

EXTRA-TERRITORIAL ZONING COMMISSION MEETING

March 17, 2011

THESE ARE NOT VERBATIM MINUTES, THESE ARE SUMMARY MINUTES

MEMBERS PRESENT:

Cliff Terry, Member
Stephen Pacheco, Member
Janet Acosta, Secretary
John Villescascas, Chairman

OTHERS PRESENT:

Janine Divyak, DAC Chief Planner
Steve Meadows, DAC Planner

MEMBERS ABSENT:

Kenneth Allin, Vice-Chair
Bob Hearn, Member

1. CALL TO ORDER:

Chairman Villescascas called the Regular Meeting of the Extra-Territorial Zoning Commission to order at 6:04 p.m., Thursday, March 17, 2011 in Multipurpose Room 111in the Government Center, 845 N. Motel Boulevard, Las Cruces, N.M.

2. ROLL CALL:

Commissioner Pacheco	Here
Commissioner Terry	Here
Commissioner Acosta	Here
Chairman Villescascas	Here

3. ANNOUNCEMENTS:

Steve Meadows, DAC Planner announced no city updates

4. APPROVAL OF MINUTES: January 20, 2011

Commissioner Terry moved to approve minutes.

Commissioner Pacheco seconded the motion.

Chairman Villescascas noted that minutes can be approved by Commissioners who did not attend meeting.

Roll Call

Commissioner Pacheco	Yes
Commissioner Terry	Yes
Commissioner Acosta	Yes
Chairman Villescascas	Yes

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

5. CHANGES TO THE AGENDA:

Steve Meadows Applicant Casa Mexicana Tile requested a postponement of their 2 cases to next meeting of April 21, 2011 to work on the issues brought up in the agency comments.

Chairman Villescascas asked if this would be an automatic postponement or would the board need to initiate process.

Mr. Meadows replied that the Commission would need to approve a motion to postpone the cases. **Commissioner Acosta** moved to postpone Case #Z11-001 and Case #SU11-001 Casa Mexican Tile to next month's ETZ Commission meeting of April 21, 2011. **Commissioner Terry** seconded the motion.

Roll Call

Commissioner Pacheco	Yes
Commissioner Terry	Yes
Commissioner Acosta	Yes
Chairman Villescas	Yes

By a vote of 4-0-0, Cases Z11-001 and SU11-001 were **Postponed** until April 21, 2011.

NEW BUSINESS
REVIEW / DISCUSSION / ACTION

- CASE # SU11-001/CASA MÉXICANA TILE:** The applicant, Casa Mexicana Tile, Martha Orta, Agent, is requesting a Special Use Permit to establish an Event Center and Dance Hall. The request is in conjunction with Zone Change Request Case # Z11-001 from EC1 Neighborhood Commercial to EC2 Community Commercial as required by Article 3, Section 3.1.K. The applicant seeks to operate an Event Center and Dance Hall (Bella Ballroom) within a 7,200 sq. ft. existing building. The 2.5-acre parcel is located south of the City of Las Cruces and is addressed as 5585 S. Main St. and is currently zoned EC1 (Neighborhood Commercial, 5-acre max lot size). The property is located within Section 4, Township 24 South, Range 2 East and is described as Part of Lot 2, U.S.R.S. Tract 13-30E1, Replat No. 1 as recorded in the office of the Doña Ana County Clerk on August 1, 2001, in Book 19, Page 696, and can be further identified by Map Code # 4-009-139-185-487.

Case postponed until April 21, 2011.

- CASE # Z11-001/CASA MÉXICANA TILE:** The applicant, Casa Mexicana Tile, Martha Orta, Agent, is requesting a Zone Change from EC1 (Neighborhood Commercial, 5-acre maximum lot size) to EC2 (Community Commercial, 5,000 sq. ft. minimum lot size) as required by Article 3, Section 3.1.K. to establish a commercial Event Center and Dance Hall. Special Use Permit Request Case # SU11-001 is being sought in conjunction with Zone Change Request. The applicant seeks to operate an Event Center and Dance Hall (Bella Ballroom) within a 7,200 sq. ft. existing structure. The 2.5-acre parcel is located south of the City of Las Cruces and is addressed as 5585 S. Main St., and is currently zoned EC1 (Neighborhood Commercial, 5-acre max lot size). The property is located within Section 4, Township 24 South, Range 2 East, is described as Part of Lot 2, U.S.R.S. Tract 13-30E1, Replat No. 1 as recorded in the office of the Doña Ana County Clerk on August 1, 2001, in Book 19, Page 696, and can be further identified by Map Code # 4-009-139-185-487.

Case postponed until April 21, 2011.

- UPDATE ON THE VISION 2040 REGIONAL PLANNING PROCESS:**

Paul Michaud, CLC Planner:

He stated that the Advisory Committee for the regional plan will have its last meeting on March 31, 2011. A new document will be created with the input provided for public review. The document would be discussed in 3 meetings in North, South and Central parts of the County, and use work sessions with ETZ and P&Z Commissions for the County and the City to obtain further recommendations. These recommendations would be presented to the elected officials for their ETZ Meeting

review during the work sessions and ultimately have a public hearing. He stated that he hoped the adoption of the document would take place in late August or early September. The Advisory Committee also has seven of its members, called the Steering Committee, meet outside the Advisory Committee for guidance and plan agenda items in advance of meetings. The Advisory Committee developed SWOP (Strengths, Weaknesses, Opportunities and Threats) which was used as a tool to identify the bullet issues of goals and strategies seen in the Plan. By mid-May a full draft will be emailed to everyone for public review. There are 12 research topics and all relate back to the Comprehensive Plan for the most part and provide background information related to the issues. The Committee discussed growth strategies and identified a consensus strategy for the distribution of land use to encourage growth within municipal boundaries and unincorporated communities and to encourage growth thru existing and planned infrastructure, and to encourage higher density in certain corridors. The Census 2010 data showed a 16½ % growth for most counties in New Mexico, but there were a few that had actually lost population. The city grew at 25% and Hatch was the only municipality that did not grow.

Commissioner Terry stated that the present document is very lengthy and would like to know how long the executive summary would be for the normal person to review; and how would the document be set up.

Paul Michaud stated that the executive summary will be short around 3 pages long, and this will be drafted closer to the adoption of the document by the elected officials. The document which is about 100 pages will be a little bit shorter, but not much because it contains maps and graphs.

Commissioner Terry asked about the weight of the document be handled and if it would be in addendum form.

Paul Michaud stated that the document is in chapter and section form now and the idea is to keep it that way as this was what was relayed to the elected officials in April 2010. The executive summary would be added.

Commissioner Terry asked if it would then be in chapter format.

Paul Michaud stated that they are leaning towards the format that the document is presently in.

Commissioner Terry asked how much of the preparatory needs for the Clean Water Act as the City of Las Cruces moves to a growth of 100,000 people was discussed in the document.

Paul Michaud stated that this was the regional plan which talked about very broad water issues and the Act may be referenced, but there would be no detail.

Commissioner Terry stated that there will be high demands on the city to do a significant change in the way the water shed runs over the roads and carries oil and other contaminates into the river. In the proposed time frame, it would not be possible to take care of. He stated that he was looking for the changes required regarding this Act in the document.

Paul Michaud stated that he will conduct more research and get back with information regarding this issue.

Chairman Villescas stated that the schedule is being adhered to as there has been no fluctuations since it had been presented initially. Asked how long it had been – a year.

Paul Michaud stated that the process was rolled out in April 2010 to elected officials. He stated that they were a little behind as they were hoping to be out of the Advisory Committee process in December. But believe they can catch up at the backend.

Chairman Villescas asked if there was a time line or date of when the document would be presented to the elected officials for endorsement.

Paul Michaud stated that finished document in draft form would be ready by mid-May which will go thru a 45 day review. During this time period, the board would be reviewing the document. If there are not a lot of changes, then the board would offer their recommendation at the end of June. In July, August and September work sessions would be done with elected officials in a joint session to hammer it out in a public meeting.

Chairman Villescas believed that the development and timing of 2040 Vision had been fortunate due to the money having been put aside for this. Asked what kind of accounting or deliverable was to be provided to the State for their funding portion of the plan.

Paul Michaud stated that the deliverables to the State and NMSU was the previous consultants responsibility so the obligation had been met. Once the role with the consultant was closed in early 2010, the process was ended. However, the current information will be provided to them.

Chairman Villescas asked if the area with the real big growth was Rio Rancho.

Paul Michaud stated that Rio Rancho is pretty close to the size of Las Cruces.

Commissioner Pacheco asked when they said “encouraging growth in population centers,” was there any discussion on how they were encouraging growth.

Paul Michaud stated that this would be discussed with the Comprehensive Plan and Implementation Plan. At this point, the regional plan entails broad issues looking at distribution like where we want to go and all details would be discussed later when getting real public input.

Commissioner Pacheco stated that it would be odd to punish or distinguish one area from another area.

Paul Michaud stated that it may depend on how the County develops their plans for infrastructure all these would encourage people to attend or incentivize by waiving impact fees. This is just the framework and is so board.

Chairman Villescas stated that this issue has caused a great deal of discussion with the Advisory Committee with no real answers.

9. PUBLIC INPUT: None.

10. STAFF INPUT: None.

11. COMMISSION INPUT: None.

12. ADJOURNMENT:

Commissioner Terry moved to adjourn.

Commissioner Pacheco seconded the motion.

ALL AYES

Chairman Villescas adjourned the meeting at 6:30 p.m.

Officer: Extra-Territorial Zoning Commission

Submitted by: Isabel De La Rosa, Recording Secretary