

REGULAR MEETING
CITY OF ANTHONY, NM
PLANNING & ZONING COMMISSION
Municipal Building
320 Lincoln St.
Anthony, NM 88021

Thursday, February 9, 2012
6:00 P.M.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

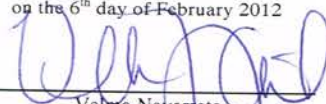
THOSE ITEMS ON THE AGENDA INDICATED BY AN ASTERISK (*) ARE ON THE CONSENT AGENDA AND WILL BE VOTED ONE BY ONE MOTION UNLESS A COUNCILOR REQUESTS THAT A SPECIFIC ITEM BE REMOVED AND PLACED ON THE REGULAR AGENDA FOR DISCUSSION PURPOSES.

- 4. APPROVAL OF AGENDA ORDER**
- 5. APPROVAL OF MINUTES**
* January 26, 2012 Minutes
- 6. PUBLIC MEETING**
A. Case No. 12.01.005 – Resident Carlos Mendez, owner of lot located at 961 Clark, (Zone CR1-M), wishing to obtain permit to subdivide this specific lot.
- 7. PUBLIC COMMENTS**
- 8. COMMISSION MEMBER COMMENTS**
- 9. CHAIRMAN COMMENTS**
- 10. ADJOURNMENT**

POSTED:

City of Anthony City Clerk Office
El Paso Electric Company
NM Gas Company
Anthony Post Office
Senior Citizen Center
Anthony Water & Sanitation District

Filed in the office of the City
on the 6th day of February 2012


Velma Navarrete
Deputy City Clerk/Treasurer

PLEASE NOTE: *If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Office of the City Clerk at 575-882-2983 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact Office of the City Clerk at 575-882-2983, if a summary or other type of accessible format is needed.*

REGULAR MEETING

CITY OF ANTHONY, NM
PLANNING & ZONING COMMISSION
Municipal Building
320 Lincoln St.
Anthony, NM 88021

Thursday, February 9, 2012
6:00 P.M.

MINUTES

1. **CALL TO ORDER @ 6:02pm** by Arnulfo Castañeda
2. **PLEDGE OF ALLEGIANCE** by Arnulfo Castañeda
3. **ROLL CALL** Present: Arnulfo Castañeda, Arturo Madrid, Fernando Herrera, Robert Mimbela, Janny Brumlow. Absent: NONE
4. **APPROVAL OF AGENDA ORDER** – motion made by Comm. Brumlow to approve agenda order and 2nd by Comm. Herrera. All in favor, motion carried, agenda approved.
5. **APPROVAL OF MINUTES** – motion made by Comm. Herrera to approve the minutes of January 26, 2012, 2nd by Comm. Brumlow. Unanimous vote, motion carried, minutes approved.
6. **PUBLIC MEETING**
 - A. Case No. 12.01.005 – Resident Carlos Mendez, owner of lot located at 961 Clark, (Zone CR1-M), wishing to obtain permit to subdivide this specific lot.
Discussion: Resident at 961 Clark wishes to subdivide his lot in order to rent the vacant space to a mobile home owner. Mr. Mendez stated the space has all utility services connected. Comm. Mimbela reviewed the case, stated the minimum lot size according to the Land Use Ordinance, is 6,000 square feet. The lots, if subdivided as proposed, are too small and do not meet the minimum requirements. Mr. Mendez asked about setback requirements, which the proposed mobile homes do meet, however, the lots are too small. Comm. Mimbela commented to Mr. Mendez that it might be possible to be able to subdivide the lot if it divided differently, rather than vertically, divide it horizontally.
A motion was made to deny case No. 12.01.005, the way it is presented, by Comm. Herrera, 2nd by Comm. Madrid. Unanimous vote, motion carried, case was denied.
7. **PUBLIC COMMENTS** –
James Scott – concerned constituent, was present at the meeting to comment on subdivision ordinance. He stated we have less gross receipts tax income due to less construction. Therefore, we need construction, informed P&Z we should agree to a resolution so that the county (until December 2012) will take care of permits for subdivision, etc. (This is due to lack of staff, knowledge, etc. of the City of Anthony) This is on the agenda for the BOT regular meeting on 02/15/2012.

Isaias Amaya – He is also a constituent, commented on the proposed resolution, stated it was a good idea. Stated Dona Ana County has very strict regulations. It'd be great to be able to subdivide (in the future), and the City of Anthony will receive income from permit fees, etc. For now, it's only an 8-month compromise.

Maria E. Bejarano – Concerned constituent regarding J&M Recycling business public hearing for rezoning. She stated that this business is an example of what the county has done. She feels there's going to be problems with Mr. Scott's proposal.

8. COMMISSION MEMBER COMMENTS

Comm. Madrid – He thinks the job of the board is to say “no” if in fact the case does meet regulations. They should not be making exceptions of any sort, abide by the book and that's it.

Comm. Brumlow – She is suggesting to re-zone the last part of Acosta Road.

Comm. Mimbela – He stated it is not just their job to say “no,” he took the position to sit on the board to help people in Anthony. The Land Use Ordinance is a guide only, but it is also a bit illogical considering some of the circumstances in the City.

Comm. Herrera – He stated he has not looked at the proposal, but leaving it up to the county should be reviewed very carefully.

9. CHAIRMAN COMMENTS – Chair Castañeda stated that what Scott brought to the board is only a proposal, there are other communities, we can research what other communities do/use and we can ask them to do this for us, not necessarily the County. Now is the time to speak to the BOT and the Mayor.

10. ADJOURNMENT @ 7:06pm, motion made by Comm. Madrid to adjourn the meeting, 2nd by Comm. Brumlow, unanimous vote, motion carried, meeting adjourned.

APPROVED:



Arnulfo Castañeda, Chair

ATTEST:



Velma Navarrete, Deputy City Clerk / Treasurer

{SEAL}

Prepared by Velma Navarrete
Approved at Regular Meeting held on February 23, 2012

SPECIAL MEETING

**City of Anthony, NM Planning and Zoning Commission
Municipal Building
320 Lincoln St.
Anthony, NM 88021**

**Thursday, February 23, 2012
5:30 P.M.**

AGENDA

1. CALL TO ORDER BY CHAIRMAN ARNULFO CASTANEDA.

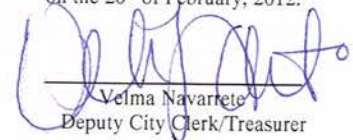
2. DISCUSSION

A. Discussion of proposed zone change at 788 Lipps Road for J&M Recycling (business) from Zone PD (Program Development) to Zone CC-1 (Community Commercial).

POSTED:

City of Anthony City Clerk Office
El Paso Electric Company
NM Gas Company
Anthony Post Office
Senior Citizen Center
Anthony Water & Sanitation District

Filed in the office of the City
on the 20th of February, 2012.


Velma Navarrete
Deputy City Clerk/Treasurer

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PUBLIC HEARING

City of Anthony, NM Planning and Zoning Commission
Municipal Building
320 Lincoln St.
Anthony, NM 88021
Thursday, February 23, 2012
5:30 P.M.

MINUTES

1. **CALLED TO ORDER @ 5:35pm by Arnulfo Castañeda**
2. **PUBLIC HEARING – PROPOSED ZONE CHANGE FOR 788 LIPPS ROAD**

Chairman Arnulfo Castañeda opened up the meeting asking people from the public to comment on this case. Mr. David Lipps was present at the meeting and he stated he believes that entire road should remain zoned residential. Mrs. Lipps was also present at the meeting and she stated J&M Recycling @ 788 Lipps Road has a significant amount of "junk" and she feels they will have more junk if they continue with this business. Jose L. Hernandez, who is part owner of the business, stated that traffic does not stop on Lipps Road due to the business. Commissioner Mimbela asked owners if they have fence, they stated they did, he then asked if the fence had slots to cover so that people can't see in, they stated they did not. Commissioner Mimbela along with others recommended making this change to the business fence. Chairman Castañeda depicted on the large zoning (color) map exactly what would get re-zoned. Commissioner Mimbela does not see a problem with re-zoning this address, specifically the area the business is at, as long as they consider making an easement for access from Anthony Drive. Paul Howard suggested for commissioners to check to ensure what kind of zone is allowed. Maria Elena Bejarano asked if the road has been addressed; specifically the conditions the road is in. She would like the road to be addressed and paved, etc.

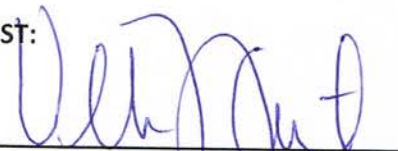
Chairman Castañeda asked if there were any further comments from the floor, and there were none. With no further comments, Chairman Castañeda closed the Public Hearing at 6:11pm.

APPROVED:



Arnulfo Castañeda, Chair

ATTEST:



Velma Navarrete, Deputy City Clerk / Treasurer

{SEAL}

Prepared by Velma Navarrete
Approved at Regular Meeting held on March 14, 2012

REGULAR MEETING
CITY OF ANTHONY, NM
PLANNING & ZONING COMMISSION
Municipal Building
320 Lincoln St.
Anthony, NM 88021

Thursday, February 23, 2012
6:00 P.M.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

THOSE ITEMS ON THE AGENDA INDICATED BY AN ASTERISK (*) ARE ON THE CONSENT AGENDA AND WILL BE VOTED ONE BY ONE MOTION UNLESS A COUNCILOR REQUESTS THAT A SPECIFIC ITEM BE REMOVED AND PLACED ON THE REGULAR AGENDA FOR DISCUSSION PURPOSES.

4. APPROVAL OF AGENDA ORDER

5. APPROVAL OF MINUTES

* February 9, 2012

6. PUBLIC MEETING

Cases:

A. **Case No. 12.01.001** – J&M Recycling business, located at 788 Lipps Road, wishing to subdivide their business side of the property and get it re-zoned to a *commercial zone (CC-1)*.

B. **Case No. 12.02.001** – Resident Adriana Luna is requesting a permit to install a mobile home on lot located on Madison Street (*Zone CR-1M*).

C. **Case No. 12.02.002** – Residents Griselda and Stephen Ayala are requesting a permit to install a mobile home on lot located at 1165 Lincoln Street (*Zone CR-1M*).

D. **Case No. 12.02.003** – Commissioner Robert Mimbela wishes to make an addition to his residence located at 700 Eagle Drive (*Zone CR-1*).

E. **Case No. 12.02.004** - Javier Murguia – Developer to build apartments (across Cimarron apartments).

For Discussion:

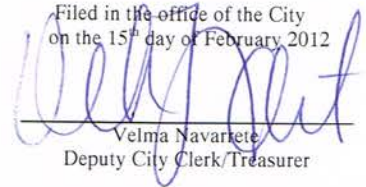
A. Review of the *City of Anthony Subdivision Regulations* and *City of Anthony Development Design Standards*.

7. PUBLIC COMMENTS
8. COMMISSION MEMBER COMMENTS
9. CHAIRMAN COMMENTS
10. ADJOURNMENT

POSTED:

City of Anthony City Clerk Office
El Paso Electric Company
NM Gas Company
Anthony Post Office
Senior Citizen Center
Anthony Water & Sanitation District

Filed in the office of the City
on the 15th day of February, 2012



Velma Navarette
Deputy City Clerk/Treasurer

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REGULAR MEETING

City of Anthony, NM Planning and Zoning Commission
Municipal Building
320 Lincoln St.
Anthony, NM 88021

Thursday, February 23, 2012
6:00 P.M.

ADDENDUM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

THOSE ITEMS ON THE AGENDA INDICATED BY AN ASTERISK (*) ARE ON THE CONSENT AGENDA AND WILL BE VOTED ONE BY ONE MOTION UNLESS A COUNCILOR REQUESTS THAT A SPECIFIC ITEM BE REMOVED AND PLACED ON THE REGULAR AGENDA FOR DISCUSSION PURPOSES.

4. APPROVAL OF AGENDA ORDER
5. APPROVAL OF MINUTES
* February 9, 2012
6. PUBLIC MEETING

Cases:

- A. Case No. 12.01.001 – J&M Recycling business, located at 788 Lipps Road, wishing to get property re-zoned from *PD (Program Development)* to *CC-1 (Commercial Zone)*.
- B. Case No. 12.02.001 – Resident Adriana Luna is requesting a permit to install a mobile home on lot located on Madison Street (*Zone CR-1M*).
- C. Case No. 12.02.002 – Residents Griselda and Stephen Ayala are requesting a permit to install a mobile home on lot located at 1165 Lincoln Street (*Zone CR-1M*).
- D. Case No. 12.02.003 – Commissioner Robert Mimbela wishes to make an addition to his residence located at 700 Eagle Drive (*Zone CR-1*).
- E. Case No. 12.02.004 - Javier Murguia – Developer to build apartments (across Cimarron apartments).
- F. Case No. 12.02.005 – Residents Mr. & Mrs. Hernandez, at 788 Lipps Road, wishing to subdivide their property.

For Discussion:

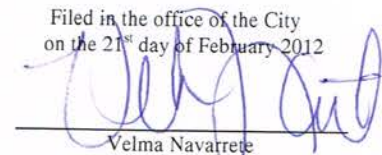
- A. Review of the *City of Anthony Subdivision Regulations* and *City of Anthony Development Design Standards*.

7. PUBLIC COMMENTS
8. COMMISSION MEMBER COMMENTS
9. CHAIRMAN COMMENTS
10. ADJOURNMENT

POSTED:

City of Anthony City Clerk Office
El Paso Electric Company
NM Gas Company
Anthony Post Office
Senior Citizen Center
Anthony Water & Sanitation District

Filed in the office of the City
on the 21st day of February 2012



Velma Navarrete
Deputy City Clerk/Treasurer

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REGULAR MEETING

City of Anthony, NM Planning and Zoning Commission
Municipal Building
320 Lincoln St.
Anthony, NM 88021

Thursday, February 23, 2012
6:00 P.M.

MINUTES

1. **CALL TO ORDER @ 6:11pm** by *Arnulfo Castañeda*
2. **PLEDGE OF ALLEGIANCE** by *Arnulfo Castañeda*
3. **ROLL CALL:** *Present – Chair Castañeda, Comm. Herrera, Comm. Madrid, Comm. Mimbela, Comm. Brumlow Absent - None*
4. **APPROVAL OF AGENDA ORDER** *Motion was made by Comm. Mimbela to move Case F. before Case A, 2nd by Comm. Brumlow, unanimous vote, motion passed and agenda was approved.*
5. **APPROVAL OF MINUTES**
** February 9, 2012 – Motion was made by Comm. Brumlow to approve these minutes, 2nd by Comm. Herrera, unanimous vote, motion passed and minutes were approved.*
6. **PUBLIC MEETING**

Cases:

- A. **Case No. 12.01.001** – J&M Recycling business, located at 788 Lipps Road, wishing to get property re-zoned from PD (*Performance District*) to CC-1 (*Commercial Zone*).
Discussion: The zone in which this case can be re-zoned to is CC-3, in which J&M business owners will have to create an access way to the business from Anthony Drive. Commissioners are requiring owners install slants on fence in order to cover visibility to residents; on front side and on side of Lipps Road. They must comply with all requirements of the CC-3 zone. Commissioners also gave them a time limit to complete all of these requirements; which is one year.
A motion was made by Comm. Mimbela to approve the zone change at 788 Lipps Road to a CC-3 (Community Commercial) with the conditions they create access way from Anthony Drive, and they meet the zone's regulations, all to be met within one year (February 2013), 2nd by Comm. Brumlow. Unanimous vote, motion passed, Case No. 12.01.001 was approved for a zone change to CC-3.
- B. **Case No. 12.02.001** – Resident Adriana Luna is requesting a permit to install a mobile home on lot located on Madison Street (*Zone CR-1M*).
Discussion: Comm. Mimbela requiring and stated to resident about runners (concrete foundation). Chairman Castañeda stated owners should be present at the meeting. Deputy Clerk Navarrete stated owner was present at the time the application was completed and turned in to the City. Commissioners are requiring residents wishing to obtain mobile home

permit installations to properly install mobile home; which means having runners for double-wide mobile homes and footings (as specified by City's Building Inspector) for regular mobile homes.

A motion was made by Comm. Mimbela to approve Case No. 12.02.002 upon the condition the mobile home is installed with the proper anchoring (footings or runners), 2nd by Comm. Herrera, unanimous vote, motion carried and case was approved.

C. **Case No. 12.02.002** – Residents Griselda and Stephen Ayala are requesting a permit to install a mobile home on lot located at 1165 Lincoln Street (Zone CR-1M).

Discussion: Commissioners stated the same requirements from the previous case apply to this case as well.

A motion was made by Comm. Herrera to approve Case No. 12.02.002 upon the condition the mobile home is installed with the proper anchoring (footings or runners), 2nd by Comm. Brumlow, unanimous vote, motion carried and case was approved.

D. **Case No. 12.02.003** – Commissioner Robert Mimbela wishes to make an addition to his residence located at 700 Eagle Drive (Zone CR-1).

Discussion: Comm. Mimbela is wishing to add to his house, he presented his case to the remainder of the committee (without him). He presented with professional plans which include setbacks, proper measurements, etc. Comm. Mimbela must obtain all permits through the state (NM).

A motion was made to approve Case No. 12.02.003 by Comm. Brumlow with the condition Mimbela obtains all permits through the state, 2nd by Comm. Herrera, unanimous vote, motion carried and case was approved.

E. **Case No. 12.02.004** - Javier Murguia – Developer to build apartments (across Cimarron apartments).

THIS CASE WAS NOT DISCUSSED AS MR. MURGUIA WAS NOT PRESENT.

F. **Case No. 12.02.005** – Residents Mr. & Mrs. Hernandez, at 788 Lipps Road, wishing to subdivide their property.

Discussion: Commissioners were all in agreement to allow this subdivision as it will depict the division from the commercial zone to the residential zone.

A motion was made by Comm. Mimbela to approve Case No. 12.02.005, 2nd by Comm. Herrera, unanimous vote, motion passed and case was approved.

For Discussion:

A. Review of the City of Anthony Subdivision Regulations and City of Anthony Development Design Standards.

Chairman Castañeda stated he thinks the Planning and Zoning should be the ones to present the subdivision design standards to the Board of Trustees, and in order to do so, there must be a work session. Mr. Paul Howard was in the audience, he agreed to be present at this workshop. It was voted unanimously this workshop be held on March 15th, 2012 at 6pm.

7. PUBLIC COMMENTS

Maria Elena Bejarano – resident of Anthony, she asked about filing of deeds.

Isaias Amaya – Question regarding Mr. Scotts presentation on the subdivision ordinance. He wanted to find out if this was going to move forward because he works for Tierra Del Sol and has been working on some lots, preparing for a subdivision.

Hector Robles – Presented a sketch of a plan of subdivided lots about three months ago. Chairman Castañeda stated to Mr. Robles we don't have a subdivision ordinance yet, so until we have one, then we can make a decision on his case. He also stated they are welcome to come in on the 15th for the workshop.

Guadalupe Saenz – This resident brought a sketch with measurements of her lot, however, she was not on the agenda. Chairman Castañeda recommended she come in during regular office hours and meet with Inspector Roman.

8. COMMISSION MEMBER COMMENTS

Comm. Brumlow – Feels we need to do our own subdivision design standards; she wants to rezone the city for not so many mobile homes.

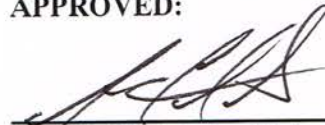
Comm. Mimbela – Thinks we should modify the mobile home permit applications and have an area where the owner of the lot signs. We also need guidelines for mobile renters as far as the footings and runners are concerned.

Comm. Madrid – Feels we have too many apartments in the city, he wants to see more single-dwelling homes.

9. CHAIRMAN COMMENTS – no comments


10. ADJOURNMENT @ 7:51pm, motion made to adjourn by Comm. Herrera, 2nd by Comm. Madrid, unanimous vote, meeting adjourned.

APPROVED:



Arnulfo Castañeda, Chair

ATTEST:


Velma Navarrete, Deputy City Clerk / Treasurer

{SEAL}

Prepared by Velma Navarrete

Approved at Regular Meeting held on March 14, 2012