

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
MINUTES
MONDAY, JULY 13, 2026**

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, July 13, 2026 at 4:00 p.m.

INTRODUCTION:

ROLL CALL:

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

ALSO PRESENT:

Traci Alvarez, Assistant City Manager
Katy Martinez, Deputy clerk

1. APPROVAL OF AGENDA:

Vice Chairman Buhler made a motion to approve the agenda with tabling 5a-e and item 6. Member Luchini seconded the motion. Motion carried unanimously.

2. APPROVAL OF MINUTES:

a) June 8, 2026.

Member Luchini 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) Discussion/Action: Summary Plat Amendment at 1700 Corzine St.

Assistant City Manager Alvarez: The item before you today is a request for a Summary Plat Amendment to divide the property located at 1700 Corzine Street into two separate lots using the City's Alternate Summary Procedure. This request is being considered under Section 15-15 of the Comprehensive Planning and Zoning Code. Staff has reviewed the application and the submitted survey. The property is located within the T-1 Transition District, and both proposed lots meet the minimum lot area required by the zoning code. The proposed lots will each have direct access to a city maintained street and are capable of being served by existing City water and wastewater utilities. The proposed division does not require the vacation of any public streets or utility easements and is consistent with the requirements of the Alternate Summary Procedure. As part of the consideration today, the Commission is also required to make findings of fact. Staff has reviewed the proposal against those criteria and the finds that the proposed lot split. Will not impair light and available to adjacent properties. Will not unreasonably increase traffic on public streets. Will not increase fire hazards or endanger public safety. Is consistent with the orderly growth and development of the community. Will not unreasonably impair surrounding property values. Will not adversely affect the public health, safety, or general welfare. Does not constitute spot zoning, as this request does not change the zoning designation and remains consistent with the existing T-1 District. Based on staff review, the application complies with the applicable subdivision and zoning requirements.

Tracy McGown Applicant: I am the current owner of the property. I requesting that the property be split for the following reasons. I have requested this approval to allow the property to be used more effectively while remaining consistent with the character of the surrounding neighborhood. The subdivision does not change the current use of the property. The non profit should it expand in the future plans to create satellite facilities rather than man bar equine to those we currently have residing on the property. The property is a current home to Equine Alias Recue and Sanctuary a local 501C3 non-profit dedicated to providing sanctuary for rescued equines. We currently visit the veterans home bringing out donkeys and ponies for the residence enjoyment. Our volunteers, for the most part seniors, come to the donkey magic farm home of the E.A.R.S program 4 times a week. The feedback from the valued members of our community indicates a strong interest in getting outside and helping others. The subdivision will help provide long-term stability and flexibility for both the property and the non-profit program. By subdividing the property, the non-profit will have a permanent home as the intent

is to transfer the one-acre parcel in entirety to the non-profit upon my death so it will continue on. Many times, people start horse rescues and then it just sort of dies with the founder because it's on their property and they are not able to continue and the animals are once again disbursed and displaced. We are trying to create a stable environment for the animals that we have there. We want to continue to be consistent in maintaining the character of their surrounding neighborhood. The subdivision does not change the current use of the property. I believe this request represents good stewardship of the land. It supports responsible property ownership, preserves the property's character and allows it to continue contributing positively to our community. I respectfully ask for your approval and I appreciate your consideration.

Chairman Sisney opened the public hearing.

Proponents:

Carlyn Peterson: I'm a volunteer of the Donkey Magic Farm and part of the E.A.R.S project. I am here to support the separation. I want to explain how this is so important to the community and to us volunteers personally. I have had personal experience of grooming these animals and having them trust me and allowing me to trust back. I have used them as meditation when I have been really freaked out, such as being in a hospital in another state and all alone. I have been able to draw on their strength from afar. By us helping those animals they are helping us. I also volunteer when we go to the Veterans' home and I have seen how the veterans open up and just talking about their childhood, what they have been through and how these animals mean so much to them and are very important to them. We hope to continue that program. I hope continue to get better and stronger so that I can keep taking care of them and supporting them financially through our E.A.R.S program.

Opponents:

No Opponents

Chairman Sisney closed the public hearing.

Member Luchini: How many donkeys are there?

Tracy McGown Applicant: We have 5 small equines which is kind of our mission. Keeping it to the smaller animals. We have 2 Shetland ponies that we picked up from neighborhood people. Many cities have a facility where they will take the farm animals that come in need of relocation. T or C really didn't have that. We have two twenty-six-year-old ponies, we have two donkeys and we have a little mule.

Member Luchini: Are you able to have more?

Tracy McGown Applicant: We have discussed this with the board. What we would like to do is start small satellite programs for people that may have appropriate properties like our selves. A lot of the rescues get way too many animals and they don't get individual attention. The goal would be to keep about 5 up there so we continue what little programing we do have that is the face of us for the community. The animals I have will get older and maybe not be able to do the walk to the veteran's home or participate in a program. In which case they could retire to a different property so that we could keep a flow of public face animals that can continue working and promoting non-profit.

Vice-Chairman Buhler made a motion to recommend approval to the City Commission for a Summary Plat Amendment at 1700 Corzine St. Member Luchini seconded the motion. Roll call vote was taken. Motion carried unanimously.

This item was Tabled

5. New Business:

- a. Discussion/Action: Re-Appointment of member Esther Luchini.
- b. Discussion/Action: Re-Appointment of member Susan Buhler.
- c. Discussion/Action: Re-Appointment of member Chris Sisney.
- d. Discussion/Action: Re Appointment of member Molly Hammer.
- e. Discussion/Action: Re-organization of Chairman and Vice-Chairman

This item was Tabled

6. Workshop:

7. REPORTS FROM THE BOARD:

No Reports from the Board

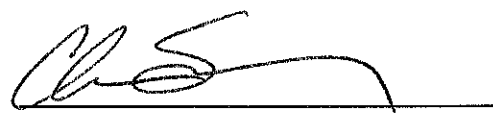
8. REPORTS FROM STAFF:

No Reposts from Staff

9. ADJOURNMENT:

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

PASSED AND APPROVED ON THIS 10th DAY OF AUGUST, 2026.

A handwritten signature in black ink, appearing to read 'CS', is written over a horizontal line.

Chris Sisney, Chairman
Planning & Zoning Board