

**MINUTES OF THE REGULAR MEETING OF THE**

**City of Carlsbad  
Planning & Zoning Commission**

**Monday, November 5, 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, November 5, 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 October 1, 2018.
4. Consider a Motion to remove from Table a request for approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.
5. Consider approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.
6. Consider a recommendation to Council for a Zone Change request for an approximately 0.40 acre parcel, located at 412 E. Church St., "R-1" Residential 1 District to "C-1" Commercial 1 District.
7. Consider a recommendation to Council for a Zone Change request for an approximately 0.30 acre parcel, located at 317 N. Sixth St., "R-1" Residential 1 District to "C-2" Commercial 2 District.
8. Consider a recommendation to Council for a Zone Change request for an approximately 1.73 acre parcel, located at 710 Hueco St., "R-1" Residential 1 District to "R-2" Residential 2 District.
9. Consider a recommendation to Council for a Zone Change request for an approximately 0.69 acre parcel, located at 309 Crestview St., legally described as Lots 1, 3, 5, 7, 9, Block 3 Southridge Subdivision, "R-1" Residential 1 District to "C-1" Commercial 1 District.
10. Consider a recommendation to Council for a Zone Change request for an approximately 16 acre parcel, located at 1200 W. Derrick Rd., "I" Industrial District to "C-2" Commercial 2 District.
11. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4120 Cowboys Country Rd.
12. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4710 National Parks Highway.
13. Consider approval of a Variance request to reduce the required side setback from 10' to 2' at 3324 National Parks Hwy, zoned "C-2" Commercial 2 District.
14. Consider approval of a Variance request to reduce the required side setback from

- 5' to 3' at 604 Riviera Ct., zoned "PUD" Planned Unit Development District.
15. Consider approval of a Variance request to reduce the required side setback from 5' to allow a setback of less than 5' at 2202 Solana St., zoned "R-1" Residential 1 District.
  16. Consider approval of a Variance request to reduce the required side setback from 5' to 1' at 810 N Edward St., zoned "R-1" Residential 1 District.
  17. Consider approval of a Variance request to reduce the required side setback from 5' to 0' at 1307 W. Thomas St., zoned "R-1" Residential 1 District.
  18. Report regarding Summary Review Subdivisions.
  19. 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, NOVEMBER 5, 2018, AT 5:00 P.M.**

**VOTING MEMBERS PRESENT:**

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

**CHAIRPERSON  
COMMISSION SECRETARY  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER**

**VOTING MEMBERS ABSENT: NONE**

**EX-OFFICIO MEMBERS PRESENT:**

**JEFF PATTERSON  
RON MYERS**

**PLANNING DIRECTOR  
DIRECTOR OF UTILITEIS**

**SECRETARY PRESENT:**

**CARI PICKENS**

**PLANNING AND REGULATION  
DEPARTMENT SECRETARY**

**OTHERS PRESENT:**

**EDDIE HERNANDEZ  
DANIEL DORADO  
ROBIN A. PELTON  
TINA & STEVE WALKER  
JEANNETTE HARRINGTON  
BRADLEY DORADO  
TREY HUGHES  
CHRIS HAMILL  
JAMES & TARA OLDS  
DEAN & DONNA HAMMER  
JIM RUTLEY  
SHANNA HAYCRAFT  
DANIEL GUZMAN  
ENO RODRIGUEZ  
WANDA WELCH  
MARIA KNITTEL  
JEFF MCLEAN  
WANDA DURHAM  
EVELYN & TED CORDOVA  
SANDY BALLARD  
PHILOU (LONI) & VICTOR L.  
CASTILLO  
PAUL & KAY HILL  
AMPARO LOPEZ  
ALEX LUCERO  
OWEN SMITH  
DON OWEN  
SUSAN CRENSHAW  
FRANK ROMERO  
BUZ SEXTON  
MARILYN & DAVID LOONEY**

**505 SIXTH ST.  
312 MONTCLAIR ST.  
510 W. AVENUE F LOVINGTON, NM  
4210 OLD CAVERN HWY  
2202 SOLANA RD.  
304 MONTCLAIR ST.  
4501 GRANDI RD.  
604 RIVIERA CT.  
807 E. RIVERSIDE DR.  
409 ROSDALE ST.  
403 ROSEDALE ST.  
1101 CALLAWAY DR.  
1101 CALLAWAY DR.  
810 N. EDWARD ST.  
1201 NORTH SHORE DR.  
1107 NORTH SHORE DR.  
1107 NORTH SHORE DR.  
1901 MOUNTAIN SHADOW DR.  
603 SPYGLASS DR.  
317 SIXTH ST.  
806 ORTEGA ST.  
  
607 RIVIERA CT.  
310 N. SIXTH ST.  
408 N. SIXTH ST.  
811 E. RIVERSIDE DR.  
408 N. CANYON ST.  
609 W. RIVERSIDE DR.  
609 W. RIVERSIDE DR.  
2408 MONTE VISTA ST.  
1307 W. THOMAS**

**ELOISA MUNOZ  
RAMON MUNOZ  
LORENZO MUNOZ  
JAMES & TARA OLDS  
NATE ZIA  
OFFICER C. GARCIA**

**2312 HILLCREST  
807 N. RIVERSIDE DR.**

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

0:00:09 Start Recording [4:53:08 PM]

0:00:19 **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. Knott, Mr. McCormick, Mr. Nesser** Absent—None.

0:00:30 **2. Approval of Agenda.**

**Mr. Nesser** made a motion to approve the Agenda; **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.

0:01:08 **3. Approval of Minutes from the Meeting held October 1, 2018.**

**Mr. McCormick** made a motion to approve the Minutes; **Mr. Nesser** 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 a Motion to remove from Table a request for approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.**

Motion was made by **Mr. McCormick** to remove request from table; **Mr. Nesser** 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.

0:02:18 **5. Consider approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.**

**Mr. Hughes** came forward to present the plat. **Mr. Patterson** explained this is an item that was brought to the last meeting, and the applicant informed the Planning Department after the meeting they would like to hold off on presenting this plat until the Utilities Department makes a water determination. **Mr. Patterson** recommended tabling this item for an indeterminate amount of time. **Mr. Hughes** confirmed he would like to table the request until he hears back about the utilities.

No public comment was invited as the item was not considered. **Mr. Nesser** made a motion to table the request per **Mr. Patterson's** recommendation; **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.

0:06:11        **6. Consider a recommendation to Council for a Zone Change request for an approximately 0.40 acre parcel, located at 412 E. Church St., "R-1" Residential 1 District to "C-1" Commercial 1 District.**

**Mr. McLean and Ms. Knittle** were on hand to answer any questions regarding their request. **Mr. Patterson** introduced the item, and explained it had previously gone before the Planning & Zoning Commission with a request of a C-2 zone change. It was carried on to City Council after being switched to a C-1 zone change. Council requested the item be reconsidered by the Planning & Zoning Commission with the C-1 amendment, thus it was scheduled for the November 5<sup>th</sup> meeting. **Mr. Patterson** explained the C-1 uses which were listed in the agenda packet. **Mr. Knott** inquired about the zoning of the property located to the east. **Mr. Patterson** explained the park area is zoned Industrial, and the request would be a spot zone. However, the comprehensive plan avoids spot zoning, but does not disallow it; therefore, the Planning Department recommended approval of the request. **Mr. McLean** expressed they are not building anything. They are only asking for a zone change because their sale is based on the change to C-1 zoning. A local businessman would like to purchase the property to possibly add a bistro/café which would require commercial zoning.

During public comment, **Mr. & Ms. Hammer** came forward to express their concerns. **Mr. Hammer** said once the zoning was changed it was possible something other than a café, such as a brewery or convenience store, could be opened instead. He said many of the possible options would be a bad fit for all of the children in the area. Furthermore, he stated many businesses have been failing, and that it may not be a restaurant in a years' time. He mentioned there is already a commercial area at the Cascades. He also expressed concerns about the traffic, and overflow parking that occurs in the residential streets. **Mr. Patterson** briefed the room on the beer and wine sale requirements explaining you must go before the City Council for approval. He also explained the provisions in the city building code regarding parking for restaurants. **Mr. Rutley** came forward to oppose the request followed by **Mr. Smith**. Both citizens expressed similar concerns regarding traffic, parking, and restaurant failure. **Mr. & Ms. Olds** expressed they were opposed stating they believe the area would be better suited as a residence. **Ms. Welch** presented herself to speak in favor of the zone change followed by **Ms. Durham**. Both citizens mentioned the area is high traffic no matter what. They also stated there are many other issues, some worse, which could arise from a residence. **Ms. Welch** also said she believes the bistro would be beneficial for visitors and residents of Carlsbad.

**Mr. Knott** made a motion to approve the Zone change. The motion was not seconded; motion failed. **Mr. Barney** motioned for denial of the zone change. **Mr. Garcia** seconded the motion to deny. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. McCormick, Mr. Nesser**; **No–Mr. Knott**; **Abstained–None**; **Absent–None**. The motion carried. .

0:49:47        **7. Consider a recommendation to Council for a Zone Change request for an approximately 0.30 acre parcel, located at 317 N. Sixth St., "R-1" Residential 1 District to "C-2" Commercial 2 District.**

**Ms. Ballard** was on hand to present her request. **Mr. Patterson** Briefed the room on this request and explained the Planning Department recommended denial because it would be creating a spot zone. All of the surrounding area is zoned R-1. He stated if the property needed to be converted to commercial he would suggest C-1 zoning. **Ms. Ballard** explained the property has been in her family for 50 years, she has been in business for 10 years, and she would like to be able to turn the property into a training center. **Mr. Patterson** said the Planning Department would recommend approval based on a zone change to C-1. **Ms. Ballard** officially changed her request to a C-1 zone change.

During public comment, **Mr. Hernandez** stepped forward to voice his opposition to the request. He expressed his concerns regarding traffic in the area. **Mr. Owen**, with Carlsbad Municipal Schools, gave an update on Hillcrest school which is across from the subject property. He restated the traffic and parking concerns. However, he did state he was not specifically against the request. **Mr. Munoz** asked what kind of training the facility would house. **Ms. Ballard** explained they are a safety training business. There would be OSHA, heavy equipment, and other classes taught with around 20 people per room in attendance. **Mr. Munoz** did mention issues with the fence, but earlier stated he was okay with the zone change. **Ms. Lopez** brought her concerns and questions about parking forward. **Ms. Ballard** confirmed she would ask visitors to park within the fenced in area.

**Mr. Garcia** made a motion to recommend approval with the C-1 zoning amendment. **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.

**Mr. Patterson** informed the applicant they have been scheduled to appear at the December 11<sup>th</sup> City Council meeting.

1:07:07        **8. Consider a recommendation to Council for a Zone Change request for an approximately 1.73 acre parcel, located at 710 Hueco St., "R-1" Residential 1 District to "R-2" Residential 2 District.**

**Ms. Pelton**, from Chelsea Investment Corporation, attended the meeting to present the request. **Mr. Patterson** explained this request is to equate the zoning of all the units of the Mission La Posada apartments. The units located to the north of Hueco St. are zoned R-1, and the apartments located to the south are zoned R-2. There will be no change in use; it is an administrative step for their renovation. The Planning Department recommended approval as this would be changing to the correct zone for the current use. **Ms. Pelton** gave a brief history and synopsis of the project. She reiterated there would be no change in use, they are only renovating and improving the lifestyle of the residents. Since they are an affordable housing developer they will be using tax credits to renovate. Changing the zoning will assure their compliance with lenders, insurance agents, etc.

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.

**Mr. Patterson** informed the applicant they would appear before the City Council on November 13<sup>th</sup>.

1:13:30        **9. Consider a recommendation to Council for a Zone Change request for an approximately 0.69 acre parcel, located at 309 Crestview St., legally described as Lots 1, 3, 5, 7, 9, Block 3 Southridge Subdivision, "R-1" Residential 1 District to "C-1" Commercial 1 District.**

**Mr. & Ms. Castillo** were present to answer any questions about their request. **Mr. Patterson** explained this request is a zone change for multiple lots located at Crestview St. which was never installed. He noted the property to the west is already C-1 zoning so the request would not create a spot zone. He stated the Planning Department recommended approval. **Mr. Castillo** explained they have been trying to sell the property, but have been unable to as a result of the access and utility issues. However, they have had offers on the property if it was zoned commercial. **Ms. Castillo** explained if they sold only the front facing property, as a residence, the remaining lots would be land locked.

During public comment, **Mr. Bradley Dorado** came forward to oppose the request. He expressed concerns about vehicles being parked and an eyesore, traffic issues, etc. **Mr. Patterson** did explain the uses allowed in C-1 stating there are not many oilfield related uses allowed in C-1 zoning. **Mr. Daniel Dorado** came forward as well to oppose the request. He expressed similar complaints about not wanting a lot of trucks in the area. **Mr. Knott** mentioned to the room residential uses would still be allowed in C-1 zoning. There was additional discussion about the allowed uses in C-1 zoning; an RV park would not be allowed only RV storage.

**Mr. Knott** made a motion to approve the item. **Mr. Barney** then seconded the 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.

**Mr. Patterson** informed the applicants he was able to schedule this item for the December 11<sup>th</sup> City Council Meeting.

1:30:00        **10. Consider a recommendation to Council for a Zone Change request for an approximately 16 acre parcel, located at 1200 W. Derrick Rd., "I" Industrial District to "C-2" Commercial 2 District.**

(**Mr. Knott** announced a short break. Applicants stated their names for the record, and then the recording was stopped. Recording resumed at 6:36:28 PM)

**Mr. Patterson** explained the applicant is requesting a zone change to provide employee housing. He stated the Planning Department recommends approval as there are no issues based on the surrounding zoning and uses. **Mr. Haycraft**, the owner of L & S Ventures and Agave Transportation Services, stated they are providing employee housing only, not man camp for hire, and are requesting a zone change to be able to put in the required housing. He has been working with the city to put in all of the required utilities.

There was no public comment. **Mr. Nesser** 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

**Mr. Patterson** briefed the applicant on their next steps.



1:33:57        **11. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4120 Cowboys Country Rd.**

(Address is incorrectly listed as 4210 Old Cavern Hwy in the Agenda Briefing Memorandum. Commissioners considered the correct property.)

**Mr. & Ms. Walker** came forward to answer questions about their request. **Mr. Patterson** introduced the item and explained the only aspect under review for this item is the sewer lift station's capacity. The Utilities Department approval is pending. If the applicant is unable to connect to the City's sewer main they will be able to find other means to dispose of the liquid waste. The Planning Department recommended approval based on the application materials provided, and the need for temporary worker housing.

There was no public comment. **Mr. Garcia** motioned to approve. **Mr. Nesser** 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.

**Mr. Patterson** advised the applicant they would appear before the City Council on November 13<sup>th</sup>.

1:42:26        **12. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4710 National Parks Highway.**

**Mr. Romero & Ms. Crenshaw** came forward to present their request. **Mr. Patterson** explained the applicant has provided a site-plan which meets the zoning and size requirements for temporary housing, and the applicants have met with the City. However, there are a few conditions that still need to be arranged with the Utilities Department. The Planning Department recommended approval based on the following conditions:

1. The applicant needs to indicate where the required perimeter fence will be located.
2. The Utilities Dept. needs to approve of the connections to the water and sewer mains at this location, as well as the solid waste receptacle locations.
3. The City's electrical Inspector shall approve of the electrical plan prior to the start of development.

**Mr. Romero** stated the location will be ideal for workers. **Ms. Crenshaw & Mr. Romero** discussed their long term goals, stating they plan to convert to a permanent RV park after the temporary use permit expires.

There was no public comment. **Mr. Barney** motioned to approve. **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.

**Mr. Patterson** informed the applicant they would appear before the City Council on November 13<sup>th</sup>.

1:48:43        **13. Consider approval of a Variance request to reduce the required side setback from 10' to 2' at 3324 National Parks Hwy, zoned "C-2" Commercial 2 District.**

The applicant was not present.

**Mr. Barney** moved to table the item for the next meeting. **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.

1:50:39      **14. Consider approval of a Variance request to reduce the required side setback from 5' to 3' at 604 Riviera Ct., zoned "PUD" Planned Unit Development District.**

**Chris Hamill** was in attendance to present his request. **Mr. Patterson** explained the history of the request which was included in the Agenda Briefing Memorandum. He stated the Planning Department recommended denial based on the following basis:

1. The placement of this storage building reduces the ability of Emergency Services to access the eastern side of the property.
2. The applicant built the structure without securing an approved Building Permit.
3. The applicant chose to ignore the guidance of the City's Building Official and continued work on the building after being informed of the need for an approved building permit and an approved Variance.
4. By working over the stop-work order placed on the building by the Building Official, the applicant knowingly violated City Ordinance.

**Mr. Hamill** gave photos to **Mr. Patterson** and said multiple other residents in the area have the same violations. He also mentioned he was putting up a 9x14 building on a previously poured foundation. He stated he was unaware he needed a permit. He later found out you have to have a permit if the structure is larger than 120sq ft his project was only 126sq ft. He also mentioned he has not completed the project, but he did finish the outside after the red tag was placed because of the safety issues with his small children.

During public comment, **Mr. Cordova** stated when he built his carport he went before the Covenant Committee. **Ms. Cordova** stated she told **Mr. Hamill** that he was in violation and needed to follow city code when he started this project. She believes everyone should follow the City Code, and would just like the applicant to come in to compliance. **Mr. & Ms. Cordova** both voiced their opposition to the request. **Mr. & Ms. Hill** came forward in favor of the request. They mentioned that 99% of the neighborhood would need to change to meet compliance.

**Mr. Garcia** motioned to deny the request. **Mr. Knott** seconded the motion to deny. The vote was as follows: **Yes—Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser. No—Mr. Barney; Abstained—None; Absent—None.** The motion carried.

**Mr. Patterson** informed the applicant of the appeal process.

2:13:37      **15. Consider approval of a Variance request to reduce the required side setback from 5' to allow a setback of less than 5' at 2202 Solana St., zoned "R-1" Residential 1 District.**

**Ms. Harrington** was present to answer any questions regarding her request. **Mr. Patterson** introduced the item, and stated the Planning Department recommended approval as long as there was a way to access the side of the property through the carport for emergency services. There was discussion between the

applicant, commissioners, and Mr. Patterson concerning the location of the carport, where the overflow and runoff will go, and the feedback from neighbors.

Mr. Nesser made a motion to approve the request with the condition a gutter is placed along the west side where the spout will direct the runoff to her property. Mr. Garcia seconded the motion. The vote was as follows: Yes—Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser. No—Mr. Barney; Abstained—None; Absent—None. The motion carried.

Mr. Patterson informed the applicant she will need to speak with KC Cass for permitting and placement.

2:26:26        **17. Consider approval of a Variance request to reduce the required side setback from 5' to 0' at 1307 W. Thomas St., zoned "R-1" Residential 1 District.**  
(Mr. Knott announced item 17 rather than item 16. Item 16 was heard next.)

Ms. Looney came forward to present the request. Mr. Patterson briefed the room on the item and stated the Planning Department recommended denial unless the issues were talked out during the meeting. Ms. Looney was unable to answer many of the questions. Her husband was unable to attend the meeting and would be better suited to answer questions. Mr. Patterson recommended resubmitting a better drawing with more information and presenting the item at the next meeting. Ms. Looney requested to table the item until the December meeting.

Mr. Barney moved to table the item for the next meeting. Mr. Nesser 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.

Mr. Patterson advised the applicant to schedule a meeting with the Planning Department to review the application before the next meeting.

2:33:11        **16. Consider approval of a Variance request to reduce the required side setback from 5' to 1' at 810 N Edward St., zoned "R-1" Residential 1 District.**

Mr. Rodriguez was available to answer questions about his request. Mr. Zia was in attendance with Mr. Rodriguez. Mr. Patterson affirmed the Planning Department recommended approval as it is far away from any other structure on the applicant and the neighbor's property. It also would not be cutting off any accesses. Mr. Rodriguez explained he is requesting the variance because the way his fence and gate are positioned the requested placement will allow an easier access into the carport.

Mr. McCormick moved to approve the variance. 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.

Mr. Patterson told the applicant to speak with KC Cass to obtain a building permit.

2:39:01        **18. Report regarding Summary Review Subdivisions.**

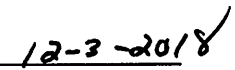
There was discussion of the various plats signed by the designees. Nothing unusual was noted.

2:39:32      **19.    Adjourn.**

There being no other business, the meeting was adjourned.

2:39:33      Stop Recording [7:51:04 PM]

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Date