

**MINUTES OF THE DOÑA ANA COUNTY
PLANNING AND ZONING COMMISSION**

January 25, 2018

CALL TO ORDER

09:04:42

Chairman Westmoreland called the Regular Meeting of the Planning and Zoning Commission to order at 9:01 a.m., Thursday, January 25, 2018 in the County Commissioners Chambers, Doña Ana County Government Center, 845 N. Motel Blvd., Las Cruces, New Mexico.

1. ROLL CALL

09:02:00

Led by: Jannette Kresser, Recording Secretary

	Present	Absent	Arrival Time
Vice Chair Mel Acosta	x		
Commissioner Bob Czerniak		x	
Commissioner Bruce Jackson	x		
Commissioner Bill Zarges	x		
Commissioner Tom Phillips	x		
Commissioner John Townsend		x	
Chair Brent Westmoreland	x		

Brent Westmoreland: We do have a quorum; and we can conduct business.

2. APPROVAL OR CHANGES TO THE AGENDA

09:02:22

Bill Zarges: Motion to approve the agenda as presented.

Motion: Bill Zarges

Second: Bruce Jackson

The motion passed by a vote of “ayes” from all Commissioners present.

3. APPROVAL OF MINUTES

09:03:24

Bill Zarges: One correction; under Nomination for Vice Chair: Nomination should read Tom Phillips.

Tom Phillips: Motion to approve the minutes of January 11, 2018 as corrected.

Motion: Tom Phillips

Second: Bill Zarges

The motion passed by a vote of “ayes” from all Commissioners present.

4. Old Business

09:04:34

None

5. New Business

09:04:35

- a) **CASE # Z17-012 / Marquez:** The applicant, Uriel Marquez, David Hernandez owner, is requesting a Zone Change on a 4.636-acre parcel from a D1 (Low Density Residential) Zoning District to a C2 (Community Commercial) Zoning District. The applicant is requesting the Zone Change for a RV and self-storage facility. The subject property is within Section 24, Township 22 South, Range 1 East, and is accessed from E. Thorpe Rd. but has not been addressed. It is described as Lot 17, Block 17, of the EBL&T Co. Subdivision "A", as recorded in the Office of the Doña Ana County Clerk on July 12, 2007, as Instrument # 0724450. The subject parcel can be further identified by Parcel Acct. # R0321573. *The applicant and staff are requesting a postponement to the February 8, 2018, Planning and Zoning Commission hearing.*
- b) **CASE # V17-010 / El Paso Electric:** The applicant, El Paso Electric Co., Kirk Clifton, Agent, is requesting a Variance to the road improvement standards, contained within Table 5.19 of the UDC, on Sunny Lane, to develop and operate an unmanned solar facility with access from Sunny Lane, a graded private easement on the north boundary of the parcel. The 14.84-acre subject parcel is located within an I1 (Light Industrial) Zoning District, east of Las Alturas Dr. & Sunny Lane & north of Peter Hurd Rd., within Section 3, Township 24 South, Range 2 East. It is described as Lots 5, 6, and 7, Block 7, of the EBL&T Co. Subdivision "B", as recorded in the Office of the Doña Ana County Clerk on December 30, 2009, as Instrument # 0935188. The subject parcel can be further identified by Parcel Acct. # R0328064.

Steve Meadows: Presented Case V17-010 El Paso Electric.

Kurt Clifton: Gave presentation on behalf of El Paso Electric.

Mel Acosta: I want to make sure that the residents do not become land-locked.

Kurt Clifton: There will still be the private 50' easement as well as 20' landscape buffer. That access will remain.

Tom Phillips: Who maintains the easement now?

Kurt Clifton: I do not know if it is maintained by the County or not. I believe that the daily traffic keeps it compacted. There is a natural crown on the road.

09:39:04

Bill Zarges: Based on the findings of fact, I move for conditional approval of this variance; the condition being, after construction of the facility, El Paso Electric shall restore the condition of the Sunny Lane easement to its original condition or better with confirmation by DAC Engineering.

Motion: Bill Zarges

Second: Bruce Jackson

	Yes	No	Abstained
Vice Chair Mel Acosta	x		
Commissioner Bob Czerniak			Absent
Commissioner Bruce Jackson	x		
Commissioner Bill Zarges	x		
Commissioner Tom Phillips	x		
Commissioner John Townsend			Absent
Chair Brent Westmoreland	x		

Brent Westmoreland: By unanimous vote by those present, this case has passed.

c) **CASE # V17-011 / Camarena:** The applicant, Dora Camarena, is requesting a Variance to the maximum allowable height of a fence for a rear yard on a residential property. The applicant is proposing a 10 ft. fence where 6 ft. is the maximum height within the T3 Zone. The 1.01-acre parcel is addressed as 39 Cielo Vista Drive in Doña Ana County and is Lot 7, Block 5 of the Cielo Dorado Estates as recorded in the Office of the Doña Ana County Clerk on December 26, 2017, as Instrument # 0742306. The subject parcel can be further identified by Parcel Acct. # R1704626. *DAC staff is requesting a postponement of this case to the February 22, 2018, Planning and Zoning Commission hearing.*

6. Committee Reports

09:41:34

None

7. Administrative Approvals

09:41:36

None

8. Staff Input

09:41:39

None

9. Commission Input

09:41:47

None

10. ADJOURNMENT

09:42:45

Brent Westmoreland: We will stand in adjournment for two weeks.

Officer: Planning and Zoning Commission