

MINUTES OF THE CITY OF LASVEGAS PLANNING AND ZONING BOARD REGULAR MEETING
HEARING HELD ON TUESDAY MAY 27TH, 2025 AT 4:00PM .IN THE CITY HALL COUNCIL
CHAMBERS 1700 N. GRAND AVE LASVEGAS, NM 87701

- I. Pledge of Allegiance: Oliver L'Esperance (chairman) led the attendees in the pledge.
- II. Called to order: The meeting was called to order at 4:01 pm by Oliver L'Esperance .
- III. Roll Call

Board Member Present

Mike Sweeny

Oliver L Esperance

Travis Regensberg

Board Member Absent

Star Ford

Andrew Salazar

ALL so present

Scott Zunker-City planner, Charles Ortiz-Planning Zoning, Andrea Martinez CD Admin II, Juan Chavez, Jeannie Rubin, Tony Rubin, Benito Lujan, Gilbert Vigil, Roseann Vigil, Lee Einer, Esperanza Pacheco, Martha Johnson, Tara Little, Sally Witter, Lawrence Quintana, Santiago, Saras Reddy

- IV. Approval of Agenda: Motion to approve the agenda as amended item VII number 4 is tabled. Motion to approve the agenda as amended is made by Travis Regensberg and seconded by Mike Sweeny. A voice vote was taken with all voting in favor of the motion. Motion was approved
- V. Approval of Minutes: Travis Regensberg moved to approve the minutes from April 27th 2025 As presented. Mike Sweeny seconded the motion. A voice vote was taken with all voting in favor of the motion Motion was approved.
- VI. Public Comment : (limit 3 minutes)

NONE

VII. Public hearing and Decisions:

1. A. Conduct a Public Hearing on an application submitted by Phil C. Warfield for a zoning change at the corner of Jackson and Railroad Ave. from a C-3 to R-3
Motion to open the hearing on the application submitted by Phil C. Warfield for a zoning change at the south corner of Jackson and Railroad Ave, from C3 to R3
Travis Regensberg made the motion and it was seconded by Mike Sweeny
A voice vote is taken with all voting in favor of the motion
Motion passes
The hearing is open
Juan Chavez is present as a representative for Mr. Warfield
Juan Chavez, Charles Ortiz and Scott Zunker were sworn in.
Mr. Warfield seeks to change the zoning from C3 (General commercial) to R3 (mixed residential)
He intends to build a residential home on the lot and is limited by the current C3 zoning.
(Mr. Regensberg notes the need for the application to be signed through Warfield Inc not Phil Warfield individually.)
Motion to close the hearing portion is made by Travis Regensberg and seconded by Mike Sweeny
A voice vote was taken with all voting in favor of the motion
Motion passes and the hearing is closed

B. Mr. Sweeny makes a motion to approve the application submitted by Mr. Warfield for the zoning change from C3 to R3. The motion is seconded by Travis Regensberg
A voice vote is taken with all voting in favor of the motion
Motion passes
2. A. Conduct a public hearing on the application submitted by Gilbert and Roseann Vigil for a zone change at the 231 Chavez Street from a C3 to an R-3.
Motion to open the hearing on the application submitted to Gilbert and Roseann Vigil for a zone change at 231 Chavez Street
Travis Regensberg made the motion and it was seconded by Mike Sweeney
A voice vote was taken with all voting in favor of the motion
Motion passes
The hearing is open
Mr. and Mrs. Vigil are sworn in also Charles Ortiz and Scott Zunker
Questions were asked by the board regarding the existing structures on the property the understanding is that the 2 structures in the front will be demolished and replaced with a mobile home. The property consists of two separate parcels only the parcel facing Chavez Street is being re-zoned
Motion to close the hearing is made by Travis Regensberg and was seconded by Mike Sweeny
A voice vote was taken with all voting in favor of the motion

Motion carries and the hearing is closed

B. Motion to approve the application zone change at 231 Chavez Street from C-3 to R-3 was made by Travis Regensberg and Mike Sweeny seconded the motion

A voice vote was taken with all voting in favor of the motion

Motion was approved

3. A. Conduct a public hearing on an application submitted by Benito Lujan for a Variance at the 222 Sandoval Street.

Motion to open the hearing on the application submitted by Benito Lujan for a variance at 222 Sandoval Street.

Travis Regensberg made the motion and it was seconded by Mike Sweeney

A voice vote was taken with all voting in favor of the motion

Motion passes

The hearing is open

The chair asked for anyone wishing to speak for or against any of the hearing items to please be sworn in.

Mr. Benito Lujan, Charles Ortiz, and Scott Zunker were sworn in.

Mr. Lujan explained the reason for requesting the variance.

Travis Regensberg asked questions regarding setbacks and safety

A motion was made by Mike Sweeny to close the public hearing it was seconded by Travis Regensberg

A voice vote was taken with all voting in favor of the motion

Motion passes

B. Motion to approve the application was made by Travis and Mike Sweeny seconded the motion

A voice vote was taken with all voting in favor of the motion

Motion passes

VIII. BOARD OF ADJUSTMENTS

1. A. Conduct a Public Hearing regarding an APPEAL of the Design Review Board DENIAL of an application submitted by Tony and Jeannie Rubin for a carport and concrete slab located at 822 5th Street, Las Vegas, NM 87701 which is located in a National Historic Zone.

Motion to open the hearing on the appeal of the Design & Review Board Denial of an application submitted by Tony and Jeannie Rubin for a carport and concrete slab located at 822 5th Street, Las Vegas, NM 87701 which is located in a National Historic Zone.

Travis Regensberg made the motion and it was seconded by Mike Sweeny. A voice vote was taken with all voting in favor of the motion.

Motion passes

The hearing is open

All who wish to speak for or against the application being APPEALED must be sworn in the following individuals were sworn in

Scott Zunker, Charles Ortiz, Jeannie Rubin, Tony Rubin, Lee Einer, Esperanza Pacheco, Martha Johnson, Tara Little, Sally Wittier, Lawrence Quintana, Santiago Gallegos, Saras Reddy

Testimony was given by:

Tony Rubin:

Mr. Rubin's proposed carport, he voiced concern about the Design Review Board's inconsistent application of historic preservation policies and the poor state of Carnegie Library. He asserted the guidelines' don't prohibit carports and cited parking needs. The board discussed permitting requirements, and the issue of unlicensed contractor. Alternative solutions and clarifications were explored, including neighbor concerns and opinions.

Jeannie Rubin:

Mrs. Rubin expressed frustration that the Design & Review Board didn't understand the carport would be tall enough to blend in with the house.

Santiago Chavez:

It's revealed that Santiago has a welding license and a business license, but not a contractor's license. He stated the dimensions of the structure that the Robins wanted built. He also mentioned that he started the construction without a permit.

Martha Johnson:

Martha Johnson, a neighbor, acknowledges the applicant's positive contributions to the neighborhood. She mentions a large garage the applicants built in the back of their house in the last couple of years. She expresses concern that allowing the carport would set a negative precedent in the historic neighborhood. She states that the Carnegie Library is unique.

Tara Little:

Tara Little, another neighbor, expresses shock at the "giant posts being erected right on the sidewalk." She feels the proposed garage is inappropriate for the historic neighborhood and obstructs her view. She states that all the houses face Carnegie Park and are lined up about the same distance. She states that she does have a residence in the area in the historic district. They take pride in the historical value. They have lived there for about 35 years.

Sally Witter:

She is on the board of the Carnegie Library. There comes a point where you have to do the right thing. These are our rules. Let's follow them. "If we're not going to observe historic guidelines, then let's just take down let's just go through and remove our historic districts." Do the right thing. You're just in the wrong place trying to do the wrong thing in the wrong way. The city

needs to say no, stop it."When you start sliding on that precedence thing, it makes it more and more difficult for future boards, future rules is just do it right."

Lawrence Quintana

There are two linkage homes on this street, and they're very important because they hold the whole historic district historically secure. In 1976, they came up with a lot of things to preserve our historic nature of our town. There's not any other town in New Mexico that has 900 historic structures like we do "We rejected this particular project."

There are other changes where they'll say yes, you can build a garage in the back, because it doesn't affect the historical district. In this particular district, there are four homes built in 1896, and the rest are 1900."Carnegie Library is accented, and we need to try to preserve this."

"I just want to ask you to restore the historic place, because once you start taking and chipping away from it, we lose it."He has been on CCHP for close to 10 years.

The denial by the Design & Review Board was unanimous.

Lee Einer and Esperanza Pacheco:

They are both on the design review board .It's hard making these decisions There are laws in place to protect what we do have as a culture here in this community .They are fighting for the value of our community to stand the way that it is. They do consider the regulations. They are there to ensure that the character and the integrity of historic structures and also historic district are preserved. The plans were for a carport that got between the facade and the street and extended a full 60% of the distance in front of that home. The most dominant structure you would be looking at when you drove by would be the carport.

"Compromises the historic character of that home, and it also compromises the historic character of that district."They contemplated everything. Carnegie Library is a value of Las Vegas, New Mexico. It's known worldwide to have visitors traveling just to see this extraordinary building and have to see a structure in the background that is not supposed to be there is uncalled for. They weren't aware of the building of the two car garage in the backyard until today. Esperanza lives in the historic area and cannot put up a carport due to district restrictions. She understands the restrictions and opportunities of living in historic homes.

Esperanza Pacheco also clarifies that the Design and Review Board did contemplate the decision and tried to suggest other ideas

Sara's Reddy

A neighbor suggests compromising between residents' needs and the district's historicity .They question if the applicants could alter the design to meet their needs without compromising aesthetics. She notes that some neighborhoods come with written or unwritten covenants, and in this case, the historical preservation district serves as the covenant.

Motion to close hearing portion is made by Travis Regensberg and seconded by Mike Sweeny

A voice vote was taken with all voting all favor of the motion

Motion passes and the hearing closed

B. A motion was made by Mike Sweeny and seconded by Travis Regensberg to deny the appeal

A voice vote was taken with all in favor of the motion to deny the appeal

The motion to deny the appeal passes

IX. OTHER BUSINESS

NONE

X. ADJOURNMENT:

Motion was made by Travis Regensberg and seconded by Mike Sweeny to adjourn the meeting

Voice vote was taken with all in favor of the motion

Meeting was adjourned at 5:57 PM

Minutes approved 7-18-2025

Signature 