density) to R-1a (Single-Family Medium Density) for ± 0.95 acres
- Lot 2, MVCS Summary Subdivision No. 1
 - Tract B - A zone change from R-1aC (Single-Family Medium Density-Conditional) to R-1a (Single-Family Medium Density) for ± 6.30 acres.

- Lot 2-2A, University Meadows Subdivision
 - Tract A - A zone change from R-1aC (Single-Family Medium Density-Conditional) to R-1a (Single-Family Medium Density) for ± 0.68 acres.
 - Tract F - A zone change from R-1a (Single-Family Medium Density) to R-1a (Single-Family Medium Density) for ± 8.94 acres

- Portion of platted road (EBL&T Sub. B)
 - Tract C - A zone change from R-1aC (Single-Family Medium Density-Conditional) to R-1a (Single-Family Medium Density) for ± 0.17 acres.
 - Tract I - A zone change from R-1a (Single-Family Medium Density) to R-1a (Single-Family Medium Density) for ± 0.10 acres.

Submitted by Libbin Underwood Engineering & Surveying, representative.
Council District 2.

9.2. Case No. 23CS0500134

A request for approval of a Major Amendment, known as Heather Hills Master Plan Amendment No. 3. The existing Heather Hills Master Plan boundary includes three parcels (Lot 1 and Lot 2-2A of the University Meadows Subdivision and Lot 2 of the MVCS Summary Subdivision No. 1. This master plan encompasses ± 21.48 acres and is generally located south of University Meadows Subdivision and west of Stern Drive, a.k.a. 5150 Stern Drive. Properties within the boundary are zoned R-1a (Single-Family Medium Density) and R-1aC (Single-Family Medium Density – Conditional). In terms of the amendment, consider the following:

- The proposed amendment will add ± 0.078 acres (Existing ROW from within the University Meadows Master Plan boundary and more specifically ROW from the easternmost Silverado Loop cul-de-sac). A portion of a platted roadway (EBL&T Subdivision 'B') will also be added to the Heather Hills Master Plan boundary making the total acreage ± 21.83 acres. The additional acreage will be incorporated into a proposed drainage tract and proposed residential lots.
- ± 4.96 acres of Lot 1, Lot 2 in its entirety, and ± 0.69 acres of Lot 2-2A will convert from the designated Institutional land use to Single-Family Medium Density.
- ± .271 acres of a platted road (EBL&T Sub. B) will convert from a platted road to Single-Family Medium Density.
- 80 residential lots are proposed.

Submitted by Libbin Underwood Engineering and Surveying, representative.
Council District 2.

9.3. Case No. 23ZO0500120

A proposed zone change request from R-3 (High Density Residential District from the South Mesquite Overlay) to C-1 (Neighborhood Commercial District from the South Mesquite Overlay). The subject property is encompassing 0.233 ± acres and is located at 541 S. Campo St. The zone change is to allow for the future development of a commercial business on the subject property.

Submitted by Libbin Underwood Engineering and Surveying, representative.
City Council District 1.

9.4. Case No. 23VO0500128

A variance request to deviate fifteen (15) feet to the required twenty (20) foot side yard setbacks for construction of a new shade structure located at 480 N. Seventeenth Street. The property encompasses 2.715 ± acres and is zoned M-1/M-2 (Industrial Standard). Submitted by Libbin Underwood Engineering and Surveying, representative. Council District 4.

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 11/9/2023