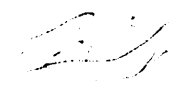


MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**



Monday, June 4, 2018, at 5:00 p.m.

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



CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

Monday, June 4, 2018 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 the Meeting held May 7, 2018.
4. Consider recommendation for an Annexation located east of Martin Farms Subdivision.
5. Consider recommendation for Application of Zoning east of Martin Farms Subdivision.
6. Consider recommendation for Temporary Use at 901 Del Rio Street.
7. Consider an approval of a Vacation Request of a segment of dedicated right-of-way.
8. Consider recommendation for Temporary Use at 4212 Standpipe Road.
9. Consider recommendation for a Zone Change at 2115 San Jose Blvd.
10. Consider recommendation for a Zone Change at 3701 San Jose Blvd.
11. Consider recommendation for a Zone Change at 513 Del Rio Street.
12. Consider recommendation for a Zone Change at 509 Del Rio Street.
13. Vote to appoint a Planning & Zoning Commission Chairperson for the coming fiscal year.
14. Report regarding Summary Review Subdivisions.
15. 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 4, 2018, AT 5:00 P.M.

VOTING MEMBERS PRESENT:

**JAMES KNOTT
JAMES MCCORMICK
LASON BARNEY
BRIGIDO GARCIA
BRAD NESSER**

**CHAIRPERSON
COMMISSION SECRETARY
COMMISSIONER
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

NONE

EX-OFFICIO MEMBERS PRESENT:

JEFF PATTERSON

PLANNING DIRECTOR

SECRETARY PRESENT:

JENNIFER CAMPOS

**PLANNING AND REGULATION
DEPARTMENT EXECUTIVE SECRETARY**

OTHERS PRESENT:

**GEORGE DUNAGAN
RAMONA VILLA
MR. KURIMSKI
MRS. KURIMSKI
RALPH MCINVALE
RAGESHBHAI SHAH
WILLIAM WALKER
WILLIAM CARR
BARAQUIEL ALMUINA
DAVID CHURCH
AMANDA MASHAW
KELLY SANDERS
RON SANDERS
GEORGE DUNAGAN
OFFICER C. GARCIA**

**212 W. STEVENS
1010 CENTER
2621 SOCORRO
2621 SOCORRO
22 PALMER
2428 W. TEXAS
401 WALKER FARM
615 W. CHAPMAN
701 W. CHAPMAN
1880 E LOMAS
212 W. STEVENS
2903 PECOS HWY
3900 JOHN WESLEY HARDIN
212 W. STEVENS
101 N. HALAGUENO**

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

Due to technical difficulties there is not a recording to accompany the minutes.

0:00:00 Start Recording [5:02:18 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. Garcia, Mr. Barney, Mr. McCormick, Mr. Knott, Mr. Nesser; Absent—None.

0:00:16 **2. Approval of Agenda.**

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

0:00:45 **3. Approval of Minutes from Meeting held May 7, 2018.**

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

0:01:32 **4. Consider recommendation for an Annexation located east of Martin Farms Subdivision.**

Mr. Patterson explained this applicant is requesting for Annexation of approximately 95.73 acres located north of Farmview Subdivision. Planning Staff has recommended approval based on the following findings that you will see on page 11 & 12 of your packet. The proposed property is contiguous to the City boundary and the applicant has provided the annexation plat. **Mr. Church** said he's the Engineer for this property, he's done this many times and he would like for the board to accept this request. **Mr. Sanders** said he lives at the end of the cul de sac on John Wesley Hardin where would they be putting the roads there. **Mr. Church** said they have not actually done the Blocks and Lot to know exactly where the roads would be.

Mr. Nesser made a motion to recommend for an Annexation, and **Mr. Garcia** seconded the motion. The vote was as follows: **Yes–Mr. Garcia, Mr. Barney, Mr. Knott, Mr. McCormick, Mr. Nesser**; No–None; Abstained–None; Absent–None. The motion carried.

0:09:29 **5. Consider recommendation for Application of Zoning east of Martin Farms Subdivision.**

Mr. Patterson explained that they want to change the Zoning, corresponding with the Annexation that was just recommended. Planning staff recommends approval. **Mr. Church** said he would like for the board to recommend approval to this request. They will have sidewalks, roll over curbs. There was no public comment.

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

0:13:12 **6. Consider recommendation for Temporary Use at 901 Del Rio Street.**

Mr. Patterson explained this application is to consider allowing Temporary Housing as a Temporary Use at 901 Del Rio Street. Due to the growth in the oil, gas, mining and energy sectors in recent years, it has seen an unprecedented increase in the demand for workforce and temporary housing. **Mr. Walker** said he's hoping that the board will consider this Temporary Use for the growth in this City. There is already

chain link fence he just wants to put up R panel around the property. Mr. Patterson said staff recommends approval. There was no public comment.

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

0:18:24 **7. Consider an approval of a Vacation Request of a segment of dedicated right-of-way.**

Mr. Patterson explained the applicant is requesting for Vacation of the unnamed ROW west of Lot 1, Hagerman Acres, and Unit 2. This vacation may benefit the City in that it will relieve the City of liability associated with the property. The City has not paved or utilized the right-of-way for vehicular traffic since it was platted. Planning staff recommends approval. Mr. Carr said himself and his neighbor are willing to share the lot anyway to benefit the both of them. They are in agreement with each other. Mr. Almuina said he's all for it with Mr. Carr and agrees with anything they have to do. Mr. Dunagan made a suggestion about the utilities that goes along there when he developed the land years ago. Mr. Carr and Mr. Almuina both agreed they would leave room for any utilities to come in and work on the property.

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

0:28:57 **8. Consider recommendation for Temporary Use at 4212 Standpipe Road.**

Mr. Patterson explained this application is to consider allowing Temporary Housing as a Temporary Use at 4212 Standpipe Rd. Ms. Villa said she's hoping that the board will consider application due to the growth of the City. She's willing to make the area look great with an office, laundry room, landscaping, and trees. She has two ways of coming in and out of the property off of Standpipe Rd. and Hidalgo Rd. Mr. Patterson said staff recommends approval with Ms. Villa getting in contacting the utilities. There was no public comment

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

0:35:15 **9. Consider recommendation for a Zone Change at 2115 San Jose Blvd.**

Mr. Patterson explained this is a request for Zone Change from R-R Rural Residential to C-2 Commercial District at 2115 San Jose Blvd. Planning staff recommends approval with one condition: The applicant shall provide a property plat prior to the public hearing at Council showing a valid legal description of the property being proposed for a zoning change. Mr. Sanders said he would like for the board to recommend this approval, he would like to move closer into town. There was no public comment.

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

0:40:50 **10. Consider recommendation for a Zone Change at 3701 San Jose Blvd.**

Mr. Patterson explained this is a request for Zone Change from R-R Rural Residential to C-2 Commercial District at 3701 San Jose Blvd. Planning staff recommends approval with one condition: The applicant shall provide a property plat prior to the public hearing at Council showing a valid legal description of the property being proposed for a zoning change. There was no public comment.

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

0:44:32 **11. Consider recommendation for a Zone Change at 513 Del Rio Street.**

Mr. Patterson explained this is a request for Zone Change from R-2 Residential District to C-2 Commercial District at 513 Del Rio Street for Lot 2. This parcel is south of the property as you look on your packet on page 108. Planning staff recommends approval based on the review. **Mr. McInvale** said he would like for the board to recommend approval for this request. There was no public comment.

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

0:49:14 **12. Consider recommendation for a Zone Change at 509 Del Rio Street.**

Mr. Patterson explained this is a request for Zone Change from R-2 Residential District to C-2 Commercial District at 509 Del Rio Street for Lot 1. This parcel is north of the property as you look on your packet on page 108. This is a continuant to item #12; planning staff recommends approval based on the review. **Mr. McInvale** said he would like for the board to recommend approval for this request. There was no public comment.

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

0:51:13 **13. Vote to appoint a Planning & Zoning Commission Chairperson for the coming fiscal year.**

Mr. Patterson read the votes and **Mr. Knott** is the Chairperson for the coming fiscal year.

0:56:16 **14. Report regarding Summary Review Subdivisions.**

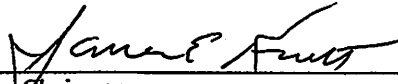
There was brief discussion regarding some of the plats in the report.

1:00:05 **15. Adjourn.**

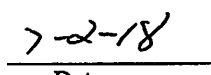
There being no further business, the meeting was adjourned.

1:00:15

Stop Recording [6:02:32 PM]



Chairman



Date