

**EXTRA-TERRITORIAL ZONING AUTHORITY
MEETING**

July 18, 2012

THESE ARE NOT VERBATIM MINUTES, THESE ARE SUMMARY MINUTES

MEMBERS PRESENT:

Miguel Silva, Chairman
Karen Pérez, Vice-Chairwoman
Nathan Small, Member
Scott Krahling, Member
Leticia Benavidez, Member

OTHERS PRESENT:

Luis Marmolejo, Senior Planner
Steve Meadows, Planner
Dave Medeiros, DAC Attorney

1. CALL TO ORDER:

Chairman Silva called the Regular Meeting of the Extra-Territorial Zoning Authority to order at 5:37 p.m., Wednesday, July 18, 2012 in the County Commission Chambers of the Doña Ana County Government Center, 845 N Motel Blvd., Las Cruces, NM.

2. ROLL CALL:

Commissioner Benavidez	Here
Commissioner Pérez	Here
Councilor Small	Here
Commissioner Krahling	Here
Chairman Silva	Here

3. ANNOUNCEMENTS: None.

4. APPROVAL OF MINUTES: June 20, 2012

Commissioner Krahling moved to approve the minutes.
Commissioner Pérez seconded the motion.

Roll call:

Commissioner Benavidez	Yes
Commissioner Pérez	Yes
Councilor Small	Yes
Commissioner Krahling	Yes
Chairman Silva	Abstain

By a vote of 4-0-1, minutes were **APPROVED**.

5. CHANGES TO THE AGENDA: None.

6. PUBLIC INPUT: None.

**OLD BUSINESS
REVIEW/DISCUSSION/ACTION**

7. MINOR SUBDIVISIONS AND LARGE LAND AREA SUBDIVISIONS REPORT UPDATE FROM THE CITY OF LAS CRUCES COMMUNITY DEVELOPMENT DEPARTMENT:

Katherine Harrison-Rogers, CLC, stated they had two minor subdivisions which would be administratively approved. She related that they are almost finished with the subdivision ordinance modifications. Once completed, they will have County and other pertinent departments review the modifications. A formal presentation would be provided in August.

8. **PUBLIC HEARING ON THE PROPOSED AMENDMENT NO. 2012-001** to the ETZ ordinance No. 88-02, as previously amended: "Home Occupation Permits and other ETZ Amendments." Summary: Proposed Amendment to the Las Cruces Extra-territorial Zoning Ordinance, No. 88-02, Article I, "Purpose, Authority, and Scope of the Code," Section 1.6: "Definitions" Article III, "Zoning Districts and Special Use Permits," Section 3:1: "General Districts: Purposes and Uses"; and Section 3.4: "Home Occupation Permits" Article VII, "Accessory Buildings" Section 7.1.A, "Height and Setback Requirements for all Residential Districts."

Steve Meadows stated that he believed all concerns have been met and provided an overview of the summary.

Commissioner Pérez moved to approve the proposed amendment 2012-001.
Commissioner Benavidez seconded the motion.

Roll Call

Commissioner Benavidez	Yes
Commissioner Pérez	Yes
Councilor Small	Yes
Commissioner Krahling	Yes
Chairman Silva	Yes

By a vote of 5-0-0, the motion was APPROVED.

**NEW BUSINESS
REVIEW/DISCUSSION/ACTION**

9. **CASE #V12-003: JOHNSON**
Property Owner/Applicant: Bridgett Johnson, Kyle Williams of Magee and Assoc, Agent
Request: A Variance to the Parking requirements of Section 6.2.H of the Ordinance, where 18 parking spaces are required, the applicant seeks 2 parking spaces within an EC2 (Community Commercial) Zoning District for an unstaffed RV Storage facility.
Location: 218 Watson Lane
Lot size: 3.77-acres
Legal Information: recorded in the office of the Dona Ana County Clerk on March 14, 1995, in Book 7, Pages 960-961. Map Code #4-008-138-122-126.
Case Manager: Steve Meadows

Steve Meadows, sworn in. He presented case and based on facts and analysis, Staff recommended Conditional Approval.

Kyle Williams, Magee & Associates, sworn in. He stated that the Building permit packet does include the landscaping and buffer zone and intend to install the buffer zone along the west edge. He also stated that the Fire Marshal did not have a problem with the widths for each of the driveways.

Commissioner Pérez moved to approved case V12-003 with the second condition as recommended by Staff for landscaping and buffering shall be provided per Section 4.2.C of the ETZ ordinance based on

the findings as presented by Staff that there is no grant of special privilege based on variances in the area; based on the fact that there was no evidence that the granting of the variance would be detrimental to the health, public, safety or welfare or in any way materially injurious to the properties or improvements in the vicinity; and that the side has sufficient hardship so literal interpretation of the standard would be inconsistent with the purposes of the code.

Commissioner Benavidez seconded the motion.

Roll Call

Commissioner Benavidez	Yes
Commissioner Pérez	Yes
Councilor Small	Yes
Commissioner Krahling	Yes
Chairman Silva	Yes

By a vote of 5-0-0, the motion was APPROVED.

10. ADMINISTRATIVE APPROVALS:

Steve Meadows asked for a break in order to obtain information from office or would the Authority consider postponement of such information till next month.

Chairman Silva postponed information to next meeting upon obtaining consensus from the Authority.

11. STAFF INPUT: None.

12. AUTHORITY INPUT: None.

13. ADJOURMENT:

Commissioner Pérez moved to adjourn.

Commissioner Benavidez seconded the motion.

Chairman Silva adjourned the meeting at 6:34 p.m.

Officer: Extra-Territorial Zoning Authority

Submitted by: Isabel De La Rosa, Recording Secretary