

**City of Lordsburg
409 West Wabash – Lordsburg, New Mexico
Zoning Commission Meeting
Wednesday, March 15, 2023
11:45 a.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/82464906547?pwd=MIJuYndKVDR6QysrNkhJUXJQYXJoUT09>

Meeting ID: 824 6490 6547

Passcode: 123243

AGENDA

I. Welcome

- a). Pledge of Allegiance
- b). Approval of Agenda

II. Application for Variance and Zone Change – Zoning Change from Commercial and Industrial to RM – Residential, Multi-family – Blueline Development

III. Adjourn

**MINUTES
OF
ZONING
COMMISSION
MEETING
March 15, 2023**

City of Lordsburg
409 W. Wabash
Lordsburg, New Mexico 88045
Minutes of Zoning Commission Meeting
March 15, 2023

Meeting was called to order at 11:49 a.m.

Welcome

Pledge of Allegiance

Present: Mayor Glenda F. Greene; Martha Salas, Finance Director; Linda S. Farnsworth, City Clerk; Councilor Rodney Plowman; Councilor Roxann Randall; Councilor Julie Verdugo; Councilor Martin Neave; and Mayor Pro-Tem Alfredo Morelos, Jr.

Absent: Councilor Manuel D.V. Saucedo

Attendance: Emily Gojkovich, Council of Governments; Tisha Green, County Manager; Gabriel Ortega, Dusti Conover, Code Enforcement Officer; Raymond Doyle, Jerry Girish, Alisha Hammett of Shopworks Architecture with Oriana Sanchez with Blueline Development both via ZOOM and all others who viewed on ZOOM.

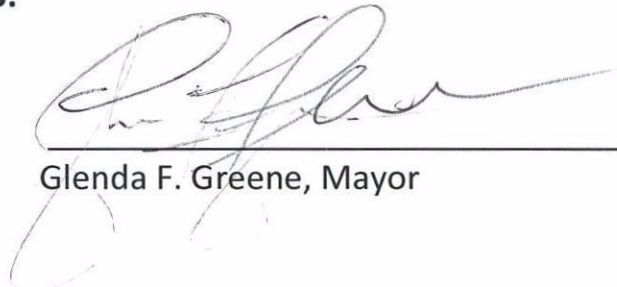
Approval of Agenda: Mayor Pro-Tem Morelos moved to approve the Agenda as written, 2nd by Councilor Neave. All Council present were polled. Motion carried.

Application for Variance and Zone Change: Mayor Greene presented two letters from adjacent property owners, Manuel Rendon and Tim and Suzanne Stokes contesting the zoning change in order to build a 30 unit transitional living, income-based facility behind Hidalgo Hope Haven. Alisha Hammett with Shopworks Architecture discussed the plans for this facility via ZOOM stating that they majority of apartments were 500-600 square feet only. Suzanne Stokes a property owner directly in front of Hidalgo Hope Haven voiced her concerns via ZOOM. Ms. Hammett assured her that the facility would be professionally managed by Blueline and SPIN (Supporting People in Need). Ms. Hammett stated that their goal is to be part of the community while solving some housing issues in

the City of Lordsburg. Councilor Neave wanted to know if it would be a 2 story or 3 story facility. Ms. Hammett stated that it was undetermined at this time but that most likely it would be a 2 story facility. It was made clear by Ms. Hammett and Tisha Green, County Manager that even though the apartments are income restricted, affordable housing that anyone could rent the units. County Manager Green stated that the intent of the housing development is to address one of the biggest problems in the community. Hidalgo Hope Haven intends to offer intense outpatient services which will transition into a 30 day treatment facility with the ultimate goal being the reduction of the tendency of a convicted criminal to re-offend (recidivism). County Manager Green also stated that “these kind of people” are everywhere in our community. She also made it clear that this would not be a homeless shelter, halfway house or drug rehab center but an actual residential home for those paying rent. There will be security and it will be maintained. The multi-million dollar project has been funded through the Mortgage Finance Authority and that the location selected based on its favorable infrastructure that is already in place. Councilman Martin Neave stated that when we hear opposition, we need to listen to the concerns. He also stated that he would like to see it built in a different location. Mayor Pro-Tem Alfredo Morelos, Jr. stated that he would like more information as the Council is not used to opposition. County Manager Green said that she would reach out to Mr. Rendon and the Stokes to discuss options. Councilor Neave moved to table the decision on granting a Zone Change, 2nd by Mayor Pro-Tem to table for now. All Council present were polled. Motion was carried to table. Councilor Plowman also addressed after the fact, that he was concerned with guarantees of security.

Adjourn: With nothing further to be discussed on this matter, a motion was made by Councilor Plowman, 2nd by Mayor Pro-tem Morelos to adjourn. All Council present were polled. Motion carried and meeting was adjourned at 12:16 p.m.

Approved this 19th day of April, 2023.



Glenda F. Greene, Mayor



ATTEST:

Linda S. Farnsworth

Linda S. Farnsworth, City Clerk

APPLICATION FOR VARIANCE

A VARIANCE MAY BE GRANTED BY THE CITY COUNCIL AT A PUBLIC MEETING. A VARIANCE FROM THE STRICT APPLICATION OF AREA, HEIGHT, DIMENSION, DISTANCE, PARKING OR SETBACK REQUIREMENTS OF THE ZONING ORDINANCE MAY BE APPROVED IN THE CASE OF EXCEPTIONALLY IRREGULAR, NARROW, SHALLOW OR STEEP LOTS, OR OTHER EXCEPTIONAL PHYSICAL CONDITIONS WHERE THE STRICT APPLICATION OF THE REQUIREMENTS OF THE ZONING ORDINANCE WOULD RESULT IN PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP THAT WOULD DEPRIVE THE OWNER OF THE REASONABLE USE OF HIS LAND OR BUILDING.

APPLICANT'S NAME AND SITE ADDRESS: _

Alisha Hammett, Shopworks Architecture on behalf of Oriana Sanchez with BlueLine Development. Site address is a vacant 2-acre parcel south of 603 Hadeco Drive, north of Sunshine Avenue and South of W. Wabash Street, bounded by Hadeco Drive to the east. The parcel #3107132274348

LEGAL DESCRIPTION OF THE AREA OF LAND:

A portion of land within Tract 1 which is situated within the corporate limits of Lordsburg, Hidalgo County, New Mexico in the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section Thirty-two (32), Township 22 South, Range Eighteen (18) West, N.M.P.M. and being more particularly described as follows, to wit:

From the NW Corner of Tract 1, being the Northwest corner of Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section Thirty-two (32), thence South 0d56'53" West, 689.50 feet to the Southwest corner of Tract 1, thence North 89d25'23" East, 818.13 feet to the Point of Beginning of the new Tract 1A. From the POB thence North 0d56'53" East, 274.61 feet to the Northwest corner of Tract 1A. Thence North 89d25'23" East, 175.77 feet to a Northeasterly corner of Tract 1A. thence South 45d50'30" East, 390.02 feet to the Southeast corner of Tract 1A. Thence South 89d25'23" West, 460.14 feet back to the Point of Beginning of Tract 1A. Tract 1A includes 460.14 feet of Sunshine Ave frontage and includes 2 acres of land (approximately 87125 sq. ft.).

PRESENT ZONING DESIGNATION OF THE LAND:

Commercial and Industrial

PRESENT ZONING ORDINANCE REQUIREMENTS FROM WHICH A VARIANCE IS SOUGHT:

Requesting to rezone the property to RM- Residential, Multifamily

AMOUNT OF VARIANCE SOUGHT:

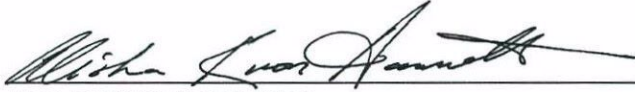
N/A

SPECIAL HARDSHIP OF APPLICANT NOT GENERALLY SHARED BY OTHER PROPERTY OWNERS:

This new permanent supportive housing community was awarded Federal funding. This 30-unit

APPLICATION FOR VARIANCE

apartment building will serve residents making 30% of the Area Median Income or below and be operated by High Desert Housing and Supporting People in Need (SPIN).



APPLICANTS SIGNATURE

02.16.2023

DATE

301 W. 45th Avenue, Denver, CO 80216

APPLICANT'S MAILING ADDRESS

303.433.4094

TELEPHONE #

APPLICATION FOR ZONE CHANGE

AMENDMENTS TO THE OFFICIAL ZONING MAP OR TEXT OF THE ZONING ORDINANCE MUST BE ACCOMPANIED BY THIS FORM. EACH APPLICATION FOR ANY AMENDMENT TO THE OFFICIAL ZONING MAP MUST BE ACCOMPANIED BY AN ACCURATE SURVEY OR PLOT PLAN. ANOTHER APPLICATION FOR A CHANGE FOR THE SAME PROPERTY OR PORTION OF THE TEXT MAY NOT BE FILED WITHIN TWELVE (12) MONTHS FROM THE DATE OF FINAL ACTION BY THE CITY COUNCIL ON THE APPLICATION.

APPLICANT'S NAME AND SITE ADDRESS:

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LEGAL DESCRIPTION OF THE ACRES(S) OF LAND

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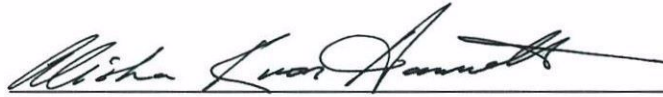
PRESENT ZONING DESIGNATION OF THE LAND: Commercial and Industrial

REQUESTED ZONE CHANGE: _____

Requesting to rezone the property to RM- Residential, Multifamily

REASON(S) FOR THE REQUESTED CHANGE:

This new permanent supportive housing community was awarded Federal funding. This 30-unit apartment building will serve residents making 30% of the Area Median Income or below and be operated by High Desert Housing and Supporting People in Need (SPIN).



APPLICANTS SIGNATURE

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