

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
MINUTES
MONDAY, DECEMBER 8, 2025**

REGULAR MEETING

Regular meeting of the Planning & Zoning Commission of the City of Truth or Consequences, New Mexico to be held in the City Commission Chambers, 405 W. Third, Truth or Consequences, New Mexico, on Monday, December 8, 2025 at 4:00 p.m.

INTRODUCTION:

ROLL CALL:

Chris Sisney, Chairman
Susan Buhler, Vice Chairman
Esther Luchini, Member Absent
Lisa Kent, Member Absent
Molly Hammer, Member

ALSO PRESENT:

Gary Whitehead, City Manager
Traci Alvarez, Assistant City Manager
Katy Martinez, Deputy Clerk

1. APPROVAL OF AGENDA:

Vice Chairman Buhler made a motion to approve the agenda. Member Hammer seconded the motion. Motion carried unanimously.

2. APPROVAL OF MINUTES:

a) November 10, 2025.

Member Hammer made a motion to approve the minutes. Vice Chairman Buhler seconded the motion. Motion carried unanimously.

3. COMMENTS FROM THE PUBLIC (3 Minute Rule Applies)

There were no comments from the public.

Deputy Clerk Martinez swore in the participants for the public hearings.

4. PUBLIC HEARINGS (5 Minute Rule Applies)

a) Public Hearing/Discussion/Action: Variance Request for 915 Poplar Street

Assistant City Manager Alvarez: The applicant is requesting a variance request for 915 Poplar Street. They live in the R1 zone. This zone dictates that they need a 25-foot set back. They are looking at putting in an open side car port and they are requesting an allowance for a 10-foot setback instead. Their site plan, parcel map, notice and fees have been paid. The applicant is present today. I did a drive by and looked in that general area and it does look like potentially in the past, previous building inspector has approved some close carport coverage areas. The 10-foot setback would not be in city right of way or city sidewalk area.

Member Hammer: There is a photo here that I think maybe the applicant took of his property looking across the street and there is a carport directly across the street. It looks like that may also have less than a 25-foot set back. Do we have any information on that?

Assistant City Manager Alvarez: No, we don't. Like I said I haven't had any come through me. Most of those would have been prior to 2018 and that would have been done through our previous building inspector.

Member Hammer: Is there anyone here objecting to this?

Deputy Clerk Martinez: No.

Assistant City Manager Alvarez: No, and I have had no calls or emails and if the clerks had they would have provided that to us as well. If you see in one of the pictures, it does show their front yard, and you will see that they have a cement fence that carport would be behind that cement fence barrier.

Donald Karkham Applicant: It would be about 10 feet from the front of the carport to the city's property line. When we purchased the house, it didn't come with a carport or garage so it's just a logical place for a carport in front so you can get to it easily, get in and out. We do have the alley way but that is a pain, and it's washed out so that's difficult to get in and out. We kind of need it at the front if we can.

Chairman Sisney opened the public hearing.

Proponents:
No Proponents

Opponents:
No Opponents

Chairman Sisney closed the public hearing.

Member Hammer made a motion to recommend approval to the City Commission for a Variance Request for 915 Poplar Street. Vice Chairman Buhler seconded the motion. Roll call vote was taken. Motion carried unanimously.

b) Discussion/Action: Conditional Use Permit and Variance Request for 1901 B S. Broadway St.

Assistant City Manager Alvarez: The applicant is applying for a conditional use permit. Their plan is to open a business that would allow for storage of wrecked or dismantled vehicles and parts to operate an automotive restoration repair parts business. A variance request is also being requested for the purpose to allow the storage of those vehicles while they are in the process of erecting a building and to allow for more than 5 vehicles to be stored at the exterior of the building at one time. The property is located in the commercial district, and a conditional use is required for the operations of this type of business per our code. The variance is to allow them to store the vehicles while they are in process of building the building as well as to allow for the future more than 5 vehicles stored outside. They would have a fence and follow all the required codes. Applicants are present and you have all your site plan, parcel map, applicable code, findings and facts and all fees have been paid. We mailed out the public notices and we received no responses.

Member Hammer: I think you clarified this for me Traci but the conditional use I understand and the variance is to allow more than 5 vehicles outside even after the building has been built. So, work is going to be happening inside the building and then some storage will overflow outside. Is that kind of the plan?

Kari Fresquez Applicant: The access cars that may be stored outside once the building is there would always be behind a fence.

Assistant City Manager Alvarez: The code requires a conditional use permit for them to have this type of business, that's one request. The secondary is the variance request for allowing vehicles there without building while they are in process of erecting their building and then in the future allowing more than 5 vehicles to be outside the building for the life of their business. The conditional use permit is applicable to property owners only. It's reviewed annually to ensure that they are following the codes. If for some reason they sell the property or the business, it would have to go back through this process again with the new property owner.

Member Hammer: Who besides the city handles any hazardous material conditions? I'm assuming with cars there is going to be oil and hazardous material potentially. Is that a consideration in this request?

Assistant City Manager Alvarez: No. It's not part of this.

Member Hammer: So, it's not part of this request.

Assistant City Manager Alvarez: Correct.

Chairman Sisney opened the public hearing.

Proponents:

No Proponents

Opponents:

No Opponents

Chairman Sisney closed the public hearing.

Member Hammer made a motion to recommend approval to the City Commission for a Conditional Use Permit and Variance Request for 1901 B S Broadway St. Vice Chairman Buhler seconded the motion. Roll call vote was taken. Motion carried unanimously.

5. REPORTS FROM THE BOARD:

Member Hammer: I received a phone call 2 weeks ago from the utility office of El Paso. They knew my name and my property address. They asked if I had any issues with my property bill or reduction. I asked them what it was concerning and they hung up. I asked Sonya if they were calling and she said no it was a scam.

6. REPORTS FROM STAFF:

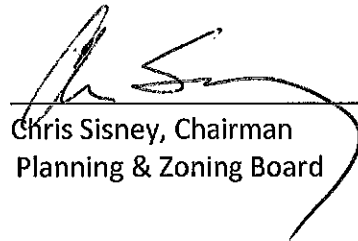
Deputy Clerk Martinez: We have had a few calls from the public, so we are relaying this to all boards and commissions. There is the Ex Parte rule also you cannot address the public as a city board member.

Assistant City Manager Alvarez: One of the things you guys can promote is we have a QR code its already on our website it's for any residence that wants to sign up for notifications if a water leak or water shut off is happening in your area. You put in your address so if it was going to potentially affect you. You will get a text message notification. That is something we are really trying to get people to sign up for. I'll ask our public information office to send me the flyer, and I will email out to you guys. That is something that you can hand out and promote. The more people we get signed up the better we are at notifying the public of an emergency water shut off or plan.

7. ADJOURNMENT:

Chairman Sisney adjourned the meeting at 4:14 p.m.

PASSED AND APPROVED ON THIS 12th DAY OF JANUARY, 2026.



Chris Sisney, Chairman
Planning & Zoning Board