



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 March 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. Election Of Secretary
4. Approval Of Minutes
February 22, 2022

Documents:

[02-22-22 PNZ MINUTES.PDF](#)

5. Postponements - None
6. Public Participation
7. Consent Agenda
 1. 725 McClure Road Non-Administrative Replat: A non-administrative replat known as October Sky Subdivision to replat the one existing lot, zoned R-1a (Single-Family Medium Density), into 2 new lots, 1 for residential purposes and the other will be purchased by the City of Las Cruces to utilize for drainage. Council District 1 (21CS0500128)
 2. 1225 Chiquita Ave Infill Development Request: An infill development request for a construction storage yard and warehouse on two vacant parcels zoned C-2 (Commercial Medium Intensity). The infill request will be seeking deviations from landscaping, paving, replatting, minimum lot area and lot width for the C-2 zone, and a rear yard setback deviation. The combined property is ± 0.158 acres in size, and generally located along the north side of Chiquita Avenue between North Solano Drive and North Santa Fe Street. Submitted by Obed Molina, property owner. Council District 1 (22ZO5000001)
8. Old Business
 1. **510 S Telshor Sign Variance:** A request for a variance to Chapter 36 of the City of Las Cruces Municipal Code, as amended, for a

freestanding sign to allow one freestanding sign along a controlled access street and apply the applicable height and size standards associated with a principal arterial, E. Lohman. The applicant is also requesting a variance of $\pm 5'-3"$ to the required 15-foot front setback for a freestanding sign. Direct access to business is off Mesilla Valley Mall Drive, a private roadway. Submitted by PDG Prestige Inc, property owner. Council District 3 (21VO0500131)

2. **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-3 (Commercial High 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)

9. New Business

1. Camino Hills Subdivision Master Plan: A request for a master plan known as Camino Hills Subdivision. The proposed subdivision encompasses 10.954 \pm acres, is currently zoned R-1a (Single-Family Medium Density) and located northeast of El Camion Real and west of Spitz St. The subdivision proposes 52 single-family residential lots and multiple tracts dedicated for drainage. The proposed subdivision will provide four internal roadways that will provide access to Spitz St. and Hanson Ave. Submitted by Steve Calderazzo, representative. Council District 1 (22CS0500012)
2. Camino Hills Subdivision Preliminary Plat: A request for a preliminary plat known as Camino Hills Subdivision. The proposed subdivision encompasses 10.954 \pm acres, is currently zoned R-1a (Single-Family Medium Density) and located northeast of El Camion Real and west of Spitz St. The subdivision proposes 52 single-family residential lots and multiple tracts dedicated for drainage. The proposed subdivision will provide four internal roadways that will provide access to Spitz St. and Hanson Ave. Submitted by Steve Calderazzo, representative. Council District 1 (21CS0500069)
3. 550 S Telshor Sign Variance: A request for a variance to Chapter 36 of the City of Las Cruces Municipal Code, as amended, for a freestanding sign. The request is for a variance of ± 3 feet 10 inches to the required 5-foot side setback for a freestanding sign along a local roadway. Submitted by PDG Prestige Inc, property owner. Council District 3 (21VO0500132)

10. Commission Commentary

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: March 7, 2022