



# Planning & Zoning Commission Meeting

May 9, 2019 – 6:00 p.m.

[City Hall – Council Chambers](#)

[405 N. Paseo de Oñate](#)

[Española, NM 87532](#)

## AGENDA

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Approval of the Agenda**
- IV. **Approval of Minutes**
  1. [Worksession March 28, 2019](#)
  2. [April 11, 2019](#)
- V. **Public Concerns/Business from Visitors**
- VI. **Items for Consideration**
  1. **[Special Use Permit #2019-02](#)**: Don Edward Hunter, applicant, is requesting permission from the Planning Commission for a Special Use Permit to operate a business on his property, 1621 N. McCurdy Rd., located in the R-6 Urban Residential zoning district. The applicant would like to operate a powder coating business from the accessory structure on the southwestern corner of the property. This accessory structure was approved by the Planning Commission on January 11, 2018.
  2. **[Historic District Review #2019-07](#)**: Tana Beverwyk-Abouda of You 2 Health Promotion, applicant, is requesting an Historic District Review for signage on her property at 326 S. Paseo de Oñate. This property is located in the Plaza de Española Historic District.
  3. **[Re-Zoning #2019-09](#)**: The City of Española proposes a Zoning Map Amendment to properties currently addressed as 423, 425, 427 and 429 Corlett Rd. These properties are located in the R-1 Rural Residential District. The city of Española is proposing to Zone these properties R-4 Large Lot Residential.
  4. **[Variance Request #2019-11](#)**: Gerardo Treviso, applicant, is requesting a variance to lot coverage requirements for his property, 1014 Calle Vigil, located in the R-6 Urban Residential zoning district. The applicant would like to connect two existing residential structures to create a single family home, and requests a variance to the maximum allowable lot coverage.
  5. **[Re-Zoning #2019-12](#)**: Lynn Gould, applicant, is requesting approval of a zoning map amendment for a 2.46 acre property located behind 512 S Riverside, identified as Rio Arriba County parcel 1047119214480. This property lies in both the B-2 General Commercial zone district and the R-6 Urban Residential District. The Applicant requests that the parcel be zoned entirely as B-2 General Commercial for the purpose of a proposed commercial site plan.
- VII. **Old Business**
  1. **[Final Subdivision Plat Review # 2018-22](#)**: Food Services Concepts, Inc., applicant, is requesting the division of UPC 1047121260326 on N. Riverside Dr. The lot is 2.877

acres, and the applicant is requesting permission to create three new lots – 0.557 acres, 0.853 acres and 1.238 acres - and to dedicate 0.218 acres to the City of Española as right-of-way to widen Thorton Lane.

2. **Continuation - [Commercial Site Plan Review #2019-08](#)**. Applicant B & B Merritt Real Estate is requesting permission to construct a new Sonic Drive-In restaurant at 814 S. Riverside Dr. The subject property is zoned B-2, General Commercial District. The applicant is proposing a 1600 square foot building on the .909-acre site.

**VIII. Matters from the Planning Staff**

1. Staff Report

**IX. Matters from the Planning Commission**

**X. Adjournment**