

**LINKED MINUTES OF A REGULAR MEETING OF THE PLANNING AND  
ZONING COMMISSION OF THE CITY OF CARLSBAD, NEW MEXICO, HELD IN  
THE JANELL WHITLOCK MUNICIPAL COMPLEX BUILDING ON JANUARY 5,  
2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
Absent:		
Also Present:	Jeff Patterson	Planning Director
	Trysha Ortiz	Deputy Planning Director
	Barbara Hodgson	City Attorney
	Ken Ahrens	Deputy City Manager
	Jalynn Dominguez	Open Meetings Act Manager
	Stephan Brown	Compliance Clerk
	Miguel Martinez	Associate Planner
	Marie Blea	Representative for Jimmy Fuson
	Joy Ainsworth	Representative for Jimmy Fuson
	Gerald Cruley	3042 Carver Street
	Lonnie Wilhile	Smith Engineering
	Scott Hicks	Smith Engineering

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      **Call Meeting to Order**

0:00:40      **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:00      **2. APPROVAL OF MEETING MINUTES - DECEMBER 1, 2025**

0:01:12      **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve meeting minutes from December 1, 2025.

0:01:16      **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:01:28        **3. REMOVE FROM TABLE A CONSIDERATION OF APPROVAL OF THE FUSON TRACTS SUBDIVISION PLAT, CREATING 3 NEW LOTS ALONG HIDALGO ROAD, ZONED "R-R" RURAL RESIDENTIAL DISTRICT**

0:01:42        **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to Remove from Table a Consideration of approval of the Fuson Tracts Subdivision plat, creating 3 new lots along Hidalgo Road, zoned "R-R" Rural Residential District

0:01:49        **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:02:03        **4. CONSIDER APPROVAL OF THE FUSON TRACTS SUBDIVISION PLAT, CREATING 3 NEW LOTS ALONG HIDALGO ROAD, ZONED "R-R" RURAL RESIDENTIAL DISTRICT**

**Mr. Patterson** stated that this item is a request for approval of a preliminary plat for the Fuson Tracts, located at 3506 Hidalgo Road, which proposes the creation of three new tracts. He explained that the request meets the City's minimum acreage and street frontage requirements. He noted that the applicant has not yet submitted construction or infrastructure design plans for the development. **Mr. Patterson** stated that Planning staff recommends approval of the preliminary plat subject to the following conditions the measurements on the plat must be corrected, as the lot sizes and line distances do not match the descriptions provided; the notes and observations on the plat must be revised, as the building setbacks are incorrect; clarification is required regarding the statement indicating that the City will supply water to the development; and the misspelling of "Hidalgo" on the plat must be corrected.

**Chairman McCormick** asked Marie Blea to provide additional information regarding the intended use of the property and whether she was aware of the conditions outlined by staff. **Ms. Blea** stated that she was not aware of the conditions but explained that the surveyor is responsible for the plat and that the corrections will be made. She noted that two of the lots have already been sold and that the remaining property will be developed at a later date.

0:06:02        **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared, and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:06:37        **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Branson to approve the Fuson Tracts Subdivision plat, creating 3 new lots along Hidalgo Road, zoned "R-R" Rural Residential District

0:06:43       **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:06:58       **5. CONSIDER RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.35 ACRES LOCATED AT 3040 & 3042 CARVER ST, LEGALLY DESCRIBED AS TRACT 72B & TRACT 72C, TRACT 72 SUBDIVISION, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R1" RESIDENTIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request to rezone the properties located at 3040 and 3042 Carver Street from the "C-2" Commercial 2 District to the "R-1" Residential 1 District. He explained that the properties to the east and south are zoned "C-2" Commercial 2 District, while the properties to the west and north are zoned "R-1" Residential 1 District and "C-2" Commercial 2 District. He noted that the proposed rezoning would not constitute spot zoning and that Planning staff recommends approval of the request.

**Chairman McCormick** asked Gerald Cruley about the intended use of the property. **Mr. Cruley** stated that he plans to either construct a single-family residence or place a mobile home on the property.

**Mr. Patterson** stated that the Utilities Department recommends installing an easement to the south and further recommends the installation of a pump or lift station, as there is no sewer line currently available adjacent to the property. **Mr. Cruley** asked what alternatives would be available if he is unable to obtain approval from the neighboring property owner for the easement. **Mr. Patterson** responded that he could arrange a meeting with the Utilities Director to discuss other available options in that area.

**Chairman McCormick** asked Mr. Cruley to indicate where the proposed easement would be located. **Mr. Cruley** explained that there is an existing sewer line on Rose Street, with neighboring properties on both sides. He stated that one option would require crossing a neighbor's yard, while the other would require crossing concrete and a driveway. **Mr. Patterson** noted that Mr. Cruley would need permission from the property owner to the south, located at the corner of Carver Street and Rose Street.

**Chairman McCormick** clarified that the request before the Commission is strictly a zoning change and that the sewer condition would exist regardless of whether the zoning remains the same or is changed. He stated, for the record, that Mr. Cruley is fully aware of the utility issue. **Mr. Patterson** confirmed that this is not a condition of approval but information provided by the Utilities Department to inform the applicant.

0:14:50       **Chairman McCormick** asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.

0:15:17        **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve of a recommendation to City Council regarding a request to change the zoning to approximately 0.35 acres located at 3040 & 3042 Carver St, legally described as Tract 72B & Tract 72C, Tract 72 Subdivision, from "C-2" Commercial 2 District to "R-1" Residential 1 District

0:15:22        **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:16:24        **6. CONSIDER APPROVAL OF THE AVALON VILLAGE DEVELOPMENT PRELIMINARY PLAT, CREATING 98 NEW LOTS LOCATED IN THE CARLSTON RANCH DEVELOPMENT, ZONED "PUD" PLANNING UNIT DEVELOPMENT DISTRICT**

**Mr. Patterson** stated that this item is a housing initiative intended to provide new housing units marketed as workforce or attainable housing. He explained that the City is currently in negotiations with the Carlston Ranch Development team for the donation of two tracts within the Carlston Ranch master-planned community, which will serve as the project site. **Mr. Patterson** stated that the City will serve as the developer of the proposed housing project, to be known as Avalon Village. He said the Avalon Village project will create 98 new residential lots. He explained that the two tracts total approximately 20.51 acres and are located just east of the intersection of Aviation Way and National Parks Highway. He further stated that a request was submitted to the Planning Director to change the land use designation of the two tracts from Light Industrial to Single-Family Residential, and that this request has been approved. **Mr. Patterson** said that upon approval of the donation agreement, the City will use the Avalon Village preliminary plan to prepare construction plans for the installation of the required infrastructure for the development. He said that the City will act as the developer for the project and will be responsible for hiring a contractor to construct the infrastructure, and that the project will be built in two phases. He mentioned that phase one will create 56 residential lots and include the construction of three new streets.

**Chairman McCormick** asked whether the property would be conveyed to the City for development as part of the larger Carlston Ranch subdivision plan. **Mr. Patterson** confirmed that the property will be donated in full to the City and that the City will own the property once the donation is complete.

**Commissioner Cornum** asked what the City's role will be after the infrastructure and utilities are installed. **Mr. Patterson** stated that a third party will take over once the infrastructure is completed, and private contractors will construct and sell the homes.

**Chairman McCormick** asked **Mr. Patterson** to verify that the property will remain with the City and will not revert to Carlston Ranch Developers after development. **Mr.**

**Patterson** confirmed that the City will not fund the infrastructure only to return the property to the developer. **Chairman McCormick** also noted that once the infrastructure is installed, the surrounding Carlston Ranch subdivision will benefit from the improvements. **Mr. Patterson** agreed and stated that adjacent properties will benefit as infrastructure is extended.

0:21:27 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:21:54 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve of the Avalon Village Development preliminary plat, creating 98 new lots located in the Carlston Ranch Development, zoned "PUD" Planning Unit Development District

0:21:58 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:22:12 **7. CONSIDER APPROVAL OF THE C-HILL SUBDIVISION UNIT 1 PRELIMINARY PLAT, CREATING 10 NEW LOTS LOCATED NORTH OF CHURCH ST., WEST OF MIEHLS DR., ZONED "R-R" RURAL RESIDENTIAL DISTRICT**

The applicant was not present for this agenda item.

**Chairman McCormick** stated the applicant needs to be present for the discussion.

0:23:27 **MOTION**

The motion was made by Chairman McCormick and seconded by Commissioner Branson to table the approval of the C-Hill Subdivision Unit 1 preliminary plat, creating 10 new lots located north of Church St., west of Miehls Dr., zoned "R-R" Rural Residential District

0:23:34 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:23:55 **8. CONSIDER APPROVAL OF THE CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT PRELIMINARY PLAT, CREATING 35 NEW LOTS LOCATED ON SANDY RIDGE DR., ZONED "R-2" RESIDENTIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for approval of a preliminary plat for the Carlsbad Municipal Schools Teachers Development Program, which proposes the creation of 35 new residential lots. He stated that the applicant has submitted construction and infrastructure design plans, which are currently under review by City staff. **Mr. Patterson** noted that City water and sewer services are available and can be extended to serve the development. He further stated that the east portion of the subdivision is located within an AH Flood Zone and that the design professional is aware of this condition and has designed the project accordingly. **Mr. Patterson** stated that Planning staff recommends approval of the preliminary plat subject to the following conditions: the developer and engineer shall complete and submit final construction plans for review and approval by City staff; the developer shall provide water and sewer modeling demonstrating anticipated usage and load capacities upon connection to City services; the developer and engineer shall continue to coordinate with City staff regarding the design and installation of infrastructure; and the City's Infrastructure Inspector shall monitor the installation of all approved infrastructure. He also noted that the Utilities Department requests that the utility easement be dedicated once the utilities are installed, and that the Planning Department recommends the street be designated as one-way traffic.

**Chairman McCormick** asked Scott Hicks if he understood the conditions of approval. **Mr. Hicks**, representative of Smith Engineering, stated that he did understand. He explained that the request was previously approved in 2020, but the project did not meet the required timeline, which triggered the statute of limitations and required the applicant to return to the Planning and Zoning Commission. **Mr. Hicks** stated that the property owner would prefer not to have a one-way street and would like to utilize 6th Street for access to the teachers' development.

0:31:53        **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:32:11        **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Branson to approve of the Carlsbad Municipal Schools Teacherage Development preliminary plat, creating 35 new lots located on Sandy Ridge Dr., zoned "R-2" Residential 2 District

0:32:17        **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:32:32        **9. CONSIDER APPROVAL OF THE CITY OF CARLSBAD KIRCHER STREET LAND DIVISION SUBDIVISION PLAT, CREATING 2 NEW**

**LOTS LOCATED ON THE SOUTHEAST CORNER OF KIRCHER ST. & BOYD DR.,  
ZONED "R-R" RURAL RESIDENTIAL DISTRICT**

Mr. Patterson stated that this item is a proposal to create two new tracts at the southeast corner of Kircher Street and Boyd Drive. He explained that this would typically qualify as a summary subdivision, as one tract is being divided into two. He said the summary subdivision process has resulted in the creation of Tract A-1 and Tract A-2 on this property. Mr. Patterson further stated that a Request for Proposals (RFP) has been issued to select a developer to construct affordable housing apartments at this location. He noted that the property is currently undergoing the rezoning process.

0:35:07      **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:35:27      **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve of the City of Carlsbad Kircher Street Land Division Subdivision plat, creating 2 new lots located on the southeast corner of Kircher St. & Boyd Dr., zoned "R-R" Rural Residential District

0:35:32      **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; the motion carried.

0:35:52      **10. REPORT OF SUMMARY REVIEW SUBDIVISIONS**

There were no questions regarding the summary review subdivision.

0:36:30      **Adjourned**

With no further business to discuss, Chairman McCormick declared the meeting adjourned at 5:38 PM.

  
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James McCormick, Chairperson

2-2-26  
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Date