

Camino Real Regional Utility Authority
Extra-Territorial Planning and Zoning Commission
City of Sunland Park/Dona Ana County Joint Utility Authority
4950 McNutt, Sunland Park, NM 88063
Monday August 5, 2019
4:00 p.m.
WORK SESSION MINUTES

A regular meeting of the Camino Real Regional Utility Authority- Extra Territorial Planning and Zoning Commission was held on Monday, August 5, 2019, at 4:00 p.m. at the Gadsden Independent School District-Board Conference Room 3 at 4950 McNutt, Sunland Park, NM 88063.

PRESENT

Chair Commissioner Robert Hearn
Vice-Chair Commissioner Ronald W. King
Secretary Commissioner Mary Werner
Commissioner Mary Sue Erramouspe
Commissioner Don McBride (absent at 4:50 pm)

ALSO PRESENT

Mr. Brent Westmoreland, CRRUA Executive Director
Denise LeDoux, CRRUA Utilities Customer Service Lead
Greg Collins Mesilla Bower
Christina Ainsworth, DAC
Janine Divyak DAC
Alejandro Pineda, Property Owner
Lucila Ledezma Oaxaca, Property Owner
Hortencia Sorge, Property Owner
Carlota Consuelo Ledezma, Property Owner
Esther Aguilera, Property Owner
Luis Marmolejo, Senior Planner DAC Community Development

CALL TO ORDER

Chair Commissioner Robert Hearn called the work session to order at 4:05 pm.

1. ROLL CALL

Denise LeDoux, CRRUA Utilities Customer Service Lead called roll call. A quorum was present.

2. APPROVAL OR CHANGES TO AGENDA

Commissioner Don McBride moved to approve the agenda without November 20, 2019 minutes; the motion was seconded by Secretary Commissioner Mary Werner. The motion carried a 5-0 vote.

3. APPROVAL OF MINUTES

A. January 14, 2019

Commissioner Don King moved to approve the minutes for January 14, 2019; the motion was seconded by Secretary Commissioner, Mary Werner. The motion carried a 5-0 vote.

Chair Commissioner Robert Hearn

aye

Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner May Werner	aye
Commissioner Mary Sue Erramouspe	aye
Commissioner Don McBride	aye

B. June 03, 2019

Commissioner Don King moved to approve the minutes for June 3, 2019; the motion was seconded by Secretary Commissioner, Mary Werner. The motion carried a 5-0 vote.

Chair Commissioner Robert Hearn	aye
Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner May Werner	aye
Commissioner Mary Sue Erramouspe	aye
Commissioner Don McBride	aye

C. July 1, 2019

Commissioner Don King moved to approve the minutes for July 1, 2019; the motion was seconded by Secretary Commissioner, Mary Werner. The motion carried a 5-0 vote.

Chair Commissioner Robert Hearn	aye
Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner May Werner	aye
Commissioner Mary Sue Erramouspe	aye
Commissioner Don McBride	aye

4. PUBLIC INPUT

- A. Lucila Ledezma Oaxaca, Property Owner: She states in relationship to her house Dan Brown was her developer and she has an issue with a gas line that is underneath her driveway. When she left on vacation to visit her brother in Albuquerque and returned she came back her water heater had busted and the tiles had come up and when removed the tiles there was a big hole that goes all the way down. Her concern is that next time You approve a building code, a building permit for him (Dan Brown) you look more into how he builds houses.

Chair Commissioner Hearn: Ok. That is really not our business.

Lucila Ledezma Oaxaca, Property Owner: Yes, but he is going to come before you for the other thing he was mentioning to you last time and I thought it's a safety concern not only for me but for the neighbors.

Chair Commissioner Hearn: Okay, we will do what we can to make sure things get built well and get inspected correctly.

Lucila Ledezma Oaxaca, Property Owner: Yes, sir.

5. OLD BUSINESS-DISCUSSION/Action Items

- A. **Case# CPUD (1) 19-001:** Submitted by Gonzalo Pinedo, a Planned Unit Development Overlay Zone (PUD) zone change request from a PUD Type 2 (Industrial Uses) to a Type 1

(residential commercial uses) for the purpose of establishing a 3 phase development composed of land uses such as commercial, high density residential and a mobile home subdivision. The 30.98 acre site is located on Airport Rd in Santa Teresa NM and is identified as being in Township 28 South, Range 3 East, and Section 20; recorded on August 22, 2013 under Instrument # 1321266 in the office of the Doña Ana County Clerk. It is further identified by Parcel # R0310986.

COMMENTS FOR ITEM 5-A, Case# CPUD (1) 19-001: Submitted by Gonzalo Pinedo, a Planned Unit Development Overlay Zone (PUD) zone change request from a PUD type 2 (Industrial Uses) to a Type 1 (residential commercial uses) for the purpose of establishing a 3 phase development composed of land uses such as commercial, high density residential and mobile home subdivision. The 30.98-acre site is located on Airport Rd in Santa Teresa, NM and is identified as being in Township 28 South, Range 3 East, and Section 20; recorded on August 22, 2013 under Instrument #1321266 in the office of the Dona Ana County Clerk. It is further identified by Parcel #R0310986.

Chair Commissioner Robert Hearn stated "we allowed the developer an opportunity to go back and rethink his plans and go through the thing some more. He asked Mr. Marmolejo if he was ready to go.

Luis Marmolejo, Senior Planner DAC Community Development replied yes chair, I am. The only thing is I don't see the applicants here. We can't really move forward without the applicants.

Chair Commissioner Robert Hearn asked there is no one here? There is no one to speak for them?

Luis Marmolejo, Senior Planner DAC Community Development stated told me that they would be here last week I just called them up and making sure they would be here. Yeah, I don't see them here.

Chair Commissioner Robert Hearn asked if there was any way to get in touch with them.

Brent Westmoreland CRRUA Executive Director stated he would step out into the hall see perhaps now that we changed location they could be lost.

Alejandro Pineda Property Owner walks into the room.

Chair Commissioner Robert Hearn moved to Item 6 (Old Business-Discussion of the Unified Development Code (UDC)

Luis Marmolejo Senior Planner DAC Community Development Today's case is old business that was tabled on June 3rd, 2019 for today (August 5, 2019) it's a plan unit development Overlay Zone case # ST19001. Applicant Mr. Gonzalo Pinedo, its located off of Airport Rd. west of Santa Teresa High School the existing zoning is a Plan Unit Development Overlay zone type 2 for Industrial uses and the proposed Plan Unit Development Overlay zone type 1. It's proposed for mixed residential and commercial uses. (PRESENTATION PROVIDED)

6. PRESENTATIONS

A. Luis Marmolejo Senior Planner DAC Community Development: Revised Proposal for Case # CPUD (1) 19-001.

7. DISCUSSION OF THE UNIFIED DEVELOPMENT CODE (UDC).

The Camino Real Regional Utility Authority- Extra Territorial Planning and Zoning Commission and those present discussed the Unified Development Code (UDC to replace Chapter 250).

8. COMMITTEE REPORTS

None

9. ADMINISTRATIVE APPROVALS

None

10. STAFF INPUT

None

11. APPROVAL OF PRESENTATION

Commissioner Mary Sue Erramouspe moved to approve the presentation; the motion was seconded by Vice-Chair Commissioner, Ronald W. King. The motion carried a 3-1 vote.

Chair Commissioner Robert Hearn	nay
Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner May Werner	aye
Commissioner Mary Sue Erramouspe	aye

12. ADJOURNMENT

Vice Chair Commissioner Ronald King moved to adjourn the work session of the Camino Real Regional Utility Authority - Extra Territorial Planning and Zoning Commission meeting; the motion was seconded by Vice-Chair Commissioner Ronald W. King and Commissioner Mary Sue Erramouspe.

The meeting adjourned at 5:11 p.m. The motion carried.

APPROVED AND ADOPTED on the 2nd day of December 2019.



Officer: CRRUA Extra-Territorial Planning and zoning Commission

Recording Secretary: Mary De Avila