



AGENDA: VILLAGE OF TULAROSA PLANNING & ZONING COMMISSION
REGULAR MEETING | VILLAGE HALL COUNCIL CHAMBERS

DATE: Tuesday July 14, 2026 | **TIME:** 5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. SALUTE THE FLAG OF NEW MEXICO

IV. ROLL CALL – QUORUM

Skaggs____ Helton____ Yates Unser____ Johnson____ DuBois____

V. APPROVE AGENDA

Skaggs____ Helton____ Yates Unser____ Johnson____ DuBois____

VI. APPROVAL OF PREVIOUS MINUTES

Skaggs____ Helton____ Yates Unser____ Johnson____ DuBois____

VII. PUBLIC COMMENT

VIII. OPENING REMARKS

IX. ACTION ITEMS:

- 1. 2026-SUB-002 Carl Schmokel Mesquite Flats / 10 Sioux Trail**
Consider Preliminary Subdivision Application

P&Z recommends _____

Johnson; _____ Yates Unser; _____ Helton; _____ DuBois; _____

Motion Passed: Y; _____ N; _____

2. 2026-BP-016 Joseph & Silvia Telles 505 Rosita Circle

Consider construction of privacy fence.

P&Z recommends _____

Johnson; _____ Yates Unser; _____ Helton; _____ DuBois; _____

Motion Passed: Y; _____ N; _____

X. UNFINISHED BUSINESS

1. P&Z 2026 Reform

- P&Z is still waiting on recommendations and ordinances from the Village Attorney.
- Commissioner Yates Unser sent a list of priorities and the draft ordinances to the Mayor and Village Attorney on May 26, 2026.

2. MOU to Surveyors

- MOU was sent out the week of June 9th.

3. 2026-SUP-001 - Carr/Milks Cell Tower

- Zoning was approved – Village needs a Wireless Communications Ordinance
- Cell Tower assigned and registered with new address of 44 Sunset Rd.
- Status of appeal and have applicants been updated?

4. 2026-BP-006 - Carr Lot 5 New Residence Construction

- We need status of Village review of water/sewer hookup, drainage.
- This building is dependent on **Item#5** Subdivision conditions below:

5. 2026-SUB-001 – Carr Riata Road Estates

- Status of the Village conditions of approval/have the following been achieved:
 - a) **Drainage Plan:** Submission and approval of a comprehensive drainage and grading plan by the *Village Engineer* prior to Final Plat application with specific guarantees that any damage to the public road by construction equipment be repaired by developer.
 - b) **Utility Agreement:** Formal verification of capacity and a signed agreement for water/sewer extensions and connections.

- c) **Performance Guarantee:** Fulfillment of all requirements set forth in Section 152.33 regarding the securing of infrastructure costs.

6. 2026-BP-012 – Chavez 11 Brittney Ln

- Status of Village conditions of approval:
 - a) **Dual Address Registration Requirement - Done**
 - b) **Short-Term Allowance** Allowed to temporarily hook both homes up to the one existing water meter on the property
 - c) **Mandatory Deposit & Installation:** Requirement to place a formal financial deposit down with the Village of Tularosa for an additional, separate water meter. The village will schedule and execute the installation of this additional meter as soon as proof is provided that the two separate addresses have been officially registered with Otero County.
 - d) **New Mexico Environment Department (NMED) Liquid Waste Permit –** Has village received the certification?

7. 2026-ABT-001 - Carolina and Felipe Bermudez-Moreno

- Status of Emergency Abatement

XI. NEW BUSINESS

XII. ADJOURNMENT

_____PM