

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
MINUTES
MONDAY, FEBRUARY 9, 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, February 9, 2026 at 4:00 p.m.

INTRODUCTION:

ROLL CALL:

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

ALSO PRESENT:

Traci Alvarez, Assistant City Manager
Katy Martinez, Deputy Clerk
Tyler Knull, Code Compliance

1. APPROVAL OF AGENDA:

Chairman Sisney made a motion to approve the agenda with the changes of tabling items 4a and 5a 5b 5c. Vice-Chairman Buhler seconded the motion. Motion carried unanimously.

2. APPROVAL OF MINUTES:

a) January 12, 2026.

Chairman Sisney made a motion to approve the minutes. Member Luchini seconded the motion. Motion carried unanimously.

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

There were no comments from the public.

This Item was Tabled

4. DISCUSSION/UPDATE:

a) Review of Zoning Map and District

This Item was Tabled

5. WORKSHOP:

- a) Special Use Permit**
- b) Variance Request**
- c) Conditional Use Permit**

6. REPORTS FROM THE BOARD:

No reports from the Board.

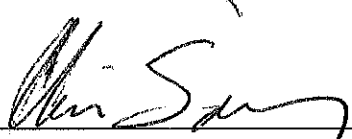
7. REPORTS FROM STAFF:

Assistant City Manager Alvarez: On Wednesday the 11th at 9 am at the City Commission meeting I will be giving an update on all current city projects. Our projects that are in the works now. Our projects that we did the last year and a half. Projects that are in application process as well as our fiscal projects. I would encourage you to attend the meeting. In the packet the spreadsheet is really large I don't know how easy it is to read but if anyone would like a larger sheet you can reach out to me and I will get you one.

8. ADJOURNMENT:

Chairman Sisney adjourned the meeting at 4:03 p.m.

PASSED AND APPROVED ON THIS 9th DAY OF MARCH, 2026.


Chris Sisney, Chairman
Planning & Zoning Board