

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

March 6, 2017, at 5:00 p.m.

**Meeting Held in the Annex Planning Room
114 S. Halagueno**

CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION

Monday, March 6, 2017, at 5:00 PM
Municipal Annex 114 S. Halagueno Street
Planning Room

1. Roll call of voting members and determination of quorum.
2. Approval of Agenda.
3. Approval of Minutes from Meeting held February 6, 2017.
4. Consider approval of Copperstone Estates Subdivision # 2.
5. Consider a recommendation for a Zone Change at 2502 S. Canal St. from "I" Industrial to "R-1" Residential District.
6. Consider a recommendation for a Zone Change at 2502 S. Canal St. from "I" Industrial to "C-2" Commercial District.
7. Report regarding Summary Review Subdivisions.
8. Adjourn.

If you require hearing interpreters, language interpreters, auxiliary aids in order to attend and participate in the above meeting, please contact the City Administrator's offices at (575) 887-1191 at least 48 hours prior to the scheduled meeting.

MINUTES OF A REGULAR MEETING OF THE CITY OF CARLSBAD PLANNING & ZONING COMMISSION HELD IN THE MUNICIPAL ANNEX PLANNING ROOM, 114 S. HALAGUENO STREET, MARCH 6, 2017, AT 5:00 P.M.

VOTING MEMBERS PRESENT:

**JAMES KNOTT
JAMES MCCORMICK
WANDA DURHAM
BRIGIDO GARCIA
LASON BARNEY**

**CHAIRPERSON
COMMISSION SECRETARY
COMMISSIONER
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT: NONE

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
GEORGIA GOAD
MICHAEL HERNANDEZ**

**PLANNING DIRECTOR
PLANNING DEPUTY DIRECTOR
DIRECTOR OF UTILITIES**

SECRETARY PRESENT:

PATTIE PISTOLE

**PLANNING, ENGINEERING
AND REGULATION DEPARTMENT
SECRETARY**

OTHERS PRESENT:

**ZACHARY THEUS
THEODORE POPE
TOM KIRBY**

**LAS CRUCES, NM
6005 GRANDI ROAD
DISABILITIES ADVISORY BOARD**

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

Before the meeting started, **Mr. Patterson** read aloud a letter from the Disability Advisory Board regarding the need for sidewalks in new subdivisions (as required in the City Subdivision Ordinance).

0:00:00 Start Recording [5:07:37 PM]

0:00:03 **1. Roll call of Voting Members and Determination of Quorum.**

Roll was called, confirming the presence of a quorum of commission members. The following members were present—**Mr. McCormick, Ms. Durham, Mr. Knott, Mr. Garcia, Mr. Barney.**

0:00:18 **2. Approval of Agenda.**

Ms. Durham made a motion to approve the Agenda, and **Mr. Barney** seconded the motion. The vote was as follows: **Yes— Mr. McCormick, Ms. Durham, Mr. Knott, Mr. Garcia, Mr. Barney; No—None; Abstained—None; Absent—None.** The motion carried.

0:01:01 **3. Approval of Minutes from Meeting held February 6, 2017.**

Mr. Barney made a motion to approve the Minutes, and **Mr. McCormick** seconded the motion. The vote was as follows: **Yes—Mr. McCormick, Ms. Durham, Mr. Knott, Mr. Garcia, Mr. Barney**; No—None; Abstained—None; Absent—None. The motion carried.

0:01:43 **4. Consider approval of Copperstone Estates Subdivision # 2.**

Mr. Theus of Crestline attended to request approval of the plats and answer any questions. **Mr. Patterson** explained that this would create four new lots, three for residential and a fourth for the communication tower to be placed. Redwood Loop, with pavement, curbs, gutters, and utilities was mostly complete. The City had accepted them, and the developer had provided utility plans. Staff recommended approval, with conditions listed. **Mr. Theus** added that the doublewides used for housing during construction were being put on permanent foundations with block walls and driveways. The owner of the property where the assisted living is located has an option to buy the property on that end. If he does buy, he will probably need parking, and then they would finish out the road. If the owner doesn't exercise his option to buy, then they will subdivide and finish it out as a regular street. Plans should be available by the end of the year. There was no public comment.

Ms. Durham made a motion to approve the Preliminary/Final Plat. **Mr. Garcia** seconded the motion. The vote was as follows: **Yes—Mr. McCormick, Ms. Durham, Mr. Knott, Mr. Barney, Mr. Garcia**; No—None; Abstained—None; Absent—None. The motion carried.

0:09:18 **5. Consider a recommendation for a Zone Change at 2502 S. Canal St. from "I" Industrial to "R-1" Residential District.**

Mr. Pope was present for the Zone Change request. **Ms. Goad** explained that there has been a house in the northeast corner for many years. The portion where the house is would go to R-1. It makes sense to rezone. There is a 60-foot easement for access, and the property is not land-locked. Next month we will probably approve a name for the road in use there and can address the house for E11 purposes. There was no public comment.

Mr. McCormick made a motion to recommend approval of the Zone Change. **Mr. Barney** seconded the motion. The vote was as follows: **Yes—Mr. McCormick, Ms. Durham, Mr. Knott, Mr. Barney, Mr. Garcia**; No—None; Abstained—None; Absent—None. The motion carried.

0:16:19 **6. Consider a recommendation for a Zone Change at 2502 S. Canal St. from "I" Industrial to "C-2" Commercial District.**

This item, pertaining to the remainder of the property, was also represented by **Mr. Pope**. He said that C-2 would better fit the use of the property. It was noted that the property is out of the sinkhole zone. There was no public comment.

Mr. Garcia made a motion to recommend approval of the Zone Change. **Ms. Durham** seconded the motion. The vote was as follows: **Yes—Mr. McCormick, Ms. Durham, Mr. Knott, Mr. Barney, Mr. Garcia**; No—None; Abstained—None; Absent—None. The motion carried.

0:21:07 **7. Report Regarding Summary Review Subdivisions.**

There was brief discussion of the plats signed by the commission designees during the previous month.

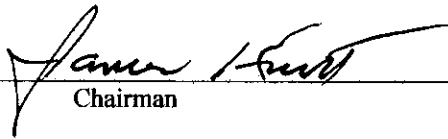
0:22:58

8. Adjourn.

There being no further business, the meeting was adjourned.

0:23:07

Stop Recording [5:30:45 PM]



Chairman

5-8-17

Date