



VALENCIA COUNTY PLANNING & ZONING COMMISSION

AGENDA

Tuesday August 27, 2024

3:00 pm

Valencia County Administration Building
444 Luna Ave, Los Lunas, NM 87031

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda
- 4) Approval of the July 2024 Planning & Zoning Commission Minutes
- 5) Staff Reports
- 6) Swearing-In of Participants
- 7) **Action Item(s)**

A. Zone Change #2024-078 (District III, P&Z Commissioner Moran, BoCC Sparkman)

Dennis V. Chavez requests a Zone Change from Outland District (OD) and Neighborhood Commercial District (C-1) to Community Commercial District (C-2) for future commercial development. Legal Descriptions:

- Subd: LAND OF GAIL MAJOR Tract: B2A 10.00 AC 2008 REV A-1-5; located at the northwest corner of Highway 6 and Old Highway 6; UPC 2-017-048-309-504-000000; Zoned Outland District (OD)
- Subd: LAND OF GAIL MAJOR Tract: B2B 11.50 AC 2008 REV A-1-5; located west of the corner of Highway 6 and Old Highway 6; UPC 2-017-048-298-504-000000; Zoned Neighborhood Commercial District (C-1)

B. Zone Change #2024-087 (District II, P&Z Commissioner Freeman, BoCC Richardson)

Luz E. Marquez requests a Zone Change from Rural Residential District 1 (RR-1) to Neighborhood Commercial District (C-1) to operate a food truck. Legal Description: Subd: EL CERRO MISSION Block: C Tract: 6 Unit: 1; located on El Cerro Mission Blvd north of Van Camp Blvd; UPC 1-013-036-238-155-000000; Zoned Rural Residential District 1 (RR-1)

C. Variance #2024-081 (District V, P&Z Commissioner Vacant, BoCC Garcia)

Sean Hughes requests a Variance of seven feet to the side yard setback requirement for an accessory structure. Legal Description: Subd: FREEMAN SUBDIVISION Lot: 15; also known as 3 Phillips Dr, Los Lunas, NM 87031; UPC 1-012-038-197-287-000000; Zoned Rural Residential 2 District (RR-2)

D. Zone Change #2024-088 (District II, P&Z Commissioner Freeman, BoCC Richardson)

Darlene Arias requests a Zone Change from Rural Residential District 2 (RR-2) to Rural Residential District 1 (RR-1) to split the property into two lots. Legal Description: Subd: LAND OF MRS JUAN E ZAMORA Lot: 4 2.68 AC MAP 84 1984 REV C-5-14; located on Calle de Zamora south of Romero Rd; UPC 1-011-034-048-072-000000; Zoned Rural Residential District 2 (RR-2)

E. Conditional Use #2024-089 (District II, P&Z Commissioner Freeman, BoCC Richardson)

Alabastra requests a Conditional Use to operate a vertically integrated cannabis establishment to include manufacturing and production. Legal Description: Subd: LAND OF MARY ELLEN CHAVEZ Tract: 2 6.04 AC MAP 83 2010 REV C-5-11; also known as 99 Hob Rd, Los Lunas, NM 87031; UPC 1-011-035-114-253-000000; Zoned Agricultural Preservation (AP)

8) Next Meeting of the County Planning & Zoning Commission is Tuesday, September 24, 2024 at 3:00p.m.

9) Adjournment

*Members of the public may attend in person, and anyone can view and listen to the meeting via Facebook Live at the following link:
<https://www.facebook.com/VCAAdminandGov/>*

If you are an individual with a disability who has special needs, please contact the Planning and Zoning Office at the Valencia County Courthouse, Los Lunas, New Mexico, (505) 866-2050 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in accessible formats. Please contact the Valencia County Planning and Zoning Office at the Valencia County Courthouse if a summary or any type of accessible format is needed.

To run on August 8, 15, and 22, 2024