



RUSTY HELTON, VICE CHAIR
STEPHANIE DUBOIS, COMMISSIONER

Kimberly Skaggs
CHAIR

SCHANEN YATES UNSER, SECRETARY
VIRGIL JOHNSON III, COMMISSIONER

PLANNING & ZONING REGULAR MEETING

July 14, 2026 | MEETING MINUTES

Attendance:

- Rusty Helton, Vice Chair
- Schanen Yates Unser, Secretary
- Virgil Johnson III, Commissioner
- Stephanie DuBois, Commissioner

Not Present:

- Kimberly Skaggs, Chair

Call to Order:

- Vice-Chair Rusty Helton called the regular meeting of the Planning & Zoning Commission to order at 5:30 p.m.

Pledge of Allegiance / Salute to the Flag of New Mexico:

- Those present stood for the Pledge of Allegiance and the salute to the flag of the State of New Mexico.

Roll Call to Establish Quorum:

- Roll call was conducted. Commissioners Helton, Yates Unser, Johnson and DuBois were present. A quorum was established.

Opening Comments:

- Vice Chair Helton welcomed the Commissioners and thanked everyone for their hard work

Acceptance of Minutes:

- Secretary Yates Unser forgot to print the June 9, 2026 Special Meeting meeting minutes. They will be approved at the next regular meeting.

Action: No action taken.

Public Comment:

- No public comments.

Approval of Agenda:

- The commission reviewed the July 14, 2026 agenda.

Action: Approved by unanimous voice vote.

Action Items:

1. 2026-SUB-002 Carl Schmokel Mesquite Flats / 10 Sioux Trail

Consider Preliminary Subdivision Application

P&Z recommends: Approval with conditions.

Conditions: That the developer ensures any damage to public roads during construction is remediated by the developer.

Johnson; Yes **Yates Unser;** Yes **DuBois;** Yes

Motion Passed: *Unanimous*

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

Consider construction of privacy fence.

P&Z recommends: Approval

Johnson; Yes **Yates Unser;** Yes **DuBois;** Yes

Motion Passed: *Unanimous*

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.
- The Commission held a discussion regarding the reforms and their status. Commissioner Yates Unser stated that the Village Attorney stated we should have reviewed drafts soon.

2. MOU to Surveyors

- MOU was sent out the week of June 9th.
- The Commission has not received any responses from surveyors or NMCID.

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

- Village Council Cell Tower approval has been appealed and is on their agenda for reconsideration at their regular meeting July 15, 2026.

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

- We need status of Village review of water/sewer hookup, drainage. Please see item #5.

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

- Status of the Village conditions of approval.
- Update: No update as of yet. This item is also on the Village agenda for July 15.

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:** The village has not received the mandatory deposit.
 - d) **New Mexico Environment Department (NMED) Liquid Waste Permit:** The village has not received the certificate.

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

- This case is working its way through district court. A request for a guardian ad litem has been filed.

New Business: No new business.

Adjournment:

- Meeting was adjourned at 6:06pm

Approved

