



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 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. Acceptance Of The Agenda
4. Elections Of Officers
5. Approval Of Minutes

Documents:

[02-28-23 PNZ MINUTES.PDF](#)

6. Postponements
7. Public Participation
8. Consent Agenda
- 8.1. Mesilla Valley Mall Subdivision Replat No. 6 Non-Administrative Replat
A non-administrative replat known as Mesilla Valley Mall Subdivision Replat No. 6, located at 550 S Telshor Avenue. The proposed subdivision encompasses 2.15 ± acres, is zoned C-3 and C-3C (Commercial High Intensity/Commercial High Intensity-Conditional). The subdivision will replat the existing commercial lot into two (2) commercial lots that vary in size from 0.503 ± to 0.77 ± acres in size. Submitted by Land-Mark Professional Surveying Inc., representative. (Case # 22CS0500049)
- 8.2. Government Heights Addition Replat No. 1 Non-Administrative Replat
A non-administrative replat known as Government Heights Addition, Replat No. 1 located at 890 McCoy Avenue. The proposed subdivision encompasses 2.15 ± acres, is zoned R-1a (Single-Family Medium Density). The subdivision will replat the existing residential lot into three (3) residential lots that vary in size from 0.22 ± to 1.70 ± acres in size. Submitted by Underwood Engineering, representative. (Case # 22CS0500080)
- 8.3. Yonder Lea Non-Administrative Replat

A non-administrative replat known as Yonder Lea Replat, located at 414 Soledad Avenue. The proposed subdivision encompasses 0.64 ± acres, is zoned R-2 (Multi-Dwelling Low Density) and within the South Mesquite Overlay Zone. The subdivision will replat two (2) existing residential lots into three (3) residential lots that vary in size from 0.176 ± to 0.281 ± acres in size. Submitted by Vista Grande Surveys, representative. (Case # 22CS0500131)

9. Discussion

10. Old Business

10.1. Metro Square Final Site Plan

A request for approval of a Final Site Plan known as Metro Square located within the Metro Verde Planned Unit Development (PUD). The proposed subdivision encompasses 7.36 ± acres, is zoned PUD (Planned Unit Development), and is located on the southeast corner of Red Hawk Golf Road and the future development of Prospect Lane. The Final Site Plan proposes 72 mixed-use lots, one tract of land dedicated for drainage and one tract of land dedicated for a park. Submitted by Sierra Norte Development Inc., property owners. (Case # 23ZO3000149)

10.2. 1160 Encino Avenue Variance Request

A variance of ± 19 feet to the required 25-foot secondary front yard setback required for a proposed attached carport located at 1160 Encino Avenue. The property is approximately 0.137 acres in size, zoned R-1a (Single Family Medium Density Residential) and is within Council District #1. Submitted by Mark Torres on behalf of Jo E. Sr. and Mary A. Sellers, property owners. (Case # 22VO0500159)

11. New Business

11.1. 1221 El Paseo Sign Variance

A variance to allow for an increase in allowable attached signage for the subject property located at 1221 El Paseo Road. The property is zoned C-3 (Commercial High Intensity). Submitted by Carlos Garnica with Texas Illumination Lighting Maintenance. (Case # 22VO0500155)

11.2. 5532 Century Lane Special Use Permit Request

A Special Use Permit (SUP) for a group childcare home not to exceed 12 children on property zoned R-1a (Single-Family Medium Density). The property is 0.33 acres in size and located in Council District 5. Submitted by Lorena Cardiel, co-property owner. (Case # 22ZO1000118)

12. Staff Announcements

13. 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: 03/13/2023