



**P&Z REGULAR MEETING DRAFT MINUTES**

**Roswell Planning & Zoning Commission**

**Tuesday, February 26, 2019 - 6:00 PM**

Bassett Auditorium, Roswell Museum and Art Center  
1011 N Richardson Avenue

Chair: Riley Armstrong, Vice Chair: David Storey, Secretary: Jesse McDaniel  
Members: Kent Taylor, Saul Aguilar, James MacCornack, Jana Lessard

Community Development Staff: William Morris, AICP, CZO; Merideth Hildreth, AICP; Miguel Martinez  
Engineering Staff: Louis Najar, PE

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4, NMSA 1978 and City of Roswell, NM Resolution 18-55.

**A. CALL TO ORDER AND WELCOME – Chair Riley Armstrong**

A regular meeting of the Planning & Zoning Commission was called to order at approximately 6:00 p.m. by Chair Armstrong.

**B. ROLL-CALL**

Riley Armstrong (Chair)	PRESENT
David Storey	ABSENT
Kent Taylor	ABSENT
Jesse McDaniel	PRESENT
Saul Aguilar	PRESENT
Jana Lessard	PRESENT
James MacCornack	PRESENT

**Staff Members Present:**

Louis Najar, PE, Director of Engineering & Public Works  
William Morris, AICP, CZO, Director of Community Development  
Merideth Hildreth, AICP, Planning & Zoning Administrator  
Miguel Martinez, Planning & Zoning Technician

**Audience Members Present:**

Dave Camper, Jane Moore, Colette Smith, Jeff Smith, Jerry Pope, Judy Stubbs, Todd Wagener, Pat Magill, Mindea Perham, Doug Perham

**C. SWEARING IN:** Chair Armstrong swore in staff and members of the audience.

**Chair Armstrong requested in the motion to approve the agenda to Table Case 19-005**

**D. APPROVAL OF THE AGENDA**

**Commissioner Lessard MOTIONED to approve the agenda as amended to Table Case 19-005 ANNEX for the February 26, 2019 Planning & Zoning Commission Regular**

meeting. Seconded by Commissioner McDaniel. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)

**E. APPROVAL OF THE MINUTES**

Commissioner McDaniel made a motion to approve the minutes of the January 22, 2019 Regular Planning & Zoning Commission as written. Seconded by MacCornack. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)

**F. PUBLIC HEARING ITEMS:**

**1. CASE 19-003 ZOC Request for a Zone Change.**

Chair Armstrong introduced Case 19-003 a request for a zone change from Residential to Light Industrial and Heavy Industrial.

Commissioner McDaniel made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-003. Seconded by Commissioner Aguilar. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)

**Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-003?**

**In Favor: Mr. Morris:** The intent is to rezone from low density residential to industrial to facilitate economic development in this area. This quadrant is suitable for industrial and consistent with general land use development and to work alongside Excel Energy for certified industrial sites to create a portfolio of certified sites with water, electric. We feel it is appropriate in this quadrant. Staff recommends approval.

**Commissioner MacCornack:** I have a question on page 14 – if 7, 8, 9 are the same property owner?

**Mr. Martinez presented the Certified Return Receipt**

**Chair Armstrong:** Let the record show that properties 8 and 9 not shown on page 14 are owned by the property owner of number 7 on the notification list.

**Chair Armstrong: Is there anyone wishing to speak against Case: 19-003?**

**Against: None**

## **MOTION – 19-003 ZOC**

Commissioner Lessard made a motion based on the finding of the facts, land use and zoning considerations, and testimony to approve Case Number 19-003 with conditions listed based on finding of facts, Seconded by Commissioner McDaniel. The motion

passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)

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2. Chair Armstrong introduced Case 19-004 a petition for annexation. Commissioner Aguilar made a MOTION to waive the Reading of the Finding of Facts with regard with Case 19-004. Seconded by Commissioner MacCornack. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)

**Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-004?**

**In Favor: Mr. Morris:** This was a tune-up annexation. Staff chose this parcel because we recently discovered we owned it and it is currently located in the County. The way that state statutes work with annexation is that rights-of-way have their own standing. This is an irrigation property the City owns. This would allow the City to move the municipal boundary line on the east side of Mescalero from the east side of the railroad to the west side of the railroad. If approved by the Planning & Zoning Commission, it will have to go to City Council for two readings for a Resolution. We notified the county and notified the required notification process property owners.

**Chair Armstrong: Is there anyone wishing to speak against Case: 19-004?**

**Against: None**

## **MOTION – 19-004 ANNEX**

Commissioner McDaniel made a motion to approve Case Number 19-004 based on finding of facts and staff recommendations. Seconded by Commissioner Aguilar. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)

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3. 19-005 was tabled

Chair Armstrong reminded Staff to renotify notification area property owners.

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4. CASE 19-006 PPLAT – A request for a Preliminary Plat for Harshey’s Subdivision.

Chair Armstrong introduced Case 19-006 a request for Preliminary Plat for Harshey’s Subdivision.

Commissioner McDaniel made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-006. Seconded by Commissioner Aguilar. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)

**Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-003?**

**In Favor: Larry Connolly:** I think this is just wonderful. We should do more of this.

**Mr. Morris:** Clean & Safe Program has wiped out dilapidated buildings around the city. Affordable Housing Plan is the provision of affordable housing. Even our young professionals have a hard time affording a home. Habitat for Humanity builds one to two houses a year. They have relied on donations of buildable lots. This area is an opportunity for Habitat for Humanity and other affordable housing builders ... The City has the ability to donate land for affordable housing. This area is under a lot of stress with a lot of vacant parcels. It's accessible to daycare, a park, and safety with the fire station to the south. We have an aging housing stock. We want to show a new neighborhood rising up like the phoenix out of the ashes. This is the first step. There is a companion Final Plat to this Preliminary Plat as well.

**Mr. Najjar:** The city is proud to bring this to the table. The City as the developer will install the water and sewer lines. This has been to Infrastructure Committee and will go before Utility Council in March. The city will pay for paving out of capital improvement funds.

**Mr. Morris:** Thanked Todd Wagener for his assistance on this.

**Commissioner MacCornack:** I see on the plat the vacation of the alley. Has anyone verified that there are no utilities in that part of the alley?

**Todd Wagener:** The north part of that is only a 10 wide alley and the south part is a 30' wide alley. We're vacating 10' from the south part of the alley and adding the 10' to the north part of the alley. The gas, sewer, and power are in the middle or west side of the alley. There are no conflicts with the vacation.

**Chair Armstrong:** Is there anyone wishing to speak against Case: 19-006?

**Against:** None.

## **MOTION – 19-006 PPLAT**

**Commissioner Lessard made a motion based on the finding of the facts, land use and zoning considerations, and testimony and materials presented during the meeting to approve Case Number 19-006. Seconded by Commissioner MacCornack. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)**

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- 5. Chair Armstrong introduced Case 19-007 a request for Final Plat for Harshey's Subdivision.**

**Commissioner McDaniel made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-007. Seconded by**

**Commissioner Aguilar. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)**

**Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-007?**

**In Favor: Mr. Morris:** This is the Final Plat for the subdivision previously discussed. Staff stands by its recommendation for approval.

**Mr. Najar:** Ditto from the last one.

**Against: None.**

## **MOTION – 19-007 FPLAT**

**Commissioner Aguilar made a motion to recommend approval of the plat to City Council on the finding of the facts, land use and zoning considerations, and testimony approve Case Number 19-007. Second by Commissioner McDaniel. The motion passed by a voice vote of five to zero. (Absent: Commissioner Storey and Commissioner Taylor.)**

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**H. NON-ACTION ITEM**

**Mr. Morris:** Planning & Zoning Commission will meet at the Convention Center in the new Council Chamber.

**I. OTHER BUSINESS**

**J. PUBLIC COMMENTS**

**Larry Connolly:** Would like to read an email he sent to the ETZ Commission.

**Ms. Hildreth:** introduced Mary Roger, Chaves County Interim Planning & Zoning Director.

**K. ADJOURN**

Chair Armstrong adjourned the meeting at 6:32 p.m.