

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, February 1, 2021 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, February 1, 2021 at 5:00 PM
Municipal Annex 114 S. Halagueno Street

1. Roll call of voting members and determination of quorum
2. Approval of Agenda
3. Approval of Minutes from the Meeting held January 4, 2021
4. Consider a recommendation to Council for a Zone Change request, "R-2" Residential 2 District to "C-2" Commercial 2 District, located north of 4017 National Parks Hwy., legally described as Lot I of the Lot G Boundary Line Adjustment & Lot D Replat of Merland Subdivision
5. Consider approval of a Variance request to reduce the required rear setback from 20' to 10' at 3905 Doc Holliday., zoned "R-R" Rural Residential District.
6. Adjourn

FOR INFORMATION ONLY

Agendas and Planning and Zoning Commission meeting minutes are available on the City web site:
cityofcarlsbadnm.com
or may be viewed in the Office of the City Clerk or at the Carlsbad Public Library during normal and regular business hours

PLANNING AND ZONING COMMISSION MEETING SCHEDULE

- Regular meeting – Monday, March 1, 2021 at 5:00 p.m.

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, FEBRUARY 1, 2021 AT 5:00 P.M.

VOTING MEMBERS PRESENT:

**JAMES McCORMICK
BRAD NESSER
TRENT CORNUM**

**CHAIRPERSON
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

**BRIGIDO GARCIA
JANELL WHITLOCK**

**COMMISSIONER
COMMISSIONER**

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
TRYSHA ORTIZ**

**PLANNING DIRECTOR
DEPUTY PLANNING DIRECTOR**

SECRETARY PRESENT:

JUDITH WEBSTER

**PLANNING AND REGULATION
DEPARTMENT SECRETARY**

OTHERS PRESENT:

**DENISE MADRID BOYEA
NADINE MIRELES
BRENT GRIFFITH
CHARLIE GARCIA
ZACK THEUS
ISAIAH CASTANEDA**

**CITY ATTORNEY
CITY CLERK
CITY
CITY
via virtual meeting
via virtual meeting**

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

0:00:02 Start Recording [5:05:39 PM]

0:00:06 **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. Nesser, Mr. Cornum**. Absent- **Mr. Garcia, Ms. Whitlock**.

0:00:07 **2. Approval of Agenda**

Mr. Nesser made a motion to approve the Agenda; **Mr. Cornum** seconded the motion. The vote was as follows: **Yes-- Mr. McCormick, Mr. Nesser, Mr. Cornum**. Absent- **Mr. Garcia, Ms. Whitlock**. The motion carried.

0:00:40 **3. Approval of Minutes from the regular Meeting held January 4, 2021**

The Motion was made by **Mr. Cornum** and seconded by **Mr. Nesser** for approval of the Minutes. The vote was as follows: **Yes-- Mr. McCormick, Mr. Nesser, Mr. Cornum**. Absent- **Mr. Garcia, Ms. Whitlock**. The motion carried.

0:01:28 **4. Consider a recommendation to Council for a Zone Change request, “R-2” Residential 2 District to “C-2” Commercial 2 District, located north of 4017 National Parks Hwy., legally described as Lot I of the Lot G Boundary Line Adjustment & Lot D Replat of Merland Subdivision**

The applicant, **Zack Theus**, does not attend.

The Motion was made by **Mr. Nesser** and seconded by **Mr. Cornum** to table this item. The vote was as follows: **Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum.** Absent- **Mr. Garcia, Ms. Whitlock.** The motion carried. The motion carried.

0:02:44 **5. Consider approval of a Variance request to reduce the required rear setback from 20’ to 10’ at 3905 Doc Holliday., zoned “R-R” Rural Residential District.**

The applicant, **Isaiah Castaneda**, joins via virtual meeting. **Mr. Patterson** explains the request; the applicant would like the rear setback on his property reduced from 20’ to 10’ to place a 40’ x 50’ metal shop in his backyard. The Planning staff recommends approval of this request. **Mr. Castaneda** explains the 20’ setback would put the shop too close to the house and he would not be able to make an addition to the house or place an outdoor pool. Floor opened for public comment. There was none.

The Motion was made by **Mr. Nesser** and seconded by **Mr. Cornum** to approve. The vote was as follows: **Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum.** Absent- **Mr. Garcia, Ms. Whitlock.** The motion carried.

0:10:09 The applicant for Item #4, **Zack Theus**, joins via virtual meeting.

The Motion was made by **Mr. Nesser** and seconded by **Mr. Cornum** to untable Agenda Item #4. The vote was as follows: **Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum.** Absent- **Mr. Garcia, Ms. Whitlock.** The motion carried. The motion carried.

0:10:43 **4. Consider a recommendation to Council for a Zone Change request, “R-2” Residential 2 District to “C-2” Commercial 2 District, located north of 4017 National Parks Hwy., legally described as Lot I of the Lot G Boundary Line Adjustment & Lot D Replat of Merland Subdivision**

Mr. Patterson explains this request; they have already placed a building on the property and wish to now operate it as a convention center. **Mr. Patterson** notes that this Zone Change will not create a spot zone. The Planning staff recommends approval. **Mr. Theus** explains this building will operate in conjunction with the hotel that is currently on the site. The building will be used as a convention center---and large meeting space—for the existing hotel and the one being built next door. **Mr. Patterson** explains the building is already built; and the Zone Change is necessary for how they are going to use it. Floor opened for public comment. There was none.

The Motion was made by **Mr. Nesser** and seconded by **Mr. Cornum** to approve. The vote was as follows: **Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum.** Absent- **Mr. Garcia, Ms. Whitlock.** The motion carried.

Mr. Patterson informs the applicant that this will go to City Council at the March 9, 2021 meeting.

0:16:30 **6. Adjourn**

There being no other business, the meeting was adjourned.

0:16:35 Stop Recording [5:22:14 PM]



Chairman

3-1-2021
Date