



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 **Tuesday, August 24, 2021, 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. Approval Of Minutes
July 27, 2021

4. Public Participation

5. Consent Agenda

1. **2221 Westgate Court Special Use Permit:** A Special Use Permit (SUP) application of Central Park West NY, LLC, property owner, to renew a previously approved SUP for the construction of a new sexually oriented adult entertainment establishment for the subject property encompassing 0.91 + acres, zoned M-1/M-2 (Industrial Standard) and located at 2221 Westgate Court in Council District 4. (21ZO1000056)
2. **5602 Shadow Hills Road Non-Administrative Replat:** A non-administrative replat known as Jornada North-Jornada South Unit IV-A Replat No. 1. The proposed subdivision is located at 5602 Shadow Hills Road in Council District 5, encompasses 5.62 ± acres, and is currently zoned R-1a (Single-Family Medium Density). The proposed replat is of one existing residential lot into three new residential lots that range from 1.129 to 2.638 ± acres in size. Submitted by Fort Construction, representatives. (21CS0500039)

6. Old Business - None

7. New Business

1. **550 Brown Road Infill Development:** An Infill Development Process (IDP) proposal to allow a property zoned R-1a (Single Family Medium Density Residential) to be used for residential, massage therapy and yoga studio

purposes. Parking lot surfacing for the non-residential uses is proposed to be gravel in lieu of code required surfacing. The property encompasses approximately 0.321 ± acres and is located at 550 Brown Road in Council District 4. (21ZO5000065)

2. **East Lohman Development Plan:** A recommendation to City Council to adopt a master development plan for an area located generally along the far east corridor of Lohman Avenue. The development plan area contains several parcels of land consisting of 509+ acres and is located in Council District 6, east of Roadrunner Parkway on both sides of Lohman Avenue between the Little Dam Arroyo to the south and South Las Cruces Arroyo to the north, and extends east of Sonoma Ranch Boulevard.

8. Commission Commentary

9. Staff Announcements

10. 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: 8/9/21