

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

June 5, 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, June 5, 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 May 1, 2017.
4. Consider the submission of a Final PUD Plan for the Montclair Master Planned Community.
5. Consider a recommendation to the Carlsbad City Council concerning a petition for Annexation of +/-34.70 acres east of National Parks Hwy. and south of Derrick Rd.
6. Consider a recommendation for an application of Zoning, "C-2" Commercial at 1401 W. Derrick Rd., +/- 34.70 acres.
7. Vote to appoint a Planning & Zoning Commission Chairperson for the coming fiscal year.
8. Report regarding Summary Review Subdivisions.
9. Adjourn.

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

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

VOTING MEMBERS PRESENT:

**JAMES KNOTT
WANDA DURHAM
LASON BARNEY**

**CHAIRPERSON
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

**BRIGIDO GARCIA
JAMES MCCORMICK**

**COMMISSIONER
COMMISSION SECRETARY**

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
GEORGIA GOAD**

**PLANNING DIRECTOR
PLANNING DEPUTY DIRECTOR**

EXECUTIVE SECRETARY PRESENT:

JENNIFER CAMPOS

**PLANNING, ENGINEERING
AND REGULATION DEPARTMENT
EXECUTIVE SECRETARY**

OTHERS PRESENT:

**RON MYERS
GARY LANE**

**SHANNON CARR
CHARLIE GARCIA
PAUL POMPEO**

**PAT CASS
TREY HUGHES
JOE BRININSTOOL**

**206 N.12TH ST.
1256 W. CHANDLER BLVD.
CHANDLER, AZ
CDOD
101 N. HALAGUENO
3500 SEDONA HILLS PKWY, LAS
CRUCES
DIRECTOR OF PUBLIC WORKS
B&R TRUCKING
HB PROPERTIES**

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

0:00:00 Start Recording [5:09:54 PM]

0:00:04 **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– **Ms. Durham, Mr. Knott, and Mr. Barney.** Absent– **Mr. Garcia, Mr. McCormick.**

0:00:26 **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. Knott, Ms. Durham, Mr. Barney;** No–None; Abstained–None; Absent– **Mr. Garcia, Mr. McCormick.** The motion carried.

0:00:51 **3. Approval of Minutes from Meeting held May 1, 2017.**

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

0:01:39 **4. Consider the submission of a Final PUD Plan for the Montclair Master Planned Community.**

Gary Lane was present to answer questions regarding the request for the Final PUD Plan. **Mr. Patterson** explained that this item is the submission of the final PUD Plan for the Montclair Development. This item has appeared previously before this board as a preliminary form. As per our ordinance concerning Plan Unit Development Zoning the applicants are required to submit a final plan detailing out specifics of the master planned community. The Planning Department recommends approval of the Final PUD Plan. **Mr. Lane** mentioned that a year ago he came before the commission requesting a PUD and now he wants to put infrastructure in the ground and get a development agreement done. We will be communicating with Utility Departments and anyone who has any questions; we will do what is required. **Mr. Knott** mentions that he reviewed it very thoroughly and he said it would be great for the economy. **Ms. Durham** said she too has reviewed it and she's quite impressed, she's thinks it will be wonderful addition to the community.

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

0:09:48 **5. Consider a recommendation to the Carlsbad City Council concerning a petition for Annexation of +/-34.70 acres east of National Parks Hwy. and south of Derrick Rd.**

Joe Brininstool was present to answer questions regarding the request for the petition for Annexation of +/-34.70 acres east of National Parks Hwy. and south of Derrick Rd. **Mr. Patterson** explained that this item is an Annexation of approximately 34.70 acres lying in NW/4, Section 1, Township 23S, Range 26E, located at 1401 W. Derrick Rd., pursuant to the petition method as provided for in Section 3-7-1 et. Seq. NMSA 1978. The property line is right on the corner of Derrick Road and National Parks Hwy. This is adjacent to the Montclair Property. The applicant has also applied for a "C-2" Zoning following this Annexation. The Utilities Department did comment on this particular item as you can see on page 119 of your packet. Right now there are no City utilities. The Planning Department recommends approval of the Annexation. **Mr. Brininstool** said he's all for this Annexation following with the Zone Change to "C-2". **Mr. Lane** said he's all for this Annexation. **Mr. Barney** asked out of curiosity what your plans for the property are. **Mr. Brininstool** said he's wanting to get two travel centers, hoping to get at least one in the front 5-8 acres. Right now that's the only plan that they have at this point. **Mr. Patterson** asked it there going to cleaning up all the rock on the property. **Mr. Brininstool** said "yes".

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

0:15:26 **6. Consider a recommendation for an application of Zoning, "C-2" Commercial at 1401 W. Derrick Rd., +/- 34.70 acres.**

Mr. Patterson explained that this item goes hand and hand with the previous Annexation item. This is basically the same comments as the Annexation. Planning recommends approval just with the condition that the cleanup starts as soon as possible in conjunction with the rest of the development going out there. There were no public comments.

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

0:17:30 **7. Vote to appoint a Planning & Zoning Commission Chairperson for the coming fiscal year.**

Mr. Barney made a motion to Table this item in order to have the other board members present. **Mr. Knott** seconded the motion. The vote was as follows: **Yes—, Mr. Knott, Ms. Durham, Mr. Barney;** No—None; Abstained—None; Absent— **Mr. Garcia, Mr. McCormick.** The motion carried.

0:22:27 **8. Report Regarding Summary Review Subdivisions.**

There were no questions regarding the plats signed by the commission designees during the previous month.

0:27:37 **9. Adjourn.**

There being no further business, the meeting was adjourned.

0:27:42 Stop Recording [5:37:36 PM]



Chairman

Date