

438  
**City of Las Cruces**<sup>®</sup>  
 PEOPLE HELPING PEOPLE

**Council Action and Executive Summary**

Item # 18      Ordinance/Resolution# 2664

For Meeting of August 6, 2012  
 (Ordinance First Reading Date)

For Meeting of September 4, 2012  
 (Adoption Date)

Please check box that applies to this item:

QUASI JUDICIAL       LEGISLATIVE       ADMINISTRATIVE

**TITLE:**      AN ORDINANCE APPROVING A ZONE CHANGE FROM M-1/M-2 (INDUSTRIAL STANDARD) TO C-3/M-1/M-2 (COMMERCIAL HIGH INTENSITY/INDUSTRIAL STANDARD) ON 12.59 ± ACRES OF LAND LOCATED ON THE NORTHWEST CORNER OF MOTEL BOULEVARD AND INTERSTATE 10; 2701 W. AMADOR AVENUE. SUBMITTED BY CHAD SELLS ON BEHALF OF RACI MANAGEMENT COMPANY, INC., PROPERTY OWNER (Z2854).

**PURPOSE(S) OF ACTION:**

Zone change.

<b>COUNCIL DISTRICT: 4</b>		
<b><u>Drafter/Staff Contact:</u></b> Adam Ochoa	<b><u>Department/Section:</u></b> Community Development	<b><u>Phone:</u></b> 528-3204
<b><u>City Manager Signature:</u></b>		

**BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:**

The proposed zone change is for a property located at 2701 W. Amador Avenue, directly east of the City of Las Cruces Jacob A. Hands Wastewater Treatment Facility. The proposed zone change on the subject property is to facilitate the development of a new Border International Truck Dealership and Service Facility. The addition of the C-3 zoning designation on the subject property will permit the dealership (retail) use of the proposed development by right, while the existing M-1/M-2 zoning designation will remain unchanged and will permit the service and repair use of the proposal. The proposed zone change will facilitate the development of a long vacant/undeveloped property in an area established with related travel/transit/truck uses which includes truck stops, gas stations, automobile and truck service, and large equipment/semi-truck sales and rentals. Any new development on the subject property will be required to follow all development standards of the 2001 Zoning Code, as amended.

On June 26, 2012, the Planning and Zoning Commission (P&Z) recommended approval of the proposed zone change request by a vote of 4-0-0, (three Commissioners absent). No input from the public occurred at the meeting for the proposed zone change.

**SUPPORT INFORMATION:**

1. Ordinance.
2. Exhibit "A"- Site Plan.
3. Exhibit "B"- Findings.
4. Attachment "A"- Staff Report to the Planning and Zoning Commission for Case Z2854.
5. Attachment "B"- Draft minutes from the June 26, 2012 Planning and Zoning Commission meeting.
6. Attachment "C"- Vicinity Map.

**SOURCE OF FUNDING:**

Is this action already budgeted?  N/A	Yes	<input type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from:
	<input type="checkbox"/>	<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
		<input type="checkbox"/>	Proposed funding is from fund balance in the _____ Fund.
Does this action create any revenue?  N/A	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$ _____ for FY _____.
	No	<input type="checkbox"/>	There is no new revenue generated by this action.

**BUDGET NARRATIVE**

N/A
-----

**FUND EXPENDITURE SUMMARY:**

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

**OPTIONS / ALTERNATIVES:**

1. Vote "Yes"; this will affirm the Planning and Zoning Commission recommendation for approval. The subject property encompassing 12.59 ± acres will be rezoned from M-1/M-2 (Industrial Standard) to C-3/M-1/M-2 (Commercial High Intensity/Industrial Standard). The zone change facilitates the development of the subject property for a Border International Truck Dealership and Service.
2. Vote "No"; this will reverse the recommendation made by the Planning and Zoning Commission. The current zoning designation of M-1/M-2 (Industrial Standard) will remain

on the subject property. The proposed development would not be permitted on the property. Denial of the zone change will require new information or facts not identified or presented during staff review or the Planning and Zoning Commission meeting.

3. Vote to "Amend"; this could allow Council to modify the Ordinance by adding conditions as determined appropriate.
4. Vote to "Table"; this could allow Council to table/postpone the Ordinance and direct staff accordingly.

**REFERENCE INFORMATION:**

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. Ordinance 1800.

COUNCIL BILL NO. 13-009  
ORDINANCE NO. 2664

**AN ORDINANCE APPROVING A ZONE CHANGE FROM M-1/M-2 (INDUSTRIAL STANDARD) TO C-3/M-1/M-2 (COMMERCIAL HIGH INTENSITY/INDUSTRIAL STANDARD) ON 12.59 ± ACRES OF LAND LOCATED ON THE NORTHWEST CORNER OF MOTEL BOULEVARD AND INTERSTATE 10; 2701 W. AMADOR AVENUE. SUBMITTED BY CHAD SELLS ON BEHALF OF RACI MANAGEMENT COMPANY, INC., PROPERTY OWNER (Z2854).**

The City Council is informed that:

**WHEREAS**, the Raci Management Company, the property owner, has submitted a request for a zone change from M-1/M-2 (Industrial Standard) to C-3/M-1/M-2 (Commercial High Intensity/Industrial Standard) for the property located at 2701 W. Amador Avenue; and

**WHEREAS**, the Planning and Zoning Commission, after conducting a public hearing on June 26, 2012, recommended that said zone change request be approved by a vote of 4-0-0 (three Commissioners absent).

**NOW, THEREFORE**, Be it ordained by the governing body of the City of Las Cruces:

**(I)**

**THAT** the land more particularly described in Exhibit "A," attached hereto and made part of this Ordinance, is hereby zoned C-3/M-1/M-2 (Commercial High Intensity/Industrial Standard) for property located at 2701 W. Amador Avenue.

**(II)**

**THAT** the zoning is based on the findings contained in Exhibit "B" (Findings), attached hereto and made part of this Ordinance.

**(III)**

**THAT** the zoning of said property be shown accordingly on the City Zoning Atlas.

(IV)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

VOTE:

Mayor Miyagishima: \_\_\_\_\_

Councilor Silva: \_\_\_\_\_

Councilor Smith: \_\_\_\_\_

Councilor Pedroza: \_\_\_\_\_

Councilor Small: \_\_\_\_\_

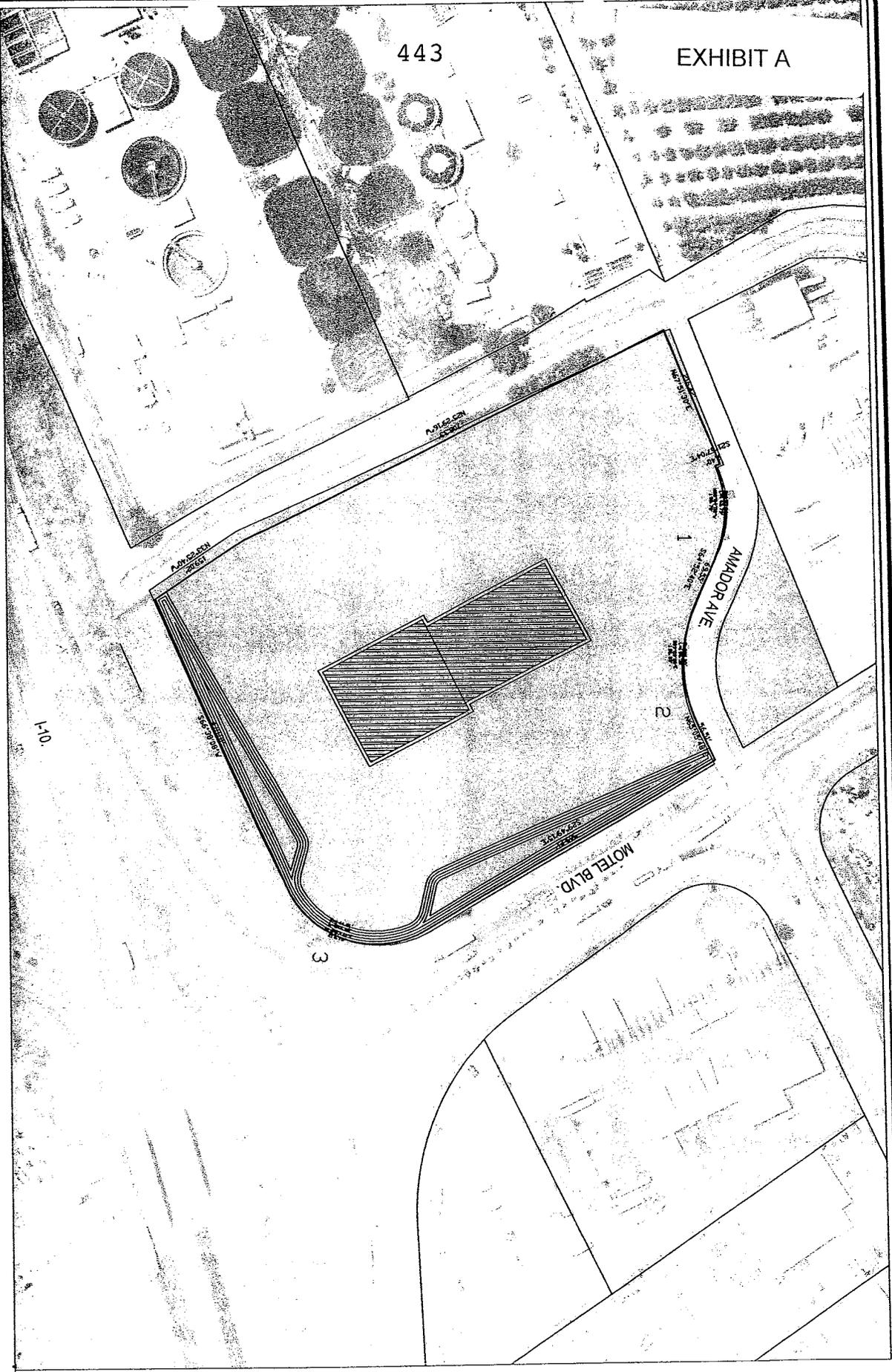
Councilor Sorg: \_\_\_\_\_

Councilor Thomas: \_\_\_\_\_

EXHIBIT A

443

PARCEL: 02-00484  
MAP CODE: 4-005-136-232-212  
12.59 ACRES



**RMCI**  
 3530 W Picacho Ave  
 Las Cruces, NM 88007  
 575.524.2835

**LOT 5E7B**  
**AMERIWEST SUBDIVISION #3**  
**REPLAT #4**

REVISIONS	
SUBMITAL - 1	12/30/2011

05/01/12  
 pp1

**FINDINGS**

1. The subject property currently encompasses 12.59 ± acres, is zoned M-1/M-2 (Industrial Standard) and is vacant/undeveloped.
2. The subject property is located at the intersection of the freeway, Interstate 10, and a principal arterial roadway, Motel Boulevard, where commercial high intensity uses and Industrial uses are encouraged. (1999 Comprehensive Plan Goal 1, Objective 5, Policy 5.3b)
3. The proposed new development will develop a vacant/undeveloped property that has been vacant for some time in an area established with related travel/transit/truck uses. (2001 Zoning Code Article 1, Section 38-2K)
4. The zone change from M-1/M-2 to C-3/M-1/M-2 is supported by the 1999 Comprehensive Plan, meets the intent and purpose of the 2001 Zoning Code, as amended, and is compatible with adjacent uses and zoning districts.



**Planning & Zoning  
Commission  
Staff Report**

**Meeting Date: June 26, 2012**

**Drafted by: Adam Ochoa, Planner** *AO*

**CASE #** Z2854      **PROJECT NAME:** 2701 W. Amador Avenue (Zone Change)

**APPLICANT/ REPRESENTATIVE:** Chad Sells      **PROPERTY OWNER:** Raci Management Company, Inc.

**LOCATION:** Located at the northwest corner of Motel Boulevard and Interstate 10      **COUNCIL DISTRICT:** 4

**SIZE:** 12.59 ± acres      **EXISTING ZONING/ OVERLAY:** M-1/M-2 (Industrial Standard)

**REQUEST/ APPLICATION TYPE:** Zone change from M-1/M-2 (Industrial Standard) to C-3/M-1/M-2 (Commercial High Intensity/Industrial Standard)

**EXISTING USE:** Vacant/undeveloped

**PROPOSED USE:** A Boarder International Truck Dealership and Service

**STAFF RECOMMENDATION:** Approval based on findings

**TABLE 1: CASE CHRONOLOGY**

Date	Action
May 7, 2012	Application submitted to Development Services
May 10, 2012	Case sent out for review to all reviewing departments
May 17, 2012	All comments returned by all reviewing departments
May 17, 2012	Staff reviews and recommends approval of the zone change
June 10, 2012	Newspaper advertisement
June 11, 2012	Public notice letter mailed to neighboring property owners
June 15, 2012	Sign posted on property
June 26, 2012	Planning and Zoning Commission public hearing

**SECTION 1: SYNOPSIS OF PROPOSAL**

The proposed zone change from M-1/M-2 (Industrial Standard) to C-3/M-1/M-2 (Commercial High Intensity/Industrial Standard) is to facilitate the development of the vacant lot into a Border International Truck Dealership & Service. The existing M-1/M-2 zoning designation permits the service aspect of the proposed development, but does not permit the truck dealership use on the subject property. The addition of the C-3 zoning designation would permit the truck dealership on the subject property by right.

**TABLE 2: DEVELOPMENT STANDARDS & SITE CHARACTERISTICS**

Standard	Existing	Proposed	Zoning Code Req.
Max # of DU/parcel	N/A	N/A	N/A
Max Density (DU/ac.)	N/A	N/A	40 DU/ac.
Lot Area	12.59 ± acres	12.59 ± acres	0.344 ± acres min./ no max
Lot Width	478 ± feet	478 ± feet	60 feet
Lot Depth	708 ± feet	708 ± feet	70 feet
Structure Height	still unknown	still unknown	60 feet
Setbacks			
Front	still unknown	still unknown	15 feet
Side	still unknown	still unknown	20 or 5 or 0 feet
Side	still unknown	still unknown	20 or 5 or 0 feet
Rear	still unknown	still unknown	15 or 0 feet
Accessory Structure	N/A	N/A	N/A
Parking			
Vehicular	N/A	still unknown	1 auto parking stall per 300 to 500 sq. ft. of GFA
Bicycle	N/A	still unknown	1 bicycle parking stall per 6000 sq. ft. of GFA
ROW Dedication	N/A	N/A	N/A
Landscaping			
% of property (less building pad & screened storage)	N/A	still unknown	15 %
Total sq. ft. of landscaping	N/A	still unknown	still unknown
Buffering			
Bufferyard	N/A	N/A	N/A
Screen Type	N/A	N/A	N/A
Open Space, Trails, Parks, Recreation			
Acreage	N/A	N/A	N/A
Type	N/A	N/A	N/A
Other	N/A		

**TABLE 3: SPECIAL CHARACTERISTICS**

Characteristic	Applies to Project?	Explanation
EBID Facilities	No	
Medians/ Parkways Landscaping	No	
Other	N/A	

**TABLE 4: ADJACENT ZONING AND LAND USE INFORMATION**

Location	Existing Use	Overlay District	Zoning Designation
Subject Property	Vacant/Undeveloped	N/A	M-1/M-2 (Industrial Standard)
North	Truck Service/Repair	N/A	C-2 (Commercial Medium Intensity)
South	Interstate 10	N/A	N/A
East	Gas Stations/Truck Stops	N/A	C-3/M-1/M-2 (Commercial High Intensity/Industrial Standard)
West	Water Treatment Plant	N/A	M-1/M-2 (Industrial Standard)

**TABLE 5: PARCEL HISTORY**

Number	Status
Permit	N/A
Ordinance 1800	Zone Change from C-2/A-2 (General Commercial/Rural Agricultural from the 1981 Zoning Code) to M-1 (Light Manufacturing)
Resolution	N/A

**SECTION 2: REVIEWING DEPARTMENT/AGENCY RECOMMENDATIONS**

For specific comments and/or conditions, see attached.

Department Name	Approval (Yes/ No)	Conditions (Yes/No)
CLC Development Services	Yes	No
CLC Long-Range Planning	Yes	No
Metropolitan Planning Organization (MPO)	Yes	No
CLC CD Engineering Services	Yes	Yes
CLC Traffic	Yes	No
CLC Land Management	Yes	No
CLC PW Landscaping	Yes	No
CLC Fire & Emergency Services	Yes	No
CLC Utilities	Yes	Yes
New Mexico Department of Transportation	Yes	Yes

## SECTION 3: STAFF ANALYSIS AND CONCLUSIONS

### Applicable Comprehensive Plan Elements & Policies

#### Land Use

1. Goal 1, Objective 5, Policy 5.3a
2. Goal 1, Objective 5, Policy 5.3b
3. Goal 1, Objective 5, Policy 5.3d
4. Goal 1, Objective 5, Policy 5.3e

#### Conclusion:

The proposed zone change from M-1/M-2 (Industrial Standard) to C-3/M-1/M-2 (Commercial High Intensity/ Industrial Standard) on the undeveloped 12.59 ± acre property is to facilitate the development of a new Border International Truck Dealership and Service. The addition of the C-3 zoning designation on the subject property will permit the dealership (retail) aspect of the proposed development by right, while the existing M-1/M-2 zoning designation will remain unchanged and allows for the service and repair aspect of the proposal.

The property's location at the intersection of the freeway, Interstate 10, and a principal arterial roadway, Motel Boulevard, allows for suitable visibility of and accessibility to the site with large semi-trucks. Additionally, the 1999 Comprehensive Plan encourages commercial high intensity uses along principal arterial roadways. The proposed new development will also develop a long vacant/undeveloped property in an area established with related travel/transit/truck uses which includes truck stops, gas stations, automobile and truck service, and large equipment/semi-truck sales and rentals. Any new development on the subject property will be required to follow all development standards of the 2001 Zoning Code, as amended.

The Planning and Zoning Commission reviews zoning requests in relation to the goals, objectives and policies of the 1999 Comprehensive Plan, plan elements, other applicable plans, and the purpose and intent of the 2001 Zoning Code, as amended. The proposed zone change is supported by the Development Services Staff and all reviewing departments in the City of Las Cruces, is supported by the 1999 Comprehensive Plan, is consistent with adjacent uses and zoning districts, and meets the intent of the 2001 Zoning Code, as amended, specifically by encouraging development of vacant properties within established areas.

#### **DRC RECOMMENDATION**

The proposal did not require review and recommendation by the Development Review Committee.

#### **STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed zone change based on the following findings listed below:

#### **FINDINGS FOR APPROVAL**

1. The subject property currently encompasses 12.59 ± acres, is zoned M-1/M-2 (Industrial Standard) and is vacant/undeveloped.
2. The subject property is located at the intersection of the freeway, Interstate 10, and a principal arterial roadway, Motel Boulevard, where commercial high intensity uses and Industrial uses are encouraged. (1999 Comprehensive Plan Goal 1, Objective 5, Policy 5.3b)
3. The proposed new development will develop a vacant/undeveloped property that has been vacant for some time in an area established with related travel/transit/truck uses. (2001 Zoning Code Article 1, Section 38-2K)
4. The zone change from M-1/M-2 to C-3/M-1/M-2 is supported by the 1999 Comprehensive Plan, meets the intent and purpose of the 2001 Zoning Code, as amended, and is compatible with adjacent uses and zoning districts.

**ALTERNATE FINDINGS**

If the Planning and Zoning Commission deems the zone change unsubstantiated, staff recommends the following alternate finding for **DENIAL**:

1. The zone change is not requisite since the subject property can be viably developed and utilized with other uses permitted by right by the existing M-1/M-2 zoning designation.

**ATTACHMENTS**

1. Zoning/Vicinity Map
2. Aerial Map
3. Site Plan
4. Development Statement
5. Comprehensive Plan Elements and Policies
6. Reviewing Department/Agency Comments and/or Conditions

ZONING: M-1/M-2 TO C-3/M-1/M-2

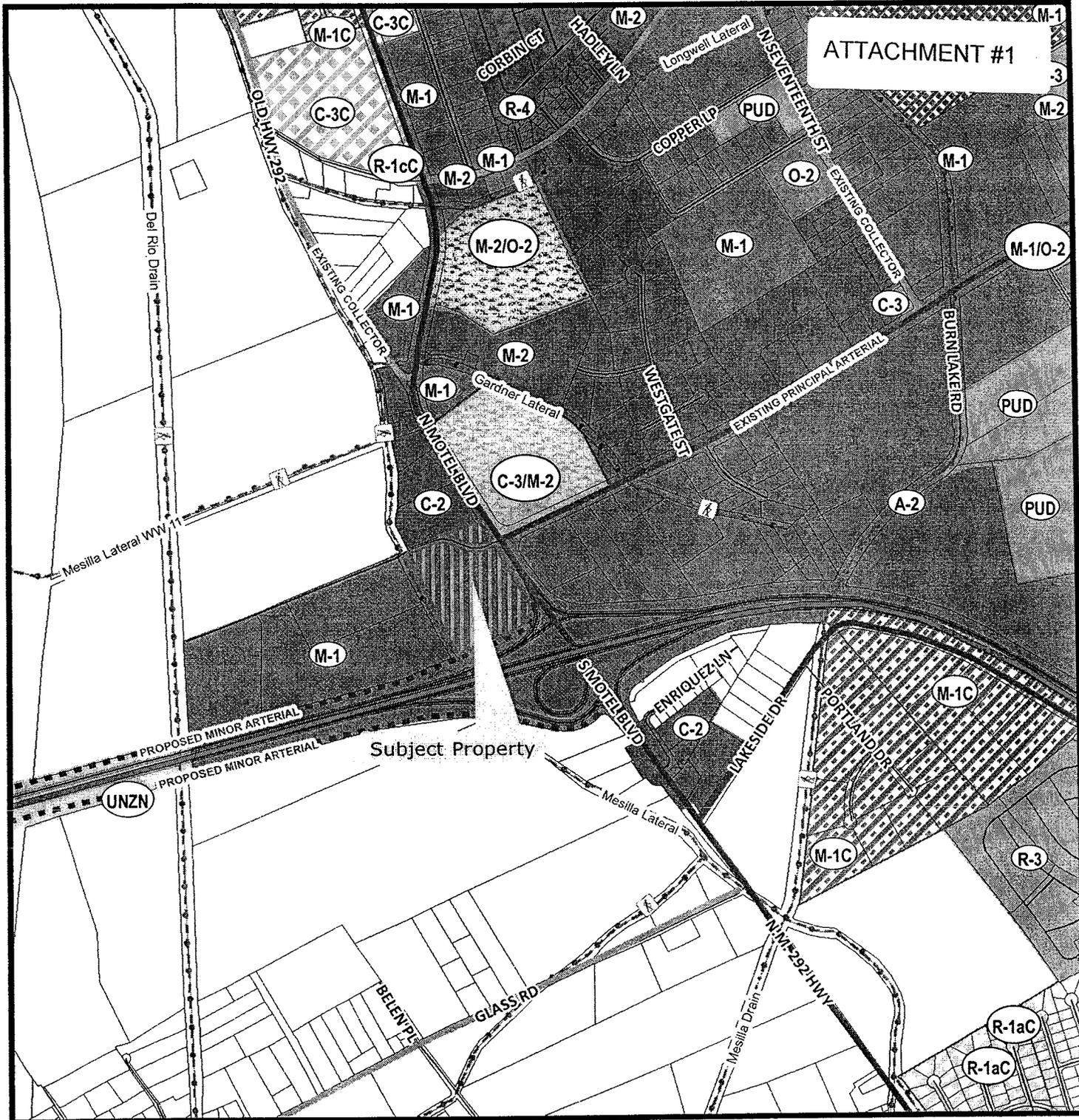
OWNER: RACI MANAGEMENT COMPANY INC.

# 450 Zone Map

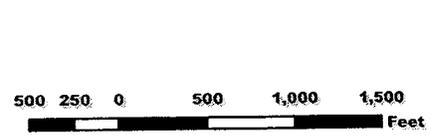
PARCEL: 02-00484

DATE: 06/10/2012

ATTACHMENT #1



Legend		
	EXISTING LIMITED ACCESS	
	EXISTING PRINCIPAL ARTERIAL	
	EXISTING MINOR ARTERIAL	
	EXISTING COLLECTOR	
	PROPOSED LIMITED ACCESS	
	PROPOSED INTERCHANGE/UNDERPASS	
	PROPOSED PRINCIPAL ARTERIAL	
	PROPOSED MINOR ARTERIAL	
	PROPOSED COLLECTOR	
	PROPOSED CORRIDOR	
	Non Designated Trail	
	Proposed Paved EBID	
	Proposed Unpaved EBID	
	City Parcel	
	Interstates_Highway	
	EBID Water System	
	Railroad	



Community Development Department  
 700 N Main St  
 Las Cruces, NM 88001  
 (575) 528-3222



This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.

ZONING: M-1/M-2 TO C-3/M-1/M-2

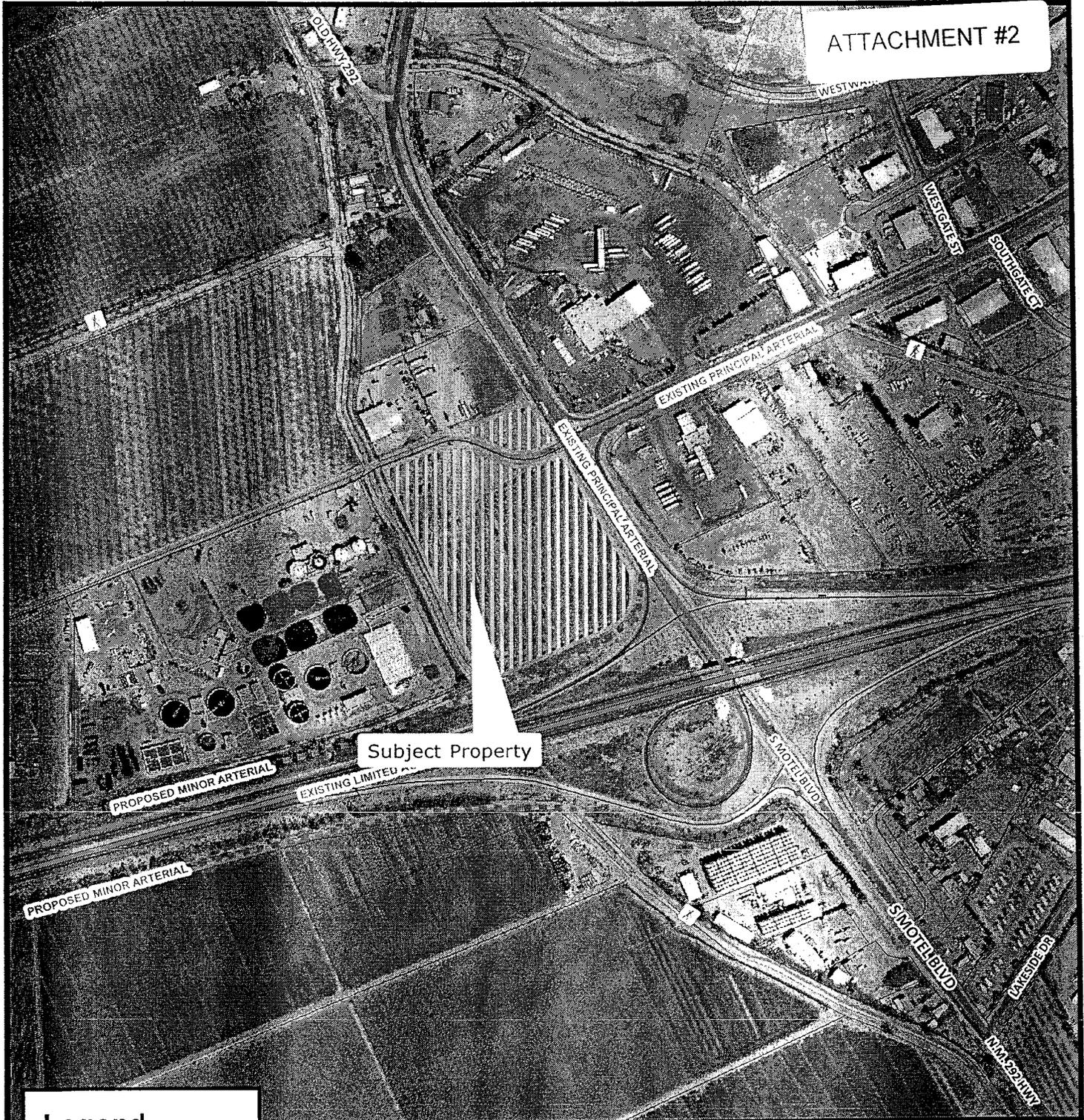
OWNER: RACI MANAGEMENT COMPANY INC.

451  
Aerial View

PARCEL: 02-00484

DATE: 06/10/2012

ATTACHMENT #2



Subject Property

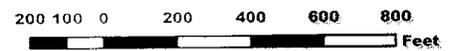
### Legend

City Parcel

DAC\_2010.ecw

RGB

-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3



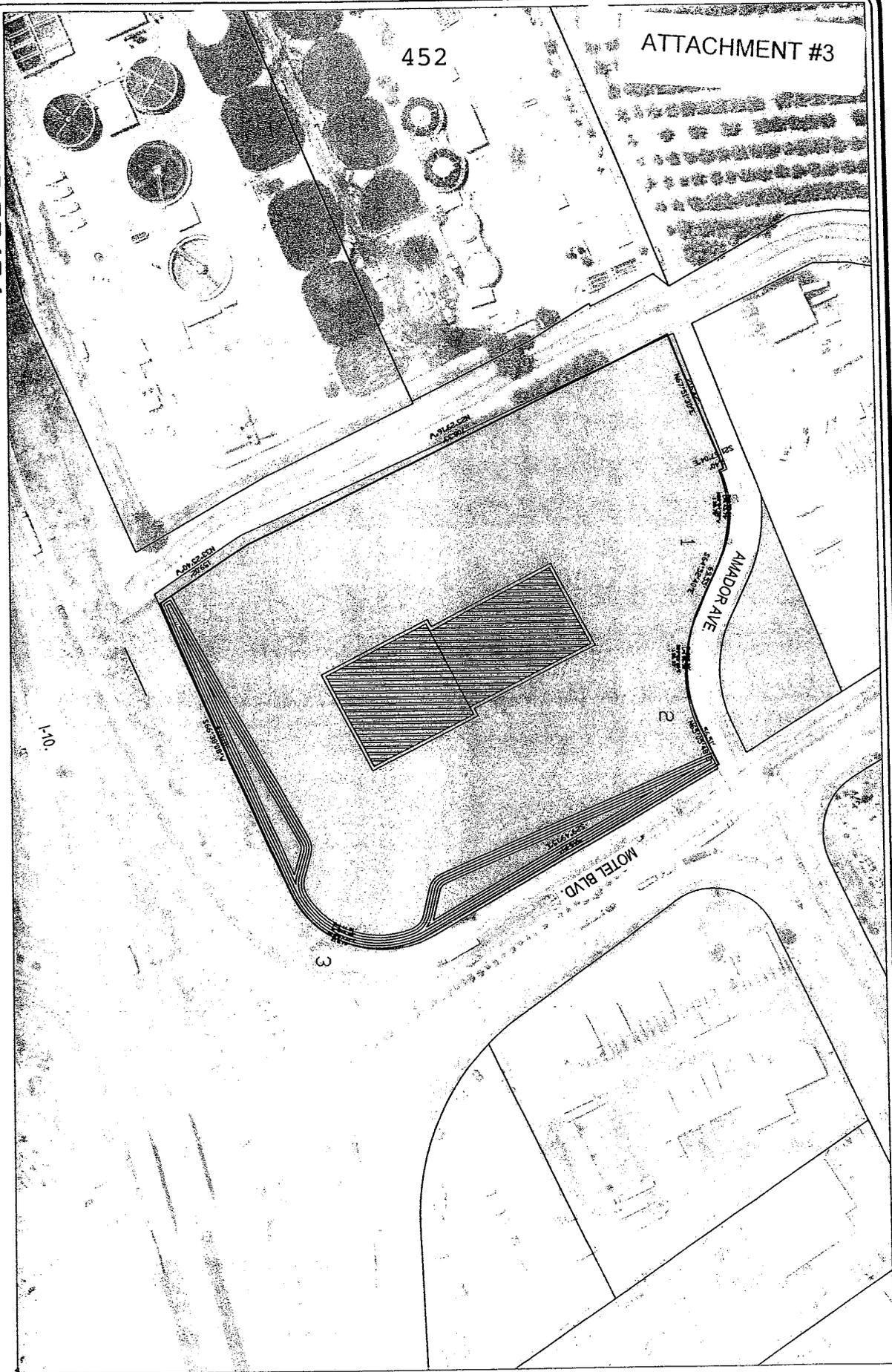
Community Development Department  
 700 N Main St  
 Las Cruces, NM 88001  
 (575) 528-3222

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ATTACHMENT #3

452

PARCEL: 02-00484  
MAP CODE: 4-005-136-232-212  
12.59 ACRES



**RMCI**

3530 W Picacho Ave  
Las Cruces, NM 88007  
575.524.2835

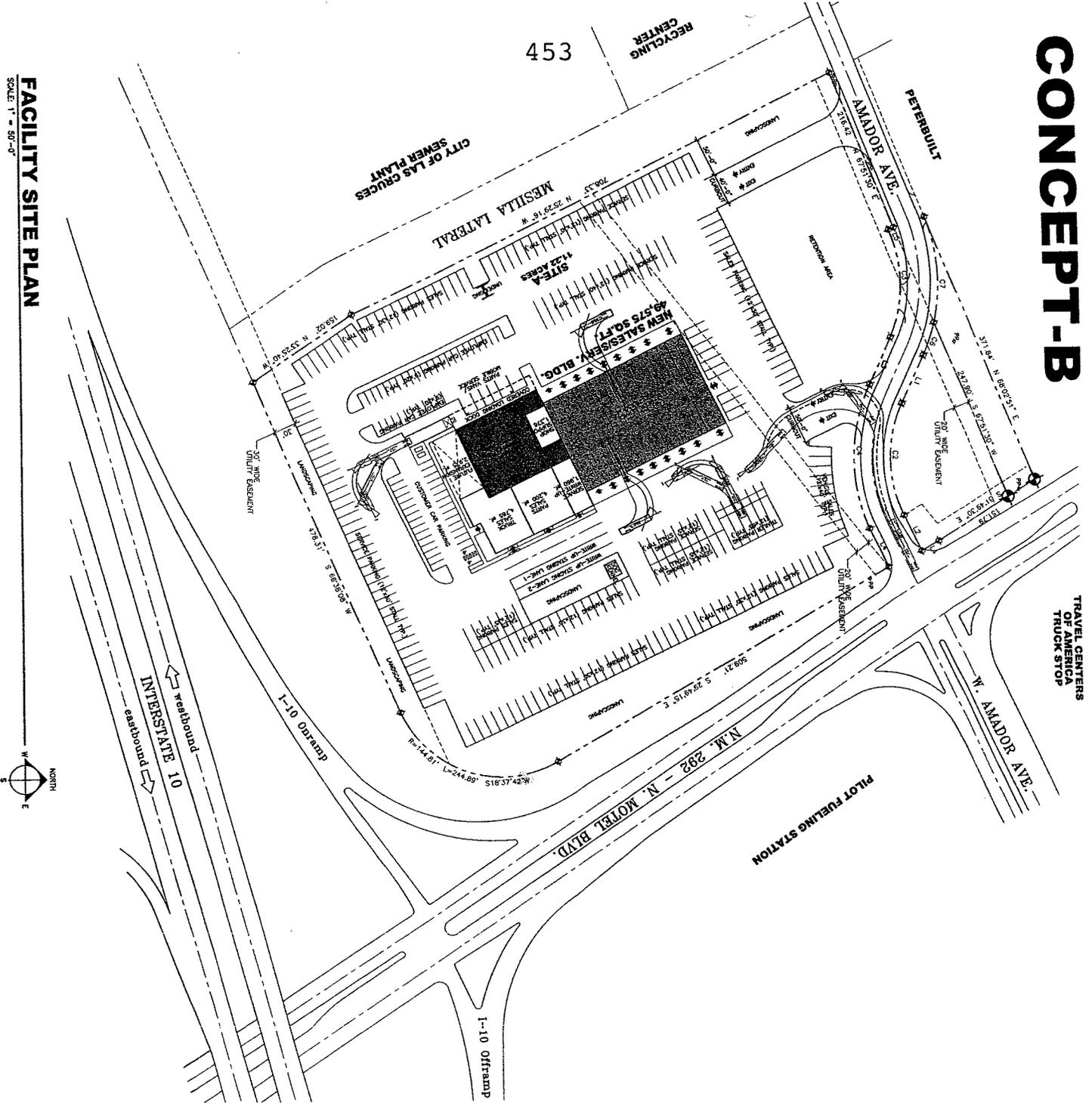
**LOT 5E7B**  
**AMERIWEST SUBDIVISION #3**  
**REPLAT #4**

**REVISIONS**

SUBMITAL - 1	12/30/2011

PP1  
05/01/12

# CONCEPT-B



FACILITY SITE PLAN  
SCALE: 1" = 50'-0"

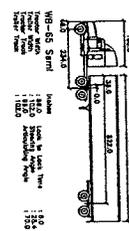


TRAVEL CENTERS  
OF AMERICA  
TRUCK STOP

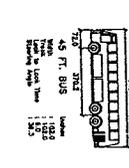
### LEGEND

- OFFICE
- WAREHOUSE
- SHOP

### VEHICLE PROFILE-1

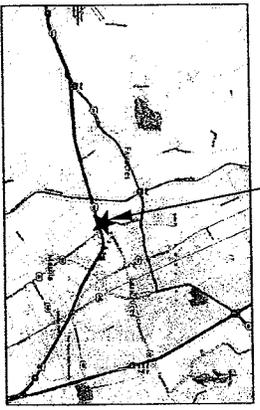


### VEHICLE PROFILE-2



### NOTES:

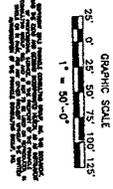
1. SITE INFORMATION DERIVED FROM AUP SURVEYING, INC. DRAWING NUMBER 98-0587 (PROJECT NUMBER 98-0587). REFER TO LATEST CIVIL SURVEY DOCUMENTATION.



### VICINITY MAP



**PRELIMINARY**  
For Discussion Only



<p>DATE: 03/29/12 PROJECT NO: 4509.00 SHEET NO: SITE-B</p>	<p>APPROVALS</p> <p>DESIGNED: JM CHECKED: SR APPROVED: --</p>	<p>PROJECT:  <b>Border International</b> Las Cruces, NM</p> <p>CLIENT: <b>NAVISTAR</b> 4201 Winfield Road Warrenville, IL 60555</p>	<p style="text-align: center;"><b>The Pinnacle Consulting Group, Inc.</b></p> <p style="text-align: center;">Industrial Engineering Consultants and Facility Planners</p> <p style="text-align: center;">Phone (800) 663-6611 Internet: www.pinnaclegrp.com Fax (630) 663-1544 114 Avenue "C" Northbrook, Washington DC 22209</p>
<p>SHEET TITLE: FACILITY SITE PLAN</p>			

# DEVELOPMENT STATEMENT for City Subdivision/Zoning Applications

Please note: The following information is provided by the applicant for information purposes only. The applicant is not bound to the details contained in the development statement, nor is the City responsible for requiring the applicant to abide by the statement. The Planning and Zoning Commission may condition approval of the proposal at a public hearing where the public will be provided an opportunity to comment.

## Applicant Information

Name of Applicant: RACI MANAGEMENT CO., INC

Contact Person: DEAN RIGG

Contact Phone Number: 575-524-2835

Contact e-mail Address: DEAN@M-V-T.COM

Web site address (if applicable): \_\_\_\_\_

## Proposal Information

Name of Proposal: \_\_\_\_\_

Type of Proposal (single-family subdivision, townhouse, apartments, commercial/industrial)  
RE-ZONE

Location of Subject Property MOTEL / AMADOR

(In addition to description, attach map. Map must be at least 8 1/2" x 11" in size and clearly show the relation of the subject property to the surrounding area)

Acreage of Subject Property: 12.59

Detailed description of **current** use of property. Include type and number of buildings:  
VACANT LAND

Detailed description of **intended** use of property. (Use separate sheet if necessary):  
BORDER INTERNATIONAL TRUCK DEALERSHIP

Zoning of Subject Property: M1-M2

Proposed Zoning (If applicable): C3 / M1-M2

Proposed number of lots 1, to be developed in N/A phase (s).

Proposed square footage range of homes to be built from N/A to NA

Proposed square footage and height of structures to be built (if applicable):

50,000 SF @ ~ 30 FT.

Anticipated hours of operation (if proposal involves non-residential uses):

7:30 AM - 12:00 AM

Anticipated traffic generation 300 trips per day.

Anticipated development schedule: work will commence on or about 9/2012  
and will take 8 MONTHS to complete.

How will stormwater runoff be addressed (on-lot ponding, detention facility, etc.)?

ON-LOT PONDING

Will any special landscaping, architectural or site design features be implemented into the proposal (for example, rock walls, landscaped medians or entryways, entrance signage, architectural themes, decorative lighting)? If so, please describe and attach rendering (rendering optional). SITE LANDSCAPING, LIGHTING,

SIGNAGE

Is the developer/owner proposing the construction of any new bus stops or bus shelters? Yes \_\_\_ No X Explain: \_\_\_\_\_

Is there existing landscaping on the property? NO

Are there existing buffers on the property? NO

Is there existing parking on the property? Yes \_\_\_ No X

If yes, is it paved? Yes \_\_\_ No \_\_\_

How many spaces? \_\_\_\_\_ How many accessible? \_\_\_\_\_

**Attachments**

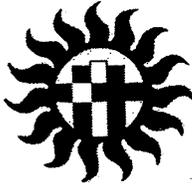
Please attach the following: (\* indicates optional item)

- Location map
- Subdivision Plat (if applicable)
- Proposed building elevations
- \*renderings of architectural or site design features
- \*other pertinent information

## Comprehensive Plan Elements and Policies

### Land Use Element, Goal 1 (Land Uses)

- Policy 5.3 High intensity commercial use shall be defined as those commercial uses which generate retail, service, and wholesale activities within a specific sector within the City. High intensity commercial use and centers shall generally serve a population of 15,000 to 85,000 people and shall be established according to the following criteria:
- a) Generally 5,000 but not to exceed 75,000 gross square feet shall be permitted for a high intensity commercial use, with generally 200,000 square feet permitted for a high intensity commercial center. A high intensity commercial center becomes a regional commercial use when the center contains one anchor store greater than 75,000 gross square feet.
  - b) High intensity commercial uses and centers shall be located at the intersection of minor arterial streets, or any intersection with a major arterial street. Mid-block locations shall be considered on a case-by-case basis: criteria shall include street capacity, distance from an intersection where appropriate, accessibility and shared vehicular access with other uses where appropriate, and consideration of the level of traffic and environmental impacts.
  - d) High intensity commercial development shall address the following urban design criteria: compatibility to adjacent development in terms of architectural design, height/density, and the provision of landscaping for site screening, parking, and loading areas. Architectural and landscaping standards for high intensity commercial use shall be established in the Comprehensive Plan Urban Design Element.
  - e) Adequate space for functional circulation shall be provided for parking and loading areas.



# City of Las Cruces

PEOPLE HELPING PEOPLE

DATE: May 10, 2012

TO: Development Services

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

Attached are a brief description, general location/address, and/or site plans for a proposed zone change request. Please make comments on the following proposal in response to the impacts that it may have on the City from the standpoint of your City function, activity, department, or other jurisdiction.

Your review comments may be included in the staff report on the proposed development for the Planning and Zoning Commission's and/or City Council's review.

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Please review and return to the Community Development Department no later than [May 17, 2012].

***IF YOU REQUIRE AN EXTENSION, PLEASE NOTIFY ROBERT KYLE, DEVELOPMENT SERVICES ADMINISTRATOR AT [rkyle@las-cruces.org](mailto:rkyle@las-cruces.org).***

APPROVED AS IS:

YES

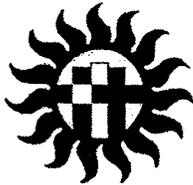
NO

APPROVED WITH CONDITIONS:

DATE: 5/16/12

REVIEWER NAME: *Adam Ochoa*

REVIEWER CONTACT NO. 50204



# City of Las Cruces®

PEOPLE HELPING PEOPLE

DATE: May 10, 2012

TO: ~~Long-Range Planning~~

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

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APPROVED AS IS:

<sup>Paul</sup>  
 YES  NO

APPROVED WITH CONDITIONS: SEE ATTACHED

DATE: 5/15/12

REVIEWER NAME: PAUL MICHAUD  
REVIEWER CONTACT NO. 83291

**Request:** Case Z2854 (M-1/M-2 to C-3/M-1/M-2), rezoning site from Industrial Standard to Commercial High Intensity/Industrial Standard for a Border International in the sales, parts, and service of large vehicles. Border International has an existing facility at 1670 S Valley, Las Cruces and locations in El Paso.

**Location,** Parcel ID 02-00484, 2701 W Amador Ave, NWC I-10 and Motel Blvd

**Site conditions:** The subject parcel adjoins the principal arterial of Motel Blvd, with Amador Blvd adjacent and passing through the north portion of the site. The location of Amador Blvd creates a small offset parcel near the NEC of the site. Amador Blvd is a designated local roadway adjoining the site which will likely never extend further west due to the Rio Grande.

The properties surrounding the subject site are predominately Industrial Standard, with the adjoining properties to the north zoned C-2, Commercial Medium Intensity. The NEC and SEC of Motel Blvd/Amador presently have travel centers that accommodate semi-trailer truck services. The NEC travel center is zoned C-3/M-1/M-2. Amador Ave to the west presently provides access to the city's recycling center and a pecan farm. The pecan farm is outside the city limits.

The site appears to have been used for agricultural uses in the past. It is undeveloped except for some utility equipment and a billboard at the NEC of the site north of Amador Ave. The site is devoid of any significant vegetation, mostly loose dirt. A chain link fence in poor to average condition roughly runs along the perimeter of the site. Views are mostly of Interstate-10 and the nearby industrial/commercial uses. However, the Organ Mountains are visible to the north.

**Recommendation:** Long range planning staff finds the proposed rezoning in general conformance to the One Valley, One Vision 2040 Regional Plan and City Comprehensive Plan. We recommend approval of this rezoning request with the understanding that the architecture, landscaping, site design, and signage requirements of the City Zoning Code will buffer and create a compatible use to the adjacent properties. We suggest three conditions. One, the applicant provide appropriate on-site connections for non-vehicular travel for employees and/or customers to the existing RoadRUNNER transit stop located at the SEC of Motel Blvd/Amador and pedestrian access to nearby commercial businesses along Motel Boulevard. Two, the applicant landscape along the right-of-way of the land separated from the main part of the site north of Amador Ave. Three, the applicant provide enhanced landscaping along the I-10 and Motel Blvd frontage since Interstate-10 is a designated gateway.

**Applicable Goals/Policies/Objectives from City Long Range Plans:**

The One Valley, One Vision 2040 Regional Plan, 1999 City Comprehensive Plan and its referenced plans (i.e., Las Cruces MPO Transport 2040) will apply to this rezoning request. The site is not within any adopted overlay plans.

**The following findings from the One Valley, One Vision 2040 Regional Plan are relevant to the current proposal:**

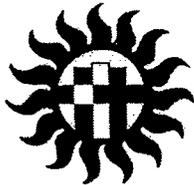
- The proposed rezoning of the subject site for high intensity commercial/industrial is in general conformance to the mid to high range of employees per square miles as designated by Map 13, Regional Plan.
- The rezoning and proposed use supports Goal 6-1-6, *Encourage development where adequate facilities and services exist or can be provided in an efficient manner*, through a strategy to allow for densities and land uses that are compatible with adopted plans where infrastructure can support them. Utilities already exist to the site. Motel Blvd from the site to Interstate-10 is designed to accommodate large truck movements and the site will minimize trips being approximately one-tenth to one-quarter of a mile from the on and off ramps of Interstate 10, Motel Exit.
- The sales, parts, and service of large vehicles proposed for this site meets Goal 6-10-1, *Sustain and attract economic activities that play a vital role to the region in providing jobs, services, and adding to quality of life*, through supporting a local company that serves west Texas and southern New Mexico. This rezoning supports the goal for the retention, expansion, and attraction of existing and new businesses and industries in and to Las Cruces.

**The following findings from the 1999 Comprehensive Plan are relevant to the current proposal:**

- The proposed commercial/industrial use at 50,000 square feet is considered a high intensity commercial use pursuant to the Comprehensive Plan, and is at the upper end of the 5,000 to 75,000 gross square feet threshold (Land Use: G1,O5,P5.3a).
- The proposed zoning for high intensity commercial/industrial on a site located at the corner of a principal arterial and a freeway conforms with the objective to locate such uses at the intersection of minor arterials, or any intersection with a major arterial street (Land Use: G1,O5,P5.3b).
- An objective encourages that the City pursues multi-modal access standards (auto, bicycle, and pedestrian transit) for high intensity commercial use and centers (Land Use: G1,O5,P5.3c). Being the proposed use and area is geared for large vehicle use and adjoins Interstate-10 which prohibits non-vehicle travel; focus could be toward improving the appropriate on-site connections for non-vehicular travel for employees and/or customers to the existing RoadRUNNER transit stop located at the SEC of Motel Blvd/Amador and pedestrian access to nearby commercial businesses along Motel Boulevard.
- The Comprehensive Plan provides for policies related to design such as compatibility to adjacent development in terms of architectural design, height/density, and the provision of landscaping for site screening, parking, and loading areas; and adequate space for functional circulation shall be provided for parking and loading areas (Land Use: G1,O5,P5.3d/e). It provides for policies related to image and design, such as: trees should be planted within all parking areas for visual relief as well as to provide shade relief in large-scale commercial parking areas (Urban Design: G1,O4,P4.4) and residential and commercial development should preserve a regional Desert Southwestern image rooted in a variety of architectural styles and design elements and strengthened by creative contemporary expression (Urban Design: G3,O9,P9.1). Matrix 1 in Section 38.31.D of the City Zoning Code minimally requires the landscape buffer be the required setbacks for the zoning district. As this site is visible from Interstate-10 and as people enter the freeway onramp, increased attention to landscaping and screening along the freeway side and Motel Blvd should be considered. Interstate 10 is a designated gateway that should be emphasized to relay a sense of arrival to those traveling to and through Las Cruces (Urban Design: G1,O1,P1.1). The proposed conceptual site plan and the county assessor interactive map indicate the subject site includes the land north of Amador Ave with the billboard. As such, advanced planning recommends that applicant landscape along the right-of-way of this separated area.
- The proposed high intensity/industrial use will be near an existing pecan farm (located outside the city limits), which is typically a rural use. This would be contrary to the objective that high intensity commercial uses and centers should not locate adjacent to rural or low density residential uses (Land Use: G1,O5,P5.3g). However, the existing zoning on the subject site is and area is already

predominately industrial with the city recycling heavy industrial use due west of the subject site. The pecan farm is outside the city limits in the ETZ.

- The subject site is the largest undeveloped site at the Interstate-10 and Motel Blvd interchange. Its development through the proposed rezoning will support the policy of discouraging "leap frog" growth that bypasses areas of vacant or rural land and requires the extension of new roads, utilities, and other facilities in accordance to City specifications (Land Use, Growth Management: G2,O1,P1.6). If roadway or utility improvements are required, applicable city code provisions will apply to build or install such improvements.
- This rezoning supports the goal for the retention, expansion, and attraction of existing and new businesses and industries in and to Las Cruces (Economic Development: G1).



# City of Las Cruces<sup>®</sup>

PEOPLE HELPING PEOPLE

DATE: May 10, 2012

TO: 

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

Attached are a brief description, general location/address, and/or site plans for a proposed zone change request. Please make comments on the following proposal in response to the impacts that it may have on the City from the standpoint of your City function, activity, department, or other jurisdiction.

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APPROVED AS IS:

YES

NO

APPROVED WITH CONDITIONS:

DATE: 5/17/12

REVIEWER NAME: Andrew Wray

REVIEWER CONTACT NO. 3070

**MPO REVIEW COMMENTS**  
 Planning and Zoning Commission Cases

Case #: Z2854

Date: May 10, 2012

Request: 2701 W. Amador Avenue  
 Zone Change (M-1/M-2 to C-3/M-1/M-2)

MPO Thoroughfare	Dist. to Thor.	Functional Class	MTP Class	ROW Required	Dist. to Transit	AADT (year)	Current Bike Fac.	Planned Bike Fac.
Motel	Adj		Princ. Art.	120'	2993'	14615 (2009)		
Amador	Adj		Princ. Art.	120'	2993'	8122 (2011)		

Recommended Conditions of Approval

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Additional Comments

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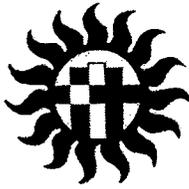
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# City of Las Cruces®

PEOPLE HELPING PEOPLE

DATE: May 10, 2012

TO: ~~Engineering Services~~

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

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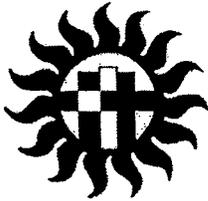
APPROVED AS IS: YES NO

APPROVED WITH CONDITIONS: *Concerns:*

DATE: 5/17/12

REVIEWER NAME: Natasha Billy  
REVIEWER CONTACT NO. 528-3496

*See attached sheet.  
Comments in MMS*



# City of Las Cruces®

PEOPLE HELPING PEOPLE

## Case Review Sheet

To: Engineering Services

Case #: Z2854

Date: May 10, 2012

Request: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

### FLOOD ZONE DESIGNATION:

Zone A	(Flood elevation needed)	_____
Zone AE	(Flood elevation known)	_____
Zone AH	(Flood 1' - 3' ponding)	_____
Zone AO	(Flood 1' - 3' - steep slopes)	_____
Zone A99	(100-year flood)	_____
Zone X		<u>X</u> 031E
Zone X(500)	(500 Yr. flood zone)	_____
Zone D	(Unknown flood determination)	_____

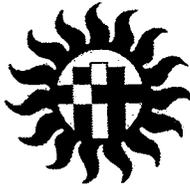
### DEVELOPMENT IMPROVEMENTS:

Drainage Calculation needed	YES <input checked="" type="checkbox"/>	NO _____	N/A _____
Drainage Study needed	YES <input checked="" type="checkbox"/>	NO _____	N/A _____
Other drainage Impr. needed	YES <input checked="" type="checkbox"/>	NO _____	
Sidewalk extension needed	YES <input checked="" type="checkbox"/>	NO _____	
Curb & gutter extension needed	YES <input checked="" type="checkbox"/>	NO _____	
Paving extension needed	YES <input checked="" type="checkbox"/>	NO _____	
Maybe <input type="checkbox"/> ← NMDOT permit needed	YES _____	NO _____	

### DEPARTMENTAL RECOMMENDATION & OTHER COMMENTS:

Concerns:  
Recommendation:  Approval \_\_\_\_\_ Denial

Ingress/Egress must be designed. Please  
Amador @ this point needs to be researched for  
ROW or easements for access. Be advised that a TIA  
may be warranted



# City of Las Cruces<sup>®</sup>

PEOPLE HELPING PEOPLE

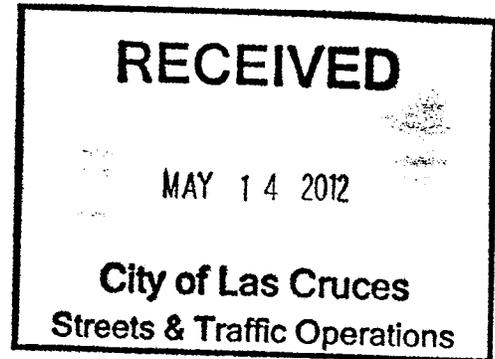
DATE: May 10, 2012

TO: ~~Traffic~~

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)



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APPROVED AS IS:

YES

NO

APPROVED WITH CONDITIONS:

DATE:

5/16/12

REVIEWER NAME:

SOKIANO

REVIEWER CONTACT NO.:

2545

City of Las Cruces  
Planning and Zoning Commission  
Case Review Sheet

TRAFFIC ENGINEERING:

Case #: Z2854

Date: May 10, 2012

Request: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

SITE ACCESSIBILITY: \*

Adequate driving aisle	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Adequate curb cut	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Intersection sight problems	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Off-street parking problems	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

ON-STREET PARKING IMPACTS:

None  Low  Medium  High

Explain: No Parking Allowed on Amador/Morse

FUTURE INTERSECTION IMPROVEMENTS:

Yes  No  If yes, what intersection? \_\_\_\_\_  
when (timeframe)? \_\_\_\_\_

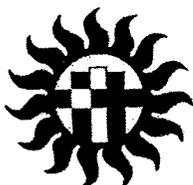
Is a TIA required? Yes  No  <100 TRIPS IN PEAK HOUR PER ITE MAXIMUM

If yes, please provide findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*Any new improvements, at either the time of subdivision or building permit, will require conformance to either the City of Las Cruces Curb Cut Ordinance #1250, the City of Las Cruces Design Standards, or the City of Las Cruces Zoning Code (2001, as amended).**

DEPARTMENTAL RECOMMENDATION & OTHER COMMENTS:

Recommendation:  Approval  Denial



# City of Las Cruces®

PEOPLE HELPING PEOPLE

DATE: May 10, 2012  
TO: Land Management  
FROM: Adam Ochoa, Planner  
CASE NO.: Z2854 (Review No.1)  
SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

RECEIVED  
MAY 10 2012  
City Of Las Cruces  
PW/Engineering Services

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APPROVED AS IS:

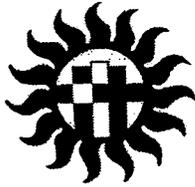
YES

NO

APPROVED WITH CONDITIONS:

DATE: 5-16-12

REVIEWER NAME: BILL A. HAMM  
REVIEWER CONTACT NO. 528-3410



# City of Las Cruces<sup>®</sup>

PEOPLE HELPING PEOPLE

DATE: May 10, 2012

TO: **Parks**

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

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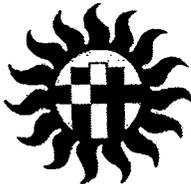
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APPROVED AS IS:  YES  NO

APPROVED WITH CONDITIONS:

DATE: 5/11/12

REVIEWER NAME: M. Robert Kyle  
REVIEWER CONTACT NO. 2550



# City of Las Cruces®

PEOPLE HELPING PEOPLE

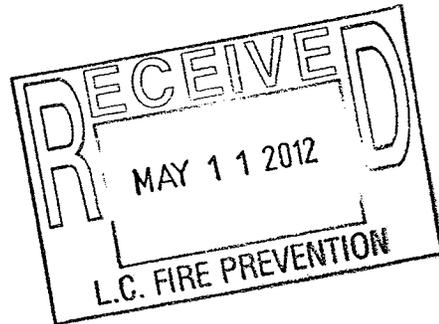
DATE: May 10, 2012

TO:

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)



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APPROVED AS IS:

YES

NO

APPROVED WITH CONDITIONS:

DATE:

5/14/12

REVIEWER NAME:

William Ochoa

REVIEWER CONTACT NO.

528-4075

City of Las Cruces  
Planning and Zoning Commission  
Case Review Sheet

FIRE PREVENTION BUREAU:

Case #: Z2854

Date: May 10, 2012

Request: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

ACCESSIBILITY ISSUES: \*

CONCERN

	Low	Medium	High
Building Accessibility	<u>X</u>	___	___
Secondary Site/Lot Accessibility	<u>X</u>	___	___
Fireflow/Hydrant Accessibility	<u>X</u>	___	___

Type of Building Occupancy: \_\_\_\_\_

Closest fire department that will service this property:

Name LCFD Fire Station 3

Address/ Location 390 N. Valley Dr.

Distance from subject property (miles) 5 miles

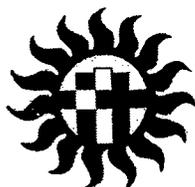
Adequate capacity to accommodate proposal? Yes X No \_\_\_\_\_

Explain: \_\_\_\_\_

***\*Any new improvements, at either the time of subdivision or building permit, will require conformance with City of Las Cruces Design Standards, Subdivision Code, Building Code, and/or Fire Code.***

DEPARTMENTAL RECOMMENDATION & OTHER COMMENTS:

Recommendation: X Approval \_\_\_\_\_ Denial



# City of Las Cruces<sup>®</sup>

PEOPLE HELPING PEOPLE

DATE: May 10, 2012

TO: Utilities

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

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APPROVED AS IS:

YES

NO

APPROVED WITH CONDITIONS:

DATE: 05/17/12

REVIEWER NAME: John Kiel

REVIEWER CONTACT NO. 528-3635

Water right issues might exist; please call Fernix Ortiz  
@ 528-3533

CITY OF LAS CRUCES  
PLANNING AND ZONING COMMISSION  
CASE REVIEW SHEET

CASE #:

DATE:

REQUEST:

WATER AVAILABILITY & CAPACITY:\*

Water Provider:

CLC

Other \_\_\_\_\_

CLC Water System capable of handling increased usage:

Yes

No \_\_\_\_\_

Comment \_\_\_\_\_

WASTEWATER AVAILABILITY & CAPACITY:\*

Wastewater service type:

CLC Sewer:

On-lot septic \_\_\_\_\_

CLC Wastewater System capable of handling increased usage:

Yes

No \_\_\_\_\_

Comment \_\_\_\_\_

NATURAL GAS AVAILABILITY & CAPACITY\*

Natural Gas Provider

City of Las Cruces

Other \_\_\_\_\_

CLC Gas System capable of handling increased usage:

Yes

No \_\_\_\_\_

Comment \_\_\_\_\_

**\* To receive City utility service to this property, the responsible property owner/applicant/subdivider is responsible for (1) the acquisition of all necessary water, sewer, and gas easements, (2) the construction of all necessary utility lines, and (3) compliance with all applicable City of Las Cruces requirements.**

DEPARTMENTAL RECOMMENDATION & OTHER COMMENTS:

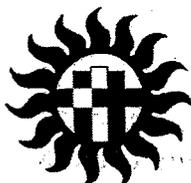
Recommendation:

~~Approval~~ \_\_\_\_\_

~~Denial~~ \_\_\_\_\_

Additional comments:

*See cover.*



# City of Las Cruces®

PEOPLE HELPING PEOPLE

DATE: May 10, 2012

RECEIVED  
NM DOT-DISTRICT 1

TO: **NMDOT**

FROM: Adam Ochoa, Planner

CASE NO.: Z2854 (Review No.1)

SUBJECT: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

Attached are a brief description, general location/address, and/or site plans for a proposed zone change request. Please make comments on the following proposal in response to the impacts that it may have on the City from the standpoint of your City function, activity, department, or other jurisdiction.

Your review comments may be included in the staff report on the proposed development for the Planning and Zoning Commission's and/or City Council's review.

Please use the attached review sheet to record your comments. Please make copies of the review sheets if you need more. If you need more information concerning a specific case, please contact me at 528-3204.

Please review and return to the Community Development Department no later than **[May 17, 2012]**.

***IF YOU REQUIRE AN EXTENSION, PLEASE NOTIFY ROBERT KYLE, DEVELOPMENT SERVICES ADMINISTRATOR AT [rkyle@las-cruces.org](mailto:rkyle@las-cruces.org).***

APPROVED AS IS: YES NO

APPROVED WITH CONDITIONS: *No Access off of motel will be Allowed & what that is?*

DATE: 5/14/12

REVIEWER NAME: Maria Hingos *with this*  
REVIEWER CONTACT NO. 575-544-6544 *development generate*

City of Las Cruces  
Planning and Zoning Commission  
Case Review Sheet

**NMDOT:**

Case #: Z2854

Date: May 10, 2012

Request: 2701 W. Amador Avenue  
Zone Change (M-1/M-2 to C-3/M-1/M-2)

Which state highway systems are adjacent to the subject property? NM 292 MOTEL south of Amador

Is a driveway permit from NMDOT required? Yes \_\_\_\_\_ No

Explain: Access is off of Amador

COMMENTS:

- No access off of Motel Blvd. will be allowed.
- What kind of traffic will this development generate..?

RECOMMENDATION:  APPROVAL  DENIAL  
w/ conditions



**City of Las Cruces®**  
PEOPLE HELPING PEOPLE

**PLANNING AND ZONING COMMISSION  
FOR THE  
CITY OF LAS CRUCES  
City Council Chambers  
June 26, 2012 at 6:00 p.m.**

**BOARD MEMBERS PRESENT:**

Godfrey Crane, Vice Chair  
Charles Beard, Secretary  
William Stowe, Member  
Ray Shipley, Member

**BOARD MEMBERS ABSENT:**

Charles Scholz, Chairman  
Shawn Evans, Member  
Donald Bustos, Member

**STAFF PRESENT:**

Robert Kyle, Building and Development Administrator, CLC  
Katherine Harrison-Rogers, Senior Planner, CLC  
Adam Ochoa, Planner, CLC  
Susana Montana, Planner, CLC  
Mark Dubbin, CLC Fire Department  
Rusty Babington, CLC Legal Staff  
Bonnie Ennis, Recording Secretary, CLC

**I. CALL TO ORDER (6:00 PM)**

Crane: Good evening, ladies and gentlemen. It being 6:00 pm on the 26<sup>th</sup> of June, 2012 this meeting of the Planning and Zoning Commission is called to order. We start as we usually do be introducing the Commissioners present. On my far right, Commissioner Shipley represents District 6; Commissioner Stowe, District 1; Commissioner Beard, District 2; and I represent District 4. My name's Godfrey Crane and also the Vice-chair of the Commission. So in the absence of our regular Chair, Charles Scholz, I'll be chairing the meeting tonight.

1  
2 **II. CONFLICT OF INTEREST**  
3

4 Crane: Our first item of business, as usual, is to ask the Commissioners if they  
5 have any conflict of interest regarding any of the items on the agenda.  
6 The Commissioners are signifying "no." Members of the City Planning  
7 staff, any conflict? They are signifying "no."  
8

9 **III. APPROVAL OF MINUTES**  
10

11 1. April 24, 2012 Regular Meeting  
12

13 Crane: We proceed to the approval of the minutes of the meeting of the 22<sup>nd</sup> of  
14 May. Commissioners, anybody have any changes to make? Any  
15 comments? Commissioner Beard.

16  
17 Beard: Page 24, line 40: of line 40 the first word, it should be "Goal"...

18  
19 Crane: Goal, right. G-o-a-l.

20  
21 Crane: Thank you. Anybody else? I'll ask for an approval of the minutes.  
22 Someone's got to approve that. All right, I'll entertain a motion that the  
23 minutes be approved as amended.  
24

25 Stowe: So moved.

26  
27 Beard: Second it.

28  
29 Crane: Moved by Stowe, seconded by Beard. All in favor say aye.

30  
31 Stowe, Beard and Crane: Aye.  
32

33 Crane: Any opposed? Abstentions?

34  
35 Shipley: One abstains.

36  
37 Crane: Commissioner Shipley abstains. The minutes are accepted 3-0.  
38

39 **IV. POSTPONEMENTS – NONE**  
40

41 Crane: Are there any postponements, Mr. Ochoa?

42  
43 Ochoa: No, sir. Nothing tonight.  
44

45 **V. CONSENT AGENDA**  
46

47 Crane: We next go to the Consent Agenda. There's only one item on it. However

1 many items are on the Consent Agenda would be voted on by the  
 2 Commission as one group together unless some Commissioner or  
 3 member of the City staff or member of the public would like to discuss any  
 4 item. They can be removed from the Consent Agenda and added to New  
 5 Business. Commissioners?  
 6

7 Beard: No.

8  
 9 Shipley and Stowe shaking heads.

10  
 11 Crane: City staff? Members of the public? All right.

- 12  
 13 1. **Case Z2854:** Application of Chad Sells on behalf of Raci Management  
 14 Company, Inc. to rezone from M-1/M-2 (Industrial Standard) to C-3/M-1/M-2  
 15 (Commercial High Intensity/Industrial Standard) on a 12.59 ± acre lot located  
 16 on the northwest corner of Motel Boulevard and Interstate 10, a.k.a. 2701 W.  
 17 Amador Avenue; Parcel ID# 02-00484. Proposed Use: Border International  
 18 Truck Dealership & Service; Council District 4. **APPROVED 4-0**  
 19

20 Crane: Then, we will vote on the case Z2854. Do you want to introduce that, Mr.  
 21 Ochoa, or shall we just take it as is? Okay. Then the Consent Agenda  
 22 item Z2854: I'll entertain a motion that this be approved.  
 23

24 Shipley: I move to approve.

25  
 26 Crane: Moved by Shipley.

27  
 28 Beard: Second it.

29  
 30 Crane: Seconded by Beard. All in favor?

31  
 32 All: Aye.

33  
 34 Crane: All opposed same sign? It passes 4-0.  
 35

### 36 VI. OLD BUSINESS – NONE

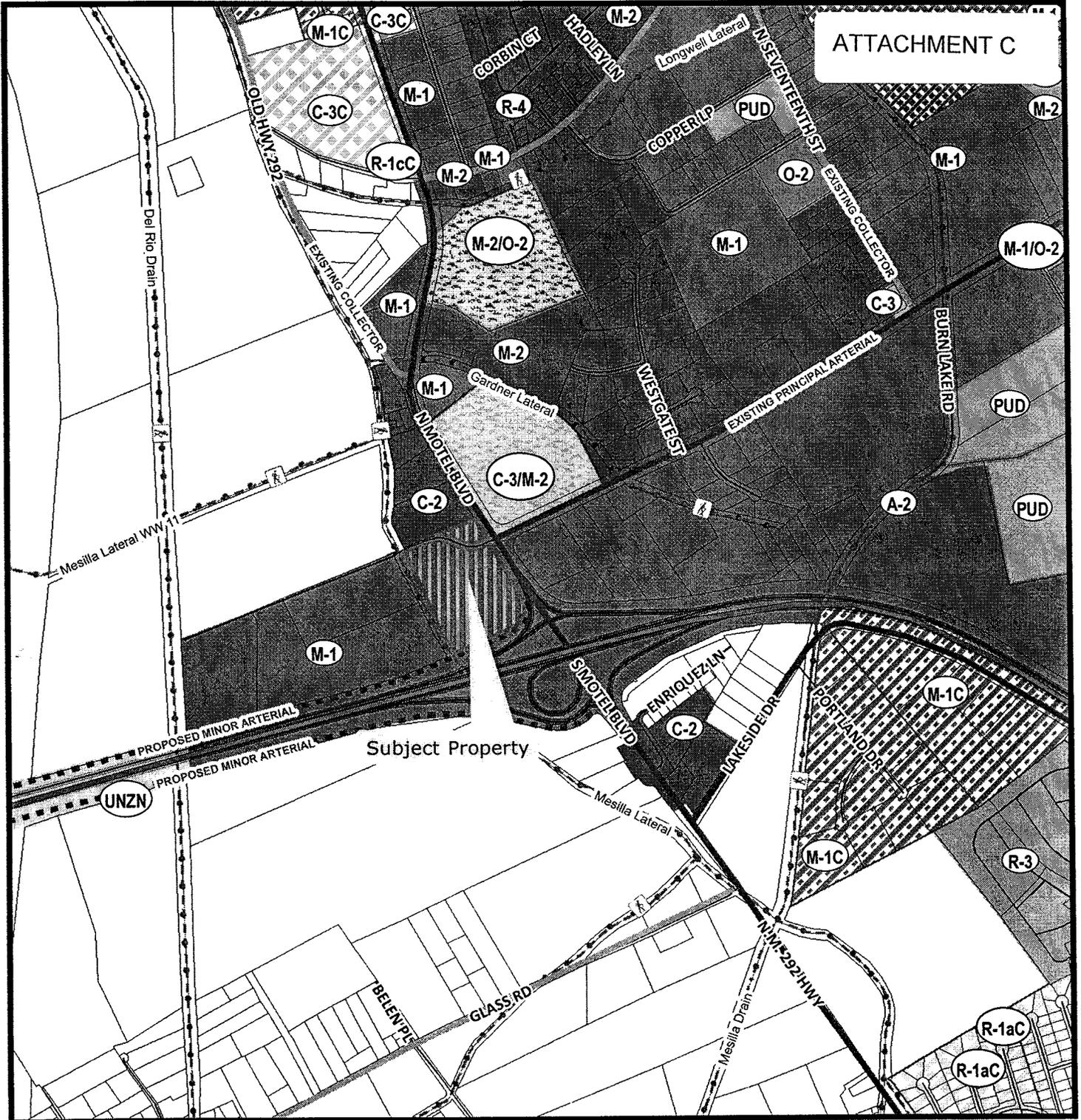
37  
 38 Crane: Any Old Business to get back to, Mr. Ochoa?

39  
 40 Ochoa: No, sir. None tonight.  
 41

### 42 VII. NEW BUSINESS

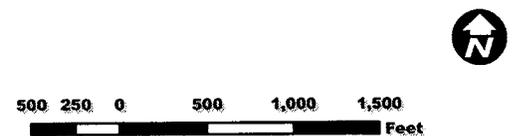
- 43  
 44 1. **Case SUP-12-02:** Application of Jose & Deborah Sainz for a Special Use  
 45 Permit (SUP) to allow day care services for up to twelve (12) children within a  
 46 single-family home on a property encompassing 0.34 ± acres located on the  
 47 south side of Fairway Drive, 520 ± feet east of its intersection with Telshor

ATTACHMENT C



**Legend**

▬ EXISTING LIMITED ACCESS	▬ PROPOSED INTERCHANGE/UNDERPASS	--- Non Designated Trail
▬ EXISTING PRINCIPAL ARTERIAL	▬ PROPOSED PRINCIPAL ARTERIAL	▬ Proposed Paved EBID
▬ EXISTING MINOR ARTERIAL	▬ PROPOSED MINOR ARTERIAL	▬ Proposed Unpaved EBID
▬ EXISTING COLLECTOR	▬ PROPOSED COLLECTOR	▬ City Parcel
▬ PROPOSED LIMITED ACCESS	▬ PROPOSED CORRIDOR	▬ Interstates_Highway
		● EBID Water System
		— Railroad



**Community Development Department**  
 700 N Main St  
 Las Cruces, NM 88001  
 (575) 528-3222

*This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.*