



## AGENDA

Carlsbad City Council Regular Meeting  
Janell Whitlock Municipal Complex  
114 S. Halagueno Street  
Carlsbad, New Mexico  
March 10, 2026 at 6:00 PM

### Invocation – Pledge of Allegiance

1. Southeast New Mexico Community Action Corporation (SNMCAC) Meal Site Presentation
2. Cavern City Air Terminal Project Update
3. Consider Approval of Resolution 2026-15, a Resolution making certain budgetary adjustments to the 2025-26 Fiscal Year Budget
4. Routine and Regular Business

**All matters under this heading are considered routine by the City Council and will be acted upon in one motion. There will be no separate discussion of these items. If discussion is desired on a particular item, upon request, that item may be removed from the Routine and Regular Business and be considered separately.**

- A. Minutes of the City Council Meeting held on February 24, 2026
- B. City Personnel Report
- C. Agreements and Contracts
  - 1) Consider Approval of amendment to the Agreement between the City of Carlsbad and Alpha Pure Services for management and maintenance services at the Will Merchant Softball Complex
- D. Monthly Reports
  - 1) City Clerk Department February 2026
  - 2) Human Resources Department February 2026
  - 3) Public Works Department January 2026
  - 4) Utilities Department January 2026

E. Set the Date: April 14, 2026

- 1) Ordinance rezoning part of "R-1" Residential 1 District to "C-1" Commercial 1 District for an approximately 0.67 acre property located at 328 Farris Street
5. Consider Approval of Resolution 2026-16, a Resolution adopting a land transfer of approximately 7.5 acres of property within Sunset Gardens Cemetery to the State of New Mexico for the establishment of a State Veteran's Cemetery in Carlsbad
6. Consider Approval of Resolution 2026-17, a Resolution establishing certain rules related to Lake Carlsbad Golf Course for the waiver of green fees and driving range golf ball fees for City of Carlsbad employees, certain retired City of Carlsbad employees and City of Carlsbad elected officials
7. Consider Approval of Ordinance 2026-13, an Ordinance rezoning part of "C-2" Commercial 2 District to "R-2" Residential 2 District for approximately 1.23 acres for property located at 208 N. Sixth Street Owner: Ana Lilia Bankhead
  - A. Public Hearing
  - B. Consider Approval of Ordinance 2026-13
8. Consider Approval of Ordinance 2026-14, an Ordinance rezoning part of "R-2" Residential 2 District to "C-2" Commercial 2 District for approximately 0.43 acres for property located at 606 W. Pierce Street and 608 W. Pierce Street Owner: Mandalin Properties, LLC
  - A. Public Hearing
  - B. Consider Approval of Ordinance 2026-14
9. Consider Approval of Ordinance 2026-15, an Ordinance rezoning part of "I" Industrial District to "C-2" Commercial 2 District for approximately 4.97 acres for property located at 1604 E. Greene Street Owner: Blue Sapphire Investments, LLC
  - A. Public Hearing
  - B. Consider Approval of Ordinance 2026-15
10. Consider Approval of Ordinance 2026-16, an Ordinance rezoning part of "R-1" Residential 1 District to "C-1" Commercial 1 District for approximately 0.30 acres for property located at 2809 San Jose Boulevard and 2811 San Jose Boulevard Owner: Edgar Gonzalez
  - A. Public Hearing
  - B. Consider Approval of Ordinance 2026-16
11. Consider Approval of Ordinance 2026-17, an Ordinance rezoning part of "R-1" Residential 1 District to "C-1" Commercial 1 District for approximately 1.435 acres for property located at 2814 San Jose Boulevard Owner: City of Carlsbad
  - A. Public Hearing
  - B. Consider Approval of Ordinance 2026-17
12. Consider Approval of Ordinance 2026-18, an Ordinance rezoning part of "R-2" Residential 2 District to "C-1" Commercial 1 District for approximately 2.09 acres for property located West of 1500 W. Blodgett Street Owner: JBN Properties, LLC
  - A. Public Hearing
  - B. Consider Approval of Ordinance 2026-18
13. Public Comments and Announcements. All Comments must be respectful and courteous (Three-minute time limit per person)
14. Council Committee Reports

15. Consider Approval to convene into closed session pursuant to NMSA 1978 Section 10-15-1(H)(7), discussion of Threatened or Pending Litigation
16. Consider Approval to reconvene into open session
17. Consider Approval of statement regarding closed session. Pursuant to the requirements of the Open Meetings Act, the Closed Session was held to discuss matters pursuant to NMSA 1978, Section 10-15-1(H)(7), NMSA discussion of Threatened or Pending Litigation. This was the only matter discussed during the closed session

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#### **FOR INFORMATION ONLY**

Agendas and City Council minutes are available on the City website: [cityofcarlsbadnm.com](http://cityofcarlsbadnm.com) and may be viewed in the Office of the City Clerk during regular business hours.

The Ordinance rezoning part of "R-1" Residential 1 District to "C-1" Commercial 1 District for approximately 0.67 acres located at 328 Farris Street has been rescheduled to be heard at the April 14, 2026 City Council meeting. Notification will be republished.

#### **CARLSBAD CITY COUNCIL MEETING SCHEDULE**

- Regular Meeting - March 24, 2026
- Regular Meeting - April 14, 2026

If you require a hearing interpreter, language interpreters or auxiliary aids in order to attend and participate in the above meeting, please contact the City Manager's office at (575) 887-1191 at least 48 hours prior to the scheduled meeting time

**NO DOCUMENT FOR THIS  
AGENDA ITEM**

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AGENDA ITEM**

**RESOLUTION NO. 2026-15**

**A RESOLUTION MAKING CERTAIN BUDGETARY  
ADJUSTMENTS TO THE 2025-26 FISCAL YEAR BUDGET**

WHEREAS, it is necessary to amend the 2025-26 fiscal year budget to adjust revenues, transfers and expenditures as reflected on the attached pages, and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD that the 2025-26 fiscal year budget be amended as attached.

INTRODUCED, PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of March 2026.

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Mayor

ATTEST:

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City Clerk

City of Carlsbad, NM  
**Budget Adjustments**  
 FY 2026

Description		Revenues & Transfers		Costs		Approvals		
Fund / Department	Item	Increase (Decrease) to Fund		Labor, Operating, Capital Increase (Decrease) to Fund		Dates		
		Amount	R or T	Amount	L, O, C	Budget Com	Council	DFA
<b>August</b>								
General Fund - North Mesa	Add one full time attendant position.			(84,453.26)	L	8/22/2025	9/9/2025	9/11/2025
General Fund - North Mesa	Add a training and per diem budget (\$2,000/\$2,000).			(4,000.00)	O	8/22/2025	9/9/2025	9/11/2025
General Fund - Riverwalk Recreation	Add an event management incentive pay code (\$3.00 p/h).			(3,120.00)	L	8/22/2025	9/9/2025	9/11/2025
General Fund - San Jose Senior Center	Increase the San Jose roof project to \$500,000.			(200,000.00)	C	8/22/2025	9/9/2025	9/11/2025
General Fund - Community Service	Increase operating due to employee vouchers for the purchase of hard toe boots.			(40,000.00)	O	8/22/2025	9/9/2025	9/11/2025
General Fund - Golf Course	Add one master mechanic position.			(114,812.95)	L	8/22/2025	9/9/2025	9/11/2025
General Fund - Projects	Add design funds for various projects.			(200,000.00)	O	8/22/2025	9/9/2025	9/11/2025
General Fund - Fire	Increase the cardiac monitor project due to the quote coming in higher than budget.			(20,000.00)	C	8/22/2025	9/9/2025	9/11/2025
Airport Improvement Fund	Airport upgrades - TSA compliance			(2,000,000.00)	C	8/22/2025	9/9/2025	9/11/2025
Capital Projects Fund	Decrease grant revenue and capital due to budget cuts from the State of New Mexico. The following grants were unfunded: ARSC Meals Program Vehicles, Cascades Rec & Wellness, Respite Vehicles and Dark Canyon Bridge.	(5,165,000.00)	R	5,315,000.00	C	8/22/2025	9/9/2025	9/11/2025
Capital Projects Fund	Fund the ARSC meals program vehicles project which includes 1 passenger van and 3 meal delivery vehicles.			(490,000.00)	C	8/22/2025	9/9/2025	9/11/2025
Capital Projects Fund	Fund the Respite vehicles project which includes 1 passenger van.			(225,000.00)	C	8/22/2025	9/9/2025	9/11/2025
Capital Projects Fund	Grant awarded by NMDOT to design and construct a concrete multi-use trail at Sunset Park. This grant has a City match of \$79,771.20	468,107.87	R	(547,879.07)	C	8/22/2025	9/9/2025	9/11/2025
Capital Projects Fund	Master plan project for the water park.			(125,000.00)	C	8/22/2025	9/9/2025	9/11/2025
Lodgers' Tax Fund - Non-Promotional	Increase disc golf project.			(15,000.00)	C	8/22/2025	9/9/2025	9/11/2025
Lodgers' Tax Fund - Promotional	Replenish funds that were borrowed for the Fishing Derby Advertising project.			(10,000.00)	O	8/22/2025	9/9/2025	9/11/2025
Lodgers' Tax Fund - Promotional	Dink Victorious 4th annual pickleball tournament advertising.			(4,000.00)	O	8/22/2025	9/9/2025	9/11/2025
<b>September</b>								
General Fund - Golf Course	Purchase a Yamaha Picker Unit for the Golf Course.			(18,075.00)	C	9/26/2025	10/14/2025	10/16/2025
General Fund - Public Safety	Donation from Permian Resources to be used to purchase an MVB 3X Modular Vehicle Barrier System.	200,000.00	R	(210,000.00)	C	9/26/2025	10/14/2025	10/16/2025
General Fund - Public Safety	Grant from the New Mexico Department of Public Safety, 2025 Lt. Fred Beers III Honor Guard Distribution to be used to purchase various equipment for the Honor Guard team.	10,533.46	R	(10,533.46)	O	9/26/2025	10/14/2025	10/16/2025
General Fund - Parks	Annual park improvements project.			(500,000.00)	C	9/26/2025	10/14/2025	10/16/2025
General Fund - Parks	Replenish funds that were borrowed for the tennis courts electrical project.			(100,000.00)	C	9/26/2025	10/14/2025	10/16/2025
General Fund - Parks/Fire	Donation from Chevron to be used for disc golf (\$60,000) and for search and rescue equipment for the fire department (\$5,000).	65,000.00	R	(65,000.00)	C/O	9/26/2025	10/14/2025	10/16/2025
General Fund - Finance	Purchase Gravity software - a budget reporting tool that automates budget book creation.			(100,000.00)	O	9/26/2025	10/14/2025	10/16/2025

City of Carlsbad, NM  
**Budget Adjustments**  
 FY 2026

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Fund / Department	Item	Increase (Decrease) to Fund		Labor, Operating, Capital		Dates		
		Amount	R or T	Increase (Decrease) to Fund		Budget Com	Council	DFA
				Amount	L, O, C			
Airport Improvement Fund	US Department of Transportation Federal Aviation Administration grant to be used for the design to reconstruct runway lighting 03/21.	94,558.00	R	(99,535.00)	C	9/26/2025	10/14/2025	10/16/2025
EMS Fund	Increase revenues due to the annual distribution coming in higher than anticipated. A ventilator will be purchased with the additional funds.	40,000.00	R	(40,000.00)	C	9/26/2025	10/14/2025	10/16/2025
Municipal Transit Fund	NMDOT annual grant, the City was awarded bus finder devices-solar lighting package (\$121,000), a 2025 Chevrolet Silverado 2500 (\$72,312), and ADP hardware (\$11,901). There is a 20% City match.	164,170.40	R	(205,213.00)	C	9/26/2025	10/14/2025	10/16/2025
Lodgers' Tax - Promotional Fund	Re open the Community Concert Association Advertising project from FY25.			(55,000.00)	O	9/26/2025	10/14/2025	10/16/2025
Lodgers' Tax - Non Promotional Fund	Add funds to the Annual HAP Holiday Décor project.			(40,000.00)	O	9/26/2025	10/14/2025	10/16/2025
Lodgers' Tax - Non Promotional Fund	Add funds to the Hockey Rink lighting project due to the high cost of concrete work.			(110,000.00)	C	9/26/2025	10/14/2025	10/16/2025
Golf Pro Shop Fund	Increase revenues and add an Assistant Sports & Rec Coordinator and a full time Pro Shop Attendant.	136,000.00	R	(129,763.21)	L	9/26/2025	10/14/2025	10/16/2025
<b>October</b>								
General Fund - Executive	Add operating funds due to the invasive aquatic bloom; consulted with biologist and environmental engineers and ongoing mechanical removal.			(300,000.00)	O	10/24/2025	11/18/2025	11/24/2025
General Fund - Executive	Add 4 seasonal positions to hire high school students as part of a work-based learning program.			(28,000.00)	L	10/24/2025	11/18/2025	11/24/2025
Capital Projects Fund	Grant received from the NM Department of Finance for the renovations to the museum archive and collections annex. This grant has a city match of \$528,569.	617,142.00	R	(1,145,711.00)	C	10/24/2025	11/18/2025	11/24/2025
GRT Capital Outlay Fund	Transfer out to the Water & Sewer Fund.	(400,000.00)	T			10/24/2025	11/18/2025	11/24/2025
Water & Sewer Fund - Collections	Transfer in from the GRT Capital Outlay Fund and increase capital for a lift station for the Flumes subdivision.	400,000.00	T	(400,000.00)	C	10/24/2025	11/18/2025	11/24/2025
Water & Sewer Fund - Collections	Repair and upgrades to the primary lift station.			(1,000,000.00)	C	10/24/2025	11/18/2025	11/24/2025
Sports Complex Fund	Increase operating to cover the annual cost of the new fiber optic service that was installed at the Sports Complex.			(52,000.00)	O	10/24/2025	11/18/2025	11/24/2025
<b>November</b>								
General Fund - Mayor & Council	Increase salaries for newly elected councilors (4) in January 2026 (Ordinance No. 2025-18, Sec 2-35).			(30,400.00)	L	11/21/2025	12/9/2025	12/11/2025
General Fund - Fire	Donation from The Tractor Supply Company Foundation to be used to purchase EMS supplies.	500.00	R	(500.00)	O	11/21/2025	12/9/2025	12/11/2025
General Fund - Fire	Increase the FD Ambulances (2) project for the purchase and installation of additional equipment.			(100,000.00)	C	11/21/2025	12/9/2025	12/11/2025
General Fund - Public Safety	Donation from Devon to be used to purchase two indoor drones to support our real time crime center initiative.	10,000.00	R	(10,000.00)	C	11/21/2025	12/9/2025	12/11/2025
Capital Projects Fund	Acoustic panels for the new Cascades Senior Center.			(100,000.00)	C	11/21/2025	12/9/2025	12/11/2025
Lodgers' Tax Promotional Fund	Carlsbad Chamber of Commerce - Mainstream Tourism Advertising			(34,000.00)	O	11/21/2025	12/9/2025	12/11/2025
<b>December</b>								
General Fund - Golf Course	Add a caretaker position.			(44,048.00)	L	12/19/2025	1/13/2026	1/27/2026
General Fund - Fire	Donation from Kinetik to be used for cadet training.	15,000.00	R	(15,000.00)	O	12/19/2025	1/13/2026	1/27/2026
Capital Projects Fund	Avalon Village design and engineering.			(300,000.00)	C	12/19/2025	1/13/2026	1/27/2026
Capital Projects Fund	Kircher housing development design and engineering.			(300,000.00)	C	12/19/2025	1/13/2026	1/27/2026

City of Carlsbad, NM  
**Budget Adjustments**  
 FY 2026

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		Amount	R or T	Amount	L, O, C	Budget Com	Council	DFA
Capital Projects Fund	Infill house on Walnut St.			(250,000.00)	C	12/19/2025	1/13/2026	1/27/2026
Capital Projects Fund	Cascades Senior Center lighting and miscellaneous equipment.			(300,000.00)	C	12/19/2025	1/13/2026	1/27/2026
Water & Sewer Fund - Water	Add funds for the Mckittrick waterline (West Loop Bypass).			(1,500,000.00)	C	12/19/2025	1/13/2026	1/27/2026
Beautification Fund	State of New Mexico Que Linda grant (\$48,000 for labor and \$52,000 for operating).	100,000.00	R	(100,000.00)	O/L	12/19/2025	1/13/2026	1/27/2026
Lodgers' Tax Discretionary Fund	Upgrade electrical service at Halagueno Arts Park.			(500,000.00)	C	12/19/2025	1/13/2026	1/27/2026
<b>January</b>								
General Fund - Projects	Add a project manager position.			(53,713.86)	L	1/23/2026	2/10/2026	2/16/2026
General Fund - Public Safety	Add an animal control officer position.			(34,417.12)	L	1/23/2026	2/10/2026	2/16/2026
DPS-Law Enforcement Retention Fund	Funds received from the NM Department of Public Safety for retention disbursements for police officers who have completed 4, 9, 14 or 20 plus years of employment with a New Mexico agency.	30,430.75	R	(30,430.75)	L	1/23/2026	2/10/2026	2/16/2026
Capital Projects Fund	Grant from the NM Department of Finance for the ARSC Outdoor Rec and Pickleball Court project.	1,455,650.00	R	(1,455,650.00)	C	1/23/2026	2/10/2026	2/16/2026
Capital Projects Fund	Grant received from Permian Strategic Partnership for the purchase of 5 LifePak 35 cardiac monitors to equip CFD ambulances with upgraded technology.	325,000.00	R	(325,000.00)	C	1/23/2026	2/10/2026	2/16/2026
Capital Projects Fund	Increase the Kircher housing development project by the amount of the county contribution.	2,000,000.00	R	(2,000,000.00)	C	1/23/2026	2/10/2026	2/16/2026
Water & Sewer Fund - Water/Sewer	Increase the Kircher housing development project by the amount of the county contribution for water and sewer infrastructure.	2,000,000.00	R	(2,000,000.00)	C	1/23/2026	2/10/2026	2/16/2026
<b>February</b>								
General Fund - Parks	Resurface basketball court at Smith Park.			(80,000.00)	C	2/27/2026		
General Fund - Waterpark	Increase operating due to unexpected maintenance and repair costs.			(40,000.00)	O	2/27/2026		
General Fund - Planning & Engineering	Refund the GIS technician position and reclassify to an environmental permit technician.			(33,045.41)	L	2/27/2026		
General Fund	Increase revenues to reflect actuals.	1,400,000.00	R			2/27/2026		
General Fund	Transfer out to the health insurance fund due to the timing of stop loss reimbursements.	(1,000,000.00)	T			2/27/2026		
Health Insurance Fund	Transfer in from the general fund and increase operating due to the timing of stop loss reimbursements.	1,000,000.00	T	(1,000,000.00)	O	2/27/2026		
Capital Projects Fund	Increase the cemetery irrigation project to install sod, bringing the area back to previous landscape level.			(132,000.00)	C	2/27/2026		
Capital Projects Fund	Continue the San Jose Facility Maintenance project.			(1,000,000.00)	C	2/27/2026		
Lodgers' Tax Promotional Fund	Carlsbad Downtown Lions Club - Lions Club District Convention advertising.			(5,000.00)	O	2/27/2026		
Lodgers' Tax Promotional Fund	Yucca Blossom Trade Days advertising.			(5,000.00)	O	2/27/2026		
Lodgers' Tax Non-Promotional Fund	Increase fireworks show (\$10,000) and drone show (\$5,000).			(15,000.00)	O	2/27/2026		
Insurance Fund	Insurance reimbursement for Municipal Transit van that was a total loss.	51,457.67	R			2/27/2026		

City of Carlsbad, NM  
**Budget Adjustments**  
 FY 2026

Description		Revenues & Transfers		Costs		Approvals		
		Increase (Decrease) to Fund		Labor, Operating, Capital Increase (Decrease) to Fund		Dates		
Fund / Department	Item	Amount	R or T	Amount	L, O, C	Budget Com	Council	DFA
Insurance Fund	Transfer out to the Municipal Transit Fund.	(10,291.53)	T			2/27/2026		
Municipal Transit Fund	Transfer in from the Insurance fund to use as a city match for a future van purchase.	10,291.53	T			2/27/2026		
Solid Waste Fund	Increase operating for aquatic weed cleanup (\$400,000) and river herbicide (\$330,000).			(730,000.00)	O	2/27/2026		

Description			Revenues & Transfers		Costs	
			Increase (Decrease)		Personnel, Operating, Capital	
Fund / Department	Increase/Decrease	Item	Amount	R or T	Amount	L, O, C
<b>August</b>						
General Fund - Planning & Regulation	Increase Capital	Transfer operating funds to the Right of Way acquisition project.			5,232.82	C
General Fund - Planning & Regulation	Decrease Operating				(5,232.82)	O
General Fund - Community Development	Increase Capital	Transfer operating funds to the concession equipment project to purchase a popcorn machine for the Cavern Theatre.			14,000.00	C
General Fund - Community Development	Decrease Operating				(14,000.00)	O
Lodgers' Tax Promotional Fund	Increase Operating	Transfer funds from the City Sponsored Events project to the Fishing Derby Advertising project.			10,000.00	O
Lodgers' Tax Promotional Fund	Decrease Operating				(10,000.00)	O
<b>September</b>						
General Fund - Public Safety	Increase Operating	Transfer capital funds from the Drone and Real Time Response Equipment projects to operating to purchase technology driven intelligence and infrastructure equipment and services through Axon.			162,500.00	O
General Fund - Public Safety	Decrease Capital				(162,500.00)	C
General Fund - Riverwalk Recreation Center	Increase Capital	Transfer capital funds from the Exterior Paint project to the Riverwalk Building Improvement project to complete the surfacing of the first floor gym court.			22,000.00	C
General Fund - Riverwalk Recreation Center	Decrease Capital				(22,000.00)	C
General Fund - Fire	Increase Capital	Transfer operating funds to the Thermal Imaging Cameras project to cover training costs.			4,000.00	C
General Fund - Fire	Decrease Operating				(4,000.00)	O
General Fund - Projects	Increase Labor	Transfer the building permit technician, building official and inspector positions to the Projects department.			522,232.31	L
General Fund - Planning & Regulation	Decrease Labor				(522,232.31)	L
General Fund - Projects	Increase Operating	Transfer operating funds to the Projects department.			20,000.00	O
General Fund - Planning & Regulation	Decrease Operating				(20,000.00)	O
General Fund - Planning & Regulation	Increase Capital	Transfer operating funds to the ROW Acquisition project.			100,000.00	C
General Fund - Planning & Regulation	Decrease Operating				(100,000.00)	O
General Fund - Parks	Increase Capital	Transfer funds from the boat docks project to the tennis courts electrical project.			100,000.00	C
General Fund - Parks	Decrease Capital				(100,000.00)	C
General Fund - Parks	Increase Capital	Transfer park improvement funds to be able to replace the failing splash pad #1 mechanical building at the beach with a prefabricated building.			50,968.54	C
General Fund - Parks	Decrease Capital				(50,968.54)	C
General Fund - Performing Arts	Increase Capital	Transfer excess funds from the Door Replacement project to the Civic Center Flooring project to cover shortfall.			17,679.77	C
General Fund - Facility Maintenance	Decrease Capital				(17,679.77)	C
<b>October</b>						
Water & Sewer Fund - Collections	Increase Capital	Transfer excess funds from several sewer line projects into the annual sewer line upgrades project.			175,095.92	C
Water & Sewer Fund - Collections	Decrease Capital				(175,095.92)	C
Capital Projects Fund	Increase Capital	Transfer excess funds from the golf irrigation, outdoor fitness court and BLM land projects to the firearms training building project.			240,000.00	C
Capital Projects Fund	Decrease Capital				(240,000.00)	C
<b>November</b>						
General Fund - Golf	Increase Capital	Transfer operating funds to purchase a picker attachment.			5,716.75	C
General Fund - Golf	Decrease Operating				(5,716.75)	O
General Fund - Streets	Increase Capital	Transfer funds from the fencing project to the Canal St. traffic signal project.			115,985.32	C
General Fund - Streets	Decrease Capital				115,985.32	C
Capital Projects Fund	Increase Capital	Transfer unused funds from the Type 1 Ambulance project to the Acoustic Panels project.			100,000.00	C
Capital Projects Fund	Decrease Capital				(100,000.00)	C
<b>December</b>						
General Fund - Projects	Increase Labor	Transfer funds from the vacant Systems & Reporting manager position to the Projects department to add a Building Inspector position.			75,254.80	L
General Fund - Finance	Decrease Labor				(75,254.80)	L
General Fund - Public Safety	Increase Capital	Transfer labor funds to the PD 4th floor remodel project.			300,000.00	C
General Fund - Public Safety	Decrease Labor				(300,000.00)	L
General Fund - Community Development	Increase Capital	Transfer funds from the shuttle cart project to the plotter project.			10,000.00	C
General Fund - Community Development	Decrease Capital				(10,000.00)	C

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			Increase (Decrease)		Personnel, Operating, Capital	
Fund / Department	Increase/Decrease	Item	Amount	R or T	Amount	L, O, C
Sports Complex Fund	Increase Capital	Transfer funds from the artificial turf project to the sports complex road project due to the quote coming in higher than budget.			100,000.00	C
Sports Complex Fund	Decrease Capital		(100,000.00)			C
Lodgers' Tax Discretionary Fund	Increase Capital	Transfer funds from the Par 3 lights project to the golf course restrooms project to cover shortfall.			8,218.14	C
Lodgers' Tax Discretionary Fund	Decrease Capital		(8,218.40)			C
<b>January</b>						
General Fund - City Clerk	Increase Capital	Transfer unused funds from closed projects to the City Clerk's department for the purchase of a vehicle.			45,000.00	C
General Fund - Multiple Departments	Decrease Capital		(45,000.00)			C
Lodgers' Tax Discretionary Fund	Increase Capital	Transfer funds from the Par 3 lights project to the golf course restrooms project to cover shortfall.			130,000.00	C
Lodgers' Tax Discretionary Fund	Decrease Capital		(130,000.00)			C
EMS Fund	Increase Operating	Transfer leftover funds from the Cardiac Monitors and Ventilator project to purchase K9 rescue kits and Finger Thoracostomy Training equipment.			16,356.00	O
EMS Fund	Decrease Capital		(16,356.00)			C
<b>February</b>						
General Fund - Library	Increase Capital	Transfer leftover funds from the library vehicle project to the fire alarm system project.			16,191.00	C
General Fund - Library	Decrease Capital		(16,191.00)			C
General Fund - Fire	Increase Capital	Transfer funds from the Fire Station 2 Restrooms project to the Fire Station 3 Restrooms project.			141,502.30	C
General Fund - Fire	Decrease Capital		(141,502.30)			C
General Fund - Fire	Increase Capital	Transfer operating funds to capital to purchase a tire changer.			11,500.00	C
General Fund - Fire	Decrease Operating		(11,500.00)			O
General Fund - Garage	Increase Operating	Transfer leftover funds from the tennis courts electrical project to operating due to the unexpected expense of renting a forklift.			20,000.00	O
General Fund - Electrical	Decrease Capital		(20,000.00)			C
General Fund - Streets	Increase Capital	Transfer leftover funds from the tennis courts electrical project and wash station project to purchase a forklift for Public Works.			85,000.00	C
General Fund - Electrical / Community Service	Decrease Capital		(85,000.00)			C
General Fund - Public Safety	Increase Capital	Transfer leftover capital and labor funds to purchase a vehicle for animal control.			100,000.00	C
General Fund - Various Departments	Decrease Capital/Labor		(100,000.00)			C/L
Water & Sewer Fund - Water	Increase Operating	Transfer capital funds to operating for the purchase of 20 tablets and covers to be used for asset management for utilities.			13,355.37	O
Water & Sewer Fund - Water	Decrease Capital		(13,355.37)			C
Sports Complex Fund	Increase Capital	Transfer funds from the artificial turf project to the soccer fields project.			100,000.00	C
Sports Complex Fund	Decrease Capital		(100,000.00)			C

**LINKED MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE  
CITY OF CARLSBAD, NEW MEXICO, HELD IN THE JANELL WHITLOCK  
MUNICIPAL COMPLEX BUILDING ON FEBRUARY 24, 2026, AT 6:00 P.M.**

Present:	Richard D. Lopez	Mayor
	Lisa A. Anaya Flores	Councilor <i>via phone</i>
	Edward T. Rodriguez	Councilor
	Karla Niemeier	Councilor
	Anthony Foreman	Councilor
	Mark C. Walterscheid	Councilor
	Jason O. Chavez	Councilor <i>via phone</i>
	Jeff Forrest	Councilor
	Mary Garwood	Councilor
Absent:		
Also Present:		
	Wendy Austin	City Manager
	Ken Ahrens	Deputy City Manager
	Barbra Hogsdon	City Attorney
	Nadine Mireles	City Clerk
	Jalynn Dominguez	Open Meetings Act Manager
	Dina Navarrette	Community Services Director
	Angie Barrios-Testa	Director of Grant Programs
	Mike Abell	Director of Utilities
	Melissa Salcido	Finance Director
	Tony Souza	Fire Chief
	Kyla Gonzales	Deputy HR Director
	Wayne Hatfield	IT Director
	Stormy Valenzuela	IT Technician
	Jeff Patterson	Planning Director
	Jessie Rodriguez	Police Chief
	Randy Galindo	Safety and Compliance Director
	Patrick Brownfield	Police Officer
	Kristen Gamboa	CDOD
	Denise Green	Carlsbad Mainstreet
	Clayton Bradley	Bradley Law
	Christina Mann	Citizen

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**

0:02:59      **Invocation - Pledge of Allegiance**

0:03:38

**1. PRESENTATION BY CARLSBAD DEPARTMENT OF DEVELOPMENT**

**Kristen Gamboa**, Director of the Carlsbad Department of Development (CDOD), reported on several recent activities and initiatives. She announced the groundbreaking of Project Riverview, a 36-unit luxury apartment development at the Cascades. She also provided an update on the recent 30-day legislative session, noting that CDOD represented Carlsbad industry at both the Eddy County Reception and the WIPP Breakfast. **Ms. Gamboa** shared that she attended the ICSC conference in Red River, San Antonio, alongside Mayor Lopez and the CDOD Board President. She said the event hosted more than 4,000 attendees and 200 exhibitors, and CDOD operated a booth representing Carlsbad. She added that CDOD is currently managing 124 projects throughout its development pipeline.

**Councilor Forrest** asked whether the trade show served as a recruitment opportunity to attract businesses to Carlsbad. **Ms. Gamboa** confirmed that it does. **Councilor Forrest** asked what the biggest challenges businesses cite when considering relocation, such as workforce availability, housing, or the size of the community. **Ms. Gamboa** said many businesses are simply not thinking about New Mexico, indicating a need for increased marketing and education efforts. She noted that availability of suitable commercial space is the primary obstacle, particularly for retail and restaurant businesses seeking existing strip mall locations with end-cap space and drive-through capabilities.

**Mayor Lopez** added that the conference schedule was full of meetings throughout the day and emphasized the importance of continued marketing efforts to highlight Carlsbad's capacity for growth.

0:13:00

**2. PRESENTATION OF NEW CITY OF CARLSBAD WEBSITE**

**Mr. Hatfield** said staff has been working on the newly redesigned City website, a process that has taken approximately 16 months to complete. He provided the Mayor and City Council with an overview of the updates and enhancements, emphasizing that the new website is designed to be more interactive and user-friendly for the public. He said a key feature of the new site is the "Stay Connected and Engagement" section, which will allow residents to sign up for alerts, news, announcements, and meeting notifications to stay informed and engaged with City activities.

**Mayor Lopez** asked how many categories could be included on the site. **Mr. Hatfield** explained that the number of categories is unlimited, allowing for flexibility and future growth. He also noted that the platform includes both internal and external components. He said the internal platform will streamline City operations by allowing employees to complete and submit internal forms electronically. He said the external platform will serve the public, providing access to forms and services such as the employment application section, improving accessibility and convenience for citizens.

0:17:57      **3. PROJECT UPDATE**

0:18:10      **A. Lower Tansill**

**Mr. Cass** said the walking bridge has undergone a redesign and has been rectified. He said a purchase order has been issued, and the bridge is expected to arrive within three to four weeks. He noted that a separate phase of the project will focus on improvements to the dog park.

**Councilor Walterscheid** asked what specific updates are planned for the dog park. **Mr. Cass** explained that the improvements will include the addition of new agility obstacles and playground-style features to enhance the dogs' enjoyment and provide expanded training opportunities. He also stated that the irrigation system will be upgraded to improve overall maintenance and conditions within the park.

0:21:18      **4. CITY OF CARLSBAD FINANCIALS - JANUARY 2026**

**Ms. Salcido** reviewed the revenues and expenditures as of January 2026, the seventh accounting period of Fiscal Year 2026.

0:23:25      **5. ROUTINE AND REGULAR BUSINESS**

**A. Minutes of the Regular City Council Meeting held on February 10, 2026**

**B. City Personnel Report**

**C. Purchasing**

1) Consider Approval for Invitation to Solicit Bids for Fire Department vehicle equipment and upfitting

**D. Agreements and Contracts**

1) Consider Approval of Renewal Agreement between the City of Carlsbad and JJ Janitorial, LLC for the cleaning of City restrooms and Janitorial services

2) Consider Approval of Renewal of Lease Agreement between the City of Carlsbad and the Carlsbad Literacy Program for the Lease of Property at 511 N. Twelfth

**E. Monthly Reports**

1) Building Department January 2026

2) Community Development Department January 2026

3) Planning and Regulations Department January 2026

**F. Board Appointments**

1) Planning and Zoning Commission appoint Denise Madrid-Boyea, four-year term

2) Board of Solid Waste Commissioners appoint Angeline Maxwell, Ward 2 - four-year term

**G. Set the Date: April 14, 2026**

1) Ordinance No. 2026-\_\_ An Ordinance of the City of Carlsbad, New Mexico, Amending Chapter 38 -Planning and Development, Article IV of the Code of Ordinances, City of Carlsbad, New Mexico, Regarding the Economic Development Plan

0:23:41        **Mayor Lopez asked Chief Souza to briefly discuss item C1, Consider Approval for Invitation to Solicit Bids for Fire Department vehicle equipment and upfitting**

**Chief Souza** presented a request for authorization to solicit bids for Fire Department vehicle equipment and upfitting. He explained that administrative vehicles are typically purchased fully outfitted with emergency lights, sirens, and radios. He said three F-150 pickups were purchased for administrative use only, as they were available on a shorter timeline than fully upfitted units.

**Councilor Walterscheid** asked about the cost of the vehicles. **Chief Souza** stated that under the state contract, base pricing ranges from \$40,000 to \$50,000, with additional costs for specialized fire department equipment.

**Councilor Rodriguez** asked whether the vehicles could be used without the additional equipment. **Chief Souza** clarified that while the vehicles are registered and may be driven, they cannot respond to emergencies until they are properly outfitted with lights and sirens.

0:26:39        **MOTION**

The motion was made by Councilor Foreman and seconded by Councilor Walterscheid to approve Routine and Regular Business

0:26:44        **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

0:27:20        **6. CONSIDER APPROVAL OF REQUEST FROM MEI'S FOODIE HUB LLC FOR A RESTAURANT "A" BEER AND WINE LIQUOR LICENSE WITH ON-PREMISES CONSUMPTION AND NO PATIO SERVICE**

**Mr. Ahrens** presented a request for Mei's Foodie Hub to obtain a Beer and Wine Liquor License for on-premises consumption, with no patio service. He explained that the Director of the Alcoholic Beverage Control Division of the New Mexico Regulation and Licensing Department has granted preliminary approval of the license, pending final approval by the Carlsbad City Council. **Mr. Ahrens** stated that the zoning designation for this address permits on-site retail sales and confirmed that the establishment is not located within 300 feet of a church or school.

**Councilor Rodriguez** asked whether the distance from the nearest church meets the required standard for licensure. **Mr. Ahrens** responded that it does, noting that the location is approximately nine city blocks away.

0:29:57        **A. Public Hearing**

0:30:00        **Mayor Lopez asked if anyone would like to speak regarding the request. No one appeared and the Mayor declared the public hearing closed and reconvened the Council into regular session**

0:30:11        **B. Consider Approval of Liquor License**

0:30:15        **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Foreman to approve of request from Mei's Foodie Hub LLC for a Restaurant "A" Beer and Wine Liquor License with on-premises consumption and no patio service

0:30:22        **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

0:30:46        **7. CONSIDER APPROVAL OF REQUEST BY MILTON'S BREWING TO HOST A TEMPORARY FOOD TRUCK AND FOOD SALES IN THE DOWNTOWN AREA ALONG MERMOD STREET WITHIN THE PUBLIC STREET RIGHT OF WAY**

**Mr. Patterson** presented a request from Milton's Brewing to host a temporary food truck for food sales in the downtown area along Mermod Street within the public right-of-way (ROW). He explained that the food truck would be located between the intersections of Mermod and Canal Streets to the west and Mermod and Canyon Streets to the east. He said Milton's plans to have one food truck on-site most business days, Monday through Sunday, from 2:00 p.m. to 10:00 p.m. **Mr. Patterson** stated that Milton's will ensure all participating food trucks obtain the required City and State licenses and permits. He emphasized that this temporary use permit does not establish a permanent location and would be valid for one year, expiring December 31, 2026.

**Councilor Rodriguez** asked whether service would occur on the sidewalk rather than the street. **Mr. Patterson** confirmed that service would be limited to the sidewalk.

**Councilor Chavez** asked about the difference between operating in the public right-of-way and at City parks, noting that food trucks are charged a fee to operate in parks but not in the ROW. **Mr. Patterson** explained that there is currently no policy authorizing a fee for use of the public ROW, whereas parks are considered City property. He said the park program was created to encourage vendors while preventing unfair competition with nearby private property owners who may wish to host food trucks. **Councilor Chavez** requested that staff research how other cities address food truck operations and fee structures.

**Mayor Lopez** asked about the timeline for the courthouse construction project and whether the proposed location could conflict with that work. **Mr. Patterson** stated he was unaware of the construction schedule and uncertain whether the space would be

needed. He added that if a conflict arises, the item could return to Council for consideration of relocation. **Mayor Lopez** indicated he would like Milton's to be made aware of the potential issue.

**Councilor Forrest** asked whether the courthouse had been notified of the proposal. **Mr. Patterson** responded that his department had not formally notified them. He also noted that some communities limit food trucks to designated food truck parks rather than allowing broader placement within public areas.

0:36:56 **Mayor Lopez asked if anyone would like to speak regarding the request. No one appeared and the Mayor declared the public hearing closed and reconvened the Council into regular session**

0:37:04 **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Foreman to approve of request by Milton's Brewing to host a temporary Food Truck and food sales in the downtown area along Mermod Street within the public street Right of Way

0:37:16 **VOTE**

The vote was as follows: Yes - Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - Forrest; Absent - None; the motion carried.

0:37:38 **8. CONSIDER APPROVAL OF REQUEST BY CARLSBAD MAINSTREET TO ALLOW THE PARKING OF TEMPORARY FOOD TRUCKS AND FOOD SALES IN THE DOWNTOWN AREA ALONG NORTH CANYON STREET AND WEST MERMOD STREET WITHIN THE PUBLIC STREET RIGHT OF WAY**

**Mr. Patterson** presented a request from Carlsbad MainStreet to permit temporary food trucks and food sales in the downtown area along North Canyon Street and West Mermod Street. He explained that the MainStreet Executive Director intends to contact and invite local food truck owners to participate, with one truck scheduled to operate each Friday through a sign-up process coordinated by MainStreet. He stated that MainStreet will ensure all participating food trucks obtain the required City and State licenses and permits. He said the trucks will operate on Fridays and during designated MainStreet events from February 26, 2026, through December 31, 2026.

**Councilor Rodriguez** asked about the hours of operation on Fridays. **Ms. Green** responded that the food trucks will set up between 11:00 a.m. and 2:00 p.m.

0:40:48 **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Foreman to approve of request by Carlsbad MainStreet to allow the parking of temporary Food Trucks and food sales in the downtown area along North Canyon Street and West Mermod Street within the public street Right of Way

0:40:57           **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

0:41:20           **9. CONSIDER APPROVAL OF AN OIL AND GAS PERMIT APPLICATION FROM SELECT WATER SOLUTIONS TO CONSTRUCT A 20" PRODUCED WATER PIPELINE WITHIN THE CITY LIMITS AND THE WELLHEAD PROTECTION AREA**

**Mrs. Austin** explained that the City of Carlsbad regulates oil and gas activities under Chapters 34 and 52 to allow infrastructure within city limits while protecting municipal water sources. She reported that Select Water Solutions, LLC has applied for a permit to construct the Water Buffalo to BTK Valve Pipeline, a 20-inch buried HDPE produced water pipeline with steel casing at roadway crossings. She said the 15.2-mile pipeline will connect the Permian Resources Central Tank Battery to a treated water facility, with just under three-quarters of a mile within city limits and approximately 3.5 miles crossing the City's wellhead protection area. She said the pipeline will be buried at least 36 inches deep, operate below 200 psi, and cross both city and privately-owned properties. **Mrs. Austin** said City staff retained Clayton Bradley of Bradley Law Offices as the qualified inspector to review the permit application.

**Mr. Bradley** recommended conditional approval of the pipeline, which will run from the Water Buffalo wells in Happy Valley to the BTK Valve south of Hidalgo Road. He said the pipeline is polyethylene with steel casing at roadway crossings, and any fluid discharge must be reported to the New Mexico Oil Conservation Division within 24 hours, with the City working to establish its own notification process.

**Councilor Walterscheid** raised concerns regarding pipeline crossings within the wellhead protection area. **Mr. Bradley** clarified that, although the City holds some regulatory authority in this zone, ultimate jurisdiction rests with the State of New Mexico. **Mayor Lopez** noted that any denial of a permit would require a documented legal basis. **Mr. Bradley** confirmed that the City does not have the authority to deny an oil or gas drilling permit.

**Councilor Rodriguez** emphasized that protecting the wellhead is a top priority. **Mr. Bradley** noted that the pipeline will be buried at a minimum depth of 36 inches, eight feet below roadways, and ten feet below City water lines. He said there will be five waterline crossings, the depth ensures adequate protection, allows for maintenance access, and reduces the risk of contamination in the event of a leak.

0:55:21           **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Foreman to approve of an Oil and Gas Permit Application from Select Water Solutions to construct a 20" Produced Water Pipeline within the City Limits and the Wellhead Protection area

0:55:32        **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Chavez, Garwood, Foreman, Rodriguez; No - Walterscheid, Anaya-Flores; Absent - None; the motion carried.

0:56:02        **10. CONSIDER APPROVAL OF THE VACATION OF APPROXIMATELY 421 SQUARE FEET (0.009 ACRES) OF PLATTED ALLEY RIGHT-OF-WAY NORTH OF LOTS 11A AND 13A, BLOCK 1, MURRAY SUBDIVISION, LOCATED AT THE INTERSECTION OF WEST ROSE ST AND SAN JOSE BLVD APPLICANT: MICHAEL HARGIS**

**Mr. Patterson** said that the applicant is requesting to vacate approximately 421 square feet (0.009 acres) of platted alley right-of-way north of Lots 11A and 13A. He said the vacation is requested to accommodate two shed structures and an underground grease trap septic system that currently encroaches into the alley. He said if approved, the alley would become private property, with ownership transferring to the applicant.

**Councilor Walterscheid** asked if the structures in question were sheds. **Mr. Patterson** confirmed that there are two sheds with a fence between them. He explained that the more permanent issue is the underground grease trap, which cannot be easily removed. He said if the vacation is not approved, the grease trap would need to be abandoned.

**Mayor Lopez** then asked whether vacating the alley would improve or worsen the situation. **Mr. Patterson** explained that the vacation could impact additional property owners to the east, as they have constructed buildings based on the presumed location of the alley.

1:03:48        **MOTION**

The motion was made by Councilor Forrest and seconded by Councilor Niemeier to approve of the vacation of approximately 421 square feet (0.009 acres) of platted alley Right-of-Way North of Lots 11A and 13A, Block 1, Murray Subdivision, located at the intersection of West Rose St and San Jose Blvd Applicant: Michael Hargis

1:03:58        **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

1:04:14        **11. CONSIDER APPROVAL OF SUBMISSION OF AN FY2027 LOCAL GOVERNMENT ROAD FUND APPLICATION TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR THE CEASAR ROAD REHABILITATION PROJECT**

**Mrs. Barrios-Testa** presented a request to apply for the FY 2027 Local Government Road Fund (LGRF) Program, which assists municipalities and counties with road construction, repairs, and improvements. She explained that the City is proposing a roadway rehabilitation project on Cesear Road, from East Fiesta Drive to East Wood

Avenue. She said the project will cover approximately 1,300 linear feet and will include surface preparation, a new asphalt overlay, replacement of the existing speed bump, and any other necessary traffic control and engineering oversight. She said the City is requesting \$57,750 in LGRF funds, with a City match of 25%, a 20% contingency, and 10% for engineering oversight.

**Councilor Walterscheid** asked if the speed bump would remain and whether it could be replaced with a flashing sign. **Mayor Lopez** suggested that a new traffic study could determine the best approach if that is the will of the Council.

**Councilor Niemeier** asked who decided on the speed bump. **Mayor Lopez** noted that one already exists.

**Councilor Rodriguez** inquired whether the project would require relocating existing meters. **Mr. Abell** confirmed that the City has not considered installing new meters on Cesear Road and that any existing meters would remain in their current locations.

1:09:26        **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Foreman to approve of submission of an FY2027 Local Government Road Fund Application to the New Mexico Department of Transportation for the Cesar Road Rehabilitation Project

1:09:33        **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

1:09:51        **12.     CONSIDER APPROVAL OF RESOLUTION 2026-12, A RESOLUTION DECLARING CERTAIN CITY PROPERTY UNUSABLE OR OBSOLETE**

**Ms. Salcido** explained that this is the standard Resolution to dispose of obsolete and unusable City property by public auction. She said the auction is scheduled for March 7, 2026.

1:10:39        **MOTION**

The motion was made by Councilor Forrest and seconded by Councilor Foreman to approve of Resolution 2026-12, a Resolution declaring certain City Property Unusable or Obsolete

1:10:56        **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

1:11:11        **13.     CONSIDER APPROVAL OF RESOLUTION 2026-13, A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION UNDER**

**THE 2027-2028 NEW MEXICO DEPARTMENT OF TRANSPORTATION'S(NMDOT) TRANSPORTATION PROJECT FUND (TPF) PROGRAM FOR THE SAN JOSE BOULEVARD REHABILITATION PROJECT**

Mrs. Barrios-Testa presented a request to apply for a roadway maintenance project for the rehabilitation of 2,200 San Jose Boulevard, from Fiesta Drive to Peachtree Street. She said the project will include an asphalt overlay, traffic control, utility and manhole adjustments, new striping, and other related improvements. She said the total project cost is \$1,000,034, with \$982,300 funded through TPF Maintenance funds and the City committing the required 5% match of \$51,700.

1:13:15      **MOTION**

The motion was made by Councilor Niemeier and seconded by Councilor Foreman to approve of Resolution 2026-13, a Resolution Authorizing the Submittal of an Application under the 2027-2028 New Mexico Department of Transportation's (NMDOT) Transportation Project Fund (TPF) Program for the San Jose Boulevard Rehabilitation Project

1:13:25      **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

1:13:43      **14. CONSIDER APPROVAL OF RESOLUTION 2026-14, A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION UNDER THE 2027 NEW MEXICO DEPARTMENT OF TRANSPORTATION'S (NMDOT) MUNICIPAL ARTERIAL PROGRAM (MAP) FOR THE MAIN STREET REHABILITATION PROJECT**

Mrs. Barrios-Testa presented a request for the City to apply for the Municipal Arterial Program (MAP) to support the Main Street rehabilitation project. She explained that the program assists municipalities with project development, including construction, reconstruction, improvements, maintenance, repair of right-of-way materials, and acquisition of streets that serve as principal routes, extensions of rural state highways, major streets, or other key thoroughfares. She said the proposed project will rehabilitate 2,200 linear feet of South Main Street, from Greene Street to Roosevelt Street. She said the City plans to request \$422,250 in MAP funds, with the required 25% match of \$140,750.

1:15:59      **MOTION**

The motion was made by Councilor Foreman and seconded by Councilor Forrest to approve of Resolution 2026-14, a Resolution Authorizing the Submittal of an Application under the 2027 New Mexico Department of Transportation's (NMDOT) Municipal Arterial Program (MAP) for the Main Street Rehabilitation Project.

1:16:08      **VOTE**

The vote was as follows: Yes - Forrest, Niemeier, Walterscheid, Anaya-Flores, Chavez, Garwood, Foreman, Rodriguez; No - None; Absent - None; the motion carried.

1:16:29      **15. PUBLIC COMMENTS AND ANNOUNCEMENTS. ALL COMMENTS MUST BE RESPECTFUL AND COURTEOUS (THREE-MINUTE TIME LIMIT PER PERSON)**

**Christina Mann** suggested installing a fence around Friendship Park to prevent children from wandering into the river. She asked why the city-built showers for the water park when the employees do not enforce the showers before they get in the pools. Mayor Lopez said those showers were required by the state.

1:21:19      **16. COUNCIL COMMITTEE REPORTS**

1:21:30                      **Adjourned**

With no further business to discuss, the Mayor declared the meeting adjourned at 7:21 PM.

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Richard D. Lopez, Mayor

ATTEST:

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Nadine Mireles, City Clerk

CITY OF CARLSBAD  
**PERSONNEL REPORT**

March 10, 2026

**APPOINTMENTS:**

<u>NAME</u>	<u>DATE</u>	<u>DEPARTMENT</u>	<u>CLASSIFICATION</u>
Melita H. Cortez	03/11/26	Projects	Building Inspector, uncertified
Nyleen N. Rico	03/11/26	Finance	Account Clerk 1, part-time
Patrisha Tidwell	03/11/26	Police	Records Clerk 1
Ieasha D. Tincler	03/11/26	Police	Records Clerk 1

**TERMINATIONS:**

<u>NAME</u>	<u>DATE</u>	<u>DEPARTMENT</u>	<u>CLASSIFICATION</u>	<u>REASON</u>
Paula Crabb-Ramirez	02/20/26	Library	Librarian/Information on-call	Resigned
Roberto De La Cruz	02/27/26	Police	Patrolman 2, senior	Resigned
Curtis Fortney	02/27/26	Projects	Certified Building Official	Resigned
Larry Gibson	02/17/26	Waste Water	W/WW Operator Apprentice	Resigned
Derrick Hohn	02/06/26	Parks	Caretaker	Resigned
William Howell	02/27/26	Electrical	Electrician	Retired
Sylvia Lujan	02/27/26	Police	Records Clerk 3	Retired
Ashley Ortega	02/19/26	Police	Records Clerk 3	Resigned

**INTERNAL TRANSFERS AND PROMOTIONS:**

<u>NAME</u>	<u>DATE</u>	<u>DEPARTMENT</u>	<u>CLASSIFICATION</u>
Breanna Armendarez	03/02/26	Facility Maintenance	Custodian

CITY OF CARLSBAD

RECOMMENDATION FOR EMPLOYMENT

Richard D. Lopez, Mayor

Wendy D. Austin, City Manager

TO: The Honorable Mayor Richard D. Lopez & Members of the City Council

FROM: K.C. Cass, COO

SUBJECT: Recommendation for Employment



DATE: 2-25-2026

The following applicant has met all pre-employment requirements and is hereby recommended for employment with the City of Carlsbad subject to a pre-hire medical examination:

General Information:

Name: Melita Cortez Classification/Position: Building Inspector, Uncertified  
Department: Projects

- Regular Full-time Hourly \$40.58 per hour
Seasonal Part-time Salary per annum
Temporary On call

Education Level:

- High School Diploma GED or equivalent
Associates Degree
Bachelors Degree
Masters Degree
Other

Employment:

Present or last Employer: Loving Municipal Schools
City and State: Loving, NM 88256
From March 2023 to Present Classification: Maintenance Custodian
Duties: Performed routine preventative maintenance, cleaned all district buildings when necessary, placed orders and received janitorial and maintenance supplies, performed office duties, requisitions, timesheets, balance sheets for PO, dealt with contractors to perform general construction.

Related Experience: Previously held a GB98 for 20 years as well as GS2

Comments:

CITY OF CARLSBAD

RECOMMENDATION FOR EMPLOYMENT

Richard D. Lopez, Mayor

Wendy D. Austin, City Manager

TO: The Honorable Mayor Richard D. Lopez & Members of the City Council

FROM: Melissa Salcido, Director of Finance MSalcido 3/2/26

SUBJECT: Recommendation for Employment

DATE: 03/02/2026

The following applicant has met all pre-employment requirements and is hereby recommended for employment with the City of Carlsbad subject to a pre-hire medical examination:

General Information:

Name: Nyleen N Rico Classification/Position: Account Clerk I

Department: Finance

- Regular, Seasonal, Temporary, Full-time, Part-time, On call, Hourly \$24.55 per hour, Salary per annum

Education Level:

- High School Diploma, GED or equivalent, Associates Degree, Bachelors Degree, Masters Degree, Other

Employment:

Present or last Employer: Mitchell & Cruse Architecture LLC

City and State: Carlsbad, NM

From August 2025 to Present Classification: Secretary

Duties: Manage daily office operations, process employee payroll, track expenses, manage office inventory

Related Experience: Ms. Rico has previous cashier and customer services experience.

Comments:

CITY OF CARLSBAD

RECOMMENDATION FOR EMPLOYMENT

Richard D. Lopez, Mayor

Wendy D. Austin, City Manager

TO: The Honorable Mayor Richard D. Lopez & Members of the City Council

FROM: Chief Jessie Rodriguez *JR 2/24/2026*

SUBJECT: Recommendation for Employment

DATE: February 24, 2026

The following applicant has met all pre-employment requirements and is hereby recommended for employment with the City of Carlsbad subject to a pre-hire medical examination:

General Information:

Name: Tidwell, Patrisha Classification/Position: Records Clerk 1  
Department: Police

- Regular  Full-time  Hourly \$ 19.71 per hour
- Seasonal  Part-time  Salary \$ \_\_\_\_\_ per annum
- Temporary  On call

Education Level:

- High School Diploma  GED or equivalent
- Associates Degree \_\_\_\_\_
- Bachelors Degree \_\_\_\_\_
- Masters Degree \_\_\_\_\_
- Other \_\_\_\_\_

Employment:

Present or last Employer: Carlsbad Police Department  
City and State: Carlsbad, New Mexico  
From August 2023 to November 2025 Classification: Dispatcher/Telecommunicator

Duties: \_\_\_\_\_  
Recieve emergency calls, dispatch Police, Fire, EMS to calls for service. Use CAD and manage records

Related Experience: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF CARLSBAD

RECOMMENDATION FOR EMPLOYMENT

Richard D. Lopez, Mayor

Wendy D. Austin, City Manager

TO: The Honorable Mayor Richard D. Lopez & Members of the City Council

FROM: Chief Jessie Rodriguez [Signature] 2/24/2026

SUBJECT: Recommendation for Employment

DATE: February 24, 2026

The following applicant has met all pre-employment requirements and is hereby recommended for employment with the City of Carlsbad subject to a pre-hire medical examination:

General Information:

Name: Tlncler, leasha Classification/Position: Records Clerk 1
Department: Police

- Regular Full-time Hourly \$23.21 per hour
Seasonal Part-time Salary \$ per annum
Temporary On call

Education Level:

- High School Diploma GED or equivalent
Associates Degree
Bachelors Degree
Masters Degree Business Administration
Other

Employment:

Present or last Employer: Navarro Research and Engineering, Inc.
City and State: Carlsbad, New Mexico
From October 2023 to Present Classification: Business Specialist

Duties: Records professional, responsible for records dispositioning and tracking. Records management systems and transcribing

Related Experience:

Comments:

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

~~KA~~ COUNCIL MEETING DATE: 3/10/2026

DEPARTMENT: Executive	BY: Ken Ahrens, Deputy City Manager	DATE: 3/04/2026
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**SUBJECT:** Consider approval of an amendment to the agreement between the City and Alpha Pure Services for management and maintenance services at the Will Merchant Softball Complex

**SYNOPSIS, ANALYSIS AND IMPACT** (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.)  
**BACKGROUND**

The City entered into an agreement with Alpha Pure Services for management and maintenance of the Will Merchant Softball Complex on April 1<sup>st</sup>, 2023. This agreement does not contain provisions for the allowance of team practice sessions at the Softball Complex, or compensation to Alpha Pure Services for opening the Softball Complex and maintaining the fields for this use.

Attached is an amendment to the current agreement, stating that the City will pay Alpha Pure Services thirty-five dollars (\$35) for each scheduled ninety (90) minute practice session conducted at the Softball Complex, up to a maximum of one thousand two hundred twenty-five dollars (\$1,225) per month.

ALPHA PURE SERVICES will be responsible for managing the scheduling, opening and closing the complex, maintaining the fields, and invoicing the City for these practice sessions.

**DEPARTMENT RECOMMENDATION:** If it is the will of the City Council, approve amendment to agreement between the City and Alpha Pure Services

**BOARD/COMMISSION/COMMITTEE ACTION:**

- |  |  |  |                                       |
|--|--|--|---------------------------------------|
| <input type="checkbox"/> P&Z           | <input type="checkbox"/> Lodgers Tax Board | <input type="checkbox"/> Cemetery Board  | <input type="checkbox"/> APPROVED     |
| <input type="checkbox"/> Museum Board  | <input type="checkbox"/> San Jose Board    | <input type="checkbox"/> Water Board     | <input type="checkbox"/> DISSAPPROVED |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> N. Mesa Board     | <input type="checkbox"/> _____ Committee |                                       |

**Reviewed by**  
**City Manager:** Wendy D Austin **Date:** 03/05/2026

**ATTACHMENTS:** Amendment to agreement between the City and Alpha Pure Services  
 Current agreement between the City and Alpha Pure Services

**AMENDMENT TO AGREEMENT BETWEEN THE CITY OF CARLSBAD AND ALPHA PURE SERVICES FOR MANAGEMENT AND MAINTENANCE SERVICES AT THE WILL MERCHANT SOFTBALL COMPLEX**

**WHEREAS**, the **CITY OF CARLSBAD**, New Mexico, hereinafter referred to as “**CITY**” and **ALPHA PURE SERVICES** entered into an agreement beginning the first day of April 2023 and terminating on the first day of April 2027; and

**WHEREAS**, this agreement is for management and maintenance services of the Will Merchant Softball Complex; and

**WHEREAS**, the **CITY** and **ALPHA PURE SERVICES** wish to amend this agreement.

**NOW, THEREFORE**, the parties, in consideration of the mutual covenants and agreements already contained within the existing agreement, agree to add the following to Section 13 Compensation:

In addition to the original monthly compensation, the **CITY** shall pay **ALPHA PURE SERVICES** Thirty-Five Dollars (\$35.00) for each ninety (90) minute practice session scheduled and conducted at the Softball Complex during the previous month. The **CITY** shall pay no more than One Thousand Two Hundred Twenty-Five Dollars (\$1,225) per month for this service. On a monthly basis, not later than the fifteenth (15<sup>th</sup>) of each month, **ALPHA PURE SERVICES** shall submit an invoice to the **CITY** for the previous month’s practice sessions. Upon reasonable notice to **ALPHA PURE SERVICES**, the **CITY** shall have the right, but not the obligation, to inspect, copy, and audit all records maintained by **ALPHA PURE SERVICES** as may be necessary to make a full, proper, and complete audit of all business transacted by **ALPHA PURE SERVICES** in connection with these practice sessions.

**CITY OF CARLSBAD:**

\_\_\_\_\_  
RICHARD D. LOPEZ, MAYOR

ATTEST:

\_\_\_\_\_  
NADINE MIRELES, CITY CLERK



**AGREEMENT BETWEEN THE CITY OF CARLSBAD AND  
ALPHA PURE SERVICES FOR  
MANAGEMENT AND MAINTENANCE SERVICES  
AT THE WILL MERCHANT SOFTBALL COMPLEX**

THIS AGREEMENT is entered into at Carlsbad, New Mexico, this 1<sup>ST</sup> day of April, 2023 by and between the **CITY OF CARLSBAD**, New Mexico, a municipal corporation, hereinafter referred to as "**CITY**," and **ALPHA PURE SERVICES**, a New Mexico limited liability company, hereinafter referred to as "**ALPHA PURE SERVICES**".

WHEREAS, the CITY owns an approximately 21 acre sports complex near the intersection of South Boyd Drive and Hidalgo Road and commonly known as the Will Merchant Softball Complex; and

WHEREAS, in its RFP No. 2023-01, the CITY sought proposals for the provision of management and maintenance services for the Will Merchant Softball Complex; and

WHEREAS, the Carlsbad City Council approved ALPHA PURE SERVICES' proposal subject to the successful negotiation of a contract by the Carlsbad City Administrator.

NOW THEREFORE, the parties, in consideration of the mutual covenants and agreements herein contained, agree as follows:

1. **Definitions.**

A. "**Softball Complex**" shall mean the real property and all improvements, buildings, fixtures, appliances, and personal property thereon commonly known as the Will Merchant Softball Complex and which is more particularly described in Exhibit "A" attached hereto.

B. "**Management and Maintenance Services**" shall include, but not necessarily be limited to:

- i. Coordinating, scheduling, and promoting routine use of the Sports Complex by qualified persons, teams, and leagues;
- ii. Coordinating, scheduling, and promoting tournament play on a regular basis with special emphasis on attracting non-local teams and leagues;
- iii. Managing, providing, or coordinating all concessions in a manner consistent with all applicable health and safety laws, ordinances, rules, regulations, and policies;
- iv. Maintaining all playing fields and areas to insure player safety;
- v. Maintaining all grass, turf, and plants, including, but not limited to seeding, watering, fertilizing, weeding, mowing, edging, trimming, and winterizing;
- vi. As may be needed to properly maintain the Softball Complex, applying herbicides, pre-emergents, and pesticides and providing vermin and vector

control, including but not limited to gophers and rodents, by a properly licensed person or business:

- vii. Tree and shrub watering, fertilizing and pruning;
- viii. Properly disposing of all clippings, debris, trash, and waste;
- ix. Leveling the infields, chalk marking the fields, and inspecting, repairing and placing all bases;
- x. Keeping, repairing, maintaining, improving, and operating the Softball Complex in good order and repair at all times, at ALPHA PURE SERVICES' sole expense, in a safe, sanitary, orderly, sightly, and workmanlike manner in accordance with all applicable laws, ordinances, codes, rules, regulations, and policies, including, but not limited to all restroom facilities and those duties shown to be performed by ALPHA PURE SERVICES in Exhibit "B" attached hereto;
- xi. Attending Carlsbad Parks and Recreation Advisory Board meetings as scheduled and such other meetings as may be requested from time to time with the City Administrator, City staff, and/or Governing Body;
- xii. Preparing and submitting monthly facility management and maintenance reports in a format to be agreed to by the parties; and
- xiii. Performing such additional duties as may from time to time be mutually agreed to by the parties.

2. **ALPHA PURE SERVICES Provided Services.** ALPHA PURE SERVICES shall provide the CITY with full Management and Maintenance Services at the Softball Complex. In addition to such services, ALPHA PURE SERVICES shall provide:

- A. **Labor, Material, Supplies.** All labor, materials, supplies, equipment, and tools needed to perform the Management and Maintenance Services. ALPHA PURE SERVICES shall be solely responsible for all work performed and for the selection, operation, maintenance, and repair of all materials, supplies, equipment and tools used; and
- B. **Personnel.** All necessary personnel, appropriately qualified and supervised.

3. **League Sanctions and Tournament and Team Play Insurance Requirements.** Prior to each team's, leagues', and tournament's use of the Softball Complex, ALPHA PURE SERVICES shall:

- A. **Confirm Sanctioning.** Confirm that all teams are sanctioned by either the United States Specialty Sports Association ("USSSA") or by the Amateur Softball Association ("ASA") of America; and
- B. **Insurance.** Maintain liability insurance in the sum of two million (\$2,000,000.00) covering the use of the Softball Complex by the teams, leagues and Tournaments with such insurance naming the CITY as an additional insured. All insurance shall be with a company or companies licensed and authorized to do business in the State of New Mexico.

4. **Reporting Damage.** ALPHA PURE SERVICES shall immediately verbally report any vandalism, damage, or destruction to the Softball Complex and shall immediately verbally report any repair or maintenance that is to be performed by the CITY. It shall also report such matters in writing within five (5) business days.

5. **Storage of Equipment and Materials.** ALPHA PURE SERVICES may store its equipment and materials at the Softball Complex in locations designated in writing by the CITY. ALPHA PURE SERVICES shall be solely responsible for the security of any equipment or material so stored and for all needed janitorial services and routine maintenance of the storage areas or structures used by ALPHA PURE SERVICES. Storage or disposal on the Softball Complex of any materials or waste defined as hazardous or toxic by local, state, or federal laws, rules, regulations, or policies shall be prohibited except with the prior written permission of the CITY. Additionally, ALPHA PURE SERVICES shall not install, construct, use, or permit another to install, construct, or use any aboveground or underground storage tank at the Softball Complex without obtaining the CITY's prior written permission.

6. **City Provided Services.** The CITY shall pay all reasonable and necessary utility expenses including those for water service, sewer service, electric service, natural gas service, and garbage and trash collection. The CITY shall also provide such services as shown to be performed by the CITY in Exhibit "B" attached hereto.

7. **Prevention of Waste and Damage.** ALPHA PURE SERVICES shall use all reasonable cautions to prevent waste, damage, or injury to property of the CITY in the performance of his obligations under this Agreement. ALPHA PURE SERVICES shall be solely responsible for any damage to or destruction of CITY property caused by the acts, willful or otherwise, of ALPHA PURE SERVICES' officers, employees, or agents.

8. **Structural Changes.** ALPHA PURE SERVICES shall not make any structural changes to the Softball Complex or to any structure, building, improvement used by ALPHA PURE SERVICES, without the prior written consent of the CITY. All such changes shall be performed in a workmanlike manner and shall be done in accordance with all applicable laws, rules, and regulations. All alterations, additions, and improvements shall become a part of the Softball Complex and the sole property of the CITY without offset or compensation to ALPHA PURE SERVICES, except as may be agreed by the parties in writing. ALPHA PURE SERVICES shall also:

A. **CITY Approval.** Submit all plans and specifications to the City Administrator for written approval prior to commencing any work; and

B. **Filing.** File with and obtain the approval of all plans and specifications with all governmental departments and authorities having jurisdiction, prior to the commencement of any work.

C. **Licensed Contractor.** Have any such activity done by appropriately licensed contractors and done in accordance with all applicable laws, rules, codes, ordinances and regulations.

9. **Right to Enter and Inspect.** The CITY shall have the right to enter the Softball Complex and to inspect the Softball Complex, including but not limited to all improvements, buildings, fixtures, appliances, and personal property at any time.

10. **Compliance with Laws.** ALPHA PURE SERVICES shall comply with all applicable local, state, and federal laws, rules, regulations, and policies and shall obtain and maintain any and all permits, licenses, or certifications that may be necessary to carry out the operations contemplated by this Agreement. Such permits, licenses, and certifications shall include, but not limited to, those needed to use pesticides, vermin control, fertilizers, and herbicides, and to perform irrigation system installation, repair, and maintenance. ALPHA PURE SERVICES shall annually provide the City with written proof that it has the permits, licenses, and certifications that may necessary to carry out the operations contemplated by this Agreement. ALPHA PURE SERVICES shall provide the City with written notice of any change in any permit, license, or certification and furnish to the City written proof of acquirement of a new or substitute permit, license, or certification. In the event ALPHA PURE SERVICES should cease to be properly permitted, licensed, or certified, it shall immediately inform the City Administrator and shall immediately cease its operations pursuant to this Agreement. Within five (5) days of ceasing to be properly permitted, licensed, or certified, ALPHA PURE SERVICES shall also notify the CITY in writing of that event. ALPHA PURE SERVICES shall require all of its employees, officers, and agents, to comply with all applicable local, state, and federal laws, rules, regulations, and policies.

11. **Assignment of Agreement.** ALPHA PURE SERVICES shall not sublease, assign, or transfer any interest in or right to this Agreement without the prior written approval of the CITY.

12. **AS IS Condition.** Prior to the commencement of this Agreement, ALPHA PURE SERVICES fully examined and inspected the Softball Complex and its improvements, buildings, fixtures, appliances, and personal property therein. Except as expressly described herein, ALPHA PURE SERVICES accepts the Softball Complex and such improvements, buildings, fixtures, appliances, and personal property in their existing condition and state of repair. ALPHA PURE SERVICES accepts them in an **AS IS CONDITION**. ALPHA PURE SERVICES agrees that no representations, statements, or warranties, express or implied, have been made by or on behalf of the CITY in respect thereto, including, but not limited to their suitability for any purpose, and the CITY shall in no event be liable for any latent defects. The parties understand that the CITY may, in its sole discretion and as funding may permit, enlarge certain fields by relocating the exterior fencing, the landscaping, and the irrigation system.

13. **Compensation.** In consideration for this Agreement, the CITY shall pay ALPHA PURE SERVICES Forty Seven Thousand Dollars and No/100ths (\$47,000.00) per year. That amount includes all gross receipt taxes and any other taxes, if any, that may be assessed or levied. The compensation shall be paid in twelve (12) equal monthly installments of Three Thousand Nine Hundred Sixteen dollars and 67/10ths (\$3,916.67/mo.). The monthly installments shall be made

on or before the 30<sup>th</sup> of each month for services rendered by ALPHA PURE SERVICES during the prior month. Prior to receiving any compensation from the CITY, ALPHA PURE SERVICES shall provide the CITY with the Certificate(s) of Insurance required as required in Paragraph 18, below, and a current IRS Form W9.

14. **Additional Compensation.** In addition to the compensation paid to ALPHA PURE SERVICES by the CITY, pursuant to Paragraph 13, above, ALPHA PURE SERVICES may also:

A. **Concessions.** Provide concession services within the Softball Complex. All such services shall be provided in accordance with all applicable laws, ordinances, rules, regulations, and policies, including, but not limited to, the requirements of the New Mexico Environment Department. ALPHA PURE SERVICES shall not sell, serve, or provide or permit the sale, service, provision, or consumption of any alcohol at the Softball Complex without prior approval of the City Council.

B. **Player and Tournament Fees.** ALPHA PURE SERVICES may require and retain the payment of reasonable player fees and tournament fees for the use of the Softball Complex. Such fees shall be in an amount and collected in a manner consistent with the usual and customary practices for USSA and ASA sanctioned members.

15. **Term.** The term of this Agreement shall be for three (4) years beginning on the 1<sup>ST</sup> day of April, 2023 and terminating on the 1<sup>ST</sup> day of April, 2027.

16. **Records.** For the term of this Agreement and for five (5) years after the expiration or termination of this Agreement, ALPHA PURE SERVICES shall maintain copies of all records regarding any and all activities it conducts pursuant to this Agreement. The CITY shall have the right to inspect and copy such records upon reasonable notice to ALPHA PURE SERVICES.

17. **Indemnification.** ALPHA PURE SERVICES agrees to indemnify, save, and hold harmless the City, its officers, and employees against all liability, claims, damages, losses, or expenses of every kind, including reasonable attorneys' fees together with costs and expenses of litigation, arising out of, from, or associated in any manner with the acts or omissions of ALPHA PURE SERVICES, its officers, agents, or employees.

18. **Insurance.** At all times material to this Agreement and for any further time that ALPHA PURE SERVICES may occupy the Softball Complex:

A. **Public Liability Insurance.** ALPHA PURE SERVICES shall obtain and maintain, at his own expense, public liability insurance in the sum of two million dollars (\$2,000,000.00). Such insurance shall name the City as an additional insured.

B. **ALPHA PURE SERVICES Property and Casualty.** ALPHA PURE SERVICES shall be responsible for obtaining and maintaining, at its own expense, property and casualty insurance covering all improvements, fixtures, appliances, and appurtenances owned by ALPHA PURE SERVICES or placed at the Softball Complex by ALPHA PURE SERVICES should he desire such insurance. The CITY assumes no responsibility for any property placed at the Softball Complex. The CITY, its officers,

employees, and agents are hereby expressly released and discharged from any responsibility whatsoever for any such property.

C. **Certificates of Insurance.** All insurance shall be with a company or companies licensed and authorized to do business in the State of New Mexico. No later than the effective date of this Agreement, ALPHA PURE SERVICES shall provide the City Administrator with a Certificate of Insurance reflecting the coverages specified herein and naming the CITY as an additional insured and loss payee. ALPHA PURE SERVICES shall annually furnish to the City Administrator a Certificate of Insurance for the above required insurances. ALPHA PURE SERVICES shall provide the City Administrator with notice of any change thereof, and furnish to the City Administrator evidence of acquirement of a substitute therefore, and payment of the premium thereof. If ALPHA PURE SERVICES should fail to maintain such insurance coverage or coverages, then the CITY may, at its sole discretion, obtain such insurance to insure its interests. If the CITY does so, it may recover the cost of that insurance from ALPHA PURE SERVICES.

D. **Tort Claims Act.** The City and its "public employees" as defined in the New Mexico Tort Claims Act do not waive any sovereign immunity, defense, or limitation of liability pursuant to law. No provision of this Agreement modifies and/or waives any provision of the New Mexico Tort Claims Act.

19. **Release.** ALPHA PURE SERVICES, upon final payment of the amount due under this Agreement, releases the CITY, its officers, and employees from all liabilities, claims, and obligations whatsoever arising from or under this Agreement. ALPHA PURE SERVICES agrees not to purport to bind the City of Carlsbad, unless ALPHA PURE SERVICES has express written authority to do so, and then only within the strict limits of that authority.

20. **Default or Breach.** Each of the following event shall constitute a default or breach of this Agreement:

A. **Voluntary Proceedings.** If ALPHA PURE SERVICES, during the term of this Agreement, shall file a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act, or shall voluntarily take advantage of any such act by answer or otherwise, or shall make an assignment for the benefit of creditors.

B. **Involuntary Proceedings.** If involuntary proceedings under any bankruptcy law or insolvency act shall be instituted against ALPHA PURE SERVICES, or if a receiver or trustee shall be appointed for all or substantially all of the property of ALPHA PURE SERVICES and such proceedings shall not be dismissed or the receivership or trusteeship vacated within sixty (60) days after the institution or appointment.

C. **Failure to Comply.** If ALPHA PURE SERVICES fails to perform or comply with any of the conditions of this Agreement, and if the nonperformance shall continue for a period of fifteen (15) days after notice thereof by the CITY to ALPHA PURE SERVICES, or, if the performance cannot be reasonably had within the fifteen (15) day period, and ALPHA PURE SERVICES shall not in good faith have commenced performance within the fifteen (15) day period and then diligently proceeded to completion of performance.

and quietly surrender and deliver the Softball Complex free of subtenancies, including all buildings, additions and improvements constructed or placed thereon by ALPHA PURE SERVICES, except movable trade fixtures, all in good condition and repair. Any trade fixtures or personal property belonging to ALPHA PURE SERVICES, not removed within thirty (30) days after the termination of this Agreement, and if the CITY shall so elect, shall be deemed abandoned and become the property of the CITY without any payment or offset thereof.

27. **Entirety of Agreement; Modifications.** This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements, and understandings have been merged into this written Agreement. No prior or contemporaneous agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement. The parties expressly waive any other or further representations, warranties, or agreements not set forth in this document. Neither this Agreement nor any provisions hereof may be waived, modified, amended, discharged or terminated except by an instrument in writing executed with the same formality as with this Agreement and then only to the extent set forth in such instrument.

28. **Independent Contractor.** ALPHA PURE SERVICES, its officers, employees, and agents are independent contractors performing professional services for the CITY and are not employees of the CITY. ALPHA PURE SERVICES and its officers, employees, and agents shall not accrue leave, retirement, insurance, bonding, use of city vehicles, or any other benefits afforded to the employees of the City of Carlsbad as a result of this Agreement.

29. **Workers' Compensation.** ALPHA PURE SERVICES agrees to comply with state laws and rules applicable to workers compensation benefits for its employees. If ALPHA PURE SERVICES fails to comply with the Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the CITY.

30. **Campaign Contribution Disclosure.** The Procurement Code, NMSA 1978, Sections 13-1-28, et al., requires certain prospective contractors to submit a fully completed campaign contribution disclosure statement. ALPHA PURE SERVICES states that it has complied with all such applicable requirements.

31. **Procurement Code Penalties.** The Procurement Code, NMSA 1978, Sections 13-1-28 through 13-1-199, imposes civil and criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for illegal bribes, gratuities, and kickbacks.

32. **Notices.** All notices permitted or required by the terms of this Agreement shall be in writing and be deemed to have been duly given and delivered, if mailed, certified postage prepaid:

If to CITY:

The City of Carlsbad  
c/o City Administrator  
P.O. Box 1569  
Carlsbad, NM 88221-1569

If to ALPHA PURE SERVICES:

Jeffrey Ryan Honeycutt  
Owner of ALPHA PURE SERVICES  
404 Plantation Ct.  
Carlsbad, NM 88220

The parties shall notify each other in writing of any change in the above information.

33. **New Mexico Law and Venue.** The parties agree this Agreement shall be construed and controlled by the laws of the State of New Mexico. The parties further agree that any legal actions arising out of this Agreement shall be brought in the District Court of Eddy County, New Mexico for the Fifth Judicial District. The parties expressly consent to both in personam and subject matter jurisdiction of the Eddy County District Court and agree that venue shall properly lie in the Eddy County, New Mexico District Court.

34. **ARBITRATION.** SHOULD ANY DISPUTE ARISE BETWEEN THE PARTIES IN CONNECTION WITH THE AGREEMENT AND IF SUCH DISPUTE CANNOT BE RESOLVED BY DISCUSSION BETWEEN THE PARTIES, THE PARTIES AGREE TO SUBMIT THE UNRESOLVED DISPUTE TO BINDING ARBITRATION IN LIEU OF LITIGATION.

35. **WAIVER OF JURY TRIAL.** THE PARTIES HEREBY WAIVE THE RIGHT TO A JURY TRIAL ON ANY ISSUE ARISING OUT OF OR RELATING, DIRECTLY OR INDIRECTLY, TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

36. **Captions.** The captions of any articles, paragraphs, or sections hereof are made for convenience only and shall not control or affect the meaning or construction of any of the provisions thereof.

37. **Exhibits.** Any instrument or document made and attached to this Agreement shall constitute a part hereof as though set forth in full in the body of this Agreement, whether made a part hereof by reference or whether made a part hereof by attachment.

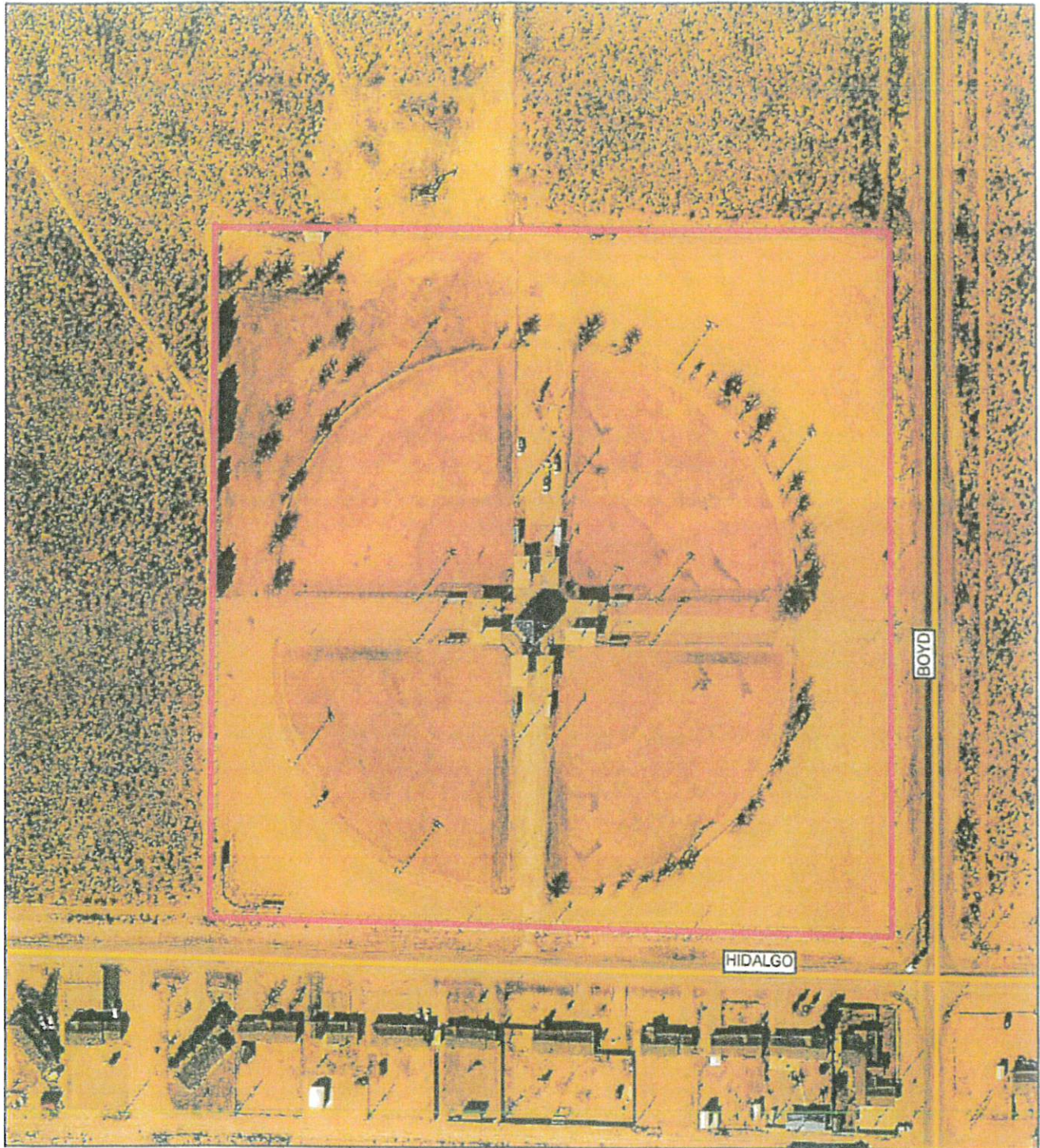


# EXHIBIT "A"

1:2,220

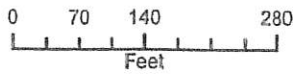
Softball Complex  
4011 Boyd Dr


Map # 516\_ed01



## Legend

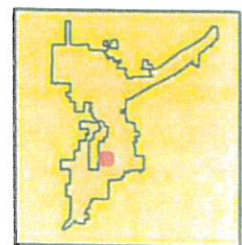
-  Address
-  Roads
-  Property Boundary



 CITY OF CARLSBAD  
Engineering Department  
Date: 4/1/2015



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.



## EXHIBIT "B"

### MAINTENANCE, REPAIR, AND REPLACEMENT RESPONSIBILITIES

ITEMS		RESPONSIBLE PARTY	
		MAINTENANCE AND REPAIR	REPLACEMENT
1.	Building Structural Components	City	City
2.	Roofs	City	City
3.	Windows	Alpha Pure	City
4.	Window Coverings	Alpha Pure	Alpha Pure
5.	Glass	Alpha Pure	City
6.	Doors	Alpha Pure	City
7.	Interior Walls	Alpha Pure	Alpha Pure
8.	Interior Painting	Alpha Pure	Alpha Pure
9.	Floor Coverings, Carpeting, Tile	Alpha Pure	Alpha Pure
10.	Drop Ceilings	Alpha Pure	Alpha Pure
11.	Plumbing Fixtures	Alpha Pure	City
12.	Restroom Supplies	Alpha Pure	Alpha Pure
13.	Light Fixtures - Mounted	City	City
14.	Field Lighting	City	City
15.	Light Fixtures - All others	Alpha Pure	City
16.	Light Bulbs, Tubes	N/A	Alpha Pure
17.	Security System	Alpha Pure	Alpha Pure
18.	Public Address System	Alpha Pure	Alpha Pure
19.	HVAC - Electrical/Mechanical Components	City	City

ITEMS		RESPONSIBLE PARTY	
		MAINTENANCE AND REPAIR	REPLACEMENT
20.	HVAC - Duct work, and remainder	Alpha Pure	City
21.	Appliances	Alpha Pure	Alpha Pure
22.	Furnishings	Alpha Pure	Alpha Pure
23.	Fences	Alpha Pure	City
24.	Bleachers	Alpha Pure	City
25.	Shade Structures	Alpha Pure	City
26.	Exterior Painting and Surfaces	City	City
27.	Sidewalks, Exterior Public Areas	City	City
28.	Landscape & Field Irrigation System	City	City
29.	Any Current or Future Retention Ponds	Alpha Pure	City
30.	Parking Lot Pavement Surfacing	City	City
31.	Parking Lot Lights and Poles	City	City



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/03/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Hiscox Inc. 520 Madison Avenue 32nd Floor New York, New York 10022	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): (888) 202-3007		<b>FAX (A/C, No):</b>	
	<b>E-MAIL ADDRESS:</b> contact@hiscox.com			
<b>INSURED</b> Alpha Pure Services 7218 Porter Road Carlsbad, NM 88220	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>	
	<b>INSURER A :</b> Hiscox Insurance Company Inc		10200	
	<b>INSURER B :</b>			
	<b>INSURER C :</b>			
	<b>INSURER D :</b>			
	<b>INSURER E :</b>			

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		P100.035.264.3	01/08/2023	01/08/2024	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg.
							\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 City of Carlsbad is listed as additional insured.

**CERTIFICATE HOLDER**
 City of Carlsbad  
 101 N Halagueno St  
 Carlsbad, MN 88220
**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

 AUTHORIZED REPRESENTATIVE  


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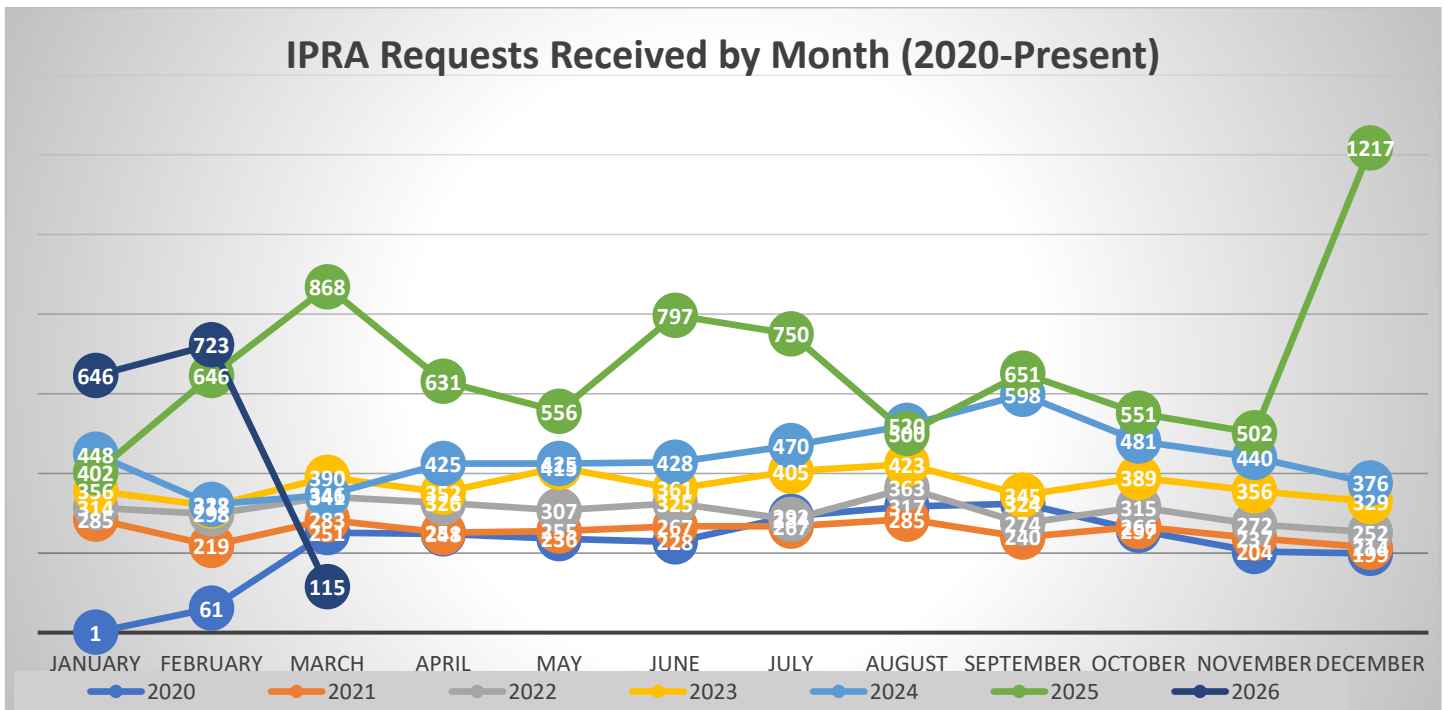
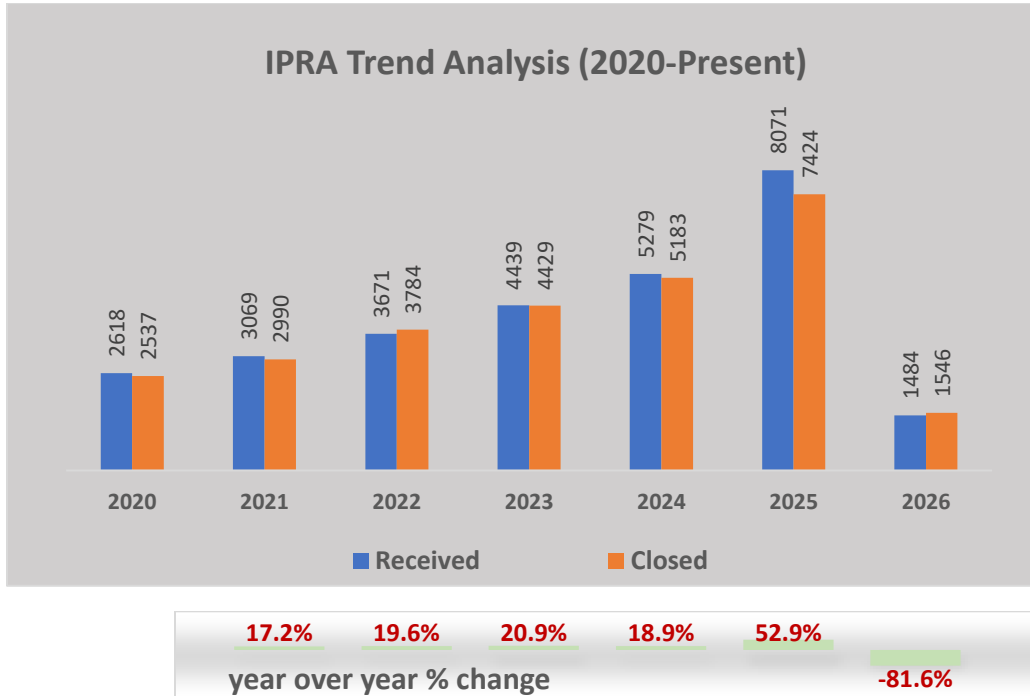


**City of Carlsbad  
City Clerk's Office**

**Monthly Report: February 2026**

**Nadine Mireles, City Clerk**

To date, the City Clerk’s Office has received 1,481 IPRA requests. This is a 40% increase in workload at this same point from the previous year. This upward trend reflects the continued growth in public records activity statewide, as many public bodies are experiencing increased request volumes and IPRA-related litigation. The City Clerk’s Office remains focused on ensuring statutory compliance, timely responses, and coordination with all departments to manage this increased workload.



The City Clerk’s Office has implemented Agenda and Meeting Management Software and initiated a structured transition plan for the Open Meetings Act (OMA) Manager. This initiative centralizes and standardizes the preparation of agendas, meetings, and minutes across all City boards, commissions, and committees to ensure consistency, efficiency, and compliance with the Open Meetings Act. The Clerk’s Office has successfully transitioned 10 boards and is working on Phase three of the transition. The full transition is scheduled for completion by June 2026.

**January–February 2026**

- City Council
- Planning & Zoning Commission
- Budget Committee
- Police Department’s Citizen Advisory Board
- Parks, Recreation & Tree Board

**February–March 2026**

- Lodgers’ Tax Advisory Board
- Disabilities Advisory Board
- Carlsbad Library Board of Trustees
- Carlsbad Museum Advisory Board
- Cemetery Advisory Committee

**March–April 2026**

- Board of Solid Waste Commissioners
- Bob Forrest Youth Sports Complex Advisory Board
- Halagueno Arts Park Advisory Board
- Historic Preservation Board
- Golf Course Advisory Board

**April–May 2026**

- Shooting Range Advisory Committee
- Beautification Committee
- Riverwalk Recreation Complex Advisory Board
- Walter Gerrells Performing Arts Center Advisory Board
- Veterans Memorial Advisory Board

**May–June 2026**

- Alejandro Ruiz Senior Center Advisory Board
- Carlsbad Community Volunteer Network Advisory Board (CCVN)
- North Mesa Senior Center Advisory Board
- San Jose Senior Center Advisory Board
- Pecos River Committee

**City of Carlsbad  
Personnel Department**

**Action Report  
Month of February 2026**

City of Carlsbad  
 Personnel Department Action Report  
 Month of February 2026

<b>2026 YEAR TO DATE TOTALS</b>	<b>Beginning of Year</b>	<b>New Hires</b>	<b>Terminations</b>	<b>End of Year to Date</b>
# of Employees	513	16	16	513

<b>EMPLOYEE REPORT</b>	<b>Beginning of Month</b>	<b>New Hires</b>	<b>Terminations</b>	<b>Transfers In</b>	<b>Transfers Out</b>	<b>End of Month</b>
Full-Time Employees	473	8	9	1	0	473
Part-Time/Temp Employees	40	3	2	0	1	40
Total Employees	513	11	11	1	1	513
Administrative	30	0	0	0	0	30
Judicial	8	0	0	0	0	8
Finance	21	0	1	0	0	20
Police	87	6	4	0	0	89
Fire	77	1	0	0	0	78
Community Development	68	2	2	0	0	68
Planning & Regulation	44	0	1	0	0	43
Utilities	73	0	1	0	1	71
Transportation & Facilities	105	2	2	1	0	106
TOTAL	513	11	11	1	1	513

<b>WEEKLY INDEMNITY</b>	<b>Beginning of Month</b>	<b>New Claims</b>	<b>Released To Work</b>	<b>Terminated</b>	<b>End of Month</b>
Employees on WI	4	1	2	0	3

<b>UNEMPLOYMENT CLAIMS</b>	<b>Claims Received</b>	<b>Claims Returned</b>	<b>Claims Denied</b>	<b>Claims Approved</b>	<b>Claims Pending</b>	<b>Claims Appealed</b>
Current Month	3	3	0	0	0	0

<b>Drug Tests</b>	<b>Number Given</b>
Pre-employment	10
Probationary	0
Post Accident	10
Random	0
Periodic	0
Probable Cause	0

<b>Physical Examinations</b>	<b>Number Given</b>
Pre-employment	10
Return to Work Evaluation	0
Functional Capacity Evaluation	0

<b>Testing</b>	<b>Number Given</b>
None	

<b>Vacancies Bid</b>	<b>Department</b>
Account Clerk 1, part-time	Finance
Caretaker	Golf
Caretaker	Parks
Caretaker	Sports Complex
Electrical Foreman	Electrical
Pro Shop Attendant	Pro Shop
Rec Center Attendant	Riverwalk
Solid Waste Attendant	Solid Waste
Truck Driver	Street

<b>Vacancies Advertised</b>	<b>Applications Received</b>
Account Clerk 1, part-time	21
Animal Control Officer	Pending
ARC Driver	3
Beautification Assistant	2
Caretaker (Golf)	Pending
Caretaker (Parks)	Pending
Caretaker (Sports Complex)	Pending
Certified Building Official	Pending
Certified Building Inspector	Pending
CSO/Law Enforcement Officer Transition	Pending
Custodian	21
Evidence Clerk	19
Firefighter/EMT	Pending
HR Director	6
Information Specialist	Pending
Patrolman	Pending
Pro Shop Attendant	7
Pro Shop Attendant, part-time	3
Rec Center Attendant	Pending
Rec Center Attendant, on-call	Pending
Sports & Rec Attendant, on-call	Pending
Telecommunicator	Pending
Transit Driver, on-call	Pending
Truck Driver	Pending
Waste Water Foreman	Pending

# CITY OF CARLSBAD



## PUBLIC WORKS

January 2026

### Monthly Reports from:

- **Community Service**
- **Construction**
- **Electrical**
- **Garage**
- **Parks**
- **Street**
- **Cemetery**
- **Transit**

A handwritten signature in blue ink, appearing to read 'Patrick Cass', is located below the list of services.

Digitally signed by Patrick Cass  
DN: cn=Patrick Cass, o=City of Carlsbad, ou,  
email=pjcase@cityofcarlsbadnm.com, c=US  
Date: 2026.02.09 10:05:24 -07'00'

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**Reviewed and approved by: Patrick Cass, Director of Public Works**

# COMMUNITY SERVICE DEPARTMENT

## Monthly Work Report

### January 2026

<b>Number of Employees</b> <b>06</b>	<b>No. of days in the Month</b> <b>31</b>
<b>Holidays</b> <b>02</b>	<b>No. of days worked in this month</b> <b>20</b>

Every Friday during the Summertime and every other Friday during the Wintertime, the crew begins and ends each week doing litter control at Eddy House, Spring Park, Ocotillo Trails, Canal, Canyon St., Six Mile Dam Area, Medians on Greene & Eight St., and around the Cascades. The crew power-washes sidewalks, benches, curbs, and gutters on Canyon St. between Greene and Stevens St., cleans the Cotton Patch property, and sprayed bird stop on Canyon St. Clean up the Median entering the Recreation Center.

**Week of January 2<sup>nd</sup>, and January 5<sup>th</sup> through January 9<sup>th</sup>**

The crew performed litter control, sprayed weeds on San Jose Blvd. drain and underneath the bridge, Kircher Street, Southwest Ip Gas drain, Lea Street rock beds, and First Street drain. They also trimmed and cleaned up on Western Way and Osbourne Street intersection, the cascades drain, and trimmed the Oleander bush on Pierce Street.

**Week of January 12<sup>th</sup> through January 16<sup>th</sup>**

The crew continued trimming the Oleander bush on Pierce. They also cleaned the drains on North Shore and Doepp Drive, power washed sidewalks on Canyon Street, trimmed branches that were over hanging, and cleaned up drains for predicted winter storm.

**Week of January 20<sup>th</sup> through January 23<sup>rd</sup>**

The crew cleaned out Sunnyview drains, Sandy Ridge rails in the alley, the Lea Street drain, and little Mckitrick drain.

**Week of January 26<sup>th</sup> through January 30<sup>th</sup>**

The crew spread salt all over ice on roads around the city streets, cleaned out drains, and performed litter control on city streets.

Prepared by: \_\_\_\_\_



Digitally signed by Justin Ramos  
 DN: cn=Justin Ramos, o=City of Carlsbad, ou=Streets Department,  
 email=jramos@cityofcarlsbadnm.com, c=US  
 Date: 2026.02.06 13:02:02 -07'00'

Justin Ramos, Streets Superintendent

# CONSTRUCTION DEPARTMENT

## Monthly Work Report

### January 2026

<b>Number of Employees</b> <b>13</b>	<b>No. of days in the Month</b> <b>31</b>
<b>Holidays</b> <b>02</b>	<b>No. of days worked in this month</b> <b>20</b>

1. Repaired sidewalks, concrete, and ADA ramps on Pate Street
2. Repaired fence at convenience station
3. Repaired convenience station container
4. Repaired golf course cart path
5. Installed sidewalk at gold course restroom
6. Demo work at Police station
7. Repaired Fire station door
8. Installed plaque at the upper dam Carlsbad sign

Prepared by:   Digitally signed by Patrick Cass  
 DN: cn=Patrick Cass, o=City of Carlsbad, ou, email=pjcass@cityofcarlsbadnm.com, c=US  
 Date: 2026.02.05 08:22:08 -07'00'

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Patrick Cass, Public Works Director

# ELECTRICAL DEPARTMENT

## Monthly Work Report

### January 2026

<b>Number of Employees</b> 09	<b>No. of days in the Month</b> 31
<b>Holidays</b> 02	<b>No. of days worked in this month</b> 20

### Number of Jobs Preformed for Individual Departments

<b>1.</b>	Airport	12
<b>2.</b>	Golf Course	04
<b>3.</b>	Parks	14

#### **4. Waste Water**

a.	Treatment Plant	05		b.	Primary Lift	05
c.	Lift Station	03		d.	Other	08

#### **5. Water**

a.	Water Wells	12		b.	Double Eagle	14
c.	Yard	0		d.	Other	11

#### **6. Public Buildings and Yards**

a.	City Hall	05		b.	Library	04
c.	Museum	03		d.	Mesa Senior Rec.	03
e.	Alejandro Ruiz Sr. Center	09		f.	Riverwalk Rec.	06
g.	Rifle Range	02		h.	Community Soup Kitchen	0
i.	Antique Lights	02		j.	Pecos River Village	01
k.	Convention Center	0		l.	Civic Center	01
m.	Avalon Building	0		n.	Literacy Building	0
o.	Public Works Yard	06		p.	Bob Forrest Sports Complex	0
q.	Sign Shop	0		r.	Solid Waste	02
s.	Janell Whitlock Building	0				

<b>7.</b>	Traffic	15
<b>8.</b>	Streets	03
<b>9.</b>	School Crossing Lights	02
<b>10.</b>	Transportation	0
<b>11.</b>	Cascades	02
<b>12.</b>	Sunnyview Catch Basin	0
<b>13.</b>	Underground Line Locates	14
<b>14.</b>	Other	27

Prepared by:  \_\_\_\_\_  
**Patrick Cass, Public Works Director**

Digitally signed by Patrick Cass  
 DN: cn=Patrick Cass, o=City of Carlsbad, ou,  
 email=pjass@cityofcarlsbadnm.com, c=US  
 Date: 2026.02.05 08:21:51 -07'00'

# GARAGE

## Monthly Work Report

### January 2026

<b>Number of Employees</b> 15	<b>No. of Days In the Month</b> 31
<b>Holidays</b> 2	<b>No. of Day Worked In The Month</b> 20

Mechanics performed necessary repairs and adjustments to keep the Public Works equipment and fleet vehicles operable. They performed preventive maintenance checks on various vehicles and equipment as needed to prevent costly repairs in the future. Made service calls for all departments as required.

Lubrication filled fluid levels on refuse collection trucks daily. Delivered fuel to various locations and projects. They perform preventive maintenance on units (changed oil and filters, lubricated, serviced batteries, and cleaned battery cables) according to maintenance schedule. They checked all vehicles anti-freeze levels and steam cleaned parts for mechanics.

Tire repair shop removed, repaired, and reinstalled tires for Public Works equipment and fleet vehicles to keep them in service. Submitted requisitions and Purchase Orders for tire repairs and tire purchase for all departments. Delivered tires to different locations. Make service calls for tire repairs or to air the tires as required. Kept spare tire room supplies and tire inventory current.

Welding shop performed various repairs on vehicles, equipment and structures as needed. They fabricated, built and repaired various projects for all departments within the City as needed.



Digitally signed by Ben Madrid  
 DN: cn=Ben Madrid, o=City of Carlsbad, ou=Public Works, email=blmadrid@cityofcarlsbadnm.com, c=US  
 Date: 2026.02.04 14:13:15 -07'00'

Prepared by: \_\_\_\_\_

Benjamin Madrid Jr., Garage Superintendent

# PARKS DEPARTMENT

## Monthly Work Report January 2026

<b>Number of Employees</b> 15		<b>No. of days in the Month</b> 31
<b>Holidays</b> 02		<b>No. of days worked in this month</b> 20

The Parks Department continued its commitment to maintaining and enhancing the city’s parks and recreational areas to provide a clean, safe, and inviting environment for the public. Staff worked hard throughout the month to complete key maintenance tasks, ensuring our community spaces remain accessible, well-kept, and enjoyable for everyone.

The Parks Department has 15 full-time employees. They are responsible for the safety and maintenance of all city parks. Their duties include mowing, edging, and tree trimming, as well as fencing, painting, sweeping sidewalks, litter control, power washing, planting, and maintaining equipment in City Parks.

The Parks Department is responsible for maintaining the following locations:  
 Lake Carlsbad Municipal Park, Riverview Park, Lower Tansill Park, Veterans Memorial Park, Carlsbad Dog Park, Millennium Park, North and South James Street Parks, Martin Luther King Park, Hall Addition Park, Cass Park, Davis Park, Troy Young Park, Nick Salcido Fitness Park, Ray Anaya Plaza, Cruz Fernandez Park, Arcadia Park, 8th Street Park, 5th Street Park, Sunset Park, Ira Stockwell Park, McLenathen Park, Lamont Street Park, Smith Park, Spring Park, Heritage Park, Riverside Park, Desert Willow Park, Sawyer Park, the Carlsbad Dog Park, and the Carlsbad Shooting Range.



Digitally signed by Michael Hernandez  
 DN: cn=Michael Hernandez, o=City of Carlsbad, ou=Parks Department, email=mhernandez@cityofcarlsbadnm.com, c=US  
 Date: 2026.02.09 06:48:35 -0700'

Prepared by: \_\_\_\_\_  
 Michael Hernandez, Parks Superintendent

# Street

## Monthly Work Report

### January 2026

<b>Number of Employees</b> <b>10</b>	<b>No. of days in the Month</b> <b>31</b>
<b>Holidays</b> <b>02</b>	<b>No. of days worked in this month</b> <b>20</b>

The Street Department mows, patches, sweeps streets, repair/clean alleys, and other various jobs as needed in Areas.

**Week of January 2<sup>nd</sup>, and January 5<sup>th</sup> through January 9<sup>th</sup>**

The Street Department conducted winter storm preparation and installed salt dog spreaders on to pick-ups, and hauled salt from the plant to the yard for road treatment.

**Week of January 12<sup>th</sup> through January 16<sup>th</sup>**

The following tasks were completed by the Street Department:  
 Road maintenance, patching, repairing potholes by ensuring a safe and smooth transition is on the road, and ensuring there is a clean and organized appearance as well, cleaned up curbs and gutters in residential areas, they also cleaned up storm drains for proper water drainage.

**Week of January 20<sup>th</sup> through January 23<sup>rd</sup>**

The Street Department completed the following tasks:  
 Hauled trash from the collection pile to the city landfill. The crew was also dispatched to the Hobbs highway to do maintenance on the frontage to ensure it is smooth and a safe driving surface.

**Week of January 26<sup>th</sup> through January 30<sup>th</sup>**

The Street Department completed the following tasks:  
 Salt and ice management due to winter storm, plowing crews removed snow from roadways and spread salt to keep from roads freezing over, continuously monitored the storm and roadways to maintain accessible road travel, and to ensure safety for possible emergency vehicles and public access.

**2026 Signs and Markings Division of the Street Department**

Type of Sign	Repaired	Stripped	Replaced	Installed	Constructed
Stop Signs	09		06	04	06
Warning Signs	05		03	11	11
Guide Signs	02			03	03
Street Marker Signs	06		06	06	06
Regulatory Signs	07		43	17	56

**Other Work performed by the Signs and Markings Division of the Street Department**

- Implemented traffic management for various events and work zones throughout the city, followed by the collection of all traffic control equipment.
- Assisted fellow crew members during adverse weather conditions.

Prepared by:   Digitally signed by Justin Ramos  
 DN: cn=Justin Ramos, o=City of Carlsbad, ou=Streets Department,  
 email=jramos@cityofcarlsbadnm.com, c=US  
 Date: 2026.02.06 13:01:44 -07'00'

Justin Ramos, Street Superintendent

## CEMETERY MONTHLY REPORT

January, 2026

	Carlsbad Cemetery(VA)	Santa Catarina	Sunset Gardens	Total
<b>Number of Interments:</b>	27(0)	1	2	30
Cremations (Columbarium, included)	11(0)	1	2(0)	14(0)
Babyland	1	0	0	1
Indigent	0	0	0	0
Saturday	3	0	0	3
Double Depth	2	0	0	2
SUNDAY/Holiday	0	0	0	0
Disinterment:	0	0	0	0
<b>Sale of Lots: (Columbaria, included)</b>	10(0)	0	0	10(0)
On Payment Plan:	2	0	0	2
Pre-Need: (Columbaria, included)	7(0)	0	0	7(0)
<b>Meetings:</b>	1	0	0	1
<b>Monument Permits:</b>	(0)	0	0	0
<b>Complaint/Incident Reports:</b>	0	0	0	0
Vandalism				
Damaged Stone				
Sunken Grave				
Sunken Marker				
Theft				
Flowers				
Maintenance				
Other				
<b>Correspondence:</b>				

# Carlsbad Transit Monthly Report January 2026



**1244**

Total boarded passengers

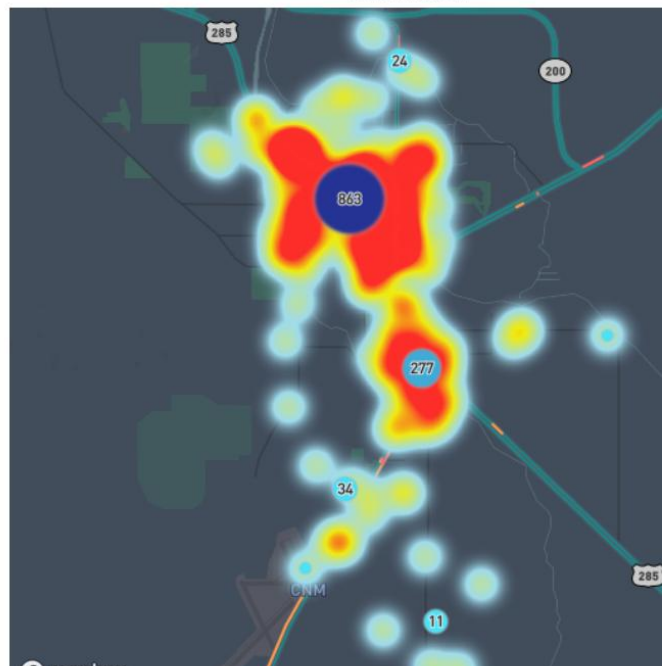
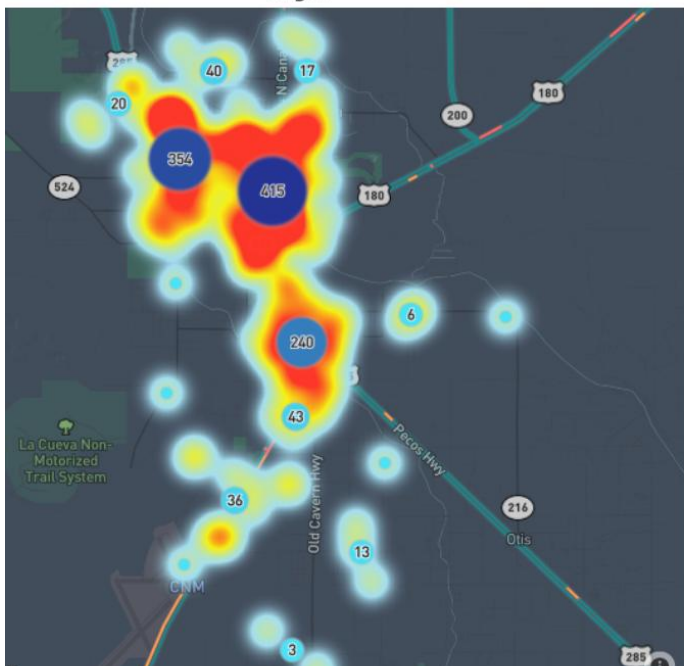
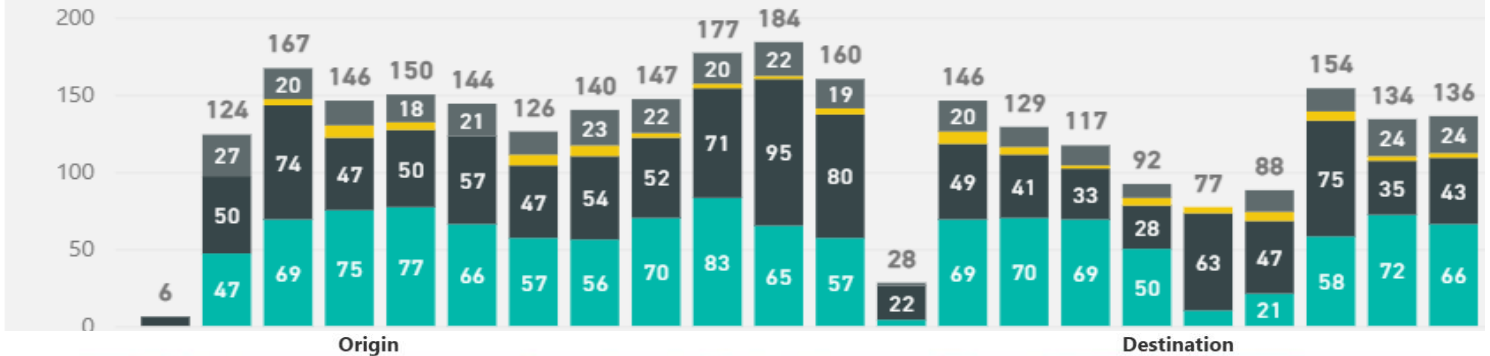


**184**

Total unique users

## Trip summary

● Sum of Boarded ● Sum of Cancelled ● Sum of Rejected ● Sum of No Show ● Sum of unknown

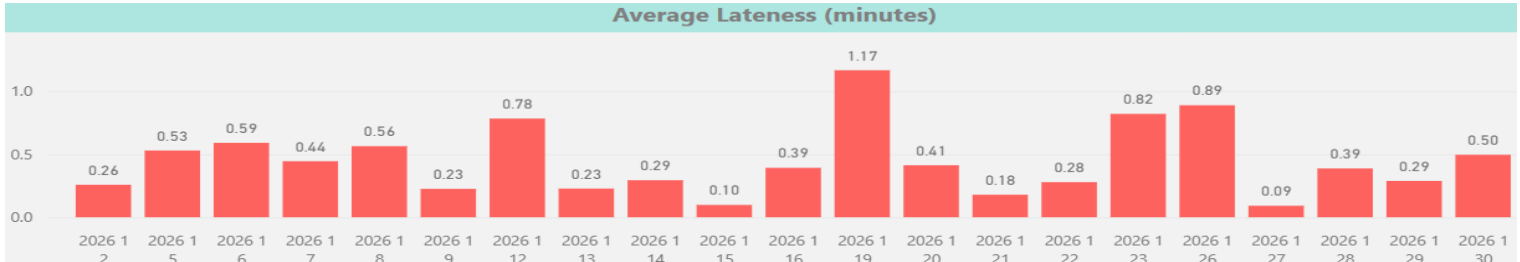
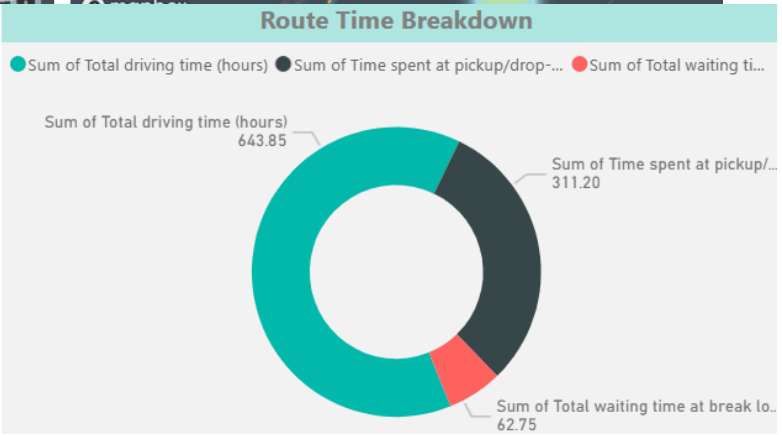


**573.16**  
Average daily distance (Miles)

**1376**  
Total served passengers (including No Shows and excluding Ad Hocs)

**5814**  
Total number of shifts

**0.6**  
Average number of passengers





# **CITY OF CARLSBAD**

**FY 2025 – 2026**

## **DEPARTMENT OF UTILITIES**

**JANUARY 2026**

***Ivan M. Abell, Director of Utilities***

# ENVIRONMENTAL SERVICES REPORT

## January 2026

<b>Environmental Services:</b>	<b>Current Month</b>	<b>Previous Month</b>	<b>Calendar Year to Date</b>
State and Federal Environmental Violations by City	0	0	0
Environmental Assessments (CDBG, P&Z, Drilling)	0	0	0
Environmental Compliance Inspections	0	0	0
Criminal Complaints Filed	0	0	0
Environmental Projects or Programs	0	0	0
Grease Interceptors Inspections	6	1	6

<b>Laboratory:</b>	<b>Current Month</b>	<b>Previous Month</b>	<b>Calendar Year to Date</b>
<b>Municipal Water Sampling/Analysis:</b>			
Wellfield Chemical Characteristic Analysis	37	53	37
Partial Wellfield Chemical Characteristics	29	53	29
Monitoring Wells Chemical Analysis	5	0	5
Total Coliform Analysis	40	40	40
Fecal Coliform Analysis	0	0	0
Chlorine Residual Tests (DE)	22	23	22
Special Chemicals (BTEX, Ammonia, Nitrite)	0	0	0

<b>Municipal Wastewater Sampling/Analysis (Reads):</b>	<b>Current Month</b>	<b>Previous Month</b>	<b>Calendar Year to Date</b>
Chemical Oxygen Demand Tests	0	0	0
Biochemical Oxygen Demand	12	15	12
Total Suspended Solids Tests	12	15	12
Volatile Alkalinity Tests	0	0	0
E-Coli on Effluent	12	15	12
Metals/TCLP/PCB/M2 Sampling on Sludge	0	0	0
Fecal Coliform Analysis on Sludge (Compost)	2	1	2
Effluent Chemical Characteristic Analysis	1	1	1

<b>DMR Bench Sheet:</b>	<b>Current Month</b>	<b>Previous Month</b>	<b>Calendar Year to Date</b>
Influent BOD Avg. (Lbs.)	8,756	7,512	8,756
Effluent BOD Avg. (Lbs.)	47.68	134	48
BOD Removal (%)	99.46	98	99
Influent TSS Avg. (Lbs.)	9,567	8,851	9,567
Effluent TSS Avg. (Lbs.)	70.00	80	70
TSS Removal (%)	99.27	9	99

# ENVIRONMENTAL SERVICES REPORT


## January 2026

<b>Private Well Analysis:</b>	<b>Current Month</b>	<b>Previous Month</b>	<b>Calendar Year to Date</b>
Total Coliform Analysis	43	37	43
Total Coliform Analysis (Construction)	3	1	3
Number of Positives for Confirmation	0	1	0
Chemical Characteristics Analysis	0	0	0
Environment Department Mediated Tests	0	0	0
Lake Carlsbad E-Coli Analysis Performed	0	0	0
Lake Carlsbad Beach Closures Due to Bacterial Count	0	0	0

<b>Golf Course (Reclaimed) Water Analysis (NMED Groundwater Discharge Permit):</b>	<b>Current Month</b>	<b>Previous Month</b>	<b>Calendar Year to Date</b>
Nitrate	5	4	5
Total Kjeldahl Nitrogen	0	0	0
Total Dissolved Solids	1	1	1
E-Coli Analysis	12	14	12
Chemical Characteristics	1	1	1
Other NMED-Required Testing (Chlorides, etc.)	1	1	1

**Remarks:**

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Digitally signed by Richard Aguilar  
 DN: cn=Richard Aguilar, o=City of Carlsbad,  
 ou=Env Services Lab,  
 email=raguilar@cityofcarlsbadnm.com, c=US  
 Date: 2026.02.04 13:10:25 -07'00'

**Richard Aguilar,**  
**Environmental Svcs. Superintendent**

**Solid Waste Department Summary**

January 2026

This Month      Previous Month      Last Year      Calendar  
Year to Date

**Garbage Collection (ARC)**

Number of ARC Trucks in Operation	15 OF 29	15 OF 29	18 of 26	
Tons Collected and Delivered to Landfill	2,152.38	2,493.18	1742.84	2,152.38
Number of Trips to Landfill	317	388	247	317

**Residential and Commercial Services**

Number of Residential Services	138	132	246	
Number of Commercial Services	10	9	36	
Number of New Residential Services	6	6	6	6
Number of New Commercial Services	1	1	6	1

\*No data available

**Container Maintenance**

Number of 3 CuYard Containers Repaired	50	6	35	50
Number of 3 CuYard Containers Replaced	25	9	20	25
Number of 1.5 CuYard Containers Repaired	10	0	0	10
Number of 1.5 CuYard Containers Replaced	0	0	1	0
Number of 96 gallon Containers Repaired	81	71	94	81
Number of 96 gallon Containers Replaced	197	132	133	197
Number of 96 gallon Lids Replaced	41	33	42	41
Number of 96 gallon Wheels Replaced	40	38	52	40
Number of 1.5 CuYard Lids Repaired	10	0	0	10
Number of 3 CuYard Lids Repaired	36	3	6	36
Number of New 96 Gallon Roll-outs	3	6	6	3

**Trash/Yard Waste Residential Collection (Grappler)**

Number of Trucks in Operation	6 OF 9	5 Of 9	4 OF 8	
Tons of Trash Delivered to Landfill	129.22	202.93	622.96	129.22
Number of Trips to Landfill	52	91	145	52
Green Waste Collected and Delivered to WWTP (TONS)	0.00	0.00	0	0.00
Number of trips to WWTP	0	0	0	0



**Solid Waste Department Summary**

January 2026

This Month      Previous Month      Last Year      Calendar  
Year to Date

**Sandpoint Landfill Operation**

Waste Received from Carlsbad (Tons)	4,247.35	4,697.16	3,781.53	4,247.35
Waste Received from Artesia (Tons)	1,711.96	1,830.44	1,862.39	1,711.96
Waste Received from Eddy County (Tons)	3,017.43	2,772.80	2,855.44	3,017.43
Waste Received from Others (Tons)	327.4	1.33	0.00	327.40
Tipping Fees received at Gate	\$3,146.88	\$2,477.56	1,772.58	\$3,146.88
Tipping fees Billed	\$105,167.00	\$111,538.86	\$149,680.51	\$105,167.00
Solid Waste Facility Permit Violations	0	0	0.00	0


**Convenience Station**

Tons of Trash Collected and Delivered to Landfill	237.19	245.75	332.35	237.19
CuYards of Glass	0.00	0.00	0.00	0.00
Tons of Metal	15.10	95.56	76.39	15.10
Green Waste Collected and Delivered to WWTP (TONS)	0.00	0.00	130.68	0.00
Number of trips to WWTP	0	0	0.00	0

**Roll Off Rentals**

Fees Billed	\$52,217.64	\$43,049.92	\$50,394.16	\$52,217.64
Tons of Refuse Collected and Delivered to Landfill	287.70	216.60	391.93	287.70
No. of 40 CuYard Containers Rented	0	0.00	0.00	0.00
No. of 30 CuYard Containers Rented	50	45.00	51.00	50.00
No. of 25 CuYard Containers Rented	0	0.00	0.00	0.00
No. of 15 CuYard Containers Rented	0	0.00	0.00	0.00

REMARKS: \*No data available


  
 \_\_\_\_\_  
 Albert Moisa, Solid Waste Superintendent  
 2-11-26  
 \_\_\_\_\_  
 Date

# Carlsbad Municipal Water System Report

Jan-26

Acre Ft.

**Production Figures:**

**This Month**    **Previous Month**    **Year to Date**

Pumped from Sheep's Draw (Ac. Ft.)	500.80	527.65	500.80
Water Imported from Double Eagle (Ac. Ft.)	0.00	0.00	0.00
Water delivered to Livestock (Ac. Ft.)	0.00	0.10	0.00
Water Sold to Apartments (Ac. Ft.)	11.57	11.62	11.57
Water Sold to Commercial Accounts (Ac. Ft.)	108.60	123.28	108.60
Water Sold to Government Accounts (Ac. Ft.)	17.62	23.09	17.62
Water Sold to Industrial Accounts (Ac.Ft.)	0.15	0.06	0.15
Water Sold to Residential Accounts (Ac.Ft.)	246.46	269.75	246.46
Record Only Accounts (Ac.Ft.)	0.98	0.95	0.98
Water Sold to Semi-Commercial Accounts (Ac.Ft.)	9.76	11.96	9.76
Safe Drinking Water Act Violations	0	0	0.00

\*meter failure

**Wells:**

Number in Operation (Sheep's Draw) **	9/9	9/9	
KWH Consumed	376,880	434,880	376,880
Capitan Aquifer Level (Ft. from Surface @ #6)	389'5"	389'9"	
Number of New Water Services Installed	8	6	8

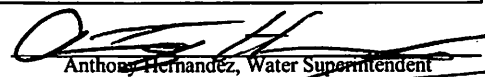
**Meters:**

Total in Service	13,134	13,147	
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**Fire Hydrants:**

In Service	879	879	
Out of Service	0	0	
Repaired	0	0	0

**Remarks:**


  
 Anthony Hernandez, Water Superintendent

**CARLSBAD WATER SYSTEM WELL OPERATION**  
**Jan-26**

WELL	POWER CONSUMPTION X 400			WATER PRODUCTION X 1000				ENGINE HOUR CLOCK			WATER LEVELS			
	CURRENT MONTH	LAST MONTH	KWH CONSUMED	CURRENT MONTH	LAST MONTH	GALLONS PUMPED	ACRE FEET	CURRENT MONTH	LAST MONTH	HOURS RUN	GPM	STATIC	PUMPED per Hour Meter (gal)	gal/kwh
1	4	2	800	270,320	270,239	81,000	0.25	2716.9	2715.9	1.0	1,750		105,000	525
2	53	4	19,600	106,169	98,914	7,255,000	22.26	13569.6	13464.8	104.8	1,200		7,545,600	420
3	6	4	800	696,566	696,353	213,000	0.65	40451.8	40450.2	1.6	1,600		153,600	375
4	<b>861</b>	630	92,400	<b>2,024,586</b>	1,988,570	36,016,000	110.53	<b>65590.2</b>	65244.8	345.4	<b>1,750</b>		36,267,000	257
5	<b>1032</b>	767	106,000	<b>3,151,500</b>	3,105,775	45,725,000	140.33	<b>78074.8</b>	77711	363.8	<b>1,200</b>		26,193,600	348
6	66	38	4,480	1,360,325	1,359,425	900,000	2.76	5.7		5.7	2,800		957,600	421
7	991	786	82,000	2,478,001	2,444,083	33,918,000	104.09	22024.6	21852.3	172.3	1,950		20,159,100	424
8	166	0	66,400	1,302,035	1,262,956	39,079,000	119.93	20955.6	20955.6	0.0	1,350		0	389
9	637	626	4,400	1,701,895	1,701,895	0	0.00	104.9		104.9	1,600		10,070,400	324
10														
TOTAL KWH CONSUMED			376,880	TOTAL PUMPED		163,187,000	500.80	TOTAL HOURS RUN		1,099.5	OIL		TOTAL CHLORINE USED	
											38		1,276	
Reservoir No. 4 Meter			Total Gallons Pumped Comparison				Total Rainfall			Notes				
Inlet This Month X 1000		12,017,408		THIS MONTH		163,187,000	500.80	0.88			Wells #4 and #5 on State Trust Land			
				LAST YEAR, SAME MONTH		176,530,000	541.75							
Inlet Last Month X 1000		11,854,308		DIFFERENCE		(13,343,000)	(40.95)							
Total Inlet		163,100,000		* corrected										

**MUNICIPAL WATER SYSTEM  
WATER RIGHTS PUMPED (C-76)  
ACRE FEET**

(9867 Acre Ft. Available Per Year)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2002	297.16	268.70	440.91	704.96	958.06	1,066.88	1,341.56	1,074.79	774.52	485.05	280.99	155.99	7849.57
2003	270.84	203.99	505.94	1,064.03	1,206.94	1,122.78	1,343.98	1,076.39	775.41	685.53	305.27	409.57	8970.67
2004	385.42	439.36	489.06	680.19	948.71	1,063.84	1,068.05	798.52	772.40	451.14	364.15	414.64	7875.48
2005	332.30	318.24	425.71	655.91	878.61	1,123.12	1,338.81	773.36	830.12	609.54	478.07	445.90	8209.69
2006	395.24	416.50	606.61	799.07	1,145.49	1,165.26	1,141.96	699.68	536.40	574.84	453.79	372.30	8307.14
2007	386.96	350.66	480.44	665.57	629.51	1,062.65	841.31	964.52	740.42	672.37	485.02	446.90	7726.33
2008	452.24	668.55	705.92	934.92	1,060.06	1,454.74	1,040.96	900.29	768.43	684.45	505.09	456.16	9631.81
2009	458.70	519.36	694.55	871.85	1,095.02	1,202.19	951.06	980.82	809.14	666.16	529.67	420.61	9199.13
2010	422.56	352.26	539.69	327.39	1,150.19	1,219.15	848.31	1,057.28	738.68	677.68	503.09	461.84	8298.12
2011	474.73	536.44	800.88	973.90	1,238.89	1,355.98	1,423.54	1,226.62	886.11	776.71	540.43	454.95	10689.18
2012	466.85	431.44	701.69	810.10	828.11	1,185.27	901.47	1,013.28	806.85	652.17	480.34	461.15	8738.72
2013	423.91	412.36	633.53	822.91	947.12	1,047.09	800.86	925.05	727.29	611.46	451.84	377.93	8,181.35
2014	388.31	383.82	557.69	701.51	872.84	1,031.98	1,122.07	893.82	552.90	541.69	414.16	391.00	7,851.79
2015	428.54	369.38	490.96	711.13	732.60	903.17	919.01	994.43	789.98	522.56	432.59	418.96	7,713.31
2016	408.24	364.58	449.03	573.56	672.93	921.77	1,157.49	791.59	541.42	587.72	443.39	442.94	7,354.66
2017	394.41	415.24	615.73	768.14	921.14	883.20	1,007.00	726.66	715.10	536.59	482.95	484.39	7,950.55
2018	484.78	402.92	640.20	750.65	991.56	1,023.15	954.69	853.04	684.90	530.89	386.73	404.76	8,108.27
2019	392.03	408.30	501.88	712.74	920.31	919.36	931.82	860.57	880.60	570.04	425.02	400.18	7,922.85
2020	424.96	402.62	508.41	896.76	983.81	1,161.49	1,242.85	1,055.78	1,045.26	625.06	411.27	463.48	9,221.75
2021	368.52	418.64	712.43	726.13	809.60	837.98	793.40	764.24	715.36	652.05	455.84	403.35	7,657.54
2022	336.78	376.58	515.94	882.91	973.98	975.97	1,147.87	848.51	773.62	493.31	404.67	435.85	8,165.99
2023	330.74	313.20	484.97	823.91	916.36	1,079.94	1,232.41	1,223.34	819.91	621.07	486.28	470.52	8,802.65
2024	436.56	468.06	651.21	871.40	1,184.72	1,080.20	1,111.10	1,164.73	813.57	778.98	577.92	470.44	9,608.89
2025	541.75	547.72	656.13	797.44	993.74	857.61	927.33	1,054.58	889.55	745.37	543.82	527.65	9,082.69
2026	500.80												500.80

Sheep Draw Water Pumped - Acre Feet 9867 Acre Feet Available Per Year

Difference

	January	February	March	April	May	June	July	August	September	October	November	December	Total	
1999	259.97	275.11	485.12	694.64	798.54	839.80	903.86	1,102.11	751.40	534.43	395.59	253.70	7,294.27	9867
Total		535.08	1,020.20	1,714.84	2,513.38	3,353.18	4,257.04	5,359.15	6,110.55	6,644.98	7,040.57	7,294.27		2,572.73
2000	303.85	377.05	592.71	710.82	1,063.12	1,168.66	1,072.41	1,134.64	886.90	487.13	260.33	278.46	8,336.08	1,530.92
Total		680.90	1,273.61	1,984.43	3,047.55	4,216.21	5,288.62	6,423.26	7,310.16	7,797.29	8,057.62	8,336.08		
2001	379.10	340.60	389.50	714.80	1,129.68	1,083.53	1,341.71	1,074.96	612.54	662.35	356.80	276.27	8,361.84	1,505.16
Total		719.70	1,109.20	1,824.00	2,953.68	4,037.21	5,378.92	6,453.88	7,066.42	7,728.77	8,085.57	8,361.84		
2002	297.16	268.70	440.91	704.96	958.06	1,066.88	1,341.56	1,074.79	774.52	485.05	280.99	155.99	7,849.57	2,017.43
Total		565.86	1,006.77	1,711.73	2,669.79	3,736.67	5,078.23	6,153.02	6,927.54	7,412.59	7,693.58	7,849.57		
2003	270.84	203.99	505.94	1,064.03	1,206.94	1,122.78	1,343.98	1,076.39	775.41	685.53	305.27	409.57	8,970.67	896.33
Total		474.83	980.77	2,044.80	3,251.74	4,374.52	5,718.50	6,794.89	7,570.30	8,255.83	8,561.10	8,970.67		
2004	385.42	439.36	489.06	680.19	948.71	1,063.84	1,068.05	798.52	772.40	451.14	364.15	414.64	7,875.48	1,991.52
Total		824.78	1,313.84	1,994.03	2,942.74	4,006.58	5,074.63	5,873.15	6,645.55	7,096.69	7,460.84	7,875.48		
2005	332.30	318.24	425.71	655.91	878.61	1,123.12	1,338.81	773.36	830.12	609.54	478.07	445.90	8,209.69	1,657.31
Total		650.54	1,076.25	1,732.16	2,610.77	3,733.89	5,072.70	5,846.06	6,676.18	7,285.72	7,763.79	8,209.69		
2006	395.24	416.50	606.61	799.07	1,145.49	1,165.26	1,141.96	699.68	536.40	574.84	453.79	372.30	8,307.14	1,559.86
Total		811.74	1,418.35	2,217.42	3,362.91	4,528.17	5,670.13	6,369.81	6,906.21	7,481.05	7,934.84	8,307.14		
2007	386.96	350.66	480.44	665.57	629.51	1,062.65	841.31	964.52	740.42	672.37	485.02	446.90	7,726.33	2,140.67
Total		737.62	1,218.06	1,883.63	2,513.14	3,575.79	4,417.10	5,381.62	6,122.04	6,794.41	7,279.43	7,726.33		
2008	452.24	668.55	705.91	934.92	1,060.06	1,454.74	1,040.96	900.29	768.43	684.45	505.09	456.16	9,631.80	235.20
Total		1,120.79	1,826.70	2,761.62	3,821.68	5,276.42	6,317.38	7,217.67	7,986.10	8,670.55	9,175.64	9,631.80		
2009	458.70	519.36	694.55	871.85	1,095.02	1,202.19	951.06	980.82	809.14	666.16	529.67	420.61	9,199.13	667.87
Total		978.06	1,672.61	2,544.46	3,639.48	4,841.67	5,792.73	6,773.55	7,582.69	8,248.85	8,778.52	9,199.13		

Sheep Draw Water Pumped - Acre Feet 9867 Acre Feet Available Per Year

Difference

	January	February	March	April	May	June	July	August	September	October	November	December	Total	
2010	422.56	352.26	539.69	327.39	1,150.19	1,219.15	848.31	1,057.28	738.68	677.68	503.09	461.84	8,298.12	9,867.00
Total		774.82	1,314.51	1,641.90	2,792.09	4,011.24	4,859.55	5,916.83	6,655.51	7,333.19	7,836.28	8,298.12		1,568.88
2011	474.73	536.44	800.88	973.90	1,238.89	1,355.98	1,423.54	1,226.62	886.11	776.71	540.43	454.95	10,689.18	-822.18
Total		1,011.17	1,812.05	2,785.95	4,024.84	5,380.82	6,804.36	8,030.98	8,917.09	9,693.80	10,234.23	10,689.18		
2012	466.85	431.44	701.69	810.10	828.11	1,185.27	901.47	1,013.28	806.85	652.17	480.34	461.15	8,738.72	1,128.28
Total		898.29	1,599.98	2,410.08	3,238.19	4,423.46	5,324.93	6,338.21	7,145.06	7,797.23	8,277.57	8,738.72		
2013	423.91	412.36	633.53	822.91	947.12	1,047.09	800.86	925.05	727.29	611.46	451.84	377.93	8,181.35	1,685.65
Total		836.27	1,469.80	2,292.71	3,239.83	4,286.92	5,087.78	6,012.83	6,740.12	7,351.58	7,803.42	8,181.35		
2014	388.31	383.82	557.69	701.51	872.84	1,031.98	1,122.07	893.82	552.90	541.69	414.16	391.00	7,851.79	2,015.21
Total		772.13	1,329.82	2,031.33	2,904.17	3,936.15	5,058.22	5,952.04	6,504.94	7,046.63	7,460.79	7,851.79		
2015	482.54	369.38	490.96	711.13	732.60	903.17	919.01	994.43	789.98	522.56	432.59	418.96	7,767.31	2,099.69
Total		851.92	1,342.88	2,054.01	2,786.61	3,689.78	4,608.79	5,603.22	6,393.20	6,915.76	7,348.35	7,767.31		
2016	408.24	364.58	449.03	573.56	672.93	921.77	1,157.49	791.59	541.42	587.72	443.39	442.94	7,354.66	2,512.34
Total		772.82	1,221.85	1,795.41	2,468.34	3,390.11	4,547.60	5,339.19	5,880.61	6,468.33	6,911.72	7,354.66		
2017	394.41	415.24	615.73	768.14	921.14	883.20	1,007.00	726.66	715.10	536.59	482.95	484.39	7,950.55	1,916.45
Total		809.65	1,425.38	2,193.52	3,114.66	3,997.86	5,004.86	5,731.52	6,446.62	6,983.21	7,466.16	7,950.55		
2018	484.78	402.92	640.20	750.65	991.56	1,023.15	954.69	853.04	684.90	530.89	386.73	404.76	8,108.27	1,758.73
Total		887.70	1,527.90	2,278.55	3,270.11	4,293.26	5,247.95	6,100.99	6,785.89	7,316.78	7,703.51	8,108.27		
2019	392.03	408.30	501.88	712.74	920.31	919.37	931.82	860.57	880.60	570.04	425.02	400.18	7,922.86	1,944.14
Total		800.33	1,302.21	2,014.95	2,935.26	3,854.63	4,786.45	5,647.02	6,527.62	7,097.66	7,522.68	7,922.86		
2020	438.73	387.20	523.69	928.40	1,015.17	1,177.81	1,120.57	1,062.19	1,066.47	539.88	430.40	463.48	9,153.99	713.01
Total		825.93	1,349.62	2,278.02	3,293.19	4,471.00	5,591.57	6,653.76	7,720.23	8,260.11	8,690.51	9,153.99		
2021	368.01	418.64	712.43	726.13	809.60	837.98	793.40	764.24	715.36	652.05	455.84	403.35	7,657.03	2,209.97
Total		786.65	1,499.08	2,225.21	3,034.81	3,872.79	4,666.19	5,430.43	6,145.79	6,797.84	7,253.68	7,657.03		
2022	336.78	376.58	515.94	882.91	973.98	975.97	1,147.87	848.51	773.62	493.31	404.67	435.85	8,165.99	1,701.01
Total		713.36	1,229.30	2,112.21	3,086.19	4,062.16	5,210.03	6,058.54	6,832.16	7,325.47	7,730.14	8,165.99		
2023	330.74	313.20	484.97	823.91	916.36	1,079.94	1,232.41	1,223.34	819.91	621.07	486.28	470.52	8,802.65	1,064.35
Total		643.94	1,128.91	1,952.82	2,869.18	3,949.12	5,181.53	6,404.87	7,224.78	7,845.85	8,332.13	8,802.65		
2024	436.56	468.06	651.21	871.40	1,184.72	1,080.20	1,111.10	1,164.73	813.57	778.98	577.92	470.44	9,608.89	258.11
Total		904.62	1,555.83	2,427.23	3,611.95	4,692.15	5,803.25	6,967.98	7,781.55	8,560.53	9,138.45	9,608.89		
2025	541.75	547.72	656.13	797.44	993.74	857.61	927.33	1,054.58	889.55	745.37	543.82	527.65	9,082.69	784.31
Total		1,089.47	1,745.60	2,543.04	3,536.78	4,394.39	5,321.72	6,376.30	7,265.85	8,011.22	8,555.04	9,082.69		
2026		500.80											500.80	9,366.20
Total		500.80	500.80	500.80	500.80	500.80	500.80	500.80	500.80	500.80	500.80	500.80		

**MUNICIPAL WATER SYSTEM  
WATER SOLD  
ACRE FEET**

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2002	361.07	373.67	374.24	527.03	956.91	1164.77	996.81	977.93	1153.18	607.92	431.21	301.17	8225.93
2003	391.07	304.91	404.05	598.44	999.69	1030.55	1061.59	1169.02	1046.52	731.67	559.33	342.90	8639.75
2004	418.82	310.23	337.47	479.72	685.58	983.31	984.35	814.65	763.90	475.02	413.97	302.17	6969.19
2005	368.27	275.02	299.95	503.81	693.61	840.97	1296.63	886.95	754.89	658.48	468.42	377.74	7424.74
2006	414.11	677.07	450.26	678.99	725.58	1280.61	1083.09	705.47	564.79	572.49	430.08	334.08	7916.62
2007	354.13	318.22	380.07	437.50	653.63	756.31	899.69	774.47	896.99	541.76	530.36	344.60	6887.72
2008	326.32	375.13	413.71	627.22	842.55	1025.43	943.54	855.66	605.32	559.79	494.03	0.00	7068.68
2009	439.03	352.25	614.56	2321.13	1268.55	1211.80	1099.85	927.66	1030.30	765.46	976.92	564.86	11572.39
2010	567.77	471.98	547.89	757.41	1272.59	1066.67	1081.09	913.03	1105.63	1031.30	950.35	786.38	10552.09
2011	444.27	760.40	774.56	1233.94	1338.54	1352.52	1717.55	1405.40	1347.32	924.66	874.25	677.51	12850.91
2012	565.38	642.97	581.75	926.04	848.01	1000.31	1440.24	1151.94	1237.78	866.01	865.02	670.56	10796.01
2013	616.99	671.05	645.27	975.32	1,049.04	1,249.35	944.16	951.65	1,058.15	785.76	592.98	469.93	10009.65
2014	475.55	470.88	507.96	653.04	920.21	1,041.43	1,157.15	978.54	953.20	558.14	550.55	417.07	8683.72
2015	554.03	282.77	520.21	624.18	758.14	800.23	985.58	863.21	1,068.91	639.91	478.42	448.68	8024.27
2016	456.11	302.09	482.13	615.67	708.66	828.42	1,071.60	820.33	623.25	460.13	368.12	305.64	7042.15
2017	389.78	306.60	440.10	639.30	654.47	838.50	1,049.46	698.97	675.47	504.34	369.98	684.50	7251.47
2018	422.34	332.74	345.80	670.09	971.05	975.33	966.38	858.30	871.28	451.67	438.60	355.77	7659.35
2019	393.08	359.27	350.49	565.35	639.70	890.80	994.24	830.84	887.72	711.06	476.89	347.64	7447.08
2020	336.09	374.53	311.89	657.80	838.33	1,080.68	1,158.21	1,069.16	1,120.70	917.05	479.84	350.70	8694.98
2021	414.83	317.62	365.17	767.91	768.47	825.78	709.15	954.68	597.34	740.70	354.75	355.25	7171.65
2022	367.25	360.67	349.75	693.40	752.88	1,174.27	944.39	940.34	746.92	652.02	422.08	417.17	7821.14
2023	415.22	425.35	388.23	673.31	718.62	934.58	1,252.39	1,033.06	956.03	1,031.98	452.53	368.91	8650.21
2024	384.41	379.02	475.27	574.00	915.24	1,068.20	887.98	1,089.86	980.43	700.51	677.08	451.04	8583.04
2025	393.36	439.02	443.56	631.97	810.03	944.17	735.05	1,006.97	787.84	729.49	607.11	440.70	7969.27
2026	395.13												395.13

\* No info available due to transition of new billing system.

## MUNICIPAL WATER SYSTEM METERS IN SERVICE

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2002	10,385	10,398	10,360	10,396	10,485	10,486	10,492	10,479	10,512	10,468	10,448	10,534
2003	10,453	10,420	10,550	10,505	10,549	10,682	10,604	10,670	10,688	10,631	10,586	10,606
2004	10,608	10,541	10,617	10,624	10,627	10,678	10,700	10,730	10,671	10,672	10,684	10,597
2005	10,581	10,552	10,635	10,618	10,645	10,733	10,757	10,747	10,725	10,695	10,692	10,669
2006	10,676	10,669	10,663	10,704	10,687	10,759	10,720	10,746	10,739	10,711	10,670	10,645
2007	10,633	10,661	10,679	10,717	10,726	10,814	10,801	10,786	10,740	10,735	10,761	10,753
2008	10,804	10,784	10,809	10,826	10,836	10,880	10,861	10,875	10,820	10,758	10,713	
2009	10,747	10,881	11,126	11,179	11,156	11,232	11,160	11,184	11,158	11,169	11,182	11,107
2010	11,132	11,105	11,201	11,157	11,208	11,221	11,216	11,225	11,201	11,205	11,184	11,165
2011	11,271	11,292	11,256	11,270	11,281	11,349	11,331	11,333	11,327	11,300	11,267	11,224
2012	11,249	11,229	11,277	11,305	11,333	11,353	11,368	11,370	11,319	11,332	11,344	11,321
2013	11,290	11,361	11,415	11,405	11,412	11,450	11,488	11,527	11,507	11,478	11,482	11,442
2014	11,501	11,709	11,803	11,807	11,848	11,893	11,919	11,988	12,001	12,022	11,892	11,993
2015	11,865	11,871	11,916	12,014	11,957	12,153	12,062	12,087	12,020	11,968	11,825	11,978
2016	11,854	12,116	12,166	12,125	12,143	12,224	12,170	12,219	12,162	12,076	11,979	11,948
2017	12,053	12,014	12,173	12,213	12,173	12,223	12,205	12,376	12,213	12,300	12,204	12,288
2018	12,315	12,307	12,329	12,384	12,452	12,531	12,472	12,479	12,467	12,408	12,577	12,352
2019	12,440	12,386	12,556	12,508	12,653	12,656	12,698	12,827	12,644	12,804	12,708	12,653
2020	12,769	12,731	12,859	12,827	12,844	12,926	12,912	13,057	12,996	13,265	12,812	12,799
2021	12,830	12,920	12,945	13,205	13,026	13,162	*	*	*	*	*	*
2022	*	*	*	*	*	*	*	*	*	*	*	12,980
2023	12,572	12,604	12,610	12,646	12,627	12,676	12,706	12,717	12,723	12,736	12,773	12,815
2024	12,803	12,811	12,826	12,843	12,877	12,906	12,912	12,939	12,943	12,981	12,989	12,981
2025	12,995	13,008	13,022	13,066	13,045	13,097	13,091	13,113	13,123	13,150	13,165	13,147
2026	13,134											

\* No info available due to transition of new billing system.

**AIRPORT WELLS  
WATER RIGHTS PUMPED  
ACRE FEET**

(61.24 Acre Ft. Available Per Year)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2012	0.59	0.62	1.08	0.83	1.83	3.64	2.31	3.67	2.27	2.01	1.67	1.87	22.41
2013	0.89	2.32	2.26	1.18	1.28	1.73	1.9	3.69	2.01	2.62	1.99	1.06	22.93
2014	1.86	0.73	1.04	1.55	0.66	0.20	3.17	0.96	0.37	1.89	0.80	0.61	13.84
2015	0.03	0.07	0.03	1.02	1.59	2.47	2.57	2.96	2.13	1.35	2.46	1.57	18.25
2016	1.14	2.21	3.25	3.48	2.43	1.45	0.064	0.031	0.002	0.016	0.00	0.058	14.13
2017	0.07	0	0.16	0.31	0	0.51	0.55	0.022	0.00	0	0.18	0.14	1.94
2018	0.00	0.07	0.06	0.082	0.303	0.00	0.002	0.002	0.002	0.002	0.001	0.002	0.53
2019	0.00	0.023	0.36	0.56	1.17	2.72	2.13	2.67	2.60	2.60	1.33	1.99	18.15
2020	0.48	1.04	0.49	1.47	0.61	1.37	0	0.99	1.55	2.03	0.46	0.35	10.84
2021	0.77	0.34	0.45	0.71	0.94	2.01	1	1.56	0.92	0.83	1.21	0.61	11.35
2022	0.89	0.62	0.95	0.27	0.21	0.33	0.9	0.08	0.12	0.01	0.03	0	4.41
2023	0.00	0.00	0.00	0.40	0.52	3.75	3.61	1.76	0.09	0.08	0.00	0.00	10.21
2024	0.58	0.03	0.00	0.05	0.00	0.07	0.01	0.00	0.00	0.00	0.00	0.00	0.74
2025	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.05
2026	0.03												0.03

**AIRPORT WELLS  
WATER SOLD  
ACRE FEET**

2011	1.18	1.09	3.76	3.87	3.32	3.91	3.32	1.69	3.5	3.25	3.99	0.81	33.69
2012	2.36	2.65	3.77	3.84	1.27	3.02	2.66	4.22	2.62	2.3	2.65	1.28	32.64
2013	1.32	1.11	0.88	0.49	0.64	1.67	1.78	2.70	1.22	0.97	1.20	0.95	14.93
2014	1.15	0.05	1.51	0.82	0.07	0	0.44	0.27	0.01	0.02	0.01	0.01	4.36
2015	0.01	0	0	0	0	1.04	1.78	3.12	1.12	1.60	2.07	1.25	11.99
2016	1.4	2.14	2.86	3.35	2.18	1.22	0.04	0.03	0	0.02	0	0	13.235
2017	0	0	0.15	0	0	0.48	0.53	0.00	0	0.00	0.00	0	1.16
2018	0	0	0	0	0	0	0	0.00	0	0.00	0.00	0	0
2019	0	0	0.33	0.052	0	0.031	0.031	0.00	0.37	0.29	0.51	0.08	1.694
2020	0.04	6.27	0.38	1.21	0.58	1.17	0.31	0.00	1.5	1.75	0.40	0.29	13.9
2021	0.84	0.17	0.42	0.73	0.92	1.9	1.36	1.26	1.17	0.64	0.95	0.79	11.15
2022	*	*	*	*	*	*	*	*	*	*	*	*	0
2023	0	0	0	0	0.73	0.55	1.35	3.70	0.95	0.15	0.00	0.00	7.43
2024	1.77	0.52	0	0.03	0	0.04	0.01	0.00	0	0.00	0.00	0.00	2.37
2025	0	0	0	0.04	0	0	0	0.00	0	0.00	0.00	0.00	0.04
2026	0												0

Note: Water Sold Report is always one month behind.  
\*no info available

**WATER CUTOFFS**

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2012		227	231	299	198	270	216	274	219	504	293	408	3139
2013	260	309	321	438	267	362	267	315	236	254	362	291	3682
2014	343	360	433	239	353	185	363	399	288	373	484	307	4127
2015	397	254	252	355	256	273	299	303	266	307		535	3497
2016	414	440	298	297	360	239	345	163	177	212	240	172	3357
2017	268	210	265	279	158	231	170	195	166	228	221	177	2568
2018	241	301	120	139	235	153	227	152	206	216	368	199	2557
2019	257	270	334	143	238	147	222	251	235	256	341	217	2911
2020	172	172	235	0	0	0	0	0	0	643	0	0	1222
2021	0	0	0	428	341	255	0	0	0	0	0	0	1024
2022	0	0	797	324	394	345	457	285	276	0	0	0	2878
2023	506	275	291	318	305	277	319	232	223	248	0	0	2994
2024	372	306	296	286	209	193	265	198	212	222	165	230	2974
2025	329	310	295	0	232	0	349	281	229	261	230	265	2781
2026	308												308

**SHOOTING RANGE WELL  
WATER RIGHTS PUMPED  
ACRE FEET**

(3 Acre Ft. Available Per Year)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2013	0.05	0.03	0.12	0.16	0.18	0.28	0.21	0.32	0.16	0.20	0.08	0.05	1.84
2014	0.07	0.10	0.16	0.10	0.13	0.29	0.34	0.31	0.17	0.18	0.11	0.10	2.06
2015	0.08	0.07	0.12	0.12	0.11	0.12	0.12	0.26	0.21	0.12	0.08	0.09	1.50
2016	0.07	0.08	0.10	0.07	0.10	0.22	0.16	0.09	0.04	0.04	0.037	0.031	1.04
2017	0.009	0.01	0.03	0.02	0.04	0.10	0.04	0.055	0.046	0.05	0.03	0.034	0.47
2018	0.04	0.02	0.04	0.02	0.02	0.03	0.02	0.03	0.025	0.025	0.034	0.058	0.37
2019	0.061	0.05	0.06	0.05	0.03	0.03	0.01	0.02	0.02	0.02	0.086	0.080	0.51
2020	0.003	0.00	0	0	0.00	0.00	0.05	0.06	0.06	0.043	0.043	0.000	0.26
2021	0	0	0	0	0.00	0.03	0.02	0.02	0.09	0.03	0.02	0.04	0.25
2022	0.01	0.01	0.02	0.02	0.02	0.01	0.2	0.01	0.02	0.02	0.02	0.02	0.38
2023	0.01	0.02	0.02	0.02	0.06	0.02	0.02	0.02	0.02	0.02	0.01	0.01	0.25
2024	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.04	0.03	0.04	0.04	0.03	0.32
2025	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.03	0.01	0.24
2026	0.01												0.01

**SUNSET GARDEN WELL  
WATER RIGHTS PUMPED  
ACRE FEET**

(28.2 Acre Ft. Available Per Year)

2012											10.75	0	10.75
2013	0.00	0.00	0.00	1.51	4.53	4.47	2.98	5.09	1.73	0.51	0.00	0.00	20.82
2014	0.00	0.00	0.00	0.00	0.00	0.00	6.81	2.58	0.53	0.00	0.00	0.00	9.92
2015	0.00	0.00	0.07	2.68	2.84	1.93	1.13	2.72	4.71	1.47	2.17	0.26	19.98
2016	0.13	1.89	3.37	4.30	4.49	4.11	4.66	0.82	0.00	0.00	0.00	0.00	23.77
2017	0.00	0.00	2.60	3.92	3.87	3.63	4.18	2.97	0.33	0.00	0.00	1.38	22.88
2018	0.00	0.07	0.00	1.48	3.53	3.74	1.57	3.46	2.79	1.00	0.00	0.00	17.64
2019	0.00	0.00	0.04	2.56	4.36	4.57	2.72	4.60	3.06	1.04	0.28	0.00	23.23
2020	0.13	0.55	1.06	2.53	3.77	1.58	3.97	3.97	3.81	2.46	0.78	0.29	24.90
2021	0.0045	0.00	1.06	2.23	3.09	3.29	3.36	2.23	2.60	1.07	1.49	1.41	21.84
2022	0.03	0.00	0.31	1.88	3.20	3.74	3.45	2.60	2.30	0.64	0.47	0.70	19.32
2023	0.00	0.02	0.73	2.40	3.43	3.49	0.83	3.03	2.09	0.81	0.00	0.00	16.83
2024	0.31	1.04	1.20	1.64	3.48	2.63	3.42	3.34	1.33	1.21	0.41	0.21	20.22
2025	0.53	0.21	0.82	2.45	1.84	1.01	1.14	2.46	2.97	1.72	0.21	1.37	16.73
2026	0.00												0.00

**WOOD FARM WELLS**

1,000,000      325850  
\*1,000,000    /325850    Formula do not delete

2011	0.08	0.90	11.80	9.78	22.64	22.54	18.60	19.88	37.60	8.30	2.20	0.02	154.34
2012	0.00	4.81	9.11	11.16	11.79	18.76	10.00	11.69	15.24	1.89	0.05	0.64	95.13
2013	0.35	0.61	7.29	12.51	16.04	16.64	10.62	16.57	8.61	4.90	2.34	0.27	96.75
2014	1.36	1.79	6.64	10.62	16.04	22.07	21.01	13.50	3.31	4.42	0.12	0.25	101.13
2015	0.29	1.31	4.58	13.01	37.20	2.17	11.54	20.96	8.74	1.62	0.44	0.55	102.41
2016	0.27	2.67	14.42	13.03	22.09	30.57	33.17	15.94	8.18	15.31	1.38	1.44	158.47
2017	1.62	0.93	11.50	17.68	24.58	29.33	29.59	11.05	14.91	8.18	1.56	1.43	152.36
2018	5.02	3.40	12.61	15.47	26.22	28.31	27.69	24.12	34.65	5.79	11.50	1.96	196.74
2019	4.11	2.42	0.01	14.42	49.65	0.70	25.05	21.72	26.74	13.96	7.00	7.03	172.81
2020	1.14	3.17	12.31	28.72	29.58	30.38	32.01	27.83	27.48	11.13	10.67	5.49	219.91
2021	6.43	4.67	13.65	12.36	10.29	18.34	18.00	12.59	17.68	14.25	9.66	0.00	137.92
2022	1.30	2.77	10.51	18.12	17.91	21.45	25.31	19.20	11.97	11.94	10.19	5.43	156.10
2023	10.89	6.93	13.21	15.06	19.29	27.86	35.38	30.59	17.55	10.27	5.52	34.34	226.89
2024	4.29	7.87	10.12	14.43	25.54	24.23	22.29	26.53	18.45	19.86	13.03	6.83	193.47
2025	4.67	6.99	8.99	11.87	16.46	15.00	13.87	20.00	15.02	15.52	10.77	10.89	150.05
2026	8.25												8.25

**Water Department Summary**  
**Double Eagle Water System**  
**Jan-26**  
**Acre Ft.**

**Production Figures:**

**This Month**   **Previous Month**   **Year to Date**

Water:

Pumped from Double Eagle (Ac. Ft.)	96.99	93.36	96.99
Water Exported to Carlsbad Municipal System	0.00	0.00	0.00
Water delivered to "Paying Livestock Water" Customers (Ac. Ft.)	0.48	0.33	0.48
Water delivered to "Free Livestock Water" Customers (Ac. Ft.)	0.75	0.78	0.75
Water sold to "Governmental Domestic Water" Customers (Ac. Ft.)	0.18	0.14	0.18
Water sold "Commercial Domestic Water" Customers (Ac. Ft.)	0.01	0.00	0.01
Water sold to "Industrial Water" customers (Ac. Ft.)	4.39	4.32	4.39
Water delivered to WIPP (Ac. Ft.)	1.18	0.53	1.18
Safe Drinking Water Act Violations	0	0	0

\*meter failure

Wells:

Wells in Operation	18	18	
KWH consumed	97,698	87,697	97,698
Total No. of Wells	23	23	
Ogallala Aquifer Level at Hudson 1	131.8'	129.5'	
Tatum Aquifer Level	127.5'	0	
Meters in Service	66	66	

**Distribution Figures:**

Transmission Lines:

Line Extension (feet)	0	0	0
Line Replacement (feet)	5	0	5
Leaks (Main Lines)	5	3	5
Number of Isolating Valves Operated	4	2	4
Number of Pressure Reducing Valves Serviced	6	0	6
Number of Air Relief Valves Serviced	1	0	1

Remarks:

Wells Down - C-3, AMB-1, AMB-3, CR-16, CR-17
* Not available
** No info available due to billing transitioning to new system.

  
 Anthony Hernandez, Water Superintendent

## Double Eagle Well Operation Jan-26

Well	Status	Water Production				Power Consumption			Motor Hours			Avg GPM
		Present Read	Previous Read	Water Pumped		Present Read	Previous Read	KWH	Current	Previous	Hours Run	
				Gallons	Acre Ft.							
AMBASSADOR # 1	Neptune/ Trident											off
AMBASSADOR # 4	Well Inoperable											
AMBASSADOR # 3	Well Inoperable					13,691	13,480	211	3,648.6	3,648.6	0	off
C-11	McCrometer	63,211,683	63,211,680	3	0.00	252,185	250,697	1,488	3,233.8	3,157.0	76.8	
C-10	McCrometer	72,518,802	72,153,980	364,822	1.12	316,309	313,640	2,669	5,972.7	5,869.8	102.9	
C-6	Mc Crometer	61,973,086	61,973,086	0	0.00	84,689	84,594	95	22,861.6	22,861.6	0	140
CAPROCK # 19	Mc Crometer Mag	43,736,004	43,736,004	0	0.00	62,022	61,944	78	23,130.8	23,130.8	0	25
CAPROCK # 13	Mc Crometer	242,481,200	234,867,017	7,614,183	23.37	514,069	498,749	15,320	38,472.8	37,633.6	839.2	140
C-9	McCrometer	78,956,209	78,396,747	559,462	1.72	260,331	258,824	1,507	10,071.0	9,861.7	209.3	
CAPROCK # 20	Sensus/ Omni	36,707,000	33,568,770	3,138,230	9.63	77,349	70,902	6,447	16,232.9	15,902.0	330.9	150
CAPROCK # 10	Mc Crometer	18,572,443	18,569,695	2,748	0.01	68,246	68,130	116	941.3	941.3	0	90
C-8	McCrometer	83,237,990	82,820,469	417,521	1.28	250,925	249,127	1,798	7,832.2	7,710.6	121.6	
C-7	McCrometer	46,908,696	46,581,975	326,721	1.00	172,391	171,031	1,360	7,314.8	7,153.0	161.8	
CAPROCK # 18	Sensus/ Omni	27,367,530	25,725,209	1,642,321	5.04	112,244	108,716	3,528	1.9	16,095.7	1.9	90
CAPROCK # 6	Neptune/ Trident	10,253,760	10,032,800	220,960	0.68	113,729	113,116	613	30,603.3	30,578.4	24.9	105
CAPROCK # 4	McCrometer	77,194,337	75,178,932	2,015,405	6.19	195,964	190,065	5,899	32,128.3	31,347.7	780.6	45
CAPROCK # 1	Mc Crometer	59,258,406	58,832,967	425,439	1.31	214,651	213,021	1,630	28,982.2	28,784.0	198.2	30
Frontier # 2	Mc Crometer	57,924,059	57,920,327	3,732	0.01	60,086	57,971	2,115	24,729.4	24,727.8	1.6	30
Frontier # 1	Sensus/ Omni	41,672,545	38,193,739	3,478,806	10.68	107,785	99,269	8,516	37,755.6	36,914.9	840.7	50
FRONTIER # 3	Mc Crometer	27,191,109	27,171,606	19,503	0.06	58,111	57,965	146	246.1	243.9	2.2	140
C-2	Mc Crometer	9,536,597	9,096,241	440,356	1.35	67,553	66,572	981	1,149.6	1,113.8	35.8	160
HUDSON # 1	Octave	62,333,236	62,333,236	0	0.00	341,071	339,722	1,349	18,555.0	18,555.0	0	130
CAPROCK # 14	Mc Crometer	88,019,176	88,018,909	267	0.00	19,270	19,261	9	13,589.3	13,589.3	0	110
CAPROCK # 15A	Mc Crometer	9,809,651	8,918,470	891,181	2.73	27,356	25,269	2,087	11,173.9	11,073.4	100.5	130
CAPROCK # 21	Mc Crometer	118,518,417	115,578,558	2,939,859	9.02	347,071	336,881	10,190	22,736.7	22,155.7	581	65
C-1	Mc Crometer	50,192,059	43,088,399	7,103,660	21.80	220,133	205,310	14,823	23,275.1	22,439.9	835.2	110
CAPROCK # 2	Well Inoperable											
CAPROCK # 3	Well Inoperable											
CAPROCK # 5	Well Inoperable											
C-5	Well Inoperable											
C-4	McCrometer											
C-3	McCrometer											
CAPROCK # 17	McCrometer											80
CAPROCK # 16	McCrometer											off
Boosters			0	0	0.00	576,399	561,718	14,681	10999.9	10,999.9	0	
2 MG RESERVOIR						174	132	42				
Totals				31,605,179	96.99			97,698			5,245.1	

Meter Reads In Barrells  
 Ambassadors #1 & #3 - Wells Inoperable  
 C-3, & Caprock #16 - Wells Inoperable  
 Meter Changed Out Hour meter changed out 2/4/2026  
 Meter removed.

**DOUBLE EAGLE WATER SYSTEM  
WATER RIGHTS PUMPED  
ACRE FEET**

7648 Acre Ft. Available Per Year

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2003	122.27	104.02	106.63	131.16	131.94	108.31	137.27	122.89	129.50	122.80	83.40	125.20	1,425.39
2004	94.10	99.14	108.96	88.59	85.29	104.91	80.47	96.62	108.99	99.07	84.00	132.98	1,183.12
2005	81.06	73.83	91.00	90.00	110.71	129.71	103.80	125.81	89.55	91.54	92.55	103.75	1,183.31
2006	99.66	92.01	109.29	75.35	137.85	132.18	86.22	98.53	96.51	96.88	103.45	82.69	1,210.62
2007	73.12	78.65	99.85	73.60	97.46	93.25	114.77	141.58	113.26	111.06	98.79	109.92	1,205.31
2008	108.28	117.41	93.89	110.54	91.87	107.59	103.60	134.80	114.37	126.79	119.45	139.80	1,368.39
2009	115.53	83.87	105.70	112.09	109.80	124.02	128.01	105.62	101.64	134.59	96.48	98.93	1,316.28
2010	98.23	113.03	134.55	139.75	121.56	152.79	139.33	180.08	160.27	158.58	167.75	151.88	1,717.80
2011	171.89	131.01	144.73	160.28	185.57	170.30	157.83	137.34	139.25	135.26	137.58	117.98	1,789.02
2012	112.77	108.16	110.15	110.62	111.76	186.92	141.80	163.02	72.61	134.45	161.72	175.64	1,589.62
2013	164.38	146.44	142.20	145.50	142.80	124.28	97.54	94.88	109.18	103.89	93.63	85.58	1,450.30
2014	85.93	86.42	87.69	97.98	125.16	108.77	144.13	120.58	98.47	114.24	102.38	107.72	1,279.47
2015	89.83	63.29	89.61	87.98	64.58	50.44	70.24	51.81	37.52	33.59	30.08	30.07	699.04
2016	30.64	38.22	36.18	26.75	28.85	34.75	32.22	33.35	23.61	26.72	29.06	31.03	371.38
2017	25.7	35.61	28.01	23.74	32.89	38.88	31.35	39.17	34.97	35.18	35.9	30.94	392.34
2018	40.13	23.75	34.02	35.14	39.33	42.3	31.46	43.72	38.41	37.23	35.01	31.7	432.20
2019	38.5	31.43	38.88	47.10	47.95	27.52	54.21	65.54	52.22	48.53	47.46	38.97	538.31
2020	33.11	23.96	37.75	38.84	68.02	54.59	77.21	59.61	62.09	51.36	93.76	34.66	634.96
2021	62.14	65.22	46.43	96.87	69.61	96.94	91.63	56.41	120.17	121.64	87.7	85.52	1,000.28
2022	68.37	81.29	92.93	110.89	112.75	115	78.14	79.49	131.9	119.22	93.76	138.36	1,222.10
2023	108.02	142.18	195.09	128.58	88.51	93.44	86.57	75.07	55.22	73.24	70.51	62.8	1,179.23
2024	66.48	43.37	49.18	69.18	51.52	63.67	62.94	123.19	98.03	100.9	77.15	58.82	864.43
2025	65.02	81.27	85.94	118.18	69.47	66.83	76.66	138.25	99.95	140.97	74.43	93.36	1,110.33
2026	96.99												96.99

**DOUBLE EAGLE WATER SYSTEM  
WATER SOLD/PROVIDED  
ACRE FEET**

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2003	103.16	118.81	92.16	100.16	106.02	121.98	117.48	118.48	96.98	96.27	117.92	65.14	1,255
2004	77.06	132.54	98.28	113.37	95.77	156.29	95.71	102.28	75.52	133.76	82.88	78.70	1,242
2005	95.53	53.68	62.88	76.56	70.95	68.86	107.91	88.42	76.59	66.83	88.31	60.69	917
2006	68.06	68.09	64.04	74.07	54.60	73.13	70.56	65.77	63.28	71.94	70.15	67.72	811
2007	63.47	71.20	43.33	64.06	81.36	83.03	80.18	72.46	89.35	38.88	49.77	115.89	853
2008	73.31	54.99	170.85	58.17	113.89	87.58	112.17	93.30	54.07	113.46	87.57	0.00	1,019
2009	133.68	134.89	193.91	128.57	124.42	147.29	149.87	144.41	403.39	204.34	216.64	205.47	2,187
2010	166.20	147.23	156.74	206.90	262.81	159.74	235.21	209.27	261.26	289.04	249.98	202.71	2,547
2011	273.88	296.83	197.17	305.62	293.17	356.46	306.39	341.59	373.96	299.28	332.79	115.34	3,492
2012	70.53	108.07	365.95	127.64	147.59	169.53	110.81	151.82	168.33	94.88	158.73	145.76	1,820
2013	304.62	105.90	114.03	89.49	91.59	72.45	66.60	67.58	58.66	52.40	62.94	49.32	1,136
2014	60.02	54.78	73.24	66.94	80.62	76.05	68.73	80.55	75.86	58.67	67.36	63.32	826
2015	59.07	47.81	31.75	28.16	38.17	18.94	17.79	19.48	17.51	11.21	9.04	8.54	307
2016	11.61	8.13	9.02	7.07	5.58	4.20	7.95	6.37	7.11	4.21	3.57	3.61	78
2017	4.28	4.14	3.55	4.95	3.85	8.38	7.79	4.46	4.83	3.69	4.76	7.98	63
2018	6.59	9.34	3.65	6.59	7.74	7.76	11.90	10.94	10.64	4.89	8.53	4.29	93
2019	8.82	6.04	3.21	5.81	9.53	6.98	9.20	9.01	13.52	11.29	9.57	11.67	105
2020	8.15	8.88	6.63	7.80	8.57	11.79	12.75	11.66	9.38	8.64	8.64	11.87	115
2021	4.34	2.25	8.89	9.73	16.09	8.99	13.45	7.96	8.14	6.35	18.20	7.44	111.83
2022	4.86	4.86	7.35	8.99	11.39	11.67	13.44	12.63	11.79	7.41	8.69	5.88	108.96
2023	9.35	7.06	7.84	10.60	8.74	9.70	13.87	13.02	14.00	10.60	7.83	6.68	119.29
2024	6.61	6.90	6.47	5.51	8.12	10.96	12.28	13.17	12.51	11.93	11.20	7.97	113.63
2025	6.16	7.35	7.50	7.32	7.94	11.27	17.59	11.23	14.31	11.04	11.19	10.05	122.95
2026	6.97												6.97

Note: Free Stock Included

17

\*\* Number includes Paying Livestock/Free Livestock/Gov Domestic/Comm Domestic/Industrial/WIPP



# SEWER COLLECTIONS REPORT

## Jan 26

Calendar

This Month   Previous Month   Year to Date

**Collection Lines:**

<b>Total Mileage of Main Line in System</b>			<b>139</b>
Line Extension (Ft.)	0	0	0
Line Replacement (Ft.)	0	0	0
Repairs on Main Lines	0	0	0
Main Line Stoppages	7	4	7
Number of Manholes and Cleanouts	0	0	0
Manholes Flushed	0	0	0
Manholes Repaired	0	0	0
Customer Service Repairs	0	0	0
Customer Complaints, All Other	2	5	2
Carlsbad Line Location Service	0	0	0
Double Eagle Line Location Service	0	0	0
Ft. Sewer Liner Cleaned/Rodded	9,000	10,908	9,000
Sewer Tap Inspections	0	0	0
Total No. of Customer Services	0	0	0
Total No. of New Cust. Services Installed	0	0	0

**Lift Stations:**

<b>Total in Service</b>			
Number of After-Hour Control Panel Alarms	17	4	17
Number of Repairs	0	0	0
KWH Consumed, Primary Lift Station	50,560	42,240	50,560
KWH Consumed, All Other Lift Stations	11,773	12,904	11,773


  
 \_\_\_\_\_  
 Anthony Hernandez, Water Superintendent

**EFFLUENT DISCHARGE TO PECOS RIVER  
ACRE / FEET**

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2000	275.31	248.42	260.88	233.80	316.16	282.37	276.77	278.69	311.94	258.03	349.52	325.73	3,417.62
2001	272.21	204.60	217.67	191.40	142.09	236.98	244.68	224.77	225.64	195.79	254.84	265.78	2,676.45
2002	266.35	232.01	263.62	256.99	225.81	190.74	250.02	214.79	206.30	244.07	207.28	239.84	2,797.82
2003	195.98	143.44	168.79	155.94	169.64	151.16	185.64	183.40	174.65	209.24	209.88	236.34	2,184.10
2004	232.32	213.56	223.88	291.51	274.82	213.81	209.05	186.17	199.53	241.73	280.59	208.26	2,775.23
2005	184.13	164.12	178.11	168.66	206.41	168.17	167.37	181.58	157.77	173.60	147.12	169.92	2,066.96
2006	141.87	127.02	172.99	140.40	140.92	169.70	174.86	188.76	197.39	185.97	178.88	182.23	2,000.99
2007	175.29	153.32	169.55	166.88	207.94	153.26	271.96	303.14	316.00	351.48	364.76	305.84	2,939.42
2008	259.44	239.22	252.53	246.40	228.69	180.08	206.35	210.09	240.35	261.89	258.89	171.21	2,755.14
2009	358.99	231.11	189.22	175.11	196.47	196.37	167.43	158.99	147.30	182.56	165.29	186.18	2,355.02
2010	179.80	164.40	171.85	172.47	136.28	138.37	220.04	174.07	196.08	190.49	192.02	181.35	2,117.22
2011	177.75	161.00	153.44	128.22	131.87	132.52	140.71	144.86	149.98	149.77	158.14	176.47	1,804.73
2012	177.26	133.35	158.96	132.17	197.54	139.17	163.09	149.43	143.97	124.39	140.86	183.20	1,843.39
2013	174.54	155.21	161.36	131.65	121.07	133.60	175.46	164.14	177.28	206.07	240.30	209.81	2,050.49
2014	210.63	150.47	156.04	153.06	160.67	157.52	218.21	280.09	284.34	255.76	244.57	224.53	2,495.89
2015	251.82	212.71	212.94	169.98	208.69	201.13	216.44	237.77	198.80	221.07	202.61	233.28	2,567.24
2016	250.84	215.81	203.86	199.36	220.94	213.33	202.97	238.61	251.05	230.03	217.11	202.17	2,646.08
2017	226.02	195.23	190.92	172.18	121.62	114.39	132.83	166.44	166.80	172.02	164.66	171.59	1,994.70
2018	180.72	134.33	132.78	116.31	115.83	119.59	129.91	152.77	160.73	184.72	166.96	175.48	1,770.13
2019	187.77	147.18	151.39	141.14	122.93	147.25	156.34	163.47	171.70	196.57	190.31	181.66	1,957.71
2020	171.87	152.55	144.74	108.70	129.17	128.14	127.36	133.91	137.49	147.44	150.85	168.11	1,700.33
2021	176.88	166.70	155.81	141.66	147.77	138.68	213.38	233.23	213.59	229.06	205.63	201.46	2,223.85
2022	215.85	180.58	165.29	88.93	133.36	132.40	154.29	155.42	159.82	200.87	194.49	193.65	1,974.95
2023	195.33	175.90	127.53	162.53	166.59	105.31	32.91	101.38	64.63	215.46	212.03	193.65	1,753.25
2024	72.18	28.76	55.80	93.47	16.25	40.56	161.56	151.24	187.60	214.54	240.34	244.17	1,506.47
2025	114.35	155.05	167.87	109.21	91.88	58.64	93.15	145.00	233.85	198.00	212.26	233.17	1,812.43
2026	186.04												186.04

**EFFLUENT REUSE  
ACRE / FEET**

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	18.94	15.45	17.52	25.36	40.46	43.55	50.58	38.81	31.31	20.14	7.82	8.08	318.02
2005	6.96	5.99	14.35	35.49	31.91	43.54	45.14	30.45	37.52	25.95	25.12	20.74	323.16
2006	22.68	22.17	23.21	37.40	49.95	99.47	207.81	72.92	23.20	34.28	20.50	17.75	631.34
2007	13.63	13.91	24.14	31.79	27.52	49.34	36.59	38.53	32.68	25.42	12.77	13.64	319.96
2008	15.06	20.54	21.83	41.29	46.49	48.50	35.56	40.95	22.85	38.63	26.92	7.18	365.80
2009	16.77	20.71	26.54	40.51	39.84	41.08	44.08	51.38	49.33	43.70	27.62	11.71	413.27
2010	16.58	8.89	23.08	31.79	62.07	61.63	15.10	49.33	28.02	29.55	21.36	18.51	365.91
2011	14.69	8.13	38.05	54.54	56.44	52.72	55.45	50.42	49.73	44.67	23.78	7.38	456.00
2012	5.82	10.40	24.91	46.25	37.18	50.67	42.51	59.86	50.03	26.67	15.56	8.15	378.01
2013	8.68	7.48	21.68	38.81	58.76	53.68	37.15	36.50	21.42	29.52	12.20	14.36	340.24
2014	19.88	23.44	34.05	32.20	47.27	54.26	67.18	45.85	21.00	32.05	19.69	28.04	424.91
2015	7.33	13.31	21.93	47.89	49.49	75.50	63.51	46.70	44.23	16.48	17.41	12.08	415.86
2016	7.43	17.65	41.85	42.00	37.41	34.82	53.26	35.94	29.90	29.75	21.56	18.97	370.54
2017	10.85	15.78	32.93	38.92	58.76	70.39	69.88	42.35	41.26	32.46	17.40	10.48	441.46
2018	25.29	45.73	62.15	81.04	88.81	83.84	93.81	74.15	55.54	42.74	34.22	15.62	702.94
2019	18.09	35.37	50.54	63.17	87.76	78.14	89.60	85.06	68.66	48.29	26.89	27.94	679.51
2020	28.16	29.07	40.67	66.70	70.90	67.84	77.07	74.77	58.73	42.58	23.60	10.88	590.97
2021	7.76	6.75	44.46	41.16	47.64	63.50	37.20	40.37	10.15	33.27	30.33	13.21	375.80
2022	6.81	14.04	38.29	48.19	67.72	82.38	70.77	77.47	75.39	27.51	15.31	14.71	538.59
2023	12.63	10.61	83.36	56.85	58.04	127.63	177.03	111.88	140.74	1.90	29.15	29.41	839.23
2024	76.73	133.77	117.15	76.28	191.34	168.34	60.29	72.52	38.05	28.83	17.83	2.39	983.52
2025	102.73	54.99	63.55	115.15	157.26	99.42	58.32	76.66	36.55	40.04	18.26	13.51	836.44
2026	51.98												51.98

ORDINANCE NO. 2026-\_\_\_\_\_

AN ORDINANCE REZONING PART OF "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT FOR APPROXIMATELY 0.67 ACRES, LOCATED AT 328 FARRIS STREET, LEGALLY DESCRIBED AS TRACT 17 IN THE SW/4 OF THE NW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

The official zoning map of the City is hereby amended to rezone part of "R-1" Residential 1 District to "C-1" Commercial 1 District, for approximately 0.67 acres, located at 328 Farris St., legally described as:

TRACT 17 IN THE SW/4 OF THE NW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E  
INTRODUCED, PASSED, ADOPTED AND APPROVED this 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
RICHARD D. LOPEZ, MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



**CITY OF CARLSBAD  
AGENDA BRIEFING  
MEMORANDUM**

Council Meeting Date: March 10, 2026

<b>DEPARTMENT:</b> Planning & Zoning	<b>BY:</b> Jeff Patterson	<b>DATE:</b> 03/03/2026
<p><b>SUBJECT:</b> Consider Approval of Resolution 2026-16, a Resolution adopting a land transfer of approximately 7.5 acres of property within Sunset Gardens Cemetery to the State of New Mexico for the establishment of a State Veteran's Cemetery in Carlsbad</p>		
<p><b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) In April of 2014, the State of New Mexico announced the locations of four sites selected for the installation of new Veteran's Cemeteries in New Mexico. Carlsbad was one of the sites selected for this honor. A Capital Outlay bill was signed that year to provide the funding for the planning, design, and construction of these cemetery complexes. At that time, the City subdivided a 3.25-acre tract out of the Sunset Gardens Cemetery property and proceeded to deed that property to the State as part of the process for the installation of the Veteran's Cemetery. In 2022, the State approached the City and requested the donation of approximately 10 acres of property within Sunset Cemetery in lieu of the already donated 3.25 acres as the design for the Veterans' Cemetery had grown larger than would fit within the 3.25 acres. As requested, the City carved out a 10-acre parcel in Sunset Cemetery and deeded that property to the State, and the State returned the 3.25-acre parcel back to the City.</p> <p>The State has decided to move forward with this process and begin the installation of this new cemetery. However, the design for the proposed Veterans' Cemetery is larger than the 10-acre parcel currently owned by the State, so the State of New Mexico's Department of Veterans' Services has requested additional property be deeded to the State to accommodate this new design. The additional acreage in the request comes to approximately 7.5 acres of property. This 7.5 acres indicated by the State will include the 3.25 acres previously returned to the City, and an additional 4.25 acres of Tract B, as seen on the Veterans' Cemetery 2 property plat. Attached within this packet are the previous subdivision plats showing the parcels that have been created for this project. Also attached is a map showing the additional property being requested by the State. Once the State receives and assumes land ownership of the additional 7.5-acre property, they will begin the process to install the Veteran's Cemetery.</p> <p>The City's Planning Department is in the process of having a surveyor replat the Sunset Gardens property to carve out the 7.5-acre property to be deeded to the State. Once this replat is ready, the Planning Department will file the plat, and the City can proceed with</p>		

creating a deed document to move the property into the State's hands.

The City will then submit the following documents to the State of New Mexico, General Services Department, Facilities Management Division:

1. Real Property Donation Agreement
2. Exhibit "A"
3. Property Plat
4. City of Carlsbad Council Meeting Minutes and Resolution

**DEPARTMENT RECOMMENDATION:**

If it is the will of the Council, City Staff recommends adoption of Resolution 2026-\_\_\_, approving the transfer of approximately 7.5 acres of real property from the City of Carlsbad to the State of New Mexico

**BOARD/COMMISSION/COMMITTEE ACTION:**

-

**Reviewed by:**

City Manager: Wendy D Austin

Date: 3/5/2026

**Attachments:**

1. Veterans Cemetery Expansion packet 2026 (3)

# CITY OF CARLSBAD

## RESOLUTION 2026-16

### A RESOLUTION ADOPTING A LAND TRANSFER OF REAL PROPERTY FROM THE CITY OF CARLSBAD TO THE STATE OF NEW MEXICO FOR THE ESTABLISHMENT OF A STATE VETERANS' CEMETERY

**WHEREAS**, the City of Carlsbad, 2014, had requested to the State of New Mexico to be considered as a site for the establishment of a State Veterans' Cemetery; and,

**WHEREAS**, the Governor of New Mexico at the time, Susana Martinez, had proposed four local veterans' cemeteries in rural New Mexico in which Carlsbad was selected as one of the four sites; and

**WHEREAS**, the Governor of New Mexico Michelle Lujan Grisham's continued and steadfast leadership has resulted in our ability to accept the proposed grant opportunity for the construction of a new Carlsbad State Veterans' Cemetery; and,

**WHEREAS**, in order to establish a State Veterans' Cemetery the City of Carlsbad shall transfer a portion of real property from Sunset Gardens Cemetery to the State of New Mexico; and

**WHEREAS**, the City of Carlsbad shall transfer the subject real property at no cost with free and clear title.

#### **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD THAT, IN ACCORDANCE WITH 3-19-10 NMSA 1978:**

1. The City of Carlsbad has adopted the attached Real Property Donation Agreement with Exhibit "A" for the establishment of a State Veteran Cemetery.
2. The Mayor and City of Carlsbad's staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

PASSED, APPROVE, AND ADOPTED on this 10<sup>th</sup> day of March, 2026.

---

RICHARD D. LOPEZ, MAYOR

ATTEST:

---

NADINE MIRELES, CITY CLERK



**STATE OF NEW MEXICO  
DEPARTMENT OF VETERANS' SERVICES**

**MICHELLE LUJAN GRISHAM**  
GOVERNOR

407 Galisteo St., Room 142  
Santa Fe, New Mexico 87501

**JAMISON A. HERRERA**  
CABINET SECRETARY

February 19, 2026

Mr. Rick Lopez  
Mayor of Carlsbad  
City of Carlsbad  
P.O. Box 1569  
Carlsbad, NM 88221-1569

Mayor Lopez,

On behalf of the New Mexico Department of Veterans' Services (NMDVS), I want to express my appreciation for the City of Carlsbad's continued partnership and support for the development of the Carlsbad State Veterans' Cemetery. Your leadership and the city's commitment to honoring our Veterans have been instrumental in moving this project forward.

As we continue planning and coordinating with the Veterans Administration (VA), Veterans Cemetery Grants Program (VCGP), and our Architect and Engineering teams, it has become clear that additional acreage will be necessary to ensure long term success and full operational capability of the cemetery. The current 10-acre parcel donated by the City of Carlsbad provides a strong foundation; however, to meet projected burial capacity, and to accommodate required VCGP infrastructure, and maintain the standards set by the National Cemetery Administration (NCA), an expanded footprint is essential.

Based on our previous conversations, NMDVS respectfully requests the City's consideration in donating an additional 5 acres of adjacent land located at 1325 E. Fiesta Rd on city property in Eddy County. This expansion will allow us to properly design the cemetery to serve Veterans and their families for decades to come, while ensuring the site meets all federal and state requirements for eligibility, layout, and future grant funding.

Your support has already positioned Carlsbad as a key partner in expanding Veterans' services in southeastern New Mexico. The additional acreage would further solidify that commitment and help us deliver a dignified, lasting resting place for the men and women who have served our state and nation.

I welcome the opportunity to discuss this request further at your convenience and to provide any additional information the City Council may need as part of its review process.

Thank you again for your leadership and continued collaboration.

Respectfully,

A handwritten signature in black ink, appearing to read "Jamison A. Herrera". The signature is stylized with a large initial "J" and a long horizontal flourish.

Jamison A. Herrera  
Cabinet Secretary  
New Mexico Department of Veterans' Services

## REAL PROPERTY DONATION AGREEMENT

This Agreement for the donation of real property (Agreement) is entered into by and between the City of CARLSBAD, New Mexico (hereinafter "City") and the State of New Mexico, General Services Department, Facilities Management Division (hereinafter "FMD").

WHEREAS, the City is the owner of the real property (hereinafter "property") located at 1325 East Fiesta Drive Carlsbad, New Mexico; and

WHEREAS, the City desires to donate the property to the State of New Mexico;

WHEREAS, Mayor Richard D. Lopez, has been authorized to execute this Agreement on behalf of the City; NOW THEREFORE, the parties agree as follows:

1. City declares that it is the sole owner of the property and that it has clear title to the property, free and clear of any debts or other encumbrances and to the best of its knowledge there are no liens or other encumbrances on the property.
2. City waives any right to receive any compensation in return for its transfer of ownership of the property to the State of New Mexico.
3. This Agreement shall be binding upon the City and upon its respective successors or assigns. This Agreement shall also be binding upon FMD and upon its successors or assigns.
4. This Agreement embodies the entire agreement between the City and FMD.
5. The mutual promises contained in this Agreement constitute full and adequate consideration for the Agreement.
6. This Agreement shall be governed by the laws of the State of New Mexico.
7. The FMD shall be responsible for all surveys, inspections, and preparation of documents, and all costs thereof, relating to the transfer of ownership of the property to FMD, including the preparation of any necessary plats or diagrams. The FMD shall be responsible for the filing with the County Clerk of all documents relating to the transfer of ownership, and shall be responsible for all fees charged by the County Clerk for such filings.
8. By signing this Agreement the City agrees to transfers title and ownership of the property by Quitclaim Deed to the State of New Mexico at a mutually agreeable date for closing and by signing this Agreement, the General Services Department, Facilities Management Division, accepts title and ownership of the real property on behalf of the State of New Mexico on the date of closing.
9. Property is described by the attached Exhibit "A", being as (to be filled in later), Eddy County, New Mexico.
10. The FMD agrees it is receiving the property in an 'as is' condition with no warranty and at no cost to the City of Carlsbad.

IN WITNESS WHEREOF, the parties to this Agreement, by and through their authorized representatives, set their hands and seals on the date or dates indicated.

CITY OF Carlsbad,

By: \_\_\_\_\_

Richard D. Lopez, Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Nadine Mireles, City Clerk

STATE OF NEW MEXICO, GENERAL SERVICES DEPARTMENT

By: \_\_\_\_\_

\_\_\_\_\_, Cabinet Secretary

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Notary Public, Elizabeth Jeffries

GENERAL SERVICES DEPARTMENT, FACILITIES MANAGEMENT DIVISION

By: \_\_\_\_\_

\_\_\_\_\_, Director

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Notary Public, Elizabeth Jeffries

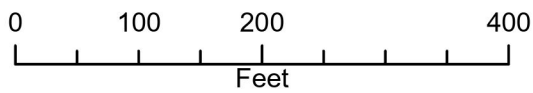
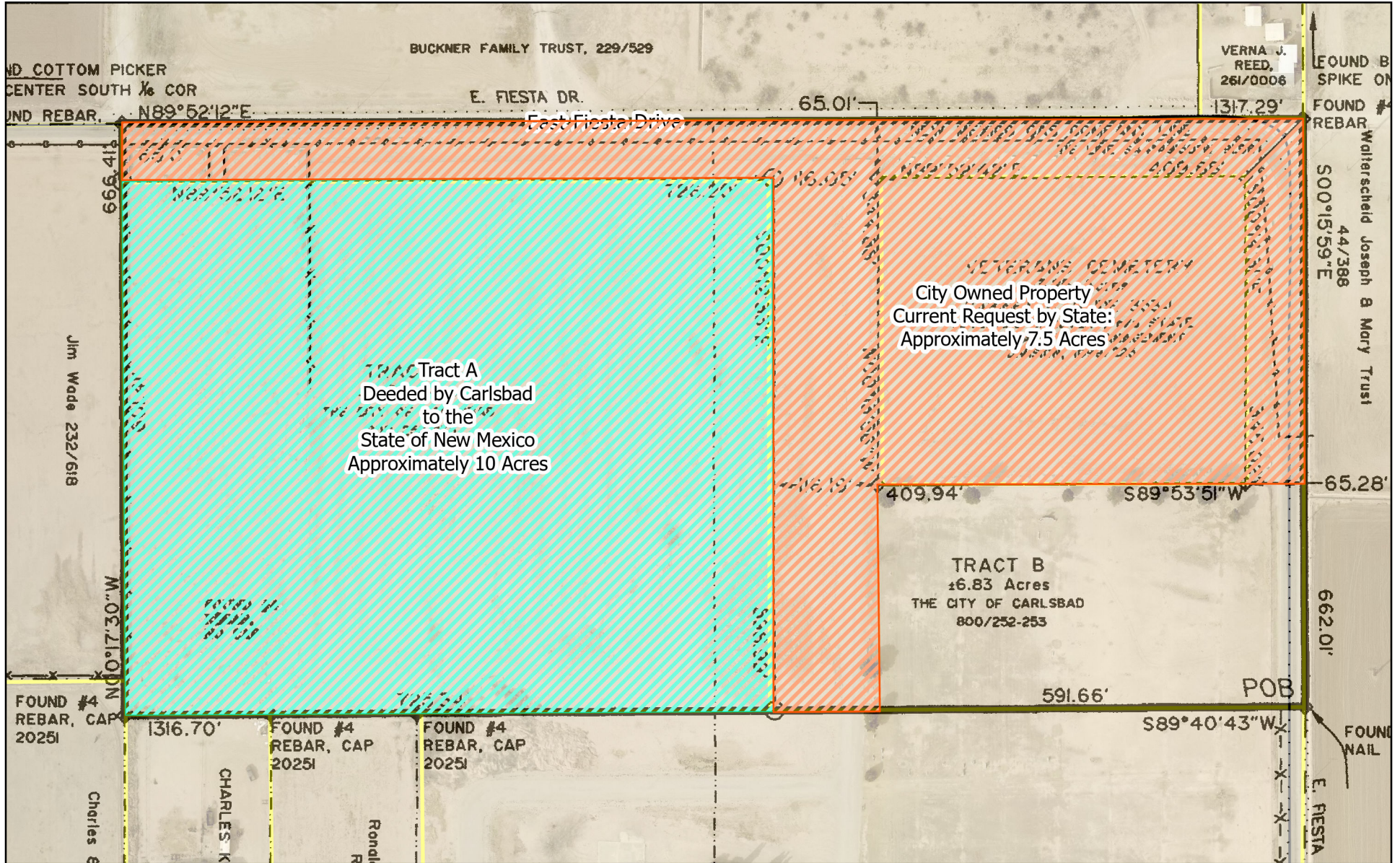


# Exhibit A

## Carlsbad, NM

### Veterans' Cemetery Expansion 2026

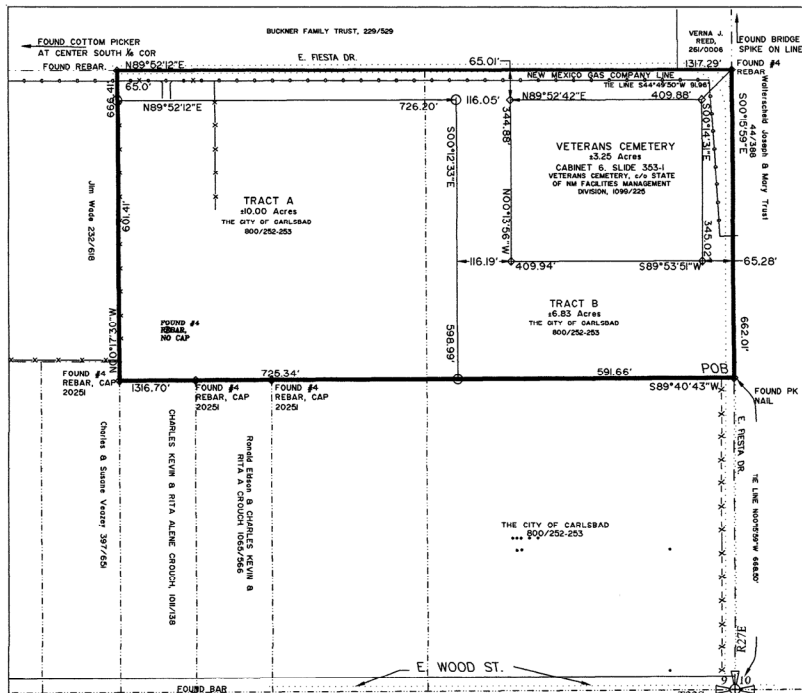
3/2/2026



  
Tract A  
Owned by  
State of NM

  
Property Requested by  
State of NM





### VETERANS CEMETERY 2

A DIVISION OF A TRACT OF LAND LYING IN THE N/2SE/4SE/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 27 EAST, N.M.M.P., EXCEPT VETERANS CEMETERY (FILED IN CABINET 6, SLIDE 353-1, OF THE EDDY COUNTY MAPPING RECORDS) IN WHICH TRACTS A & B ARE BEING CREATED AND DESCRIBED BY THEIR PERIMETER AS FOLLOWS:

BEGINNING AT A POINT THAT LIES N00°15'59\"/>

LESS VETERANS CEMETERY TRACT, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE N2SESE, OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 27 EAST, N.M.P.M.; THEN S44°49'50\"/>

*[Signature]*  
 DALE JANWAY, MAYOR FOR THE CITY OF CARLSBAD, NM  
 STATE OF New Mexico : SS  
 COUNTY OF Eddy  
 THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF: EDDY COUNTY AND CARLSBAD PLANNING AND PLATTING AREA  
 SUBSCRIBED, SWORN TO AND ACKNOWLEDGED  
 ON THIS 3rd DAY OF October, 2022, BEFORE ME PERSONALLY

APPEARED DALE JANWAY, MAYOR OF THE CITY OF CARLSBAD, NM, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR LAST ABOVE WRITTEN.

*[Signature]*  
 ROSARIO D. METHOLA  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 ROSARIO D. METHOLA  
 COMMISSION# 1103145  
 EXPIRES: DECEMBER 4, 2025

**LEGEND**

- ◇ CORNER FOUND AS NOTED
- SET #4 REBAR CAP 20251
- ⊕ SECTION CORNER
- LAND LINE
- GAS LINE
- FENCE LINE
- EDGE OF ASPHALT

Scale 1" = 200'

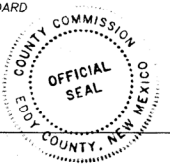
**APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION**  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN INSPECTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON  
 THIS 4th DAY OF October, 2022  
*[Signature]*  
 COMMISSION DESIGNEE

THIS PLAT IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE, UNDER 47-6-2 DEFINITIONS; THE PURCHASE OF LAND BY, OR THE DONATION OF LAND TO A GOVERNMENT ENTITY FOR THE PURPOSE OF CONSTRUCTION, OR USE, IN A PUBLIC PROJECT.

ENTITLEMENT EXEMPTION FILED ON  
 THIS DAY 4th DAY OF October, 2022, A.D.  
 IN BOOK 1104, PAGE 1031 OF THE EDDY COUNTY RECORDS

APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COMMISSIONERS OR AGENT

THIS 1st DAY OF October, 2022  
 BY: *[Signature]*  
 ATTEST: *[Signature]*  
 COUNTY CLERK



<b>R&amp;R SURVEYING LLC</b> A LAND SURVEYING COMPANY SERVING CARLSBAD AREA FOR 20+ YEARS 423 W. GREEN ST., CARLSBAD, NM 88220 INDEXING INFORMATION FOR COUNTY CLERK	
SECTION 9 TOWNSHIP 22 SOUTH RANGE 27 EAST N.M.P.M.	
OWNER:	CITY OF CARLSBAD
AREA:	±16.83 ACRES
DATE:	SEPTEMBER 15, 2022
SUBDIVISION SEE LEGAL DESCRIPTION	
I, MELVIN R. PYEATT, JR., A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 800-686-7777, FAX 800-686-7777	
STATE OF NEW MEXICO, COUNTY OF <u>EDDY</u> , I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON	

**BASIS OF BEARINGS AND DISTANCES:**  
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).  
 2. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT AND DISTANCES ARE SURFACE DISTANCES.  
 3. ALL MEASUREMENTS WERE MADE ON MARCH 18, 2015.

Reception: 2211038 Cab: 0008 Slide: 0437 Pages: 1  
 Recorded: 10/04/2022 04:41 PM Fee: \$25.00  
 Eddy County, New Mexico - Darlene Rosprim, County Clerk

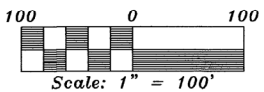
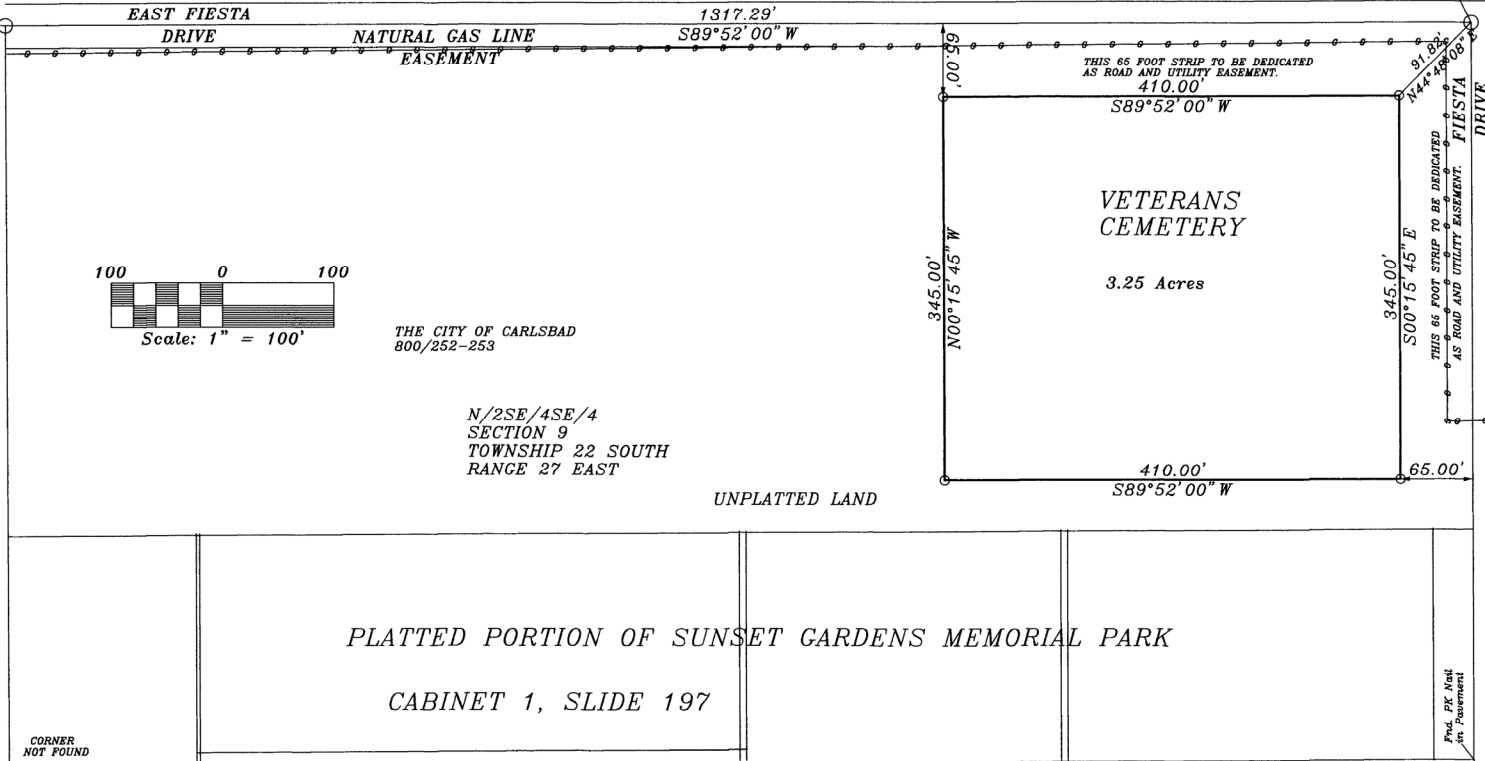
**VETERANS CEMETERY**

A 3.25 ACRE TRACT OF LAND LOCATED IN THE N/2SE/4SE/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 27 EAST, N.M.P.M., EDDY COUNTY, NEW MEXICO. LOCATED OUTSIDE CARLSBAD CITY LIMITS.

**CLAIM OF EXEMPTION**  
 THIS PLAT IS EXEMPT FROM THE NEW MEXICO SUBDIVISION ACT AND THE EDDY COUNTY SUBDIVISION REGULATIONS UNDER 47-6-2 NMSA 1978 P 114 DEFINITIONS EFFECTIVE APRIL 3, 2015:  
 (14) THE PURCHASE OF LAND BY, OR THE DONATION OF LAND TO A GOVERNMENT ENTITY FOR THE PURPOSE OF CONSTRUCTION, OR USE, IN A PUBLIC PROJECT.

Prod. 1/2" Rebar in Pavement  
 NW CORNER SE/4SE/4

Prod. 1/2" Rebar in Pavement NE CORNER SE/4SE/4



THE CITY OF CARLSBAD  
 800/252-253

N/2SE/4SE/4  
 SECTION 9  
 TOWNSHIP 22 SOUTH  
 RANGE 27 EAST

UNPLATTED LAND

PLATTED PORTION OF SUNSET GARDENS MEMORIAL PARK  
 CABINET 1, SLIDE 197

CORNER NOT FOUND

Prod. PK Nail in Pavement

- LEGEND**
- 1/16 CORNER
  - SET PROPERTY CORNER CAP NO. 5412
  - BURIED NATURAL GAS LINE LOCATED BY MARKER ONLY NO EASEMENT FOUND

CLAIM OF EXEMPTION RECORDED IN BOOK 1033, PAGE 874 EDDY COUNTY RECORDS

SE CORNER N/2SE/4SE/4



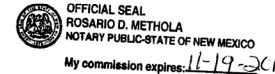
**CERTIFICATION OF RESPONSIBLE SURVEYOR:**  
 THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS MADE FROM FIELD NOTES OF A BONA FIDE SURVEY, MADE BY ME, MEETING THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Dan R. Reddy*  
 DAN R. REDDY NM PE&PS NO. 5412  
 401 W. GREENE ST./P.O. BOX 597  
 CARLSBAD, NM 88221-0597  
 575 887-6483  
 SURVEYED: 5/29/15  
 PREPARED FOR: CITY OF CARLSBAD

**FILING DATA:**  
 STATE OF NEW MEXICO: SS  
 COUNTY OF EDDY  
 I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 6<sup>th</sup> DAY OF Aug, 2015 AT 9:06 O'CLOCK A.M., AND IS DULY FILED IN CABINET 6, SLIDE 353-1 OF THE RECORD OF MAPS OF SAID COUNTY.  
 ROBIN VAN NATTA - COUNTY CLERK  
 BY *Robin Van Natta*



**OWNER'S STATEMENT AND AFFIDAVIT (CITY OF CARLSBAD, NEW MEXICO)**  
 STATE OF NEW MEXICO: SS  
 COUNTY OF EDDY:  
 THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE MAYOR, THE CITY HAS OF ITS OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS VETERANS CEMETERY AND EASEMENTS TO BE PLATTED. THE PROPERTY ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF EDDY COUNTY AND THE CITY OF CARLSBAD.  
 DALE JANWAY, MAYOR CITY OF CARLSBAD, N.M.  
 SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF July, 2015 BY DALE JANWAY, MAYOR CITY OF CARLSBAD, NEW MEXICO.  
*Rosario D. Methola* November 19, 2017  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**APPROVALS:**  
 APPROVAL BY THE CITY PLANNING COMMISSION:  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 24 DAY OF July, 2015.  
*Michelle Plummer*  
 COMMISSION DESIGNEE

APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COMMISSIONERS OR AGENT THIS 6<sup>th</sup> DAY OF August, 2015  
 BY *Dale Janway*  
 AGENT  
 COUNTY CLERK

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CARLSBAD, NEW MEXICO, AT A REGULAR MEETING THIS 27<sup>th</sup> DAY OF May, 2014.

DALE JANWAY, MAYOR  
*Annetta Barrios*  
 ATTEST: CITY CLERK

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER-CITY OF CARLSBAD  
 SECTION 9, T22S, R27E  
 3.25 ACRES OF UNPLATTED LAND

**CITY OF CARLSBAD  
AGENDA BRIEFING MEMORANDUM**

**Council Meeting Date:** March 10, 2026

<b>DEPARTMENT:</b>	<b>BY:</b>	<b>DATE:</b>											
<b>SUBJECT:</b>													
<b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)													
<b>DEPARTMENT RECOMMENDATION:</b>													
<b>BOARD/COMMISSION/COMMITTEE ACTION:</b> <table style="width:100%; border:none;"> <tr> <td><input type="checkbox"/> P &amp; Z</td> <td><input type="checkbox"/> Lodgers Tax Board</td> <td><input type="checkbox"/> Cemetery Board</td> <td rowspan="2">} <input type="checkbox"/> <b>APPROVED</b></td> </tr> <tr> <td><input type="checkbox"/> Museum Board</td> <td><input type="checkbox"/> San Jose Board</td> <td><input type="checkbox"/> Water Board</td> </tr> <tr> <td><input type="checkbox"/> Library Board</td> <td><input type="checkbox"/> N. Mesa Board</td> <td><input type="checkbox"/> _____ Committee</td> <td>} <input type="checkbox"/> <b>DISAPPROVED</b></td> </tr> </table>			<input type="checkbox"/> P & Z	<input type="checkbox"/> Lodgers Tax Board	<input type="checkbox"/> Cemetery Board	} <input type="checkbox"/> <b>APPROVED</b>	<input type="checkbox"/> Museum Board	<input type="checkbox"/> San Jose Board	<input type="checkbox"/> Water Board	<input type="checkbox"/> Library Board	<input type="checkbox"/> N. Mesa Board	<input type="checkbox"/> _____ Committee	} <input type="checkbox"/> <b>DISAPPROVED</b>
<input type="checkbox"/> P & Z	<input type="checkbox"/> Lodgers Tax Board	<input type="checkbox"/> Cemetery Board	} <input type="checkbox"/> <b>APPROVED</b>										
<input type="checkbox"/> Museum Board	<input type="checkbox"/> San Jose Board	<input type="checkbox"/> Water Board											
<input type="checkbox"/> Library Board	<input type="checkbox"/> N. Mesa Board	<input type="checkbox"/> _____ Committee	} <input type="checkbox"/> <b>DISAPPROVED</b>										

**Reviewed by:**  
**City Manager** Wendy D Austin **Date:** 03/05/2026

ATTACHMENT(S):

**RESOLUTION ESTABLISHING CERTAIN RULES RELATED TO LAKE CARLSBAD GOLF COURSE FOR THE WAIVER OF GREEN FEES AND DRIVING RANGE GOLF BALL FEES FOR CITY OF CARLSBAD EMPLOYEES, CERTAIN RETIRED CITY OF CARLSBAD EMPLOYEES, AND CITY OF CARLSBAD ELECTED OFFICIALS**

Whereas, the City of Carlsbad (City) owns and operates Lake Carlsbad Golf Course; and

Whereas, the City shall waive green fees and driving range golf ball fees for part-time and full-time City employees, City employees who retired as an employee from the City and who worked for the City for a minimum of ten (10) years, and for City elected officials, but not past City elected officials; and

Whereas, the waiver of green fees and driving range golf ball fees, does not include cart fees, pro shop merchandise, nor any other fee or cost related to golfing at Lake Carlsbad Golf Course; and

Whereas, the waiver of green fees and driving range golf ball fees does not extend to spouses, other family members, nor friends; and

Whereas, the waiver of green fees and driving range golf ball fees is considered a hiring and retention incentive, a wellness benefit, and a compensation incentive;

Now, therefore, be it resolved that we, the governing body of the City of Carlsbad, established the rules for waiving green fees and driving range golf ball fees at Lake Carlsbad Golf Course for City employees, certain retired City employees, and City elected officials.

**PASSED, APPROVED, AND ADOPTED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD THIS TENTH (10<sup>TH</sup>) DAY OF MARCH, TWENTY, TWENTY-SIX (2026)**

CITY OF CARLSBAD

\_\_\_\_\_  
By: Richard D Lopez, Mayor

ATTEST:

\_\_\_\_\_  
Nadine Mireles, City Clerk



**CITY OF CARLSBAD  
AGENDA BRIEFING  
MEMORANDUM**

Council Meeting Date: March 10, 2026

<b>DEPARTMENT:</b> Planning & Zoning	<b>BY:</b> Trysha Ortiz	<b>DATE:</b> 03/02/2026
<p><b>SUBJECT:</b> Consider Approval of Ordinance 2026-13, an Ordinance rezoning part of "C-2" Commercial 2 District to "R-2" Residential 2 District for approximately 1.23 acres for property located at 208 N. Sixth Street Owner: Ana Lilia Bankhead</p> <p>A. Public Hearing B. Consider Approval of Ordinance 2026-13</p>		
<p><b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)</p> <p><b>SUBJECT:</b> Request for Zone Change from "C-2" Commercial 2 District to "R-2" Residential 2 District for approximately 1.23 acres, located at 208 North Sixth Street, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant: Larry Gregory 1710 W Riverside Dr Carlsbad NM 88220</p> <p>Owner: Ana Lilia Bankhead 107 Taylor Circle Carlsbad NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p><b>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):</b> Request for Zone Change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the 1.23-acre property located at 208 North Sixth Street.</p> <p>The properties to the north, south and east are zoned "C-2" Commercial 2 District. The other</p>		

properties to the east and west are zoned "R-1" Residential 1 District. This change would create a spot zone.

Sec. 56-40(c) of the Zoning Ordinance states:

(c) Residential 2 (R-2) district. The Residential 2 District is intended to accommodate higher density single-family, duplex, multiple-family, and mobile home parks and subdivisions and to provide land-use protection for areas that develop in such a manner.

*Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:  
Chapter 4: Housing & Neighborhoods*

*Objectives:*

- To encourage the development of market rate, workforce, and affordable housing to meet the needs of Carlsbad households.
- To preserve the character, identity, and integrity of established neighborhoods.
- To ensure public reinvestment and improvements in existing neighborhoods.
- To foster new single-family and multi-family residential development.

*Chapter 5: Land Use*

*Objectives:*

- To create a more compact urban form in areas appropriate for residential, commercial, or mixed-use development that currently have access to community services.
- To increase the utilizations and productive use of existing vacant land throughout Carlsbad, including the Carlston Ranch Master Plan area in South Carlsbad.

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:

An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

- (a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and
- (b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and
- (c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and
- (d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and
- (e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
- (f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and
- (g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
- (h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated

community needs or other factors

**DEPARTMENT RECOMMENDATION:**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** Based on review of the application and staff comments, at their meeting on February 2, 2026, the Planning and Zoning Commission considered this item and recommended approval with a vote of five (5) in favor of approval, none (0) against, none (0) absent and none (0) abstain.

**BOARD/COMMISSION/COMMITTEE ACTION:**

Planning & Zoning Commission - APPROVED

**Reviewed by:**

City Manager: Wendy D Austin

Date: 3/5/2026

**Attachments:**

1. Application Materials - Zone Change - 208 N Sixth St (2)

ORDINANCE NO. 2026-13

AN ORDINANCE REZONING PART OF "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT FOR A TOTAL OF APPROXIMATELY 1.23 ACRES, LOCATED AT 208 N. SIXTH STREET, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET, THENCE WEST 302.57 FEET OT THE POINT OF BEGNING ALSO KNOWN AS TRACT 43 IN NW/4 SECTION1, TOWSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

The official zoning map of the City is hereby amended to rezone part of "C-2" Commercial 2 District to "R-2" Residential 2 District, for approximately 1.23 acres, located at 208 N. Sixth St., legally described as:

BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET, THENCE WEST 302.57 FEET OT THE POINT OF BEGNING ALSO KNOWN AS TRACT 43 IN NW/4 SECTION1, TOWSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF

INTRODUCED, PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of March, 2026.

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RICHARD D. LOPEZ, MAYOR

ATTEST:

CITY CLERK

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**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 FEBRUARY 2, 2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	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
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

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**

0:01:12        **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44        **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55        **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

**VOTE**

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

0:02:22

**3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

**Chairman McCormick** asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

**Commissioner Cornum** asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

**Commissioner Wilson** stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

**Commissioner Branson** stated that a five-foot rear setback would be preferable.

0:10:56                    **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.**

0:19:03                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10                    **VOTE**

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

0:21:43                    **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59                    **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Amanda Mashaw** stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06                    **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14                    **VOTE**

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

0:29:38                    **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

**BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43                    **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.**

0:32:46                    **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59                    **VOTE**

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

0:33:23                    **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. **Chairman McCormick** removed this item from the agenda all other agenda items will retain their number.

0:35:00                    **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40                    **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.**

0:38:41                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14                    **VOTE**

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

0:39:36                    **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

**Chairman McCormick** asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

**Mr. Patterson** stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

**Chairman McCormick** asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

**Chairman McCormick** stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44                    **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.**

0:55:12                    **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28                    **VOTE**

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

0:56:56                    **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

**Commissioner Madrid-Boyea** asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

**Commissioner Madrid-Boyea** asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

**Mr. Gonzales** stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02                    **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.

1:06:35                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44                    **VOTE**

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

1:07:26                    **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

**LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

**Chairman McCormick** asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

**Commissioner Cornum** asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Renita McKinley** stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

**Chance McMillian**, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

**VOTE**

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

1:21:46

**11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

**Chairman McCormick asked if anyone would like to speak regarding the item.**

**Richard Johnson** stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

**MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

**VOTE**

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

1:26:49

**12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT**

*Commissioner Branson recused herself from this agenda item.*

**Mr. Patterson** stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

**Chairman McCormick** asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31 **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.**

1:30:43 **MOTION**  
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42 **VOTE**  
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05 **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**  
None to report.

1:32:34 **ADJOURNED**  
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

---

James McCormick, Chairperson

---

Date



CITY OF CARLSBAD  
Planning, Engineering, and  
Regulation Department  
PO Box 1569, Carlsbad, NM 88221  
Phone (575) 885-1185  
Fax (575) 628-8379

### ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 1/12/26  
Existing Zoning: C2

Fee Paid (\$100.00): 100.00 <sup>W</sup> CK#  
Proposed Zoning: R2 2057

#### APPLICANT INFORMATION:

<u>Larry Gregory</u>				
NAME		ADDRESS		
<u>Carlsbad</u>	<u>NM</u>	<u>88220</u>	<u>575-988-0876</u>	<u>llg@keybproprs.com</u>
CITY	STATE	ZIP	PHONE	EMAIL

#### PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):

<u>Analilia Bankhead</u>				
NAME		ADDRESS		
<u>Carlsbad</u>	<u>NM</u>	<u>88220</u>	<u>575-700-7748</u>	<u>bankheadtyana@yahoo.com</u>
CITY	STATE	ZIP	PHONE	EMAIL

\* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

#### LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

<u>207N 6th St Carlsbad S 178' Tract 43 Sec 1 T22S R26E</u>			
ADDRESS	LOT	BLOCK	SUBDIVISION



**REASON FOR THE REQUEST**

An amendment to the Official Zoning Map or to the Text of the Zoning Ordinance must be justified by one or more of the following. Check all that apply:

- The proposed amendment will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance.
- The proposed amendment responds to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance.
- The proposed amendment is necessary in order to respond to State and/or Federal legislation.
- The proposed amendment provides additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance.
- The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance.
- The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**FOR OFFICIAL USE ONLY**

**Required prior to P & Z:**

Complete Application Including:  Map  Fee  Letter  Notification  Sign Agreement

**Required prior to City Council:**

Council Hearing Date: \_\_\_\_\_ Publication Date: \_\_\_\_\_

Property Owner Notification Sent (within 100' minimum): \_\_\_\_\_

ABM  Staff Comments  Application Packet  Draft Ordinance  P&Z Minutes

Council Action:  Approved  Denied  Other Ordinance No.: \_\_\_\_\_

# NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

1/12/2024  
 \_\_\_\_\_  
 DATE

Sign issued by: \_\_\_\_\_  
 Staff Member

Notification Agreement Rev. 10/11

Date: 1/12/2026

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: Larry Gregory  
Name Address Phone  
Subject Site Location: 208 N. 6th Street

The proposed action is a:  
 Zoning Change from C2 to R2 in accordance with Sec. 56-150(b).

Variance/Appeal from Sec. \_\_\_\_\_ in accordance with Sec. 56-150(c).  
The purpose of the variance/appeal is:  
\_\_\_\_\_  
\_\_\_\_\_

Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:  
 Home Occupation: \_\_\_\_\_  
 Other Use: \_\_\_\_\_

**The Planning and Zoning Commission will consider this request at a Public Hearing on:**

**Date:** February 2, 2026

**Time:** 5:00pm

**Place:** City Annex Planning Room  
114 S. Halagueno St.  
Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website [www.cityofcarlsbadnm.com](http://www.cityofcarlsbadnm.com). For details about this request contact the applicant OR contact the City Planner at 575-885-1185 or via email at [jepatterson@cityofcarlsbadnm.com](mailto:jepatterson@cityofcarlsbadnm.com).

Sincerely,

Amanda McShaw

Applicant/Agent

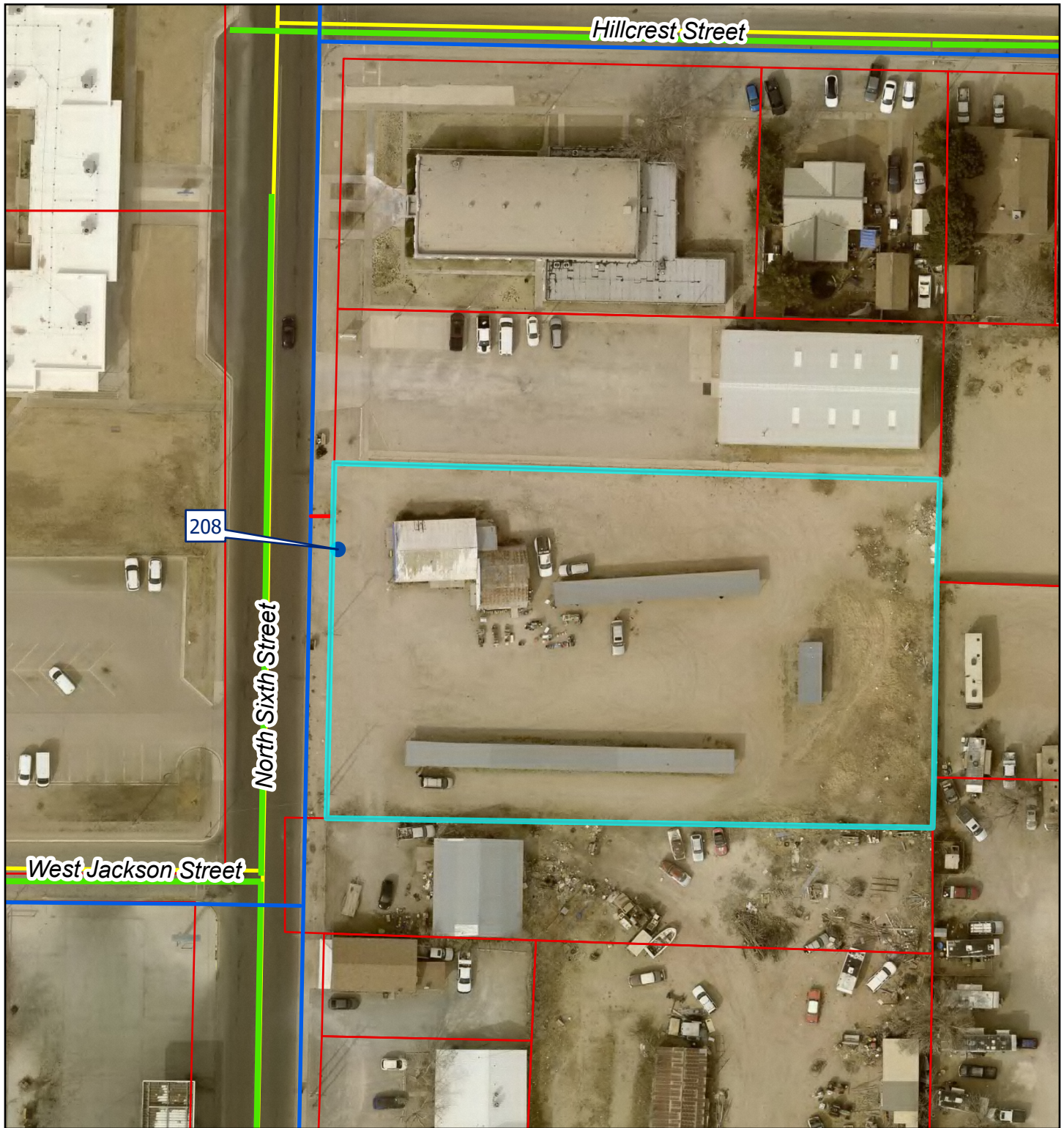
Please call Amanda@575-302-0382 for any questions you may have. Thank you

Scale: 1:840  
1 inch = 70 feet

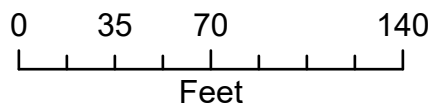
Zone Change  
Carlsbad, NM

Map #: 3480\_ed01

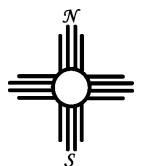
Date: 1/28/2026



- Carlsbad Address
- ▭ Parcel
- Sewer Main
- Fire Hydrant Line
- Water Main
- Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.

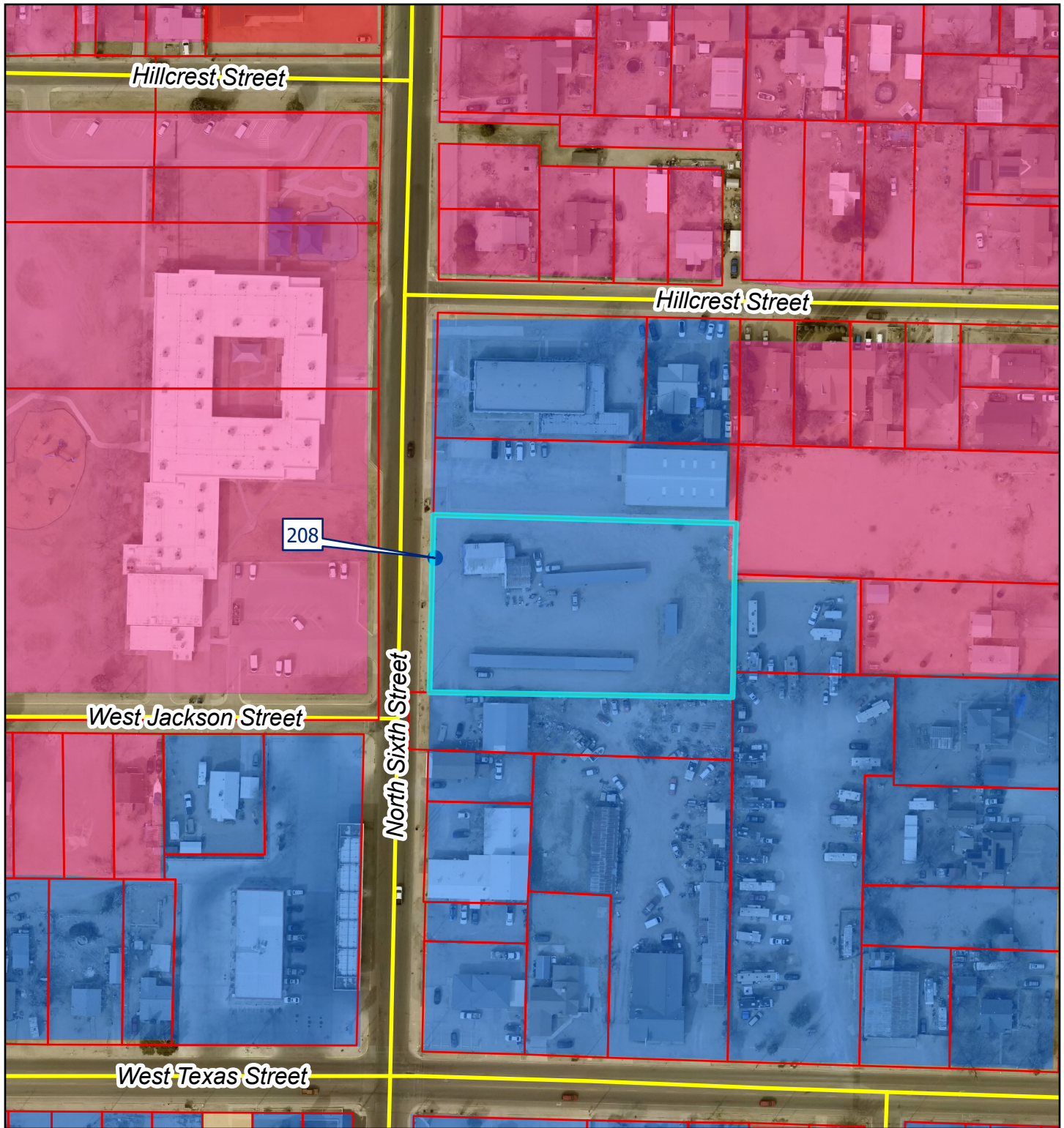


Scale: 1:1,680  
1 inch = 140 feet

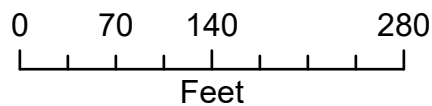
# Zone Change Carlsbad, NM

Map #: 3480\_ed02

Date: 1/28/2026



- Carlsbad Address
- Parcel
- Zoning
  - C-1
  - C-2
  - R-1
  - R-2
- Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.





**CITY OF CARLSBAD  
AGENDA BRIEFING  
MEMORANDUM**

Council Meeting Date: March 10, 2026

<b>DEPARTMENT:</b> Planning & Zoning	<b>BY:</b> Trysha Ortiz	<b>DATE:</b> 03/02/2026
<p><b>SUBJECT:</b>          Consider Approval of Ordinance 2026-14, an Ordinance rezoning part of "R-2" Residential 2 District to "C-2" Commercial 2 District for approximately 0.43 acres for property located at 606 W. Pierce Street and 608 W. Pierce Street Owner: Mandalin Properties, LLC          A. Public Hearing          B. Consider Approval of Ordinance 2026-14</p>		
<p><b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)  <b>SUBJECT:</b> Request for Zone Change from "R-2" Residential 2 District to "C-2" Commercial 2 District for approximately 0.43 acres located at 606 West Pierce Street and 608 West Pierce Street, legally described as Lot 12 &amp;14 Block 181, Westfall Subdivision, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant/Owner:          Mandalin Properties LLC          209 N Guadalupe St          Carlsbad, NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p><b>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):</b>          Request for Zone Change from "R-2" Residential 2 District to "C-2" Commercial 2 District for the properties located at 606 West Pierce Street and 608 West Pierce Street.</p> <p>The properties to the north are zoned "R-1" Residential 1 District. The properties to the west and south are zoned "C-2" Commercial 2 District. The properties to the east are zoned "R-2" Residential 2 District. This change would not create a spot zone.</p> <p>Sec. 56-40(e) of the Zoning Ordinance states:</p> <p>(e)          Commercial 2 (C-2) district. The Commercial 2 District is intended to accommodate community</p>		

and regional-scale retail and commercial uses. Such uses are regulated in order to be compatible with surrounding uses and existing infrastructure.

*Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are: Chapter 5: Land Use*

*Objectives:*

- To create a more compact urban form in areas appropriate for residential, commercial, or mixed-use development that currently have access to community services.
- To increase the supply of commercial and industrial properties.
- To meet the commercial market demand and needs of existing and future Carlsbad residents.

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:

An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

- (a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and
- (b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and
- (c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and
- (d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and
- (e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
- (f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and
- (g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
- (h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**DEPARTMENT RECOMMENDATION:**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** Based on review of the application and staff comments, at their meeting on February 2, 2026, the Planning and Zoning Commission considered this item and recommended approval with a vote of five (5) in favor of approval, none (0) against, none (0) absent and none (0) abstain.

**BOARD/COMMISSION/COMMITTEE ACTION:**

Planning & Zoning Commission - APPROVED

**Reviewed by:**

City Manager: Wendy D Austin

Date: 3/5/2026

**Attachments:**

1. Application Materials - Zone Change - 606 & 608 W Pierce St (2)

ORDINANCE NO. 2026-14

AN ORDINANCE REZONING PART OF“R-2” RESIDENTIAL 2 DISTRICT TO “C-2” COMMERCIAL 2 DISTRICT FOR A TOTAL OF APPROXIMATELY 0.43 ACRES, LOCATED AT 606 & 608 W. PIERCE STREET, LEGALLY DESCRIBED AS LOTS 12 &14, BLOCK 181, WESTFALL SUBDIVISION, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

The official zoning map of the City is hereby amended to rezone part of "R-2" Residential 2 District to"C-2" Commercial 2 District, for approximately 0.43 acres, located at 606 & 608 W. Pierce St., legally described as:

LOTS 12 &14, BLOCK 181, WESTFALL SUBDIVISION

INTRODUCED, PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
RICHARD D. LOPEZ, MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**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 FEBRUARY 2, 2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	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
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

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**

0:01:12      **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44      **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55      **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

**VOTE**

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

0:02:22

**3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

**Chairman McCormick** asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

**Commissioner Cornum** asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

**Commissioner Wilson** stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

**Commissioner Branson** stated that a five-foot rear setback would be preferable.

0:10:56 **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.**

0:19:03 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10 **VOTE**

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

0:21:43 **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Amanda Mashaw** stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14 **VOTE**

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

0:29:38 **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

**BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43                    **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.**

0:32:46                    **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59                    **VOTE**

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

0:33:23                    **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. **Chairman McCormick** removed this item from the agenda all other agenda items will retain their number.

0:35:00                    **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40                    **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.**

0:38:41                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14                    **VOTE**

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

0:39:36                    **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

**Chairman McCormick** asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

**Mr. Patterson** stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

**Chairman McCormick** asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

**Chairman McCormick** stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44                    **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.**

0:55:12                    **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28                    **VOTE**

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

0:56:56                    **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

**Commissioner Madrid-Boyea** asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

**Commissioner Madrid-Boyea** asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

**Mr. Gonzales** stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02                    **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.

1:06:35                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44                    **VOTE**

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

1:07:26                    **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

**LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

**Chairman McCormick** asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

**Commissioner Cornum** asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Renita McKinley** stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

**Chance McMillian**, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

**VOTE**

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

1:21:46

**11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

**Chairman McCormick asked if anyone would like to speak regarding the item.**

**Richard Johnson** stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

**MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

**VOTE**

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

1:26:49

**12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT**

*Commissioner Branson recused herself from this agenda item.*

**Mr. Patterson** stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

**Chairman McCormick** asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31                    **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.**

1:30:43                    **MOTION**  
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42                    **VOTE**  
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05                    **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**  
None to report.

1:32:34                    **ADJOURNED**  
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

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James McCormick, Chairperson

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Date



# CITY OF CARLSBAD

Planning, Engineering, and  
Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

## ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 1/13/26  
Existing Zoning: R2

Fee Paid (\$100.00): 100.00  
Proposed Zoning: R2

### APPLICANT INFORMATION:

Amanda Mashaw		209 N. Guadalupe St		
NAME		ADDRESS		
Carlsbad NM	88220	575-302-0382	AmandaMashaw21	
CITY	STATE	ZIP	PHONE	EMAIL
				@gmail.com

### PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):

Mandalia Properties LLC		209 N. Guadalupe St.		
NAME		ADDRESS		
Carlsbad NM	88220	575-302-0382	AmandaMashaw21	
CITY	STATE	ZIP	PHONE	EMAIL
				@gmail.com

\* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

### LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

608 <sup>1</sup> / <sub>2</sub>	606 W. Pierce St.	12 <sup>1</sup> / <sub>2</sub>	14	181	Westfall
ADDRESS		LOT	BLOCK	SUBDIVISION	



# NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

Amanda M. Shaw

APPLICANT SIGNATURE

1/9/2026

DATE

Sign issued by: \_\_\_\_\_  
Staff Member

Notification Agreement Rev. 10/11

**REASON FOR THE REQUEST**

An amendment to the Official Zoning Map or to the Text of the Zoning Ordinance must be justified by one or more of the following. Check all that apply:

- The proposed amendment will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance.
- The proposed amendment responds to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance.
- The proposed amendment is necessary in order to respond to State and/or Federal legislation.
- The proposed amendment provides additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance.
- The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance.
- The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**FOR OFFICIAL USE ONLY**

**Required prior to P & Z:**

Complete Application Including:  Map  Fee  Letter  Notification  Sign Agreement

**Required prior to City Council:**

Council Hearing Date: \_\_\_\_\_ Publication Date: \_\_\_\_\_

Property Owner Notification Sent (within 100' minimum.): \_\_\_\_\_

ABM  Staff Comments  Application Packet  Draft Ordinance  P&Z Minutes

Council Action:  Approved  Denied  Other Ordinance No.: \_\_\_\_\_



## CITY OF CARLSBAD

Planning, Engineering, and Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

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# ZONING CHANGE APPLICATION

Sec. 56-150(b)

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## PROCESS FOR ACCEPTANCE AND REVIEW OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the **FIRST MONDAY OF THE MONTH**. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Conditional Use, etc.) from the City of Carlsbad, Planning, Engineering, and Regulation Office.
2. **Applicant must submit a completed Application to the Planning, Engineering, and Regulation Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting.** The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. A letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

The desired maximum size for all documents is 11"x17". However, if the applicant wishes to support his or her application with larger size documents, **an original and eight (8) copies** need to be provided. Separate arrangements for copying these large documents may be possible, but will incur additional costs.

3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the Application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.
4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

## **ADDITIONAL PROCEDURAL REQUIREMENTS FOR ZONING CHANGES:**

- 1) **PRESENCE AT MEETING:** The Planning and Zoning Commission will vote to recommend to the City Council approval or denial of request. Applicant or his/her representative must be present to address any questions that Planning and Zoning Commissioners may have.
- 2) **CITY COUNCIL SETS A HEARING DATE:** After the Planning and Zoning Commission has made a recommendation on the request, the City Council (at their next regular meeting) will set a date for a public hearing. The date will be set for a regularly scheduled City Council meeting a minimum of 30 days from that date. A "notice of public hearing" is published in the Current Argus at least 30 days prior to the hearing.
- 3) **NOTIFICATION:** The applicant shall mail notice of the Planning and Zoning Commission meeting, via certified mail, to all property owners within one-hundred feet (100') of the subject site. Evidence of such notification shall be provided with the application. In addition, the applicant shall post a sign, provided by the City, at the property at least 5 days prior to the public hearing. At least fifteen (15) days prior to the City Council hearing, the City will notify adjacent property owners within 100' of the subject property via first-class mail for properties greater than one (1) block in size, or via certified mail for properties one (1) block or less in size. The notification will include a description of the request, applicant's information, legal description of subject property, and the date of the hearing.
- 4) **PUBLIC HEARING:** The Public Hearing will be held during a regularly scheduled City Council meeting, and the applicant or his/her representative **MUST BE PRESENT** to address any questions that the Mayor or Council members may have.
- 5) **ZONING CHANGE IS FINAL:** If the City Council approves the zone change, the ordinance is published in the Current Argus. The change is considered final five (5) days after publication.

Date: Jan 12, 2026

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: Mandalin Properties LLC, 209 N. Guadalupe St  
Name Address Phone  
Subject Site Location: 606 1/2 608 W. Pierce St.

The proposed action is a:  
 Zoning Change from R2 to C2 in accordance with Sec. 56-150(b).

Variance/Appeal from Sec. \_\_\_\_\_ in accordance with Sec. 56-150(c).  
The purpose of the variance/appeal is:  
\_\_\_\_\_  
\_\_\_\_\_

Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:  
 Home Occupation: \_\_\_\_\_  
 Other Use: \_\_\_\_\_

**The Planning and Zoning Commission will consider this request at a Public Hearing on:**  
Date: Feb 2, 2026  
Time: **5:00pm**  
Place: **City Annex Planning Room**  
**114 S. Halagueno St.**  
**Carlsbad, NM 88220**

The Code of Ordinances can be found on the City's website [www.cityofcarlsbadnm.com](http://www.cityofcarlsbadnm.com). For details about this request contact the applicant OR contact the City Planner at 575-885-1185 or via email at [jepatterson@cityofcarlsbadnm.com](mailto:jepatterson@cityofcarlsbadnm.com).

Sincerely,  


Applicant/Agent  
Please call 575-320382 with any questions you have. Thank you!

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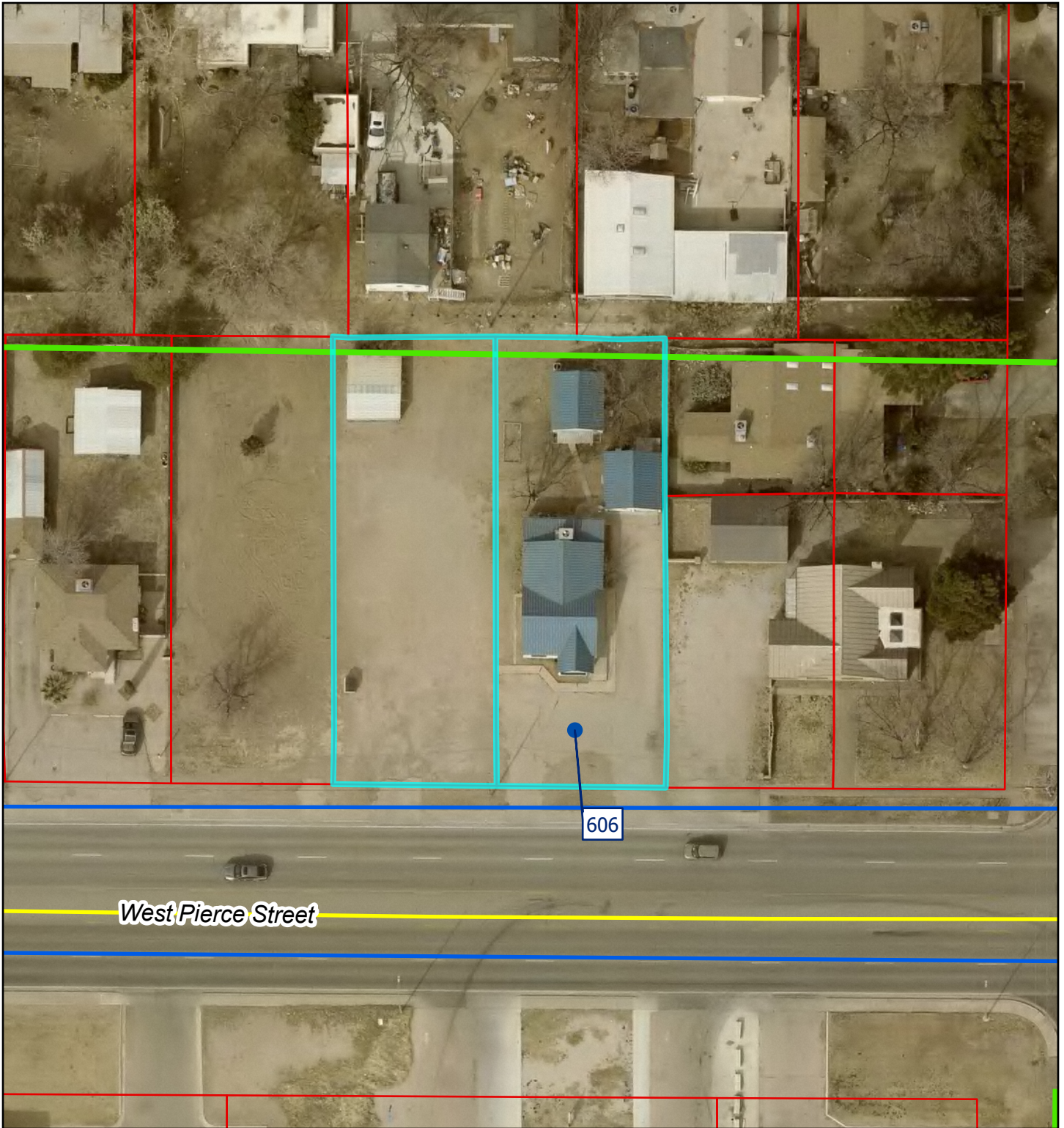
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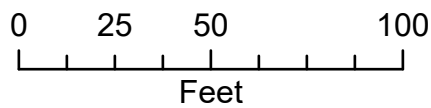
# Zone Change Carlsbad, NM

Map #: 3482\_ed01

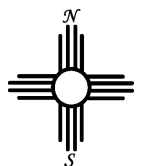
Date: 1/28/2026



- Carlsbad Address
- Parcel
- Sewer Main
- Water Main
- Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.

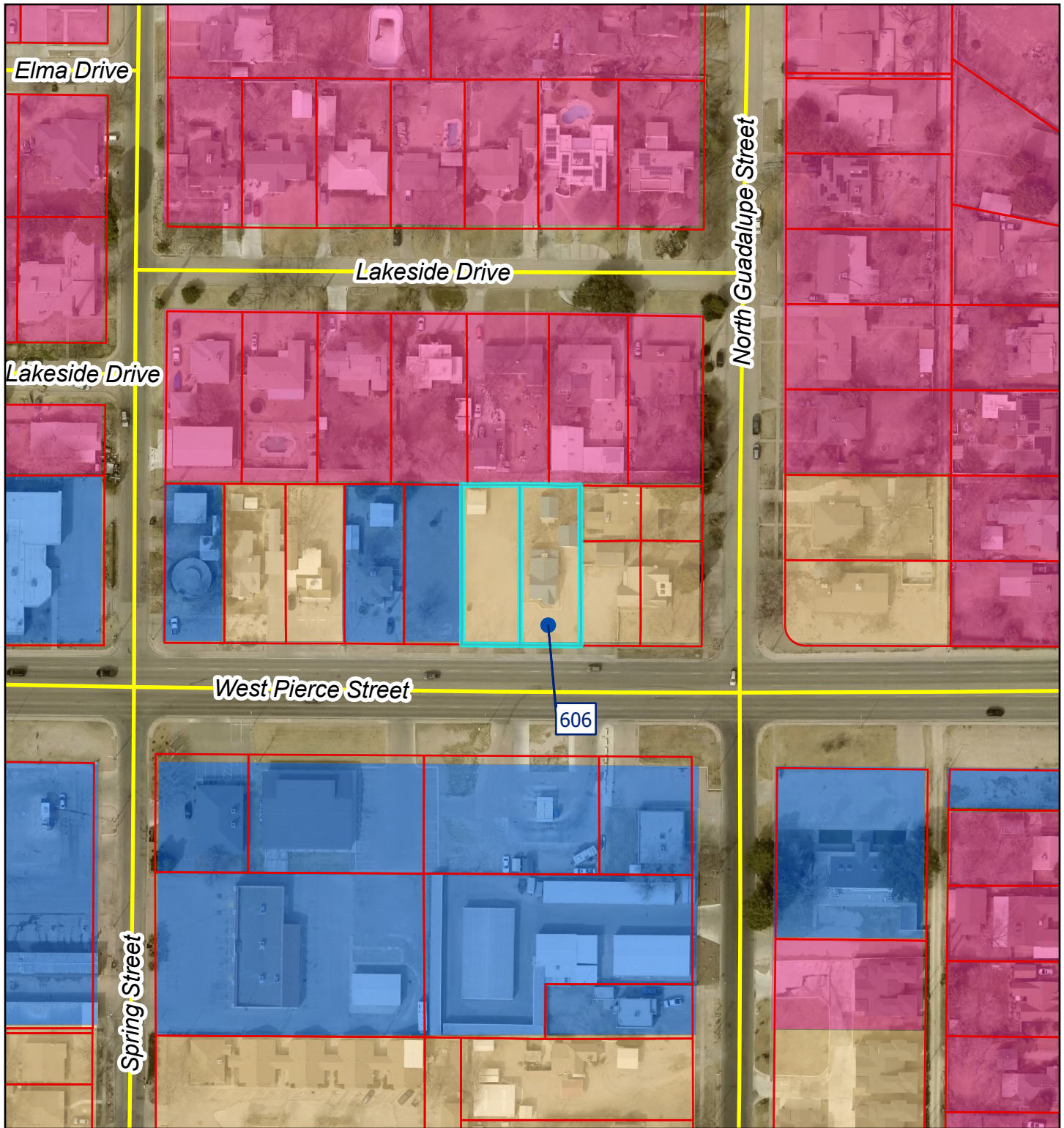


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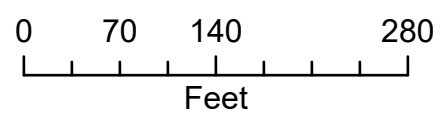
# Zone Change Carlsbad, NM

Map #: 3482\_ed02

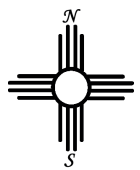
Date: 1/28/2026



- Carlsbad Address
- Parcel
- Zoning
- R-1
- R-2
- Roads
- C-2



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.





**CITY OF CARLSBAD  
AGENDA BRIEFING  
MEMORANDUM**

Council Meeting Date: March 10, 2026

<b>DEPARTMENT:</b> Planning & Zoning	<b>BY:</b> Trysha Ortiz	<b>DATE:</b> 03/02/2026
<p><b>SUBJECT:</b>          Consider Approval of Ordinance 2026-15, an Ordinance rezoning part of "I" Industrial District to "C-2" Commercial 2 District for approximately 4.97 acres for property located at 1604 E. Greene Street Owner: Blue Sapphire Investments, LLC          A. Public Hearing          B. Consider Approval of Ordinance 2026-15</p>		
<p><b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)  <b>SUBJECT:</b> Request for Zone Change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street, legally described as Tract 5, Industrial Park Second Amendment Subdivision, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant:          Sarge Trucking Services/Claudia Gomez          1604 E. Greene St.          Carlsbad, NM 88220</p> <p>Owner:          Blue Sapphire Investments, LLC          210 Fulbright          Carlsbad, NM 88220</p> <p><b><i>*The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></b></p> <p><b>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):</b>          Request for Zone Change from "I" Industrial District to "C-2" Commercial 2 District for the 4.97-acre property located at 1604 East Greene Street.</p> <p>The properties to the north, south, west and east are zoned Industrial District. This change would create a spot zone.</p> <p>Sec. 56-40(e) of the Zoning Ordinance states:</p>		

(e)

Commercial 2 (C-2) district. The Commercial 2 District is intended to accommodate community and regional-scale retail and commercial uses. Such uses are regulated in order to be compatible with surrounding uses and existing infrastructure.

*Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:  
Chapter 5: Land Use*

*Objectives:*

- To create a more compact urban form in areas appropriate for residential, commercial, or mixed-use development that currently have access to community services.
- To identify alternatives to the expansion of temporary housing (RV parks and “man-camps”) in Carlsbad.

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:

An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

- (a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and
- (b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and
- (c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and
- (d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and
- (e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
- (f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and
- (g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
- (h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**DEPARTMENT RECOMMENDATION:**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** Based on review of the application and staff comments, at their meeting on February 2, 2026, the Planning and Zoning Commission considered this item and recommended denial with a vote of four (4) in favor of approval, one (1) against, none (0) absent and none (0) abstain.

**BOARD/COMMISSION/COMMITTEE ACTION:**

Planning & Zoning Commission - DISAPPROVED

**Reviewed by:**

City Manager: Wendy D Austin

Date: 3/5/2026

**Attachments:**

1. Application Materials - Zone Change - 1604 E Greene St (2)

ORDINANCE NO. 2026-15

AN ORDINANCE REZONING PART OF "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT FOR APPROXIMATELY 4.97 ACRES, LOCATED AT 1604 E. GREENE ST., LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

The official zoning map of the City is hereby amended to rezone part of "I" Industrial District to "C-2" Commercial 2 District, for approximately 4.97 acres, located at 1604 E. Greene St., legally described as:

TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION

INTRODUCED, PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
RICHARD D. LOPEZ, MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**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 FEBRUARY 2, 2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	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
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

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**

0:01:12      **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44      **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55      **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

**VOTE**

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

0:02:22

**3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

**Chairman McCormick** asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

**Commissioner Cornum** asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

**Commissioner Wilson** stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

**Commissioner Branson** stated that a five-foot rear setback would be preferable.

0:10:56 **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.**

0:19:03 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10 **VOTE**

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

0:21:43 **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Amanda Mashaw** stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14 **VOTE**

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

0:29:38 **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

**BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43                    **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.**

0:32:46                    **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59                    **VOTE**

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

0:33:23                    **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. **Chairman McCormick** removed this item from the agenda all other agenda items will retain their number.

0:35:00                    **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40                    **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.**

0:38:41                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14                    **VOTE**

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

0:39:36                    **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

**Chairman McCormick** asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

**Mr. Patterson** stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

**Chairman McCormick** asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

**Chairman McCormick** stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44 **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.

0:55:12 **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28 **VOTE**

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

0:56:56 **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

**Commissioner Madrid-Boyea** asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

**Commissioner Madrid-Boyea** asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

**Mr. Gonzales** stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02                    **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.

1:06:35                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44                    **VOTE**

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

1:07:26                    **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

**LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

**Chairman McCormick** asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

**Commissioner Cornum** asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Renita McKinley** stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

**Chance McMillian**, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

**VOTE**

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

1:21:46

**11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

**Chairman McCormick** asked if anyone would like to speak regarding the item.

**Richard Johnson** stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

**MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

**VOTE**

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

1:26:49

**12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT**

*Commissioner Branson recused herself from this agenda item.*

**Mr. Patterson** stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

**Chairman McCormick** asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31                    **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.**

1:30:43                    **MOTION**  
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42                    **VOTE**  
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05                    **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**  
None to report.

1:32:34                    **ADJOURNED**  
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

---

James McCormick, Chairperson

---

Date



# CITY OF CARLSBAD

Planning, Engineering, and  
Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

## ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 12/23/25  
Existing Zoning: Industrial

Fee Paid (\$100.00): \$100.00  
Proposed Zoning: C2

### APPLICANT INFORMATION:

<u>Claudia Gomez</u>		<u>210 Fulbright</u>		
<small>NAME</small>		<small>ADDRESS</small>		
<u>Carlsbad</u>	<u>NM</u>	<u>88220</u>	<u>(575) 973-4415</u>	<u>sargescope@gmail.com</u>
<small>CITY</small>	<small>STATE</small>	<small>ZIP</small>	<small>PHONE</small>	<small>EMAIL</small>

### PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):

<u>Sarge Trucking Services S. Corp</u>		<u>1604 E Greene St</u>		
<small>NAME</small>		<small>ADDRESS</small>		
<u>Carlsbad</u>	<u>NM</u>	<u>88220</u>	<u>575-973-4415</u>	<u>sargescorp@gmail.com</u>
<small>CITY</small>	<small>STATE</small>	<small>ZIP</small>	<small>PHONE</small>	<small>EMAIL</small>

\* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

### LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

<u>1604 E Greene St</u>	<u>Lot Five(5)</u>	<u>of the second Amended</u>	<u>plat of Industrial</u>
<small>ADDRESS</small>	<small>LOT</small>	<small>BLOCK</small>	<small>SUBDIVISION</small>
			<u>Park subdivision</u>
			<u>located in section</u>
			<u>33 and 34</u>
			<u>Township 21 South</u>
			<u>Range 27 East N.M.P.M.</u>

**REASON FOR THE REQUEST**

An amendment to the Official Zoning Map or to the Text of the Zoning Ordinance must be justified by one or more of the following. Check all that apply:

- The proposed amendment will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance.
- The proposed amendment responds to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance.
- The proposed amendment is necessary in order to respond to State and/or Federal legislation.
- The proposed amendment provides additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance.
- The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance.
- The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**FOR OFFICIAL USE ONLY**

**Required prior to P & Z:**

Complete Application Including:  Map  Fee  Letter  Notification  Sign Agreement

**Required prior to City Council:**

Council Hearing Date: \_\_\_\_\_ Publication Date: \_\_\_\_\_

Property Owner Notification Sent (within 100' minimum.): \_\_\_\_\_

ABM  Staff Comments  Application Packet  Draft Ordinance  P&Z Minutes

Council Action:  Approved  Denied  Other Ordinance No.: \_\_\_\_\_

Date: 12/23/2025

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: Claudia Gomez 210 Fulbright 575-973-4415  
Name Address Phone

Subject Site Location: 11004 E Greene St Carlsbad NM 88220

The proposed action is a:

Zoning Change from Industrial to C2 in accordance with Sec. 56-150(b).

Variance/Appeal from Sec. \_\_\_\_\_ in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

\_\_\_\_\_  
\_\_\_\_\_

Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:

Home Occupation: \_\_\_\_\_

Other Use: \_\_\_\_\_

**The Planning and Zoning Commission will consider this request at a Public Hearing on:**

**Date:** February 2, 2026

**Time:** 5:00pm

**Place:** City Annex Planning Room

114 S. Halagueno St.

Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website [www.cityofcarlsbadnm.com](http://www.cityofcarlsbadnm.com).

For details about this request contact the applicant OR contact the City Planner at

575-885-1185 or via email at [jepatterson@cityofcarlsbadnm.com](mailto:jepatterson@cityofcarlsbadnm.com).

Sincerely,

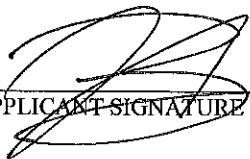
Applicant/Agent

# NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

12/23/25  
 \_\_\_\_\_  
 DATE

Sign issued by: \_\_\_\_\_  
 Staff Member

9589 0710 5270 3761 8595 63

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Official Use  
Ponca City OK 74604

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	12/23/2025

Sent To  
 Wyatt Glen Anthony & Cary Jean  
 Street and Apt. No., or PO Box No.  
 0423 Glasgow Rd  
 City, State, ZIP+4®  
 Ponca City OK 74604  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8595 67

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Official Use  
Wimberley TX 78676

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	12/23/2025

Sent To  
 Eddy Josephine Tracy Rev TRI ETH  
 Trust Case - 223 Mountain West Dr  
 Wimberley TX 78676  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8595 56

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Official Use  
Big Spring TX 79720

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	12/23/2025

Sent To  
 S2D Properties LLC  
 Street and Apt. No., or PO Box No.  
 4912 S. HWY 87  
 City, State, ZIP+4®  
 Big Spring TX 79720  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8595 67

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Official Use  
Carlsbad NM 88220

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	12/23/2025

Sent To  
 KAC Properties LLC  
 Street and Apt. No., or PO Box No.  
 1725 Mission Ave  
 City, State, ZIP+4®  
 Carlsbad NM 88220  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Scale: 1:1,680  
1 inch = 140 feet

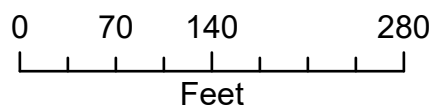
# Zone Change Carlsbad, NM

Map #: 3483\_ed01

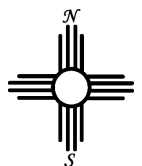
Date: 1/28/2026



- Carlsbad Address
- ▭ Parcel
- Water Main
- Roads



IMPORTANT: Maps, products and data  
are NOT surveyor quality and  
are only to be used as a reference.

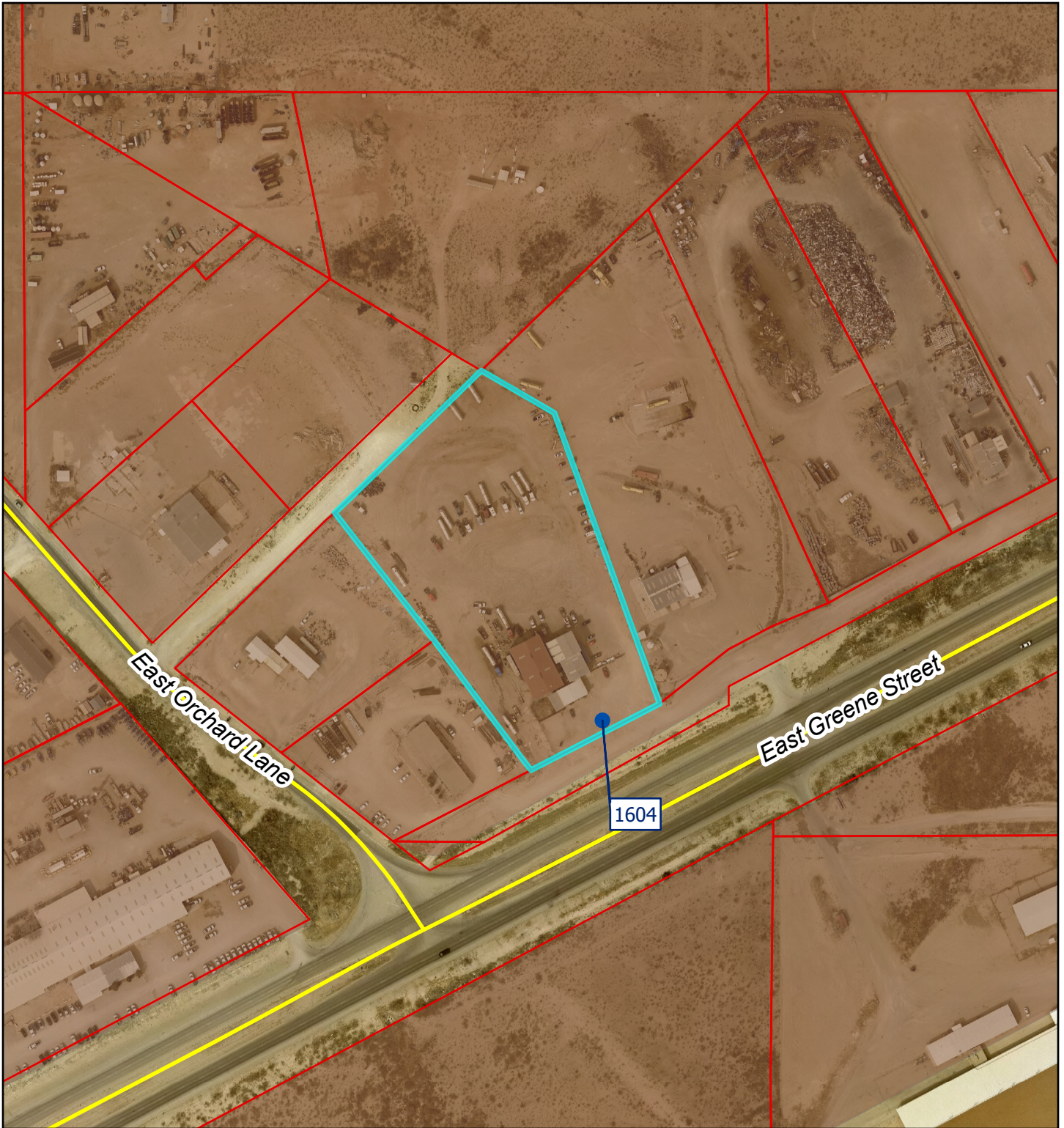


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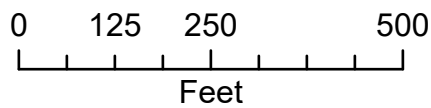
Zone Change  
Carlsbad, NM

Map #: 3483\_ed02

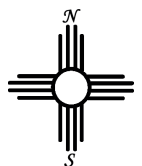
Date: 1/28/2026



- Carlsbad Address
- ▭ Parcel
- Zoning
- I
- Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.





**CITY OF CARLSBAD  
AGENDA BRIEFING  
MEMORANDUM**

Council Meeting Date: March 10, 2026

<b>DEPARTMENT:</b> Planning & Zoning	<b>BY:</b> Trysha Ortiz	<b>DATE:</b> 03/02/2026
<p><b>SUBJECT:</b>          Consider Approval of Ordinance 2026-16, an Ordinance rezoning part of "R-1" Residential 1 District to "C-1" Commercial 1 District for approximately 0.30 acres for property located at 2809 San Jose Boulevard and 2811 San Jose Boulevard Owner: Edgar Gonzalez          A. Public Hearing          B. Consider Approval of Ordinance 2026-16</p>		
<p><b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)  <b>SUBJECT:</b> Request for Zone Change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the two properties located north of 2813 San Jose Boulevard, legally described as Lots 25 &amp; 27, Block 31, New San Jose First Addition Subdivision, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant/Owner:          Edgar Gonzalez          3702 Saguaro          Carlsbad, NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p><b>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):</b>          Request for Zone Change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the two properties located north of 2813 San Jose Boulevard.</p> <p>The properties to the north and south are zoned "R-1" Residential 1 District. The properties to the west are zoned "R-2" Residential 2 District. The properties to the east are zoned "C-1" Commercial 1 District. This change would not create a spot zone.</p> <p>Sec. 56-40(d) of the Zoning Ordinance states:</p> <p>(d)          Commercial 1 (C-1) district. The Commercial 1 District is intended to accommodate neighborhood-scale retail, office, and customer service uses. Such uses are regulated in order</p>		

to reduce adverse impacts on surrounding residential development.

*Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:*

*Chapter 5: Land Use*

*Objectives:*

- To create a more compact urban form in areas appropriate for residential, commercial, or mixed-use development that currently have access to community services.
- To increase the supply of commercial and industrial properties.
- To meet the commercial market demand and needs of existing and future Carlsbad residents

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:

An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

- (a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and
- (b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and
- (c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and
- (d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and
- (e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
- (f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and
- (g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
- (h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**DEPARTMENT RECOMMENDATION:**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** Based on review of the application and staff comments, at their meeting on February 2, 2026, the Planning and Zoning Commission considered this item and recommended approval with a vote of five(5) in favor of approval, none (0) against, none (0) absent and none (0) abstain.

**BOARD/COMMISSION/COMMITTEE ACTION:**

Planning & Zoning Commission - APPROVED

**Reviewed by:**

City Manager: Wendy D Austin	Date: 3/5/2026
------------------------------	----------------

**Attachments:**

1. Application Materials - Zone Change - 2809 & 2811 San Jose Blvd (2)

ORDINANCE NO. 2026-16

AN ORDINANCE REZONING PART OF "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT FOR APPROXIMATELY 0.30 ACRES, LOCATED AT 2809 & 2811 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, SAN JOSE FIRST ADDITION SUBDIVISION, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

The official zoning map of the City is hereby amended to rezone part of "R-1" Residential 1 District to "C-1" Commercial 1 District, for approximately 0.30 acres, located at 2809 & 2811 San Jose Blvd., legally described as:

LOTS 25 & 27, BLOCK 31, SAN JOSE FIRST ADDITION SUBDIVISION

INTRODUCED, PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
RICHARD D. LOPEZ, MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**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 FEBRUARY 2, 2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	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
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

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**

0:01:12        **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44        **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55        **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

**VOTE**

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

0:02:22

**3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

**Chairman McCormick** asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

**Commissioner Cornum** asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

**Commissioner Wilson** stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

**Commissioner Branson** stated that a five-foot rear setback would be preferable.

0:10:56 **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.**

0:19:03 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10 **VOTE**

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

0:21:43 **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Amanda Mashaw** stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14 **VOTE**

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

0:29:38 **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

**BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43                    **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.**

0:32:46                    **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59                    **VOTE**

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

0:33:23                    **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. **Chairman McCormick** removed this item from the agenda all other agenda items will retain their number.

0:35:00                    **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40                    **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.**

0:38:41                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14                    **VOTE**

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

0:39:36                    **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

**Chairman McCormick** asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

**Mr. Patterson** stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

**Chairman McCormick** asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

**Chairman McCormick** stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44                    **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.**

0:55:12                    **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28                    **VOTE**

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

0:56:56                    **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

**Commissioner Madrid-Boyea** asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

**Commissioner Madrid-Boyea** asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

**Mr. Gonzales** stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02 **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.

1:06:35 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44 **VOTE**

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

1:07:26 **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

**LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

**Chairman McCormick** asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

**Commissioner Cornum** asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Renita McKinley** stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

**Chance McMillian**, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

**VOTE**

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

1:21:46

**11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

**Chairman McCormick** asked if anyone would like to speak regarding the item.

**Richard Johnson** stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

**MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

**VOTE**

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

1:26:49

**12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT**

*Commissioner Branson recused herself from this agenda item.*

**Mr. Patterson** stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

**Chairman McCormick** asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31                    **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.**

1:30:43                    **MOTION**  
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42                    **VOTE**  
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05                    **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**  
None to report.

1:32:34                    **ADJOURNED**  
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

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James McCormick, Chairperson

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Date



CITY OF CARLSBAD  
Planning, Engineering, and  
Regulation Department  
PO Box 1569, Carlsbad, NM 88221  
Phone (575) 885-1185  
Fax (575) 628-8379

### ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 12/31/2025  
Existing Zoning: R-1

Fee Paid (\$100.00): \$100.00 <sup>PKC</sup>  
Proposed Zoning: G1

#### APPLICANT INFORMATION:

Edgar Gonzalez 3702 Saguaro  
NAME ADDRESS  
Carlsbad, NM 88220 307-350-8766 edgorgonzalez2676@hotmail.com  
CITY STATE ZIP PHONE EMAIL

#### PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):

Edgar Gonzalez 3702 Saguro Dr  
NAME ADDRESS  
Carlsbad NM 88220 307-350-8766 edgorgonzalez2676@hotmail.com  
CITY STATE ZIP PHONE EMAIL

\* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

#### LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

2811 & 2809 San Jose Blvd. 27-25  
ADDRESS LOT BLOCK SUBDIVISION

Inv. #  
19379  
00019379  
8200  
POC  
for  
288 family  
street  
#1000

**REASON FOR THE REQUEST**

An amendment to the Official Zoning Map or to the Text of the Zoning Ordinance must be justified by one or more of the following. Check all that apply:

- The proposed amendment will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance.
- The proposed amendment responds to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance.
- The proposed amendment is necessary in order to respond to State and/or Federal legislation.
- The proposed amendment provides additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance.
- The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance.
- The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**FOR OFFICIAL USE ONLY**

**Required prior to P & Z:**

Complete Application Including:  Map  Fee  Letter  Notification  Sign Agreement

**Required prior to City Council:**

Council Hearing Date: \_\_\_\_\_ Publication Date: \_\_\_\_\_

Property Owner Notification Sent (within 100' minimum): \_\_\_\_\_

ABM  Staff Comments  Application Packet  Draft Ordinance  P&Z Minutes

Council Action:  Approved  Denied  Other Ordinance No.: \_\_\_\_\_

CITY OF CARLSBAD

AFFIDAVIT BY PROPERTY OWNER(S)

IF AN APPLICATION IS MADE BY SOMEONE OTHER THAN THE PROPERTY OWNER THIS FORM MUST ACCOMPANY THE APPLICATION MATERIALS.

APPLICATION TYPE:

[X] ZONING CHANGE [ ] CONDITIONAL USE [ ] VARIANCE [ ] TEMPORARY USE

STATE OF NEW MEXICO )
COUNTY OF EDDY ) SS

I (WE) HEREBY CERTIFY that I am (we are) the owners of record of the property described as follows:

ADDRESS OF PROPERTY: 2801 San Jose Blvd Carlsbad NM
STREET ADDRESS

LEGAL DESSCRPTION: SUBDIVISION 31 BLOCK LOT OR TRACT 25

I (WE) HAVE AUTHORIZED the following individuals to act as my (our) agent with regard to this application.

AGENT: NAME PHONE ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others and that compliance with all applicable City ordinances is required, and

I (WE) HEREBY EXECUTE THIS AFFIDAVIT in support of the proposed application as presented:

OWNER 1:

ACKNOWLEDGED, SUBSCRIBED, AND SWORN

BY: SIGNATURE

to before me this day of

BY: PRINTED NAME

20, by

Notary Public

My commission expires:

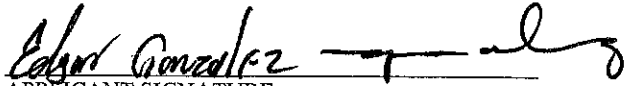
(ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY)

# NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

12-29-25  
 \_\_\_\_\_  
 DATE

Sign issued by: \_\_\_\_\_  
 Staff Member

Notification Agreement Rev. 10/11



## CITY OF CARLSBAD

*Planning, Engineering, and Regulation Department*

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

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# ZONING CHANGE APPLICATION

## Sec. 56-150(b)

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### PROCESS FOR ACCEPTANCE AND REVIEW OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the **FIRST MONDAY OF THE MONTH**. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Conditional Use, etc.) from the City of Carlsbad, Planning, Engineering, and Regulation Office.
2. **Applicant must submit a completed Application to the Planning, Engineering, and Regulation Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting.** The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. A letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

The desired maximum size for all documents is 11"x17". **However, if the applicant wishes to support his or her application with larger size documents, an original and eight (8) copies need to be provided.** Separate arrangements for copying these large documents may be possible, but will incur additional costs.

3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the Application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.
4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

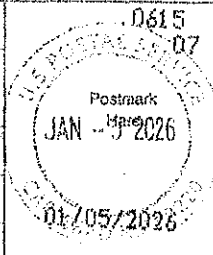
## ADDITIONAL PROCEDURAL REQUIREMENTS FOR ZONING CHANGES:

- 1) **PRESENCE AT MEETING:** The Planning and Zoning Commission will vote to recommend to the City Council approval or denial of request. Applicant or his/her representative must be present to address any questions that Planning and Zoning Commissioners may have.
- 2) **CITY COUNCIL SETS A HEARING DATE:** After the Planning and Zoning Commission has made a recommendation on the request, the City Council (at their next regular meeting) will set a date for a public hearing. The date will be set for a regularly scheduled City Council meeting a minimum of 30 days from that date. A “notice of public hearing” is published in the Current Argus at least 30 days prior to the hearing.
- 3) **NOTIFICATION:** The applicant shall mail notice of the Planning and Zoning Commission meeting, via certified mail, to all property owners within one-hundred feet (100’) of the subject site. Evidence of such notification shall be provided with the application. In addition, the applicant shall post a sign, provided by the City, at the property at least 5 days prior to the public hearing. At least fifteen (15) days prior to the City Council hearing, the City will notify adjacent property owners within 100’ of the subject property via first-class mail for properties greater than one (1) block in size, or via certified mail for properties one (1) block or less in size. The notification will include a description of the request, applicant’s information, legal description of subject property, and the date of the hearing.
- 4) **PUBLIC HEARING:** The Public Hearing will be held during a regularly scheduled City Council meeting, and the applicant or his/her representative **MUST BE PRESENT** to address any questions that the Mayor or Council members may have.
- 5) **ZONING CHANGE IS FINAL:** If the City Council approves the zone change, the ordinance is published in the Current Argus. The change is considered final five (5) days after publication.

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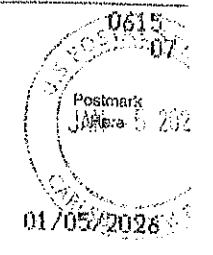
For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Carlisbad, NH 08220

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$6.08</b>	
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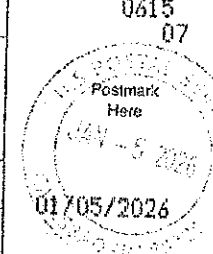
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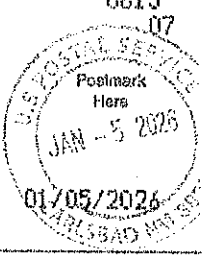
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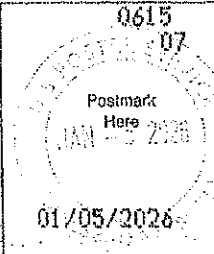
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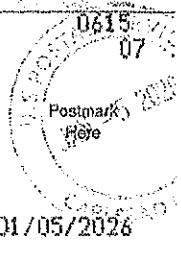
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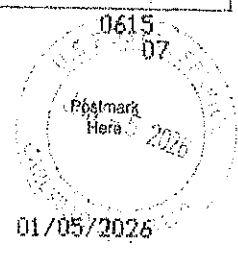
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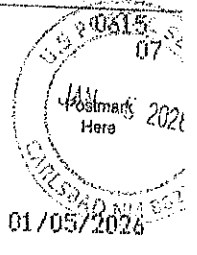
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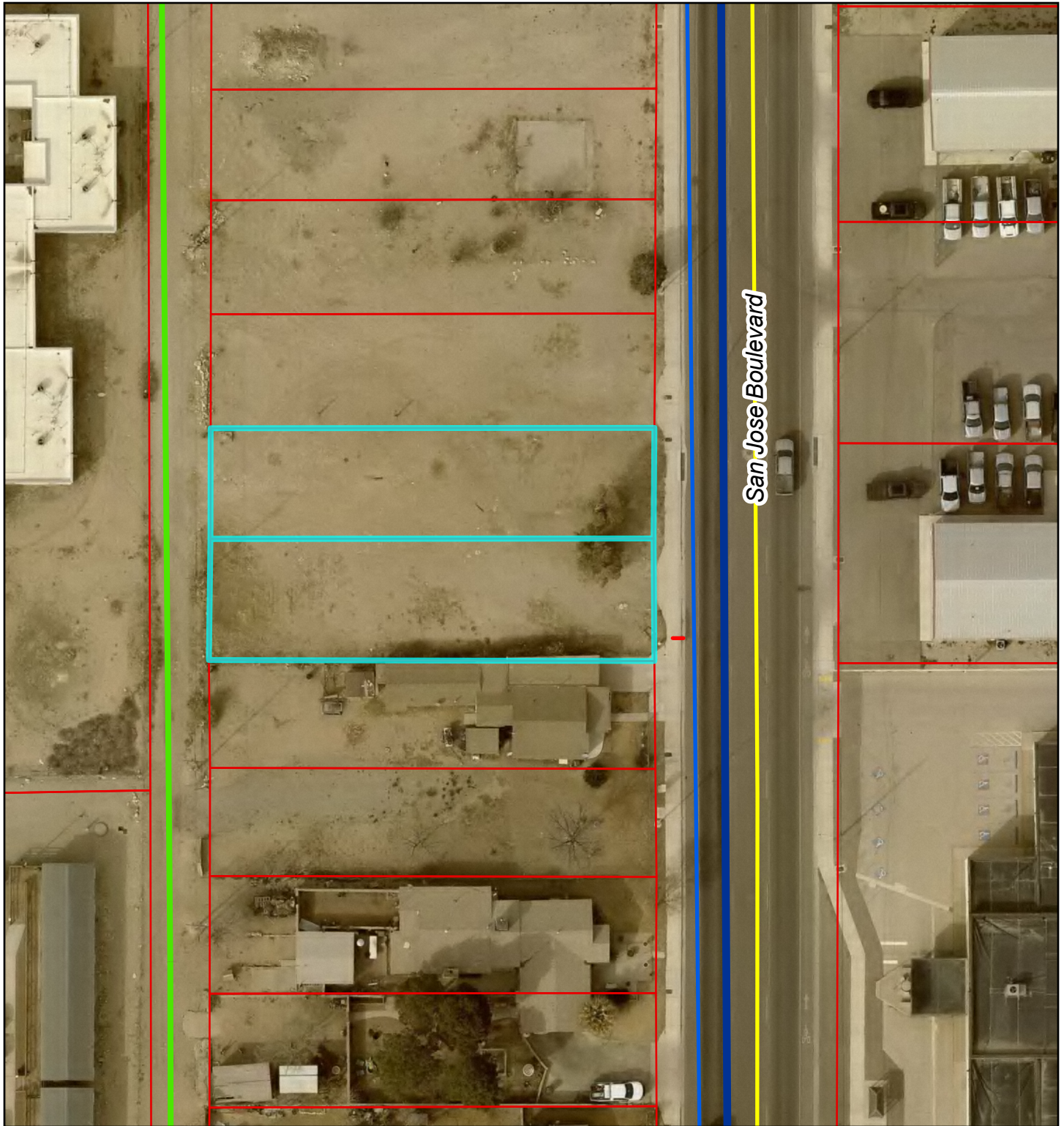
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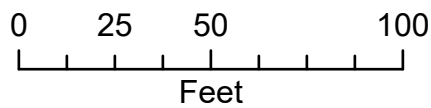
# Zone Change Carlsbad, NM

Map #: 3484\_ed01

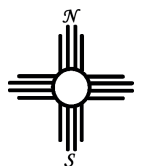
Date: 1/28/2026



- Parcel
- Sewer Main
- Water Main
- Transmission
- Fire Hydrant Line
- Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.

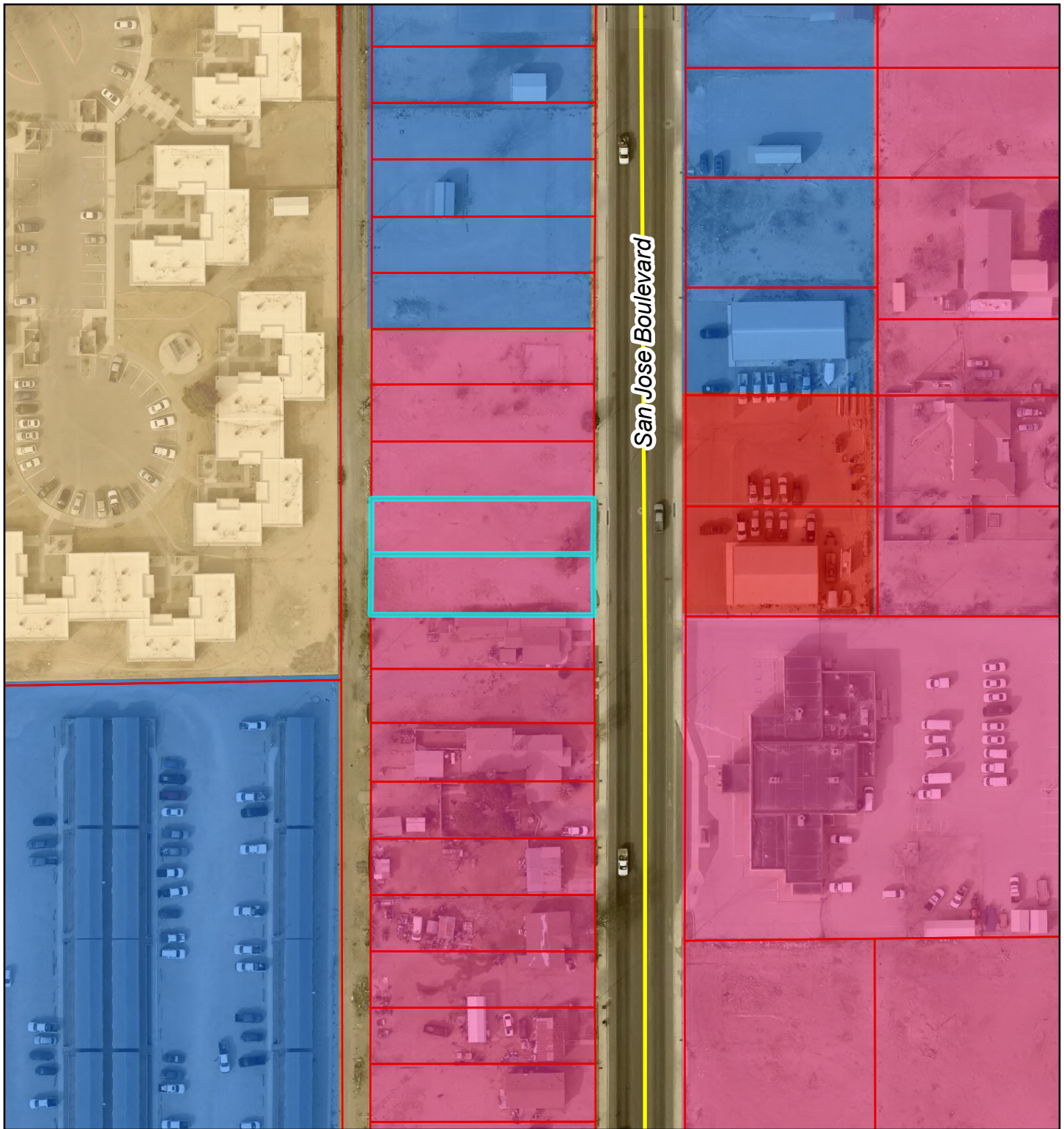


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1 inch = 100 feet

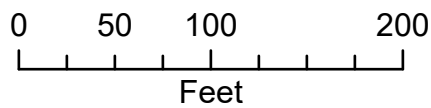
# Zone Change Carlsbad, NM

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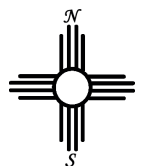
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- Parcel
- R-1
- Zoning
- R-2
- C-1
- Roads
- C-2



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**CITY OF CARLSBAD  
AGENDA BRIEFING  
MEMORANDUM**

Council Meeting Date: March 10, 2026

<b>DEPARTMENT:</b> Planning & Zoning	<b>BY:</b> Trysha Ortiz	<b>DATE:</b> 03/02/2026
<p><b>SUBJECT:</b> Consider Approval of Ordinance 2026-17, an Ordinance rezoning part of "R-1" Residential 1 District to "C-1" Commercial 1 District for approximately 1.435 acres for property located at 2814 San Jose Boulevard Owner: City of Carlsbad</p> <p>A. Public Hearing B. Consider Approval of Ordinance 2026-17</p>		
<p><b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)</p> <p><b>SUBJECT:</b> Request for Zone Change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located at 2814 San Jose Boulevard, legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17, &amp; 18, Block 6, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant/Owner: City of Carlsbad PO Box 1569 Carlsbad, NM 88221</p> <p><i>*The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p><b>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):</b> Request for Zone Change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located at 2814 San Jose Boulevard.</p> <p>The properties to the west, east &amp; south are zoned "R-1" Residential 1 District. The properties to the north are zoned "C-1" Commercial 1 District. This change would not create a spot zone.</p> <p>Sec. 56-40(d) of the Zoning Ordinance states:</p> <p>(d) Commercial 1 (C-1) district. The Commercial 1 District is intended to accommodate neighborhood-scale retail, office, and customer service uses. Such uses are regulated in order to reduce adverse impacts on surrounding residential development.</p>		

*Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:  
Chapter 5: Land Use*

*Objectives:*

- To foster community pride through participation in Keep Carlsbad Beautiful and other property clean-up efforts.

*Chapter 9: Community Services & Facilities*

*Objectives:*

- To ensure that as the City continues to grow, the community facility needs of existing and future residents are being met through capital improvements to the existing library, senior center, and youth facilities and the development of new facilities.
- To ensure community facilities and programs meet the multi-generational needs of existing and future residents.

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:

An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

- (a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and
- (b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and
- (c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and
- (d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and
- (e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
- (f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and
- (g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
- (h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**DEPARTMENT RECOMMENDATION:**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** Based on review of the application and staff comments, at their meeting on February 2, 2026, the Planning and Zoning Commission considered this item and recommended approval with a vote of five (5) in favor of

approval, none ( ) against, none (0) absent and none (0) abstain.

**BOARD/COMMISSION/COMMITTEE ACTION:**  
Planning & Zoning Commission - APPROVED

**Reviewed by:**

City Manager: Wendy D Austin

Date: 3/5/2026

**Attachments:**

1. Application Materials - Zone change - 2814 San Jose Blvd - R-1 to C-1 (2)

ORDINANCE NO. 2026-17

AN ORDINANCE REZONING PART OF "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT FOR APPROXIMATELY 1.435 ACRES, LOCATED AT 2814 SAN JOSE BLVD, LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT 15, 16, 17 & 18, BLOCK 6, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

The official zoning map of the City is hereby amended to rezone part of "R-1" Residential 1 District to "C-1" Commercial 1 District, for approximately 1.435 acres, located at 2814 San Jose Blvd., legally described as:

LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT 15, 16, 17 & 18, BLOCK 6

INTRODUCED, PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
RICHARD D. LOPEZ, MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**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 FEBRUARY 2, 2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	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
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

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**

0:01:12      **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44      **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55      **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

**VOTE**

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

0:02:22

**3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

**Chairman McCormick** asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

**Commissioner Cornum** asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

**Commissioner Wilson** stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

**Commissioner Branson** stated that a five-foot rear setback would be preferable.

0:10:56                    **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.**

0:19:03                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10                    **VOTE**

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

0:21:43                    **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59                    **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Amanda Mashaw** stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06                    **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14                    **VOTE**

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

0:29:38                    **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

**BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT**

Mr. Patterson stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43                    **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.**

0:32:46                    **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59                    **VOTE**

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

0:33:23                    **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

Mr. Patterson asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. Chairman McCormick removed this item from the agenda all other agenda items will retain their number.

0:35:00                    **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40                    **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.**

0:38:41                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14                    **VOTE**

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

0:39:36                    **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

**Chairman McCormick** asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

**Mr. Patterson** stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

**Chairman McCormick** asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

**Chairman McCormick** stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44                    **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.**

0:55:12                    **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28                    **VOTE**

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

0:56:56                    **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

**Commissioner Madrid-Boyea** asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

**Commissioner Madrid-Boyea** asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

**Mr. Gonzales** stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02                    **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.**

1:06:35                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44                    **VOTE**

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

1:07:26                    **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

**LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

**Chairman McCormick** asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

**Commissioner Cornum** asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Renita McKinley** stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

**Chance McMillian**, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

**VOTE**

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

1:21:46

**11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

**Chairman McCormick asked if anyone would like to speak regarding the item.**

**Richard Johnson** stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

**MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

**VOTE**

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

1:26:49

**12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT**

*Commissioner Branson recused herself from this agenda item.*

**Mr. Patterson** stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

**Chairman McCormick** asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31                    **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.**

1:30:43                    **MOTION**  
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42                    **VOTE**  
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05                    **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**  
None to report.

1:32:34                    **ADJOURNED**  
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

---

James McCormick, Chairperson

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Date



Receipt Date Stamp

**CITY OF CARLSBAD**

*Planning, Engineering, and  
Regulation Department*

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

**ZONING CHANGE APPLICATION**

**Sec. 56-150(b)**

Application Date: \_\_\_\_\_  
Existing Zoning: R-1

Fee Paid (\$100.00): \_\_\_\_\_  
Proposed Zoning: C-1

**APPLICANT INFORMATION:**

City of Carlsbad      PO Box 1569

NAME

ADDRESS

Carlsbad NM 88220

CITY

STATE

ZIP

PHONE

EMAIL

**PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):**

NAME

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

\* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

**LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):**

2814 San Jose Blvd

ADDRESS

LOT

BLOCK

SUBDIVISION



# NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

Sign issued by: \_\_\_\_\_  
Staff Member

Date: 1/21/2026

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: City of Carlsbad PO Box 1569, Carlsbad NM 88220  
Name Address Phone

Subject Site Location: 2814 San Jose Blvd

The proposed action is a:

Zoning Change from R-R to C-1 in accordance with Sec. 56-150(b).

Variance/Appeal from Sec. \_\_\_\_\_ in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

\_\_\_\_\_  
\_\_\_\_\_

Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:

Home Occupation: \_\_\_\_\_

Other Use: \_\_\_\_\_

**The Planning and Zoning Commission will consider this request at a Public Hearing on:**

**Date:** February 2, 2026

**Time:** 5:00pm

**Place:** City Annex Planning Room

114 S. Halagueno St.

Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website [www.cityofcarlsbadnm.com](http://www.cityofcarlsbadnm.com).

For details about this request contact the applicant OR contact the City Planner at

575-885-1185 or via email at [jepatterson@cityofcarlsbadnm.com](mailto:jepatterson@cityofcarlsbadnm.com).

Sincerely,

Applicant/Agent



**CITY OF CARLSBAD**  
*Planning, Engineering, and Regulation Department*  
 PO Box 1569, Carlsbad, NM 88221  
 Phone (575) 885-1185  
 Fax (575) 628-8379

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## ZONING CHANGE APPLICATION

**Sec. 56-150(b)**

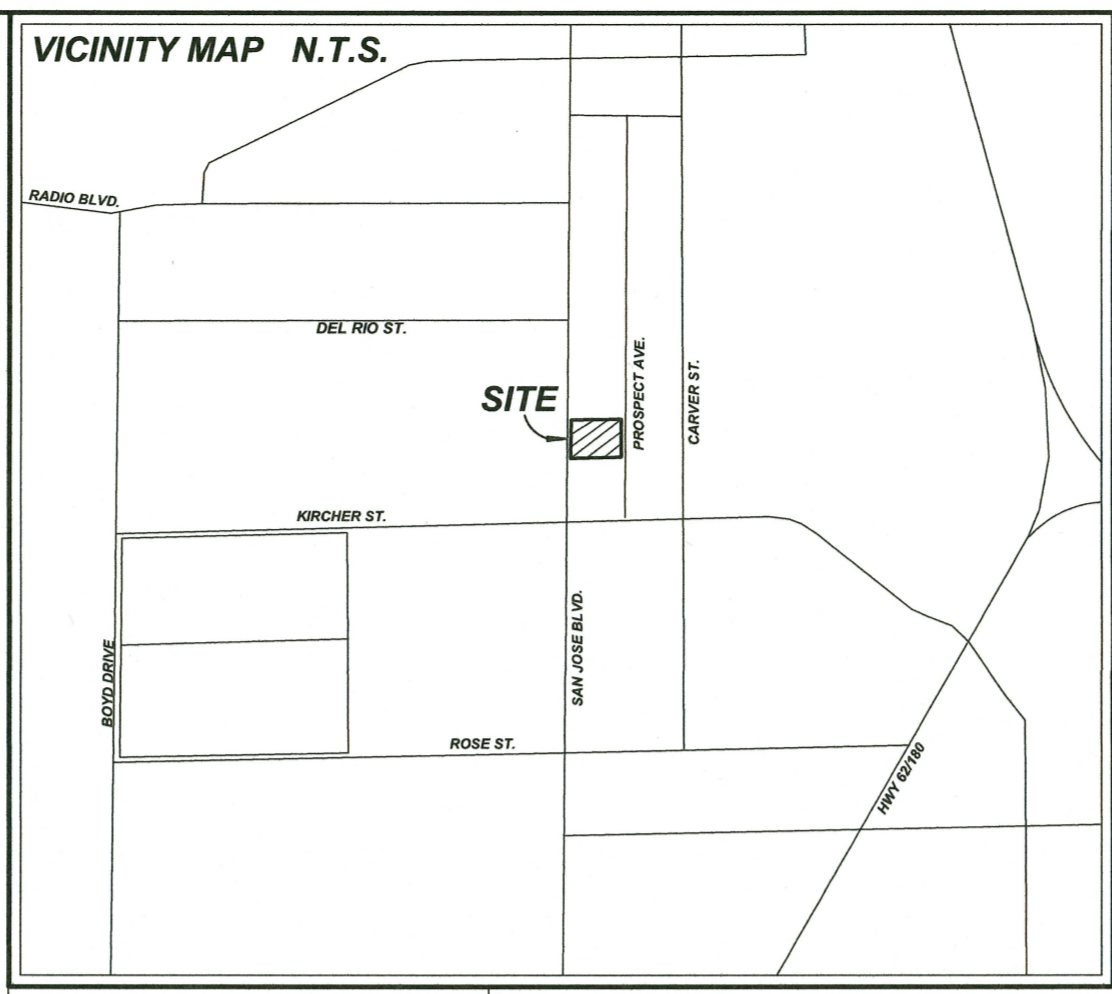
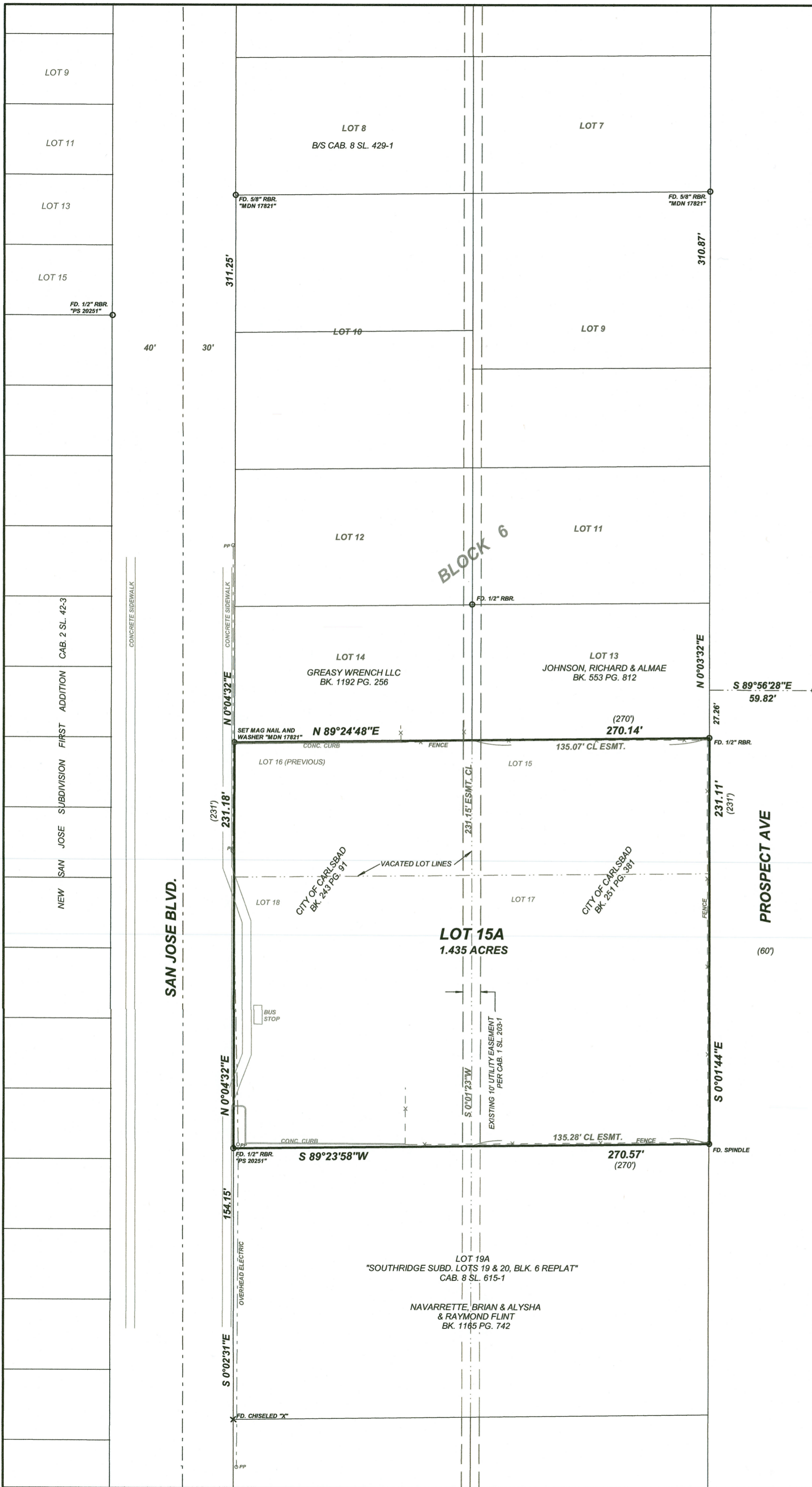
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### PROCESS FOR ACCEPTANCE AND REVIEW OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the **FIRST MONDAY OF THE MONTH**. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Conditional Use, etc.) from the City of Carlsbad, Planning, Engineering, and Regulation Office.
  
2. **Applicant must submit a completed Application to the Planning, Engineering, and Regulation Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting.** The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. A letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.  
  
 The desired maximum size for all documents is 11"x17". **However, if the applicant wishes to support his or her application with larger size documents, an original and eight (8) copies need to be provided.** Separate arrangements for copying these large documents may be possible, but will incur additional costs.
  
3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the Application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.
  
4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

## ADDITIONAL PROCEDURAL REQUIREMENTS FOR ZONING CHANGES:

- 1) **PRESENCE AT MEETING:** The Planning and Zoning Commission will vote to recommend to the City Council approval or denial of request. Applicant or his/her representative must be present to address any questions that Planning and Zoning Commissioners may have.
- 2) **CITY COUNCIL SETS A HEARING DATE:** After the Planning and Zoning Commission has made a recommendation on the request, the City Council (at their next regular meeting) will set a date for a public hearing. The date will be set for a regularly scheduled City Council meeting a minimum of 30 days from that date. A “notice of public hearing” is published in the Current Argus at least 30 days prior to the hearing.
- 3) **NOTIFICATION:** The applicant shall mail notice of the Planning and Zoning Commission meeting, via certified mail, to all property owners within one-hundred feet (100’) of the subject site. Evidence of such notification shall be provided with the application. In addition, the applicant shall post a sign, provided by the City, at the property at least 5 days prior to the public hearing. At least fifteen (15) days prior to the City Council hearing, the City will notify adjacent property owners within 100’ of the subject property via first-class mail for properties greater than one (1) block in size, or via certified mail for properties one (1) block or less in size. The notification will include a description of the request, applicant’s information, legal description of subject property, and the date of the hearing.
- 4) **PUBLIC HEARING:** The Public Hearing will be held during a regularly scheduled City Council meeting, and the applicant or his/her representative **MUST BE PRESENT** to address any questions that the Mayor or Council members may have.
- 5) **ZONING CHANGE IS FINAL:** If the City Council approves the zone change, the ordinance is published in the Current Argus. The change is considered final five (5) days after publication.



**SOUTHRIDGE SUBDIVISION  
REPLAT OF LOTS 15, 16, 17, & 18, BLOCK 6**

WITHIN SECTION 18, T22S, R27E, N.M.P.M.  
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO  
NOVEMBER, 2025

**DESCRIPTION**

LOTS 15, 16, 17, AND 18 WITHIN BLOCK 6, AS SUCH LOTS ARE SHOWN AND SO DESIGNATED ON THE PLAT OF "SOUTHRIDGE SUBDIVISION", IN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE EDDY COUNTY CLERK ON MARCH 23, 1951 IN PLAT CABINET 1 SLIDE 203-1.

REPLATTED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 15A, OF THE "SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17, & 18, BLOCK 6" IN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ALONG WITH THE FILING DATE AND PLAT CABINET AND SLIDE NUMBER ASSIGNED TO THIS PLAT.

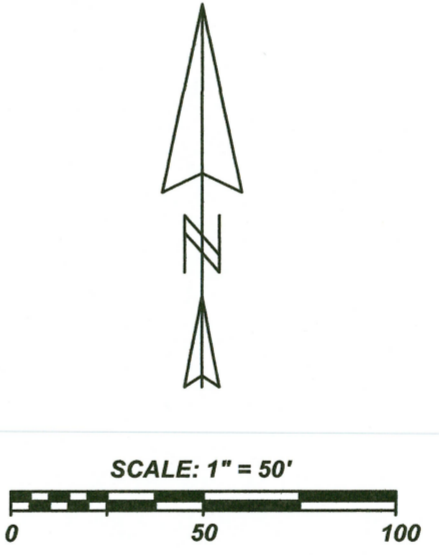
**APPROVAL BY THE CITY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COMMISSION DESIGNEE \_\_\_\_\_

**SURVEY NOTES:**

1. Date of field survey September 22, 2025.
2. Unless otherwise noted all property corners are set 5/8" rebar with plastic I.D. caps impressed "MDN 17821"
3. Basis of bearings is GRID NM East zone NAD 1983. Distances are ground. Ground to Grid factor = 0.99975958 scaled about an origin of 0,0; convergence = 00°02'05.27"
4. Course data in parenthesis is from plat or record (Cab. 1 Sl. 203-1) when field measured data to found points differ by an amount exceeding accuracy prescribed by the Minimum Standards for Land Surveyors in New Mexico.
5. The property shown hereon is within flood zone "X" (areas outside of the 0.2% annual chance flood) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1065D effective June 4, 2010.
6. No title commitment nor additional easement documentation was provided for this survey, and all easements may not be shown hereon however the property is subject to all Easements, Conditions, Restrictions and Reservations of record or in existence.
7. File name: SOUTR6RE.ZAK, WINTHAD.CSV



**SURVEYORS CERTIFICATE**

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

*Matthew D. Norman* 11/19/25  
Matthew D. Norman, P.S. 17821 Date



**OWNERS STATEMENT AND AFFIDAVIT:**

The undersigned being first duly sworn on oath, state:

As owner and proprietor I have of my own free will and consent caused this plat with its lots and existing access to be platted. The property described hereon lies within the platting jurisdiction of the CITY OF CARLSBAD, Eddy County, NM.

Owner(s): Rick Lopez, Mayor City of Carlsbad

State of \_\_\_\_\_  
SS \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was ACKNOWLEDGED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Rick Lopez

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

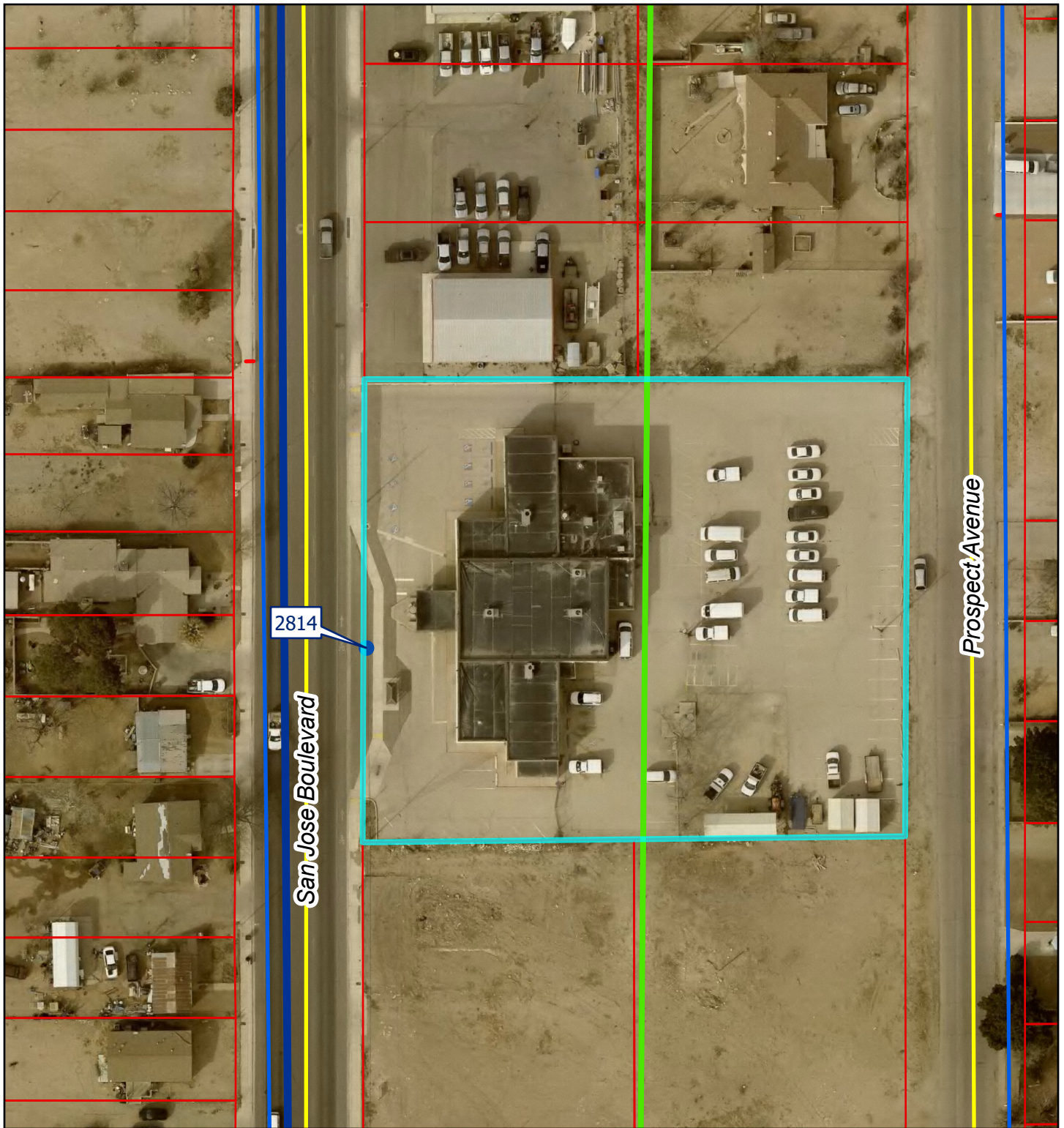
FILING AND RECORDING INFORMATION	
INDEXING INFORMATION FOR COUNTY CLERK	 401 W. GREENE ST. CARLSBAD, NM 88220 (575) 234-3505
ASSESSED OWNER(S): City of Carlsbad SECTION(S): 18, T22S, R27E, N.M.P.M. TOTAL ACREAGE: 1.435 ACRES SUBDIVISION: Southridge	

Scale: 1:840  
1 inch = 70 feet

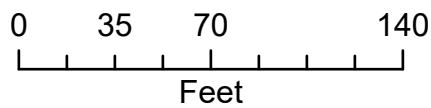
# Zone Change Carlsbad, NM

Map #: 3485\_ed01

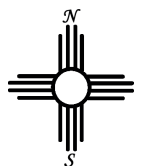
Date: 1/28/2026



- Carlsbad Address
- ▭ Parcel
- Sewer Main
- Fire Hydrant Line
- Water Main
- Transmission
- Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.

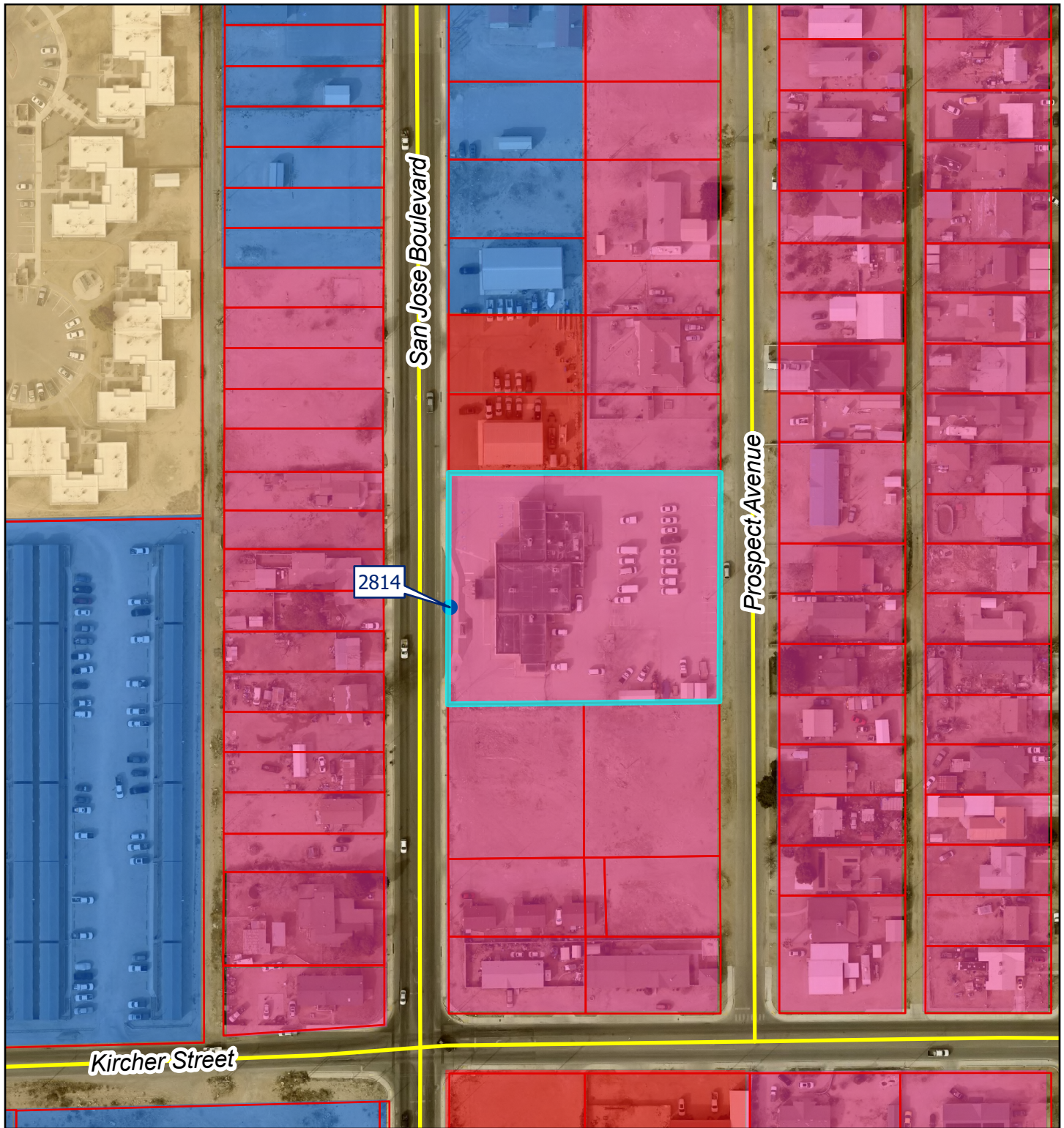


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1 inch = 140 feet

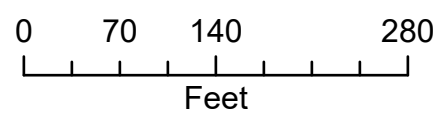
# Zone Change Carlsbad, NM

Map #: 3485\_ed02

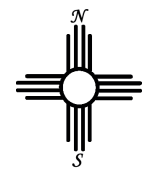
Date: 1/28/2026



- Carlsbad Address
- Parcel
- Zoning
- C-1
- C-2
- R-1
- R-2
- Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.





**CITY OF CARLSBAD  
AGENDA BRIEFING  
MEMORANDUM**

Council Meeting Date: March 10, 2026

<b>DEPARTMENT:</b> Planning & Zoning	<b>BY:</b> Trysha Ortiz	<b>DATE:</b> 03/02/2026
<p><b>SUBJECT:</b>          Consider Approval of Ordinance 2026-18, an Ordinance rezoning part of "R-2" Residential 2 District to "C-1" Commercial 1 District for approximately 2.09 acres for property located West of 1500 W. Blodgett Street Owner: JBN Properties, LLC          A. Public Hearing          B. Consider Approval of Ordinance 2026-18</p>		
<p><b>BACKGROUND, ANALYSIS AND IMPACT:</b> (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)  <b>SUBJECT:</b> Request for Zone Change from "R-2" Residential 2 District to "C-1" Commercial 1 District for the property located west of 1500 West Blodgett Street, legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant/Owner:          JBN Properties LLC          1402 W Riverside Dr          Carlsbad, NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p><b>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):</b>          Request for Zone Change from "R-2" Residential 2 District to "C-1" Commercial 1 District for the 2.1-acre property located west of 1500 West Blodgett Street.</p> <p>The properties to the north and south are zoned "R-2" Residential 2 District. The other properties to the north, south, west and east are zoned "R-1" Residential 1 District. This change would create a spot zone.</p> <p>Sec. 56-40(d) of the Zoning Ordinance states:</p> <p>(d)          Commercial 1 (C-1) district. The Commercial 1 District is intended to accommodate neighborhood-scale retail, office, and customer service uses. Such uses are regulated in order</p>		

to reduce adverse impacts on surrounding residential development.

*Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:*

*Chapter 5: Land Use*

*Objectives:*

- To create a more compact urban form in areas appropriate for residential, commercial, or mixed-use development that currently have access to community services.
- To increase the utilizations and productive use of existing vacant land throughout Carlsbad, including the Carlston Ranch Master Plan area in South Carlsbad.
- To increase the supply of commercial and industrial properties.
- To meet the commercial market demand and needs of existing and future Carlsbad residents.

*Chapter 6: Economic Development*

*Objectives:*

- To support locally-owned, small business development and retention.
- To encourage the redevelopment of vacant and/or underutilized properties for retail, food service, entertainment, and mixed-use development.

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:

An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

- (a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and
- (b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and
- (c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and
- (d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and
- (e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
- (f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and
- (g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
- (h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**DEPARTMENT RECOMMENDATION:**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** Based on review of the

application and staff comments, at their meeting on February 2, 2026, the Planning and Zoning Commission considered this item and recommended denial with a vote of five (5) in favor of approval, none (0) against, none (0) absent and none (0) abstain.

**BOARD/COMMISSION/COMMITTEE ACTION:**  
Planning & Zoning Commission - DISAPPROVED

**Reviewed by:**

City Manager: Wendy D Austin

Date: 3/5/2026

**Attachments:**

1. Application Materials - Zone Change - West of 1500 W Blodgett St (3)

ORDINANCE NO. 2026-18

AN ORDINANCE REZONING PART OF “R-2” RESIDENTIAL 2 DISTRICT TO “C-1” COMMERCIAL 1 DISTRICT TO FOR A TOTAL OF APPROXIMATELY 2.09 ACRES, LOCATED AT WEST OF 1500 W. BLODGETT, LEGALLY DESCRIBED AS LOT 6, LAMONT ADDITION UNIT REPLAT NO. 1 SUBDIVISION, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

The official zoning map of the City is hereby amended to rezone part of "R-2" Residential 2 District to "C-1" Commercial 1 District, for approximately 2.09 acres, located at west of 1500 W. Blodgett St., legally described as:

LOT 6, LAMONT ADDITION UNIT REPLAT NO. 1 SUBDIVISION

INTRODUCED, PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
RICHARD D. LOPEZ, MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**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 FEBRUARY 2, 2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	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
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

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**

0:01:12      **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44      **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55      **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

**VOTE**

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

0:02:22

**3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

**Chairman McCormick** asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

**Commissioner Cornum** asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

**Commissioner Wilson** stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

**Commissioner Branson** stated that a five-foot rear setback would be preferable.

0:10:56 **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.**

0:19:03 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10 **VOTE**

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

0:21:43 **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Amanda Mashaw** stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14 **VOTE**

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

0:29:38 **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

**BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43                    **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.**

0:32:46                    **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59                    **VOTE**

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

0:33:23                    **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. **Chairman McCormick** removed this item from the agenda all other agenda items will retain their number.

0:35:00                    **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40                    **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.**

0:38:41                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14                    **VOTE**

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

0:39:36                    **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

**Chairman McCormick** asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

**Mr. Patterson** stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

**Chairman McCormick** asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

**Chairman McCormick** stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44                    **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.**

0:55:12                    **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28                    **VOTE**

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

0:56:56                    **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

**Chairman McCormick** asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

**Commissioner Madrid-Boyea** asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

**Commissioner Madrid-Boyea** asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

**Mr. Gonzales** stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02                    **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.

1:06:35                    **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44                    **VOTE**

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

1:07:26                    **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

**LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

**Chairman McCormick** asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

**Commissioner Cornum** asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

**Renita McKinley** stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

**Chance McMillian**, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

**VOTE**

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

1:21:46

**11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

**Mr. Patterson** stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

**Chairman McCormick asked if anyone would like to speak regarding the item.**

**Richard Johnson** stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

**MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

**VOTE**

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

1:26:49

**12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT**

*Commissioner Branson recused herself from this agenda item.*

**Mr. Patterson** stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

**Chairman McCormick** asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31                    **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.**

1:30:43                    **MOTION**  
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42                    **VOTE**  
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05                    **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**  
None to report.

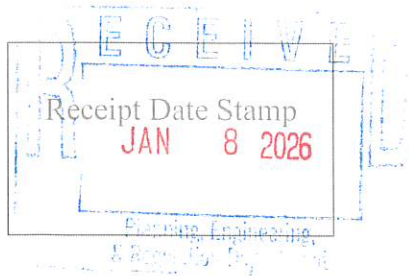
1:32:34                    **ADJOURNED**  
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

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James McCormick, Chairperson

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Date



# CITY OF CARLSBAD

*Planning, Engineering, and  
Regulation Department*

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

## ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: Jan 5, 20  
Existing Zoning: R2

Fee Paid (\$100.00): 100.00  
Proposed Zoning: C1

### APPLICANT INFORMATION:

<u>Jeremiah Norris</u>		<u>1402 W Riverside Dr</u>		
NAME		ADDRESS		
<u>Carlsbad NM</u>	<u>88220</u>	<u>575-390-5319</u>	<u>norris@upmcarlsbad.com</u>	
CITY	STATE	ZIP	PHONE	EMAIL

### PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):

<u>JBN Properties</u>		<u>1402 W Riverside Dr</u>		
NAME		ADDRESS		
<u>Carlsbad NM</u>	<u>88220</u>	<u>575-390-5319</u>	<u>norris@upmcarlsbad.com</u>	
CITY	STATE	ZIP	PHONE	EMAIL

\* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

### LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

<u>W of 1500 W Blodgett</u>	<u>6</u>	<u></u>	<u>Lamont addition unit 2</u>
ADDRESS	LOT	BLOCK	SUBDIVISION

replat no 1 Lot 6 Quarter SE  
S:36 T:215 R:26E

**REASON FOR THE REQUEST**

An amendment to the Official Zoning Map or to the Text of the Zoning Ordinance must be justified by one or more of the following. Check all that apply:

- The proposed amendment will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance.
- The proposed amendment responds to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance.
- The proposed amendment is necessary in order to respond to State and/or Federal legislation.
- The proposed amendment provides additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance.
- The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan.
- The proposed amendment will correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance.
- The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

**FOR OFFICIAL USE ONLY**

**Required prior to P & Z:**

Complete Application Including:  Map  Fee  Letter  Notification  Sign Agreement

**Required prior to City Council:**

Council Hearing Date: \_\_\_\_\_ Publication Date: \_\_\_\_\_

Property Owner Notification Sent (within 100' minimum): \_\_\_\_\_

ABM  Staff Comments  Application Packet  Draft Ordinance  P&Z Minutes

Council Action:  Approved  Denied  Other Ordinance No.: \_\_\_\_\_

# NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

1-5-26  
 \_\_\_\_\_  
 DATE

Sign issued by: \_\_\_\_\_  
 Staff Member

Date: 1.5.25

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: Jeremiah Norris 1402 W Riverside Dr 575-390-5319  
Name Address Phone

Subject Site Location: W of 1500 W Blodgett

The proposed action is a:

Zoning Change from R2 to C1 in accordance with Sec. 56-150(b).

Variance/Appeal from Sec. \_\_\_\_\_ in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

\_\_\_\_\_  
\_\_\_\_\_

- Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:
  - Home Occupation: \_\_\_\_\_
  - Other Use: \_\_\_\_\_

**The Planning and Zoning Commission will consider this request at a Public Hearing on:**

**Date:** February 2, 2026

**Time:** 5:00pm

**Place:** City Annex Planning Room  
114 S. Halagueno St.  
Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website [www.cityofcarlsbadnm.com](http://www.cityofcarlsbadnm.com). For details about this request contact the applicant OR contact the City Planner at 575-885-1185 or via email at [jepatterson@cityofcarlsbadnm.com](mailto:jepatterson@cityofcarlsbadnm.com).

Sincerely,



Applicant/Agent

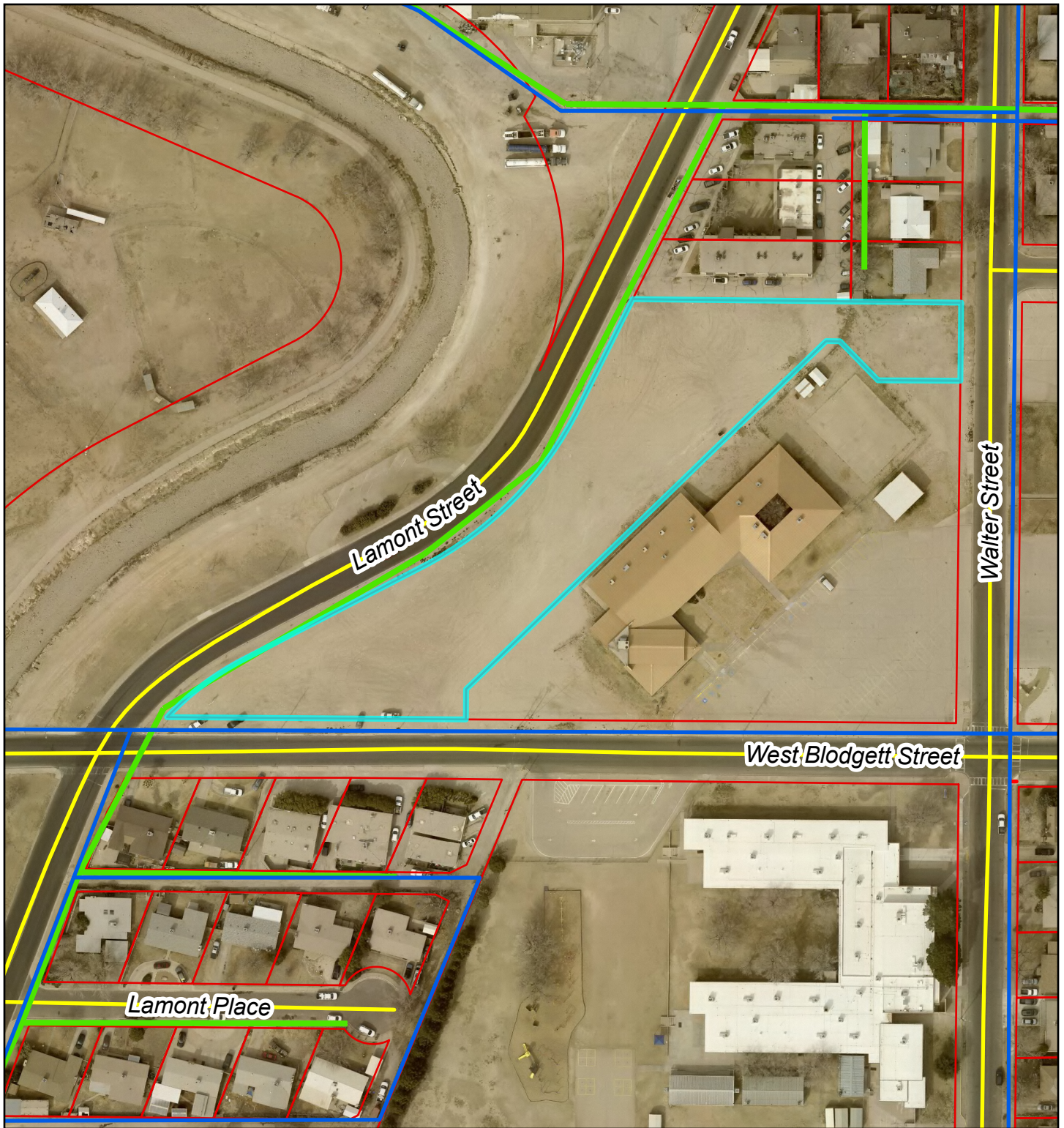


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1 inch = 140 feet

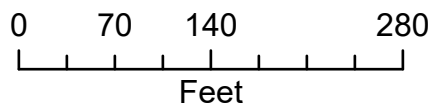
# Zone Change Carlsbad, NM

Map #: 3486\_ed01

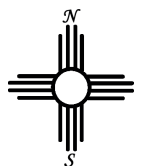
Date: 1/28/2026



-  Parcel
-  Sewer Main
-  Fire Hydrant Line
-  Water Main
-  Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.

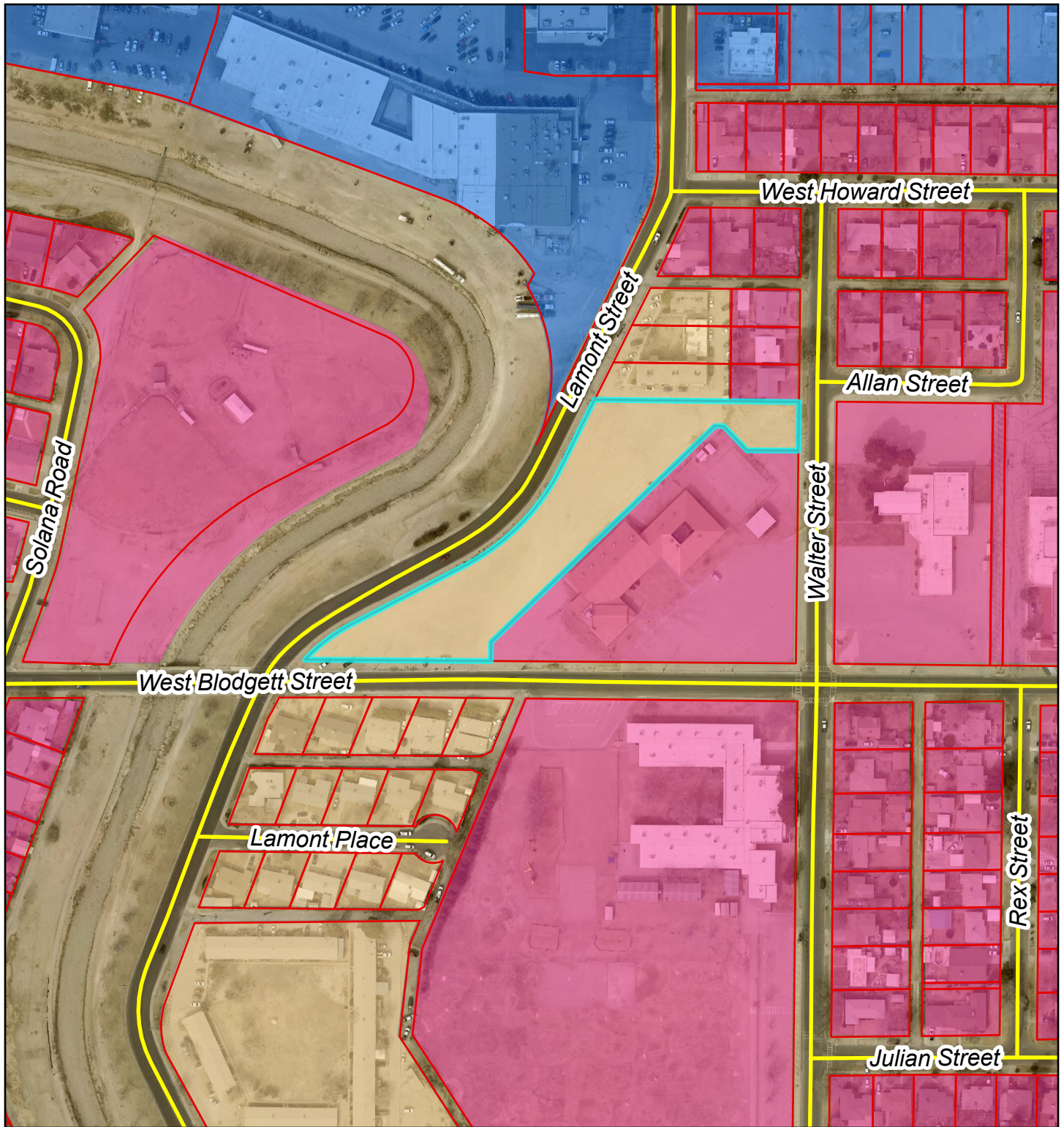







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1 inch = 225 feet

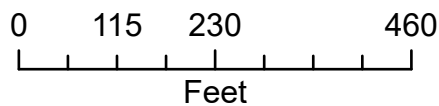
Zone Change  
Carlsbad, NM

Map #: 3486\_ed02

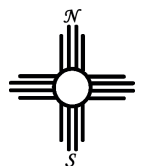
Date: 1/28/2026



-  Parcel
-  R-1
-  R-2
-  C-2
-  Roads



IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.



**PUBLIC COMMENTS AND  
ANNOUNCEMENTS**

**NO DOCUMENT FOR  
THIS AGENDA ITEM**

# Committee Reports

**CONVENE INTO  
CLOSED SESSION**

**No document for this  
Agenda item**

**RECONVENE INTO  
OPEN SESSION**

**NO DOCUMENT FOR THIS  
AGENDA ITEM**

**STATEMENT REGARDING  
CLOSED STATEMENT**

**NO DOCUMENT FOR THIS  
AGENDA ITEM**

Cambiar Consulting

City of Carlsbad Monthly Report

January & February 2026

January 5 – Spoke at the groundbreaking ceremony for Riverview Apartments, supporting continued housing and development efforts in Carlsbad.

January 6 – Participated in the Permian Road Safety – New Mexico advocacy meeting to plan statewide transportation safety priorities for 2026.

January 7 – Attended Carlsbad Department of Development (CDOD) Strategic Planning session.

January 8 – Participated in CDOD Board Meeting and Board Training. Met with Senator Townsend in Artesia to discuss the upcoming Legislative Session and anticipated priorities.

January 12 – Chaired the City of Carlsbad Board of Solid Waste meeting.

January 13 – Attended Carlsbad Chamber of Commerce Government Affairs Committee meeting to discuss legislative priorities and coordinate the Eddy County Legislative Reception.

January 14 – Attended the Eddy County Health Council meeting at Southeast New Mexico College (SENMC) with PSP.

January 16 – Spoke at Leadership Carlsbad, engaging emerging community leaders on public policy and economic development topics.

January 27 – Participated in the PSP Road Safety Committee monthly meeting and assisted in organizing and attending the Eddy County Legislative Reception in Santa Fe.

January 28 –

Attended the WIPP Legislative Breakfast

Organized and attended a meeting with New Mexico State Parks Director Toby Velasquez and the Mayor

Attended the NMOGA Extractive Industries Reception in Santa Fe

January 30 – Attended a healthcare policy and funding update hosted by Con Alma Health.

## February 2026

February 5 – Attended CDOD Board Meeting hosted at Coterra, including an industry update from Becca Myers.

February 9 – Met with PSP and Debra Hampton (Eddy County) to discuss BHRIA District 5, council structure, and next steps for regional coordination.

February 12 – Participated in follow-up meeting with New Mexico State Parks, the Chamber of Commerce, and Diego Muñoz (Public Relations) to continue partnership discussions.

February 17–19 – Attended the ICSC Red River Retail Trade Show in San Antonio with CDOD and the Mayor, focusing on retail recruitment and economic development opportunities for Carlsbad.

February 24 – Participated in NM Power Project discussions regarding Small Modular Reactors (SMRs) and potential long-term energy infrastructure impacts.