

**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 AUGUST 3,
2026, AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Denise Madrid-Boyea	Vice-Chairman
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	John Beasley	Commissioner

Absent:

Also Present:	Jeff Patterson	Planning Director
	Trysha Ortiz	Deputy Planning Director
	Barbara Hodgson	City Attorney
	Josh Campbell	Fire Marshall
	Ken Ahrens	Deputy City Manager
	Jalynn Armendarez	Open Meetings Act Manager
	Miguel Martinez	Planning Associate
	Sebastian Acosta	2112 Standpipe Rd
	Carlos H Carrasco	2521 Segovia Court
Anthony Alanzo	4003 South Pat Garrett Rd	

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

0:00:00 **Call Meeting to Order**

0:00:16 **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called determining the presence of a quorum.

0:00:39 **2. NOMINATION AND VOTE OF CHAIRMAN AND VICE-CHAIRMAN**

0:00:48 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Branson to nominate James McCormick as Chairman and Denise Madrid-Boyea as Vice-Chairman

0:00:58 **VOTE**

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

0:01:33 **3. TRANSITIONAL OVERVIEW – JALYNN ARMENDAREZ,**
OPEN MEETINGS ACT MANAGER

Jalynn Armendarez reviewed the revisions to the Chapter 2 Ordinance, highlighting appointments, automatic resignations for absences, and meetings.

0:07:24 **4. APPROVAL OF MEETING MINUTES – JULY 6, 2026**

0:07:38 **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Wilson to approve the Meeting Minutes – July 6, 2026

0:07:54 **VOTE**

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

0:08:14 **5. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT**
TO ALLOW COMMERCIAL RETAIL SALES FOR RV'S AT THE PROPERTY
LOCATED AT 2112 STANDPIPE ROAD, ZONED "R-R" RURAL RESIDENTIAL
DISTRICT

Mr. Patterson stated the applicant is requesting a Conditional Use Permit to allow the retail sale of recreational vehicles (RVs) at the subject property located at 2112 Standpipe Road. He said the property is zoned "R-R" Rural Residential District and noted that an eight-foot metal fence currently surrounds the property. **Mr. Patterson** stated that a Conditional Use Permit was previously approved at the February 3, 2025, Planning and Zoning Commission meeting to allow this activity at the property. He said the property has not changed ownership but ownership of the business has changed. **Mr. Patterson** explained when a business operating under a Conditional Use Permit changes ownership, the new business owner must obtain a new Conditional Use Permit and comply with the same requirements and conditions. **Mr. Patterson** stated after reviewing all application materials, City staff recommends approval of the request, with the condition that Code Enforcement be permitted to conduct a site visit to verify compliance with the Conditional Use Permit.

Sebastian Acosta, Representative for Perfecto Cuevus, stated the permits are under Alberto Cerna, who still owns the property, but Perfecto Cuevus is the new business owner.

Chairman McCormick asked if they were aware of the debris along the back fence. **Mr. Acosta** stated they were aware and had cleaned up the property.

0:14:19 **Chairman McCormick** asked if anyone would like to address the commission regarding this request. No one appeared, and Chairman McCormick declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.

Commissioner Madrid-Boyea asked if there had been previous Code Enforcement issues at the property. **Mr. Patterson** said there had not been any consistent issues, although there had been a complaint regarding weeds, which was brought into compliance. He said there was also a concern that someone was living on the property in an RV, which is why Code Enforcement is being asked to conduct a site visit to verify compliance with the setbacks. **Commissioner Madrid-Boyea** asked if there had been any issues with traffic or fencing. **Mr. Patterson** said there had been no traffic issues relating to the property and no complaints regarding the fencing.

0:17:03 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Branson to approve of a Conditional Use Permit to allow commercial retail sales for RV's at the property located at 2112 Standpipe Road, zoned "R-R" Rural Residential District with the condition that Code Enforcement conduct an inspection

0:17:27 **VOTE**

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

0:17:40 **6. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A FIVE-FOOT (5') REAR YARD SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') FOR THE PROPERTY LOCATED AT 2521 SEGOVIA COURT**

Mr. Patterson said this is a request to allow a 20x20-foot detached garage to have a five-foot rear yard setback instead of the required 10-foot rear yard setback at the property located at 2521 Segovia Court. He said the building specifications show the proposed structure will have a 12x20-foot attached, non-enclosed covered area, which will make the entire structure's footprint 32x20 feet. He noted the building material was not specified in the application. **Mr. Patterson** said the Planning Department recommends denial of this request.

Carlos Carrasco said the lean-to on the side of the property will not be built and that only the building will be constructed.

Chairman McCormick asked how the structure would be oriented on the property. **Mr. Carrasco** said the doors will face west. **Chairman McCormick** asked what type of fence the property has. **Mr. Carrasco** said cinderblock.

0:23:33 **Chairman McCormick** asked if anyone would like to address the commission regarding this request. No one appeared, and Chairman McCormick declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.

Commissioner Madrid-Boyea asked what materials will be used to construct the building. **Mr. Carrasco** said it will be metal. **Commissioner Madrid-Boyea** asked if there was any hardship requiring the building to be five feet from the rear property line. **Mr. Carrasco** said no. **Commissioner Madrid-Boyea** asked if he could still build the size of shop he wants if it were built 10 feet from the rear property line. **Mr. Carrasco** said yes, but he would lose space in his yard.

0:28:28 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Branson to approve of a Variance from Ord. 56-90(b) to allow a five-foot (5') rear yard setback instead of the required ten-foot (10') for the property located at 2521 Segovia Court with the condition the building should be metal

0:29:01 **VOTE**

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

0:29:37 **7. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A TEN-FOOT (10') REAR YARD SETBACK INSTEAD OF THE REQUIRED TWENTY-FOOT (20') FOR THE PROPERTY LOCATED AT 4003 SOUTH PAT GARRETT ROAD**

Mr. Patterson said this is a request to allow a 50x40-foot metal building to have a 10-foot rear yard setback instead of the required 20-foot rear yard setback for the property located at 4003 South Pat Garrett Road. He said the proposed structure will have a concrete slab with electrical and plumbing connected to it, and a justification and site plan are included in the application. He said the Planning Department recommends denial of this request.

Anthony Alanzo said there is a playground set in the backyard and he is requesting the 10-foot rear yard setback to avoid encroaching on the playset. He said the footings were cemented in to provide the playset with more stability and that there are trees planted on the east side of the proposed building.

Chairman McCormick asked what the construction type of the building will be. **Mr. Alanzo** said it will be a metal building on a concrete slab.

Commissioner Beasley asked what the building will be used for. **Mr. Alanzo** stated he would park his RV and vehicle in the building.

Commissioner Wilson asked what size building he was proposing. **Mr. Alanzo** said it would be 50x40-foot.

Commissioner Madrid-Boyea asked if the building had already been purchased. **Mr. Alanzo** said no, he is awaiting approval before purchasing it.

Commissioner Madrid-Boyea asked if there was a hardship requiring the variance. **Mr. Alanzo** said the tree would be too close to the slab and could cause structural damage and cracking to the foundation. **Commissioner Madrid-Boyea** asked the size of his lot. **Mr. Alanzo** said it is a half-acre lot, and his backyard is approximately 100 feet wide and 172 feet to the rear porch.

Commissioner Beasley asked if the building would have electrical and plumbing. **Mr. Alanzo** said yes. **Commissioner Beasley** asked if City sewer was available. **Mr. Alanzo** said yes. **Commissioner Beasley** asked if anyone would be living in the building. **Mr. Alanzo** said no.

0:40:24 **Chairman McCormick** asked if anyone would like to address the commission regarding this request. No one appeared, and **Chairman McCormick** declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.

0:40:45 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Branson to approve of a Variance from Ord. 56-90(b) to allow a ten-foot (10') rear yard setback instead of the required twenty-foot (20') for the property located at 4003 South Pat Garrett Road

0:40:50 **VOTE**

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

0:41:13 **8. REPORT OF SUMMARY REVIEW SUBDIVISIONS**

None to report.

0:41:58 **Adjourned**

With no further business to discuss, Chairman McCormick declared the meeting adjourned at 5:42 PM.

James McCormick, Chairperson

Date