

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, August 6, 2018, 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, August 6, 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 July 2, 2018.
4. Consider a Motion to remove from Table a request for a Temporary Use Permit for Temporary Housing to be located at 3815 National Parks Hwy.
5. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 3815 National Parks Hwy.
6. Consider recommendation to Council for an Annexation of approximately 28.75 acres located at the southeast corner of the intersection of E. Cherry Ln. and N. Canal St.
7. Consider recommendation to Council for an Application of "R-1" Residential 1 Zoning approximately 28.75 acres located at the southeast corner of the intersection of E. Cherry Ln. and N. Canal St.
8. Consider approval of a Preliminary Plat for Carlston Ranch, a Master Planned Community, zoned "PUD" Planned Unit Development.
9. Consider approval or denial of a Conditional Use Permit for the installation of a Mobile Home Park to be located at 812 George Shoup Relief Route.
10. Consider a recommendation to Council for a Zone Change request for approximately 81 acres, located at 812 George Shoup Relief Route, "I" Industrial District to "C-2" Commercial 2 District.
11. Consider approval or denial of a Conditional Use Permit for the installation of a Mobile Home Park to be located at 3003 Boyd Dr.
12. Consider a recommendation to Council for a Zone Change request for approximately acres, located at 3003 Boyd Dr., "I" Industrial District to "C-2" Commercial 2 District.
13. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 2621 Socorro Rd.
14. Consider approval of a Variance request to reduce the required side-yard setback from 5' to 0' at 816 N. Mesquite St., zoned "R-1" Residential 1 District.
15. Consider approval of a Variance request to allow a subdivision of property that will create parcels consisting of less than the required one acre, for a property outside

of the corporate boundary, but within the City's 5-Mile Platting and Permitting Jurisdiction.

16. Consider a recommendation to Council for a Zone Change request for approximately 0.27 acres, located at 111 S. Mesa St., "R-2" Residential 2 District to "C-2" Commercial 2 District.
17. Consider a recommendation to Council for a Zone Change request for approximately 2.35 acres, located at 3621 San Jose Blvd., "R-R" Rural Residential District to "C-2" Commercial 2 District.
18. Consider appointment of Patricia Carrasco, Deputy Director of Planning and Regulation, as a Designee of the Planning and Zoning Commission.
19. Report regarding Summary Review Subdivisions.
20. 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, AUGUST 6, 2018, AT 5:00 P.M.

VOTING MEMBERS PRESENT:

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

**CHAIRPERSON
COMMISSION SECRETARY
COMMISSIONER
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT: NONE

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
TRYSHA CARRASCO
JOHN LOWE
EILEEN RIORDAN
RON MYERS
WES NICHOLS**

**PLANNING DIRECTOR
PLANNING DEPUTY DIRECTOR
DEPUTY CITY ADMINISTRATOR
CITY ATTORNEY
DIRECTOR OF UTILITIES
DEPUTY DIRECTOR OF UTILITIES**

SECRETARY PRESENT:

PATTIE PISTOLE

**PLANNING AND REGULATION
DEPARTMENT SECRETARY**

OTHERS PRESENT:

**CONNIE RILEY
BRENDA RILEY
SHAUNA RODGERS
LINDA BALTZELL
MATT BALTZELL
RUSS POWER
STAN PATCHET
JANE PATCHET
MARY G. CAMPBELL
HELEN ROGERS
TINA SWINDELL
DON FISHER
TRENT & KACEY CORNUM
JOE M. MELENDREZ
DEAN BAIR
JUDY A. PITMAN
KEN & LINDA YEAGER
TRACY FRANCES
PAUL POMPEO
TRICIA BANISTER
KELLY JOHNSON
ALAN WOOD
AMANDA MASHAW
DEBBIE DOSS
GLENN BAILEY
BARBARA LUCIA JONES
CHERYL STATHAM**

**201 W. CHERRY
201 W. CHERRY
1705 N. CANAL
205 W. CHERRY LANE
1822 TROY DRIVE
1310 N. CANAL
306 E. PEACH LANE
306 E. PEACH LANE
1601 N. CANAL
1633 CONCORD AVENUE
117 W. CHERRY LANE
1632 CONCORD
106 DOPORTO COURT
816 N. MESQUITE STREET
2406 CAMINO DEL OSO
215 W. SIXTH
305 E. PEACH LANE
1530 ARBOR COURT
LAS CRUCES, NEW MEXICO
1910 GWENDA / 218 E. PEACH
3003 S. BOYD DRIVE
210 E. CHERRY LANE
1703 N. CANAL
1613 N. CANAL STREET
1613 N. CANAL STREET
202 E. CHERRY LANE
218 E. CHERRY LANE**

**TERRY STATHAM
BEVERLY ALLEN
JESUS & CELIA PARSLAY
ELIZABETH LICKLITER
LEE ADAMS
BRUCE HALEY
MARCUS MCNAMARA
RITA NELSON
DONNA IVY
MAXIE BOREN
TRAVIS IVES
ANNELLE MATUYA
STACY BRITAIN
GEORGE DUNAGAN
OFFICER C. GARCIA
PAUL MILLER
DAVID LANGHAM
MARIA BETTY BLEA**

**218 E. CHERRY LANE
1621 N. CANAL
2915 CONNIE ROAD
1910 SANDY LANE
ROSWELL, NEW MEXICO
ROSWELL, NEW MEXICO
TEXAS
1620 N. GUADALUPE
515 W. FOX
605 ELORA DRIVE
PO BOX 554
1507 S. COUNTRY CLUB
1710 N. GUADALUPE
212 W. STEVENS
101 N. HALAGUENO
SOUDER & MILLER**

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 [5:04:52 PM]

0:00:08 **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, Mr. Knott, Mr. Barney, Mr. Nesser, Mr. Garcia**; Absent—None.

0:00:26 **2. Approval of Agenda.**

Mr. Patterson explained that the applicants for Items 9, 10, and 13 had withdrawn their applications and wished to be removed from the Agenda. **Mr. Nesser** made a motion to approve the amended Agenda, which omitted those items; **Mr. Barney** seconded the motion. The vote was as follows: **Yes— Mr. Nesser, Mr. McCormick, Mr. Knott, Mr. Barney, Mr. Garcia**; No—None; Abstained—None; Absent—None. The motion carried.

0:01:53 **3. Approval of Minutes from the Meeting held July 2, 2018.**

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

0:02:40 **4. Consider a Motion to remove from Table a request for a Temporary Use Permit for Temporary Housing to be located at 3815 National Parks Hwy.**

1:20:47 **7. Consider recommendation to Council for an Application of “R-1” Residential 1 Zoning for approximately 28.75 acres located at the southeast corner of the intersection of E. Cherry Ln. and N. Canal St.**

Mr. Patterson explained that this item goes hand in hand with the previous item. Initially, the applicant had wanted to include commercial zoning, but had amended the application to have only “R-1” zoning. Planning Staff recommended approval, but since Lots 43, 44, and 52 have been withdrawn from the request for both annexation and zoning, the acreage will need to be adjusted. We will need an updated plat showing the changes.

There was no public comment. **Mr. Barney** made a motion to recommend approval of the Zone Change of “R-1” for all the property, and **Mr. Garcia** seconded the motion. The vote was as follows: **Yes– Mr. Nesser, Mr. Knott, Mr. Barney, Mr. Garcia**; **No–None**; **Abstained– Mr. McCormick**; **Absent–None**. The motion carried.

1:24:08 **8. Consider approval of a Preliminary Plat for Carlston Ranch, a Master Planned Community, zoned “PUD” Planned Unit Development.**

Mr. Patterson said that this plat is part of the Montclair Development, a 1300-acre master community that was approved in 2017. Part of that development is this preliminary plat of 63 tracts with lots ranging from five to ninety acres. Planning Staff recommended approval. **Mr. Miller** said that on the north end, the industrial part will probably not be further subdivided. On the south, it will be further subdivided.

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

1:28:47 **11. Consider approval or denial of a Conditional Use Permit for the installation of a Mobile Home Park to be located at 3003 Boyd Dr.**

Mr. Johnson, from Constructors, was present to answer any questions about the request. Constructors has found a need to bring in workers from out of town for construction jobs, but they are having to house them in hotels and apartments. Staff recommended approval with the following conditions: 1) Approval of the zone change from “I” to “C-2” by City Council and 2) Updated legal description of property and site plan showing all the requirements for Mobile Home Parks, per Sec. 56-42(t). **Mr. Johnson** added that they bring in over 100 workers from El Paso and Las Cruces to fill positions here, and in one month they spent over \$250,000 for motel rooms. It just isn’t sustainable for them to continue this way. They need to find a solution to the problem.

There was no public comment. **Mr. Nesser** made a motion to approve the Conditional Use with the recommendations listed. **Mr. Garcia** then seconded the motion. The vote was as follows: **Yes– Mr. Nesser, Mr. McCormick, Mr. Knott, Mr. Barney, Mr. Garcia**; **No–None**; **Abstained–None**; **Absent–None**. The motion carried.

1:33:12 **12. Consider a recommendation to Council for a Zone Change request for approximately acres, located at 3003 Boyd Dr., “I” Industrial District to “C-2” Commercial 2 District.**

11. Consideration of a Resolution to Amend the Charter of the City of Chicago
11.1.1. Consideration of a Resolution to Amend the Charter of the City of Chicago

Mr. Peterson explained that this item was read in the previous item. Initially, the applicant had wanted to include comments regarding the application to have only "25-1" zoning. Planning staff recommended approval of the application as is, but staff 10-13-44 and 22 have been withdrawn from the request for both amendment and zoning. The zoning will need to be adjusted. We will need an updated plat showing the changes.

There was no public comment. Mr. Barney made a motion to recommend approval of the Home Change of "25-1" for all the property and Mr. Garcia seconded the motion. The vote was as follows: Yes-Mr. Ness, Mr. Kuntz, Mr. Barney, Mr. Garcia, Mr. Nelson, Mr. Atkinson, Mr. Dick, Mr. White, Mr. Nelson. The motion carried.

11.2.1. Consideration of a Resolution to Amend the Charter of the City of Chicago
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Mr. Peterson explained that this item is part of the Home Change Resolution. A 1,000-foot master community plan was approved in 2017. Part of that development is the preliminary plan of 63 lots with lot ranging from five to twenty acres. Planning staff recommended approval. Mr. White said that on the north end, the industrial part will probably not be further subdivided. On the south, it will be further subdivided.

There was no public comment. Mr. Barney made a motion to approve the Preliminary Plan. Mr. Barney seconded the motion. The vote was as follows: Yes-Mr. Ness, Mr. Kuntz, Mr. Barney, Mr. Garcia, Mr. Nelson, Mr. Atkinson, Mr. Dick, Mr. White, Mr. Nelson. The motion carried.

11.3.1. Consideration of a Resolution to Amend the Charter of the City of Chicago
11.3.1.1. Consideration of a Resolution to Amend the Charter of the City of Chicago

Mr. Peterson from Councilmember was present to answer any questions about the report. Councilmember has found a need to bring in what he found out of town for construction jobs. They are looking to bring them in hotels and apartments. Staff recommended approval with the following conditions: (1) Approval of the Home Change Plan "25-1" by City Council and (2) updated local ordinance of property and site plan showing all the requirements for 25-1 Home Change per Sec. 20-25-01. Mr. White said that they bring in over 100 workers from El Paso and Las Cruces to fill positions here and in one month they spent over \$250,000 for motel rooms. It just isn't sustainable for them to continue this way. They need to find a solution to the problem.

There was no public comment. Mr. Barney made a motion to approve the Home Change Resolution. Mr. Barney seconded the motion. The vote was as follows: Yes-Mr. Ness, Mr. Kuntz, Mr. Barney, Mr. Garcia, Mr. Nelson, Mr. Atkinson, Mr. Dick, Mr. White, Mr. Nelson. The motion carried.

12. Consideration of a Resolution to Amend the Charter of the City of Chicago
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Mr. Patterson explained that this item corresponds to the previous item. Since mobile home parks are prohibited in “P” zoning, the applicant needs the “C-2” zoning and a Conditional Use Permit to move forward. Staff recommended approval. **Mr. Knott** asked about spot zoning. **Mr. Patterson** answered that property to the east will most likely change to “C-2” in the future and that the comprehensive plan notes that spot zoning may be necessary in some cases. Boyd Drive is already moving towards becoming a more commercial area.

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

1:37:06 **14. Consider approval of a Variance request to reduce the required side-yard setback from 5’ to 0’ at 816 N. Mesquite St., zoned “R-1” Residential 1 District.**

Mr. Patterson explained that the applicant wants to build a carport where he already parks his cars, but this will cause a side setback of zero feet. The structure will be built of noncombustible material, so the spread of fire is unlikely. Staff recommended approval, provided the carport was open for emergency access and a building permit is obtained prior to installation. **Mr. Melendrez** affirmed that the carport will be open and will be 8’ tall with legs on the sides, so there won’t be any problem with visibility. When asked about drainage onto neighboring property, **Mr. Melendrez** explained that the neighbor has an American Metal fence and a concrete drive there.

There was no public comment. **Mr. McCormick** motioned to approve the Variance. **Mr. Garcia** seconded. The vote was as follows: **Yes– Mr. Nesser, Mr. McCormick, Mr. Barney, Mr. Garcia**; **No– Mr. Knott**; **Abstained–None**; **Absent–None**. The motion carried.

1:45:49 **15. Consider approval of a Variance request to allow a subdivision of property that will create parcels consisting of less than the required one acre, for a property outside of the corporate boundary, but within the City’s 5-Mile Platting and Permitting Jurisdiction.**

Ms. Swindell & Mr. Fisher attended the meeting to present the application and answer any questions. **Mr. Patterson** explained that the City has jurisdiction over platting and building within five miles of the City limits. Without a variance, a piece of property located outside city limits in our jurisdiction cannot be split into less than one acre. The applicant wants to split the property into two parcels (not three, as he originally thought) of 1½ and ¼-acre lots. There are now three houses on the land. Staff recommended approval, provided the NMED approved the septic system and the appropriate permits were obtained. **Ms. Swindell** said they have the permit now. The reason they want to replat the property is to divide out the portion that her cousin has lived on for twenty-eight years, where by court order she is allowed to live until her death. They can then deed the property to her, so she owns it and doesn’t have to pay rent, and they can also sell the other portion. This will give her cousin peace of mind and make the other property easier to sell. They’ve paid \$20,000 already to do upgrades for her property, including an electric pump for septic where she had a cesspool.

During public comment, **Mr. Britton** said he approved and just didn’t want trailers or man camps moving in. **Ms. Allen** said she supports the Variance, but wondered about the irrigation rights. **Mr. Knott** referred her to CID manager, Dale Ballard. **Mr. Riley** said he didn’t necessarily have a problem with houses there, but didn’t want trailers there. **Ms. Mashaw** asked if they could give a variance with deed restrictions. **Mr. Patterson** answered that he didn’t think we have a right to do that and say who they can sell to. **Ms. Swindell** added that they can’t control what new owners do with the property, but they have

tried to screen buyers. They don't want a man camp or trucking company next to their cousin. Ms. Rogers said she didn't receive a notice letter, even though she lives across the street. Ms. Swindell showed her the list that the City provided her of surrounding property owners.

Mr. McCormick made a motion to approve the Variance to divide the property into two parcels. Mr. Garcia seconded the motion. The vote was as follows: Yes—Mr. McCormick, Mr. Knott, Mr. Garcia; No—Mr. Nesser, Mr. Barney; Abstained—None; Absent—None. The motion carried.

2:22:24 **16. Consider a recommendation to Council for a Zone Change request for approximately 0.27 acres, located at 111 S. Mesa St., "R-2" Residential 2 District to "C-2" Commercial 2 District.**

Mr. and Mrs. Parsley recently bought the property under the impression that it was commercial property, where a radiator shop had once been. They didn't find out it was residential until they were already cleaning it up. They want to meet all the codes and do everything right. They may want to lease the property to a food truck in the future. Staff recommended approval.

There was no public comment. Mr. Nesser made a motion to recommend approval of the Zone Change; Mr. McCormick seconded his motion. The vote was as follows: Yes—Mr. Nesser, Mr. McCormick, Mr. Knott, Mr. Barney, Mr. Garcia; No—None; Abstained—None; Absent—None. The motion carried.

2:33:51 **17. Consider a recommendation to Council for a Zone Change request for approximately 2.35 acres, located at 3621 San Jose Blvd., "R-R" Rural Residential District to "C-2" Commercial 2 District.**

Mr. Haley, Mr. Adams, and Mr. McNamara came forward to answer any questions regarding the request. They want a zone change so that they can build an 80-room hotel there, Mainstay Suites. Staff recommended approval.

There was no public comment. Mr. McCormick motioned to recommend approval of the Zone Change, and Mr. Barney seconded. The vote was as follows: Yes—Mr. Nesser, Mr. McCormick, Mr. Knott, Mr. Barney, Mr. Garcia; No—None; Abstained—None; Absent—None. The motion carried.

2:37:10 **18. Consider appointment of Patricia Carrasco, Deputy Director of Planning and Regulation, as a Designee of the Planning and Zoning Commission.**

In the past, the Board has appointed the Director and Deputy Director of Planning as designees to sign simple subdivision plats for the summary review process. With the resignation of the previous Deputy, Mr. Patterson is the only one allowed to sign plats. Now that we have a new Deputy Director, Mr. Patterson asked that Ms. Carrasco also be allowed to review and sign off on plats.

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

led to several things. They don't want a man camp or trucking company next to their house. Mr. Rogers said the plan for a mobile home even though the street. Mr. Rogers showed the list that the City provided of surrounding property owners.

Mr. MacGowan made a motion to approve the variance to divide the property into two parcels. Mr. Rogers seconded the motion. The vote was as follows: Yes-Mr. MacGowan, Mr. Knott, Mr. Albin, Mr. Bessner, Mr. Harney, Mr. Johnson, Mr. Jones. The motion carried.

Item 10. Consider a recommendation to Council for a zoning change request for approximately 1.53 acres located at 111 S. Main St., 115 S. Main St. and 117 S. Main St. (Commercial District)

Mr. Knott said that the property was bought under the impression that it was commercial property. When a residential zone was placed on it, it was residential and they were already planning it as a residential zone. They want most of the codes and no overarching right. They only want to lease the property to a food store in the future. Staff recommended approval.

There was no public comment. Mr. Bessner made a motion to recommend approval of the zoning change. Mr. MacGowan seconded the motion. The vote was as follows: Yes-Mr. Bessner, Mr. MacGowan, Mr. Knott, Mr. Albin, Mr. Harney, Mr. Johnson, Mr. Jones. The motion carried.

Item 11. Consider a recommendation to Council for a zoning change request for approximately 2.35 acres located at 111 S. Main St., 115 S. Main St. and 117 S. Main St. (Commercial District)

Mr. Knott, Mr. Albin and Mr. Bessner came forward to answer any questions regarding the request. They want a zoning change so that they can build an 80-foot hotel. Mr. Harney seconded approval.

There was no public comment. Mr. MacGowan motioned to recommend approval of the zoning change and Mr. Harney seconded. The vote was as follows: Yes-Mr. Bessner, Mr. MacGowan, Mr. Knott, Mr. Albin, Mr. Harney, Mr. Johnson, Mr. Jones. The motion carried.

Item 12. Consider appointment of Patricia L. Bessner, Deputy Director of Planning and Information and Patricia L. Bessner, Deputy Director of Planning and Information.

Mr. Bessner has appointed the Director and Deputy Director of Planning and Information in the past. The Board has approved the appointment and Deputy Director of Planning and Information. Mr. Bessner is the only one allowed to sign plans. Now we have a new Deputy Director. Mr. Bessner asked that Mr. Bessner be allowed to sign plans and give off on plans.

Mr. Bessner made a motion to approve the appointment and Mr. Harney seconded. The vote was as follows: Yes-Mr. Bessner, Mr. Harney, Mr. Johnson, Mr. Jones. The motion carried.

Motion was made by **Mr. McCormick** to remove the Temporary Use request from Table. **Mr. Barney** seconded the motion. The vote was as follows: **Yes– Mr. Nesser, Mr. McCormick, Mr. Knott, Mr. Barney, Mr. Garcia**; No–None; Abstained–None; Absent–None. The motion carried.

0:03:31 **5. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 3815 National Parks Hwy.**

Mr. Patterson recommended denial of the request. He said he had not heard anything from the applicant, even though he had sent the applicant a letter about the item being tabled at the last meeting. The applicant was not present at either meeting.

Mr. McCormick made a motion to deny the Temporary Use Permit; **Mr. Garcia** seconded the motion. Motion carried to deny the request. The vote was as follows: **Yes– Mr. Nesser, Mr. McCormick, Mr. Knott, Mr. Barney, Mr. Garcia**; No–None; Abstained–None; Absent–None. The motion carried to deny the request.

0:05:33 **6. Consider recommendation to Council for an Annexation of approximately 28.75 acres located at the southeast corner of the intersection of E. Cherry Ln. and N. Canal St.**

Ms. Blea, Mr. Langham, Mr. Boren, and Mr. Ives came forward to present their request. **Mr. Patterson** explained that the applicants had originally wanted to zone part of the property “C-1”, but had changed their application. Lots 43, 44, and 52 were withdrawn from the annexation, and the remainder would all be zoned “R-1”. There had been a lot of feedback from the community, and Staff recommended approval provided all the property were to be zoned residential. **Ms. Blea** added that the **Ives** had been here for 100 years and wanted to build custom homes on 1/3, 1/2, and 1/4-acre lots. All the property is intended to be zoned residential.

During Public Comment, there were questions about what the “R-1” designation means, the size of the lots, and safety issues in the area. Many of the concerns dealt with living in the County and the upcoming subdivision plat, so they did not pertain to the issue at hand. **Mr. Riley** wanted to know if manufactured homes would be allowed. **Mr. Patterson** answered that doublewides are allowed in any zone within the City. **Mr. Langham** inserted that there would not be any manufactured homes in the subdivision. **Mr. Fisher** had no problem with the homes, but was concerned about the size of the lots. **Mr. Patchett** brought up the problem of narrow roads and waiting for trains. **Mr. Yeager** said he was satisfied and wished the applicant luck on everything. **Mr. Cornum** said the applicant had been very responsive to what the community and residents need. **Ms. Banister** was happy with the revised plat and thought it would be good. **Ms. Nelson** was not in favor of the annexation and worried about overcrowding schools and bits and pieces being pulled from the county into the city. **Ms. Allen** welcomed housing for friends and neighbors, but worried about the mailboxes, bus stop, and the CID. **Mr. Knott** suggested that she contact the post office, school board, and CID, since these are not issues the City can correct. **Mr. Riley** didn’t object to the plat since there was no commercial zoning included, but wondered about the effects on water pressure. **Mr. Myers** said that standard water pressure in the city is 60 p.s.i.

Mr. Garcia made a motion to recommend approval of the Annexation with the changes discussed:

- 1) Lots 43, 44, and 52 were removed from the annexation request and will remain in the County, and
 - 2) None of the annexed property will be zoned commercial; the request is for all of the property to be zoned R-1 now.
- Mr. Nesser** seconded the motion. The vote was as follows: **Yes– Mr. Nesser, Mr. Knott, Mr. Barney, Mr. Garcia**; No–None; Abstained– **Mr. McCormick**; Absent–None. The motion carried.

2:40:27 **20. Adjourn.**

Meeting was adjourned before Item 19 was addressed.

2:40:38 Stop Recording [7:53:40 PM]

James R. Knott
Chairman

9-10-18
Date