

REGULAR MEETING MINUTES
CITY OF ARTESIA PLANNING AND ZONING COMMISSION
City Council Chambers
January 21, 2015

Commission Members present: Chairman Gary Sims, Mike Deans, Paul Alvarez and, Dean Chumbley.

Also present: Graeme Means- High Mesa Consulting Group, Ron Lucero- Pears Construction, Selena Carson- Carson Real Estate, Ron Buhley-Trilogy Contractor, Sam Hagelstern- First American Bank, Emily Moore- Century 21

Present from the City Staff: Jim McGuire- Community Development Director
Louis Jaramillo-Planning and Zoning Administrator

Present from City Council: None

The meeting was called to order at 2:00p.m.

It was determined that a quorum was present.

The minutes of the Regular Meeting of Wednesday, December 17, 2014 were approved on a motion by Mr. Chumbly and second by Mr. Alvarez.

Case No. 15-01, Variance to the number of required paved parking spaces for Hotel/Motel in a Commercial District. 115 N. 26th Street and 2602 W. Main Street; being Tracts A and B of Hemal Patel Summary Subdivision; Owner- Shreeji Inc./ Hemal Patel.

Ron Lucero of Pears Construction spoke as an agent for Shreeji Inc. He stated the proposed new Holiday Inn Express could not be reduced from 4 to 3 stories as stated by Mr. Patel. He stated they would try to construct an additional 6 spaces nearest the two proposed entry ways from 26th Street. Mr. Dean asked Staff's opinion. Mr. McGuire stated that a parking variance has different criteria than other variances. For a parking variance the applicant needs to show conclusively that the required spaces are not needed, as stated in City Code 9-13-1.B.1.g.2. Vary the parking regulations where an applicant demonstrates conclusively that the specific use of a building would make unnecessary the parking spaces required by this title, but provided, that such a reduction not be more than fifty percent (50%) of the usual requirement. Discussion ensued. Motion to recommend approval by Mr. Deans and seconded by Mr. Alvarez; unanimous vote of approval.

Case No. 15-02, Re-Plat / Boundary Line Adjustment (County). Approximate Located at 101 and 103 East Blevins Road; being Lots 1 and 2 of Southern Junction Industrial Park; Owner- Champion Investments LLC and Devon Energy. Agent-High Mesa Consulting Group.

Mr. Graeme Means of High Mesa Consulting Group spoke in favor of the re-plat. Mr. Means stated the owners wished to move the interior property line east 60 feet. Mr. Deans asked if there were only

problems with utility easements or right-of-way. Mr. Means stated no. Staff concurred. Motion to approve by Mr. Deary and seconded by Mr. Chumbley; unanimous vote of approval.

Case No. 15-03, Zone Change for R-1B Residential District to SU-1 Special Use District. Located at 905 S. 20th Street; being a portion of the N/2 of N/4 of S/2 of Section 18, T.17 S., R.26 E.; Owner-Church of God, Agent- Emily Moore/ Century 21.

Emily Moore of Century 21 spoke in favor if the zone change request. She stated the property is for sales but she has been unable to find a buyer that would be interested in only a church. She stated she is requesting the zone change to SU-1 to expand the possible buyers list. She presented a list of 13 possible uses for the property. Staff stated #7, minor manufacturing such as processing pecans, shall not be permitted in the SU-1 district. Staff informed the Commission that a specific use was required to be determined at the time of the application and that a floor and site plan was required per City Code. Since the property was already developed, Staff was okay with the submitted aerial. However, a request to SU-1 is supposed to be accompanied with a specific use. Ms. Moore stated that the Church was disbanding and needs to sell the property. Mr. Sam Hagelstern of First American Bank spoke in favor of the zone change. Discussion ensued. A motion to recommend approval by Mr. Deary with accepting the use list provided by Ms. Moore, expect #7 and seconded by Mr. Alvarez; unanimous vote of approval.

Case No. 15-04, Determine the significates (Minor or Major) of the proposed changes to Trilogy PUD. Approximate Location is Northwest of the intersection of West Avenue and 26th Street being Trilogy Subdivision in Section 12, T.17S. and R.25E. Owner-Pecos Valley Development/Tom Dubose, Agent- Development Design and Engineering.

Mr. Ron Buhley of Trilogy Contractors spoke in favor of the amendment. Mr. Buhley stated the developers are wishing to change the layout and reduce the number of lots from 45 to 27 residential lots and that they would create one large drainage/park area being approximately 3.5 acres. Mr. McGuire stated that an additional change in the area designated for townhomes was also being proposed to single family residential home. Staff was in support of the change but would like to require a new Conceptual Plan, Landscape Plan, Land Use Map , and Park Landscape Plan. Mr. Buhley agreed and would speak with the designer. Discussion ensued about home sizes and open space requirements for PUD. Mr. Jaramillo informed the Commission that City Code has given a guideline to determining if a change is minor or major. Mr. McGuire asked Commission to consider when a number of minor changes become a major change. Mr. Chumbley stated he thought it was a major change due to a change in private to public streets, street name and location change, and large drainage/park area. Mr. Dean stated that it was a minor change based on the guidelines provided.

A motion to accept the change from multi-family residential to single family residential as a MINOR change was made by Mr. Deary and seconded by Mr. Chumbly; unanimous vote of approval.

A motion to accept the changes made to Trilogy Unit 4 PUD residential as a MINOR change was made by Mr. Deary with the conditions that the requested plans be provided to Staff and seconded by Mr. Alvarez; 3-1 vote of approval. Mr. Chumbly voted against.

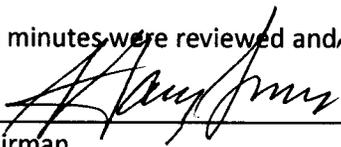
Mr. Jaramillo stated the proposed fee schedule to increase the application fees was to cover Staff's cost of processing the application. Discussion ensued about the process, current fees, and costs. The Commission agreed that fees should be increased to cover the cost of processing the applicants.

Mr. Jaramillo state he was working on the zoning ordinance to clarify the procedures and requirement so developer and staff would be able to work together with ease and simplicity. He stated he hopes to have it completed soon.

No Old Business was discussed.

The meeting was adjourned at 3:18 p.m.

The minutes were reviewed and approved without changes during the meeting of February 18, 2015



Chairman

Attest: 
