

Planning & Zoning Minutes

November 21, 2019

Call to Order

- ◇ Tom Scroggins called the meeting to order at 6:30 p.m.

Roll Call

- Present: Chairman Tom Scroggins, Vice-Chairman John Thompson, Dennis Kintzler, Jim Winters, Scott Adair, and
- Absent: Secretary L. E. Rubin and Lawrence Gordon.
- Present: Deputy Clerk Amy Lopez

Approval & signing of minutes of November 7, 2019 Regular Meeting Minutes.

- ◇ Dennis Kintzler made a motion to approve the November 7, 2019 Regular Meeting Minutes. John Thompson seconded the motion. With a 5-0 vote the motion was approved.

General Discussion

- Tom Scroggins said Planning and Zoning has the approval of Mayor Pro-tem to speak to the lawyer about abatement.
- Dennis Kintzler said we might talk to council about abatement if we have questions.
- Jim Winters said it might be a better first step to speak to the lawyer first and began a discussion.
- Jim Winters said the Census is trying to encourage people to go to the Census count and for every person they count it is \$3,000 that goes toward programming we are eligible for and began a discussion.
 - Garth Tallman gave an update on the 14 lots he purchased on Nancy Lopez and said he would like to be added to the agenda on December 5th so he can show the plans for the 3 homes due to be built and get approval and began a discussion.
- A discussion began on neighborhood covenants.
 - Garth Tallman said we are working with the USDA for affordable housing, but we are trying to reserve the lots for the bigger homes and began a discussion about combine smaller lots.
 - Garth Tallman said he expects to sell 12- 14 homes rather quickly and is meeting with the owner of Chamesa and was told it was zoned for Manufactured homes and he would ask to have the re-zoned. He then said the infrastructure is already there and began a discussion about water rights.
 - Garth Tallman said his thought is to look at putting houses in Chamesa because he can start building right away as it has infrastructure and he wants to incorporate a plan for a park and some greenery.
 - Garth Tallman said he has been trying to get a grocery store to come and put a strip mall near Chamesa as well and began a discussion.
 - Garth Tallman said he talked to Kyle Falls, the owner of the land next to the fire department, who said we could get something on that land quickly.
- Jim Winters explained that a third of that land is being tied up with retention ponds and began a discussion.
 - Garth Tallman said he is really wanting to get a grocery store here as soon as possible.
- Jim Winters said if he can just bring in the building permits on December 5th.
- John Thompson began a discussion about starting an RV park.
- Jim Winters passed out Planning and Zoning Commission Cycle Information and explained how the cycle works.
- John Thompson said in Chapter 6: Subdivisions it says a percentage of the land is required for open spaces.
- Jim Winters said it only pertains to new subdivisions and began a discussion.
 - An audience member said there is a red flag with Pecos Homes, and is concerned that there is no information on him on the internet and began a discussion.
 - An audience member asked if there has been enough planning to make sure the decisions we make now, will affect what kind of city it will be later and began a discussion.
- Jim Winters said we have to try to control where the houses go, and we should be able to look at the plans and see and began a discussion.

- Jim Winters said he met one of the men who is buying one of the houses, he is a new schoolteacher, he is respectable, but is buying what he can afford.
- Jim Winters said Vista Grande has the same business model as Chamesa, and both failed and began a discussion.
- John Thompson said if we want businesses to come in, and people to move here, we cannot turn a developer away, and began a discussion.
- Jim Winters began a discussion about tiny homes and container homes.
- Dennis Kintzler said Rio Communities was known as a retirement village and began a discussion.
- John Thompson said maybe we want to talk to Jubilee to see how they sold so many homes.
- Jim Winters said we have a ton of R-2's and began a discussion.
- Jim Winters said we only have one bad area in Rio Communities, but it is decent for a city this size and began a discussion.

Abatement

- John Thompson said Abatement for houses should fit under Subdivision and Abatement for Noise should fall under Zoning.
- Jim Winters said it should be under Nuisances so people can find it and began a discussion.
- John Thompson passed out an older version of Municipal Code of Ordinance and said we should compare it with the new one and began a discussion.
- Jim Winters said when Muni-code takes place, it might move.

Hearing Procedures

- Not discussed at this meeting.

ADJOURN

- Scott Adair moved to adjourn. Jim Winters second the motion and the meeting adjourned at 8:10 p.m. with 5 -0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date

Approved:

Thomas Scroggins, Chairman

L. E. Rubin, Secretary

John Thompson, Vice-Chairman

Lawrence Gordon

Dennis Kintzler

Jim Winters

Scott Adair