



VALENCIA COUNTY PLANNING & ZONING COMMISSION

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M-I-N-U-T-E-S
Tuesday March 25, 2025 @ 5:00 pm
Valencia County Administration Building
444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Philip Sublett, Chair	
Ralph Freeman, Vice Chair	
	Mark Aguilar, Member
Rick Chavez, Member	
Sue Moran, Member	
Ryan Baca, Land Use Planner	
MaryCarmen Calderon, Administrative Assistant	

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Also present were: Michael Everett and Oscar Calderon

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1) CALL THE MEETING TO ORDER

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A. At 5:03 PM Chair Sublett brought the meeting to order.

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2) PLEDGE OF ALLEGIANCE

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B. Beatrice Bell lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.

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3) APPROVAL OF AGENDA

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C. Planning & Zoning Commissioners reviewed the Agenda;

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APPROVAL: Motion to approve agenda

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MOVED: Commissioner Freeman

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SECONDED: Commissioner Moran

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CARRIED: Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner Chavez – YES; Commissioner Moran YES; Commissioner Freeman-YES; Commissioner Sublett-YES).**

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4) APPROVAL OF MINUTES February 25, 2025 County Planning & Zoning Minutes.

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APPROVAL: Motion to approve Minutes as presented. **Commissioner Moran abstains, she was not present).**

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MOVED: Commissioner Freeman

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SECONDED: Commissioner Chavez

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31 **CARRIED:** Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner**
32 **Chavez – YES; Commissioner Freeman- YES; Commissioner Sublett-**
33 **YES).**

34 **5) STAFF REPORT:** *Ryan Baca*, reported a new Code Enforcement Officer, Jesse Perea would be starting
35 on March 31st, the Dept. is looking forward to having a full staff. He also gave his appreciation to the
36 Code Enforcement Officers by stating they are doing a great job, doing so much hard work out in the
37 field and showing progress by the amount of clean-ups being done in the community. *Chavez*, asked if
38 we were stilling looking for an additional person? *Ryan Baca*, confirmed, there is still a position opened
39 to the public for a part-time Adminisitrative Assistant.

40 **6) SWEARING IN OF PARTICIPANTS**

41 Chairman Sublett swore in participants who would be speaking during hearing.
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43 **7) ACTION ITEM(S)**

44 **A. Variance #2024-142 (District IV, P&Z Commissioner Sublett, BoCC Bizzel)**

45 *Texas Republic Signs, LLC requests a Variance of 30 feet to the 45-foot maximum structure*
46 *height to construct a 75-foot pole sign.*

47 *Legal Description: Subd: LAND OF VALENCIA FAIR ASSOC INC*

48 *Tract: D .12 AC MAP 96 D-5-6; located at the corner of I-25 Bypass and Highway*
49 *314; UPC 1-007-030-374-435-000000; Zoned Resource Industrial District (I-1)*

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51 **Background:** This request is for a Variance 30 feet to the 45-foot maximum structure height in the
52 Resource Industrial District (I-1).
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54 **Discussion ensued:** *Michael Everett*, representative for Texas Republic Signs requested this variance to
55 construct a 75 ft Sign. The 75 ft structure is the minium height that we came up to provide to anticipate
56 prescence of the building. A sign that conforms to the current height limit would be blocked by the trees,
57 rendering it invisible to drivers. For this hardship, we are requesting a taller sign to ensure that it can be
58 seen from a sufficient distance to give drivers ample time to react. Many drivers exiting the highway are
59 unfamiliar with the area and rely on visible, clear signage to safely navigate. By approving our request for
60 additional height and square footage, the sign will provide the necessary visibility over the buildings and
61 trees and accommodate enough information for motorists to safely identify and access our business well
62 in advance. This is not simply a matter of convenience but a critical safety issue. A Driver survey was done,
63 and the sign will be 148 ft. approximately away from the over pass.
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65 **P & Z/Public Line of Questioning:** *Sublett*, questioned where the sign would be facing. *Michael*,
66 clarified the sign would be North and South bound of NM Hwy 314. *Sublett*, asked if the facer of the
67 sign is double-sided and if all LED illuminated would have the night-time illumination dimming. *Michael*,
68 clarified the interior of the facer would be illuminated accept for the pricer automatically dims but as for
69 the Valero and Allsup's cabinet they don't automatically dim but if requested by the board, they could



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70 add that. **Sublett**, questioned about the illumination study. **Michael**, they have not since the
71 illumination test could only be done in the field as it sits, the sign and the pricer can illuminate to
72 approximately 1200 Lumes and if it needs to be dialed down with a dimmer, once its in the filed then a
73 study can be done. **Sublett**, stresses the importance of the illumination being a safety hazard for the
74 drivers. **Freeman**, states the situation should be enforced now, and not later. **Mayberry**, states they
75 have made many changes to other locations in New Mexico to obey to the Night Sky Ordinance and
76 have dimmed many signs before. **Moran**, asked if they could put a stipulation or a condition on the
77 approval because a test can still be done before the sign is up. **Chavez**, asked if the sign for the prices of
78 the gas would be brighter than the Allsup's sign and would it be blinking and cause a distraction?
79 **Michael**, no the signs would not cause a distraction. **Freeman**, asked which sign was brighter?
80 **Mayberry**, the pricer is brighter, he also stated they would be willing to adjust the illumination of the
81 sign by switching the Pricer with the Valero sign if asked by the county. No Members of the public in
82 favor of this request was present, and one letter of support was submitted by **Robert Noblin, Mayor of**
83 **the City of Belen** of this request. No members of the public present in opposition of this request, a
84 letter in opposition was submitted.

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APPROVAL:

Motion to Approve Variance #2024-142 with the conditions that all signage have auto dimmers installed, maintaining spacing of the signs, having the pricer sign raised higher than the Valero sign

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PASSED

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MOVED: Commissioner Sublett
SECONDED: Commissioner Moran
CARRIED: Motion passed on a Vote of **3**
FOR and 1 AGAINST (Commissioner Chavez—NO; Commissioner Freeman— YES; Commissioner Moran-YES; Commissioner Sublett-YES).

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B. Variance #2024-143 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)

Texas Republic Signs, LLC requests a Variance of 176 square feet to the 200 square foot maximum sign area to construct a 376 square foot pole sign. Legal Description: Subd: LAND OF VALENCIA FAIR ASSOC INC Tract: D .12 AC MAP 96 D-5-6; located at the corner of I-25 Bypass and Highway 314; UPC 1-007-030-374-435-000000; Zoned Resource Industrial District (I-1)

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Background: 176 square feet to the 200-square foot maximum sign area in all zoning districts.

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Discussion ensued: **Michael Everett**, representative for Texas Republic Signs requested this variance for an additional 176 sq. ft. added to the code allowance of 200 sq. ft. bringing a total of 376 sq. The hardship



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112 is due to the significant distance from the roadway and the need for the sign to be easily read, a larger
113 sign is essential, a smaller sign would be more difficult for drivers to focus, increasing risks and distractions
114 and potential accidents. The proposed solution is to the 376 sq. ft. proposed ensures the adequacy of the
115 visibility and readability from the roadway allowed by driver to quickly and safely process the information
116 to safely make the turns.

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118 **P & Z/Public Line of Questioning:** Sublett, questioned the size and brightness of the sign. Michael, the
119 sign is big but that the dimmer would be placed to insure the safety of the drivers. Sublett, asked for
120 clarification on differences between LEDs. Michael, there are different color tones and for this sign is
121 7600 is a bright tone. Sublett, asked about lumens for all the signs and the specifications of LEDs that
122 would be used. Michael, Approximately a total of 900-1000 Lumens for the signs and he showed
123 Sublett the layout plan that would be used for the specifications. No Members of the public in favor of
124 this request was present, and one letter of support was submitted by Robert Noblin, Mayor of the City
125 of Belen of this request. No members of the public present in opposition of this request, a letter in
126 opposition was submitted of this request.

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129 **APPROVAL:** Motion to Approve Variance #2024-143
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131 PASSED

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133 **MOVED:** Commissioner Sublett
134 **SECONDED:** Commissioner Freeman
135 **CARRIED:** Motion passed on a Vote of 3
136 **FOR and 1 AGAINST (Commissioner Chavez—NO;**
137 **Commissioner Moran—YES; Commissioner Freeman—YES;**
138 **Commissioner Sublett—YES).**

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141 **C. Variance #2024-144 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)**
142 *Texas Republic Signs, LLC requests a Variance of 15 feet to the 20-foot property line setback*
143 *to construct a pole sign with a 5-foot setback. Legal Description: Subd: LAND OF VALENCIA*
144 *FAIR ASSOC INC Tract: D .12 AC MAP 96 D-5-6; located at the corner of I-25 Bypass and*
145 *Highway 314; UPC 1-007-030-374-435-000000; Zoned Resource Industrial District (I-1)*
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148 **Background:** These requests are for a Variance for the following: 15 feet to the 20-foot sign setback in
149 all zoning districts.

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151 **Discussion ensued:** Michael Everett, representative for Texas Republic Signs requested this variance. The
152 hardship is due to the significant of the existing property constraints, specifically the prescence easements
153 of a public utility easements makes it difficult to comply with the current setback regulations without



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154 impacting the visibility and effectiveness of the signage. The variance is necessary to address these unique
155 circumstances while still maintaining the overall intent of the regulations.
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157 **P & Z/Public Line of Questioning:** *Sublett*, asked about the size of the base *Staff*, directs the board to
158 the page that showed the Sign design. *Michael*, explains the size of the base and the construction of the
159 pole. *Sublett*, questioned what side of the property he’s asking for the variance. *Michael*, clarifies it
160 would be on the west side.
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APPROVAL:

Motion to Approve Variance #2024-144

PASSED

MOVED: Commissioner Sublett
SECONDED: Commissioner Freeman
CARRIED: Motion passed on a Vote of 4
**FOR and 0 AGAINST (Commissioner Chavez—YES;
Commissioner Moran—YES; Commissioner Freeman—YES;
Commissioner Sublett—YES).**

C. Zone Change #2025-022 (District 2, P&Z Commissioner Freeman, BoCC Richardson)

*Oscar Calderon requests a Zone Change from Rural Residential District 1 (RR-1) to
Community Commercial District (C-2) to operate a car dealership. Legal Description: Subd:
EL CERRO MISSION RANCHETTES Tract: 6A Unit: 1 1.30 AC MH ID #M168621; also known as
212 El Cerro Mission Blvd, Los Lunas, NM 87031; UPC 1-014-035-349-520-000000; Zoned
Rural Residential District 1 (RR-1)*

Background: Oscar Calderon requests a Zone Change from Rural Residential District 1 (RR-1) to
Community Commercial District (C-2) to operate a car dealership.

Discussion ensued: Oscar Calderon’s came with the Intention to operate a small car dealership on his
property. The resident currently resides in a double wide which also includes an office space. The
property has a 30ft wide gate and a 6ft tall metal fence all around the property as a holding yard to
properly store new and used vehicles, no more than 15 to be sold. Parking spaces are available 5 ft away
from mobile home and office space. The gate will be the exit and entrance to the business. Hours of
operation will be Tuesday to Sunday 10AM to 7PM. Oscar is willing to do whatever it takes to get the
business up and running.

P & Z/Public Line of Questioning: *Freeman*, questioned Oscar if the business was in operation? *Oscar*,
yes, operating with another dealership. *Freeman*, points out cars on display. *Oscar*, yes there are 4 cars.
Freeman, asked for clarification from Staff if theres a limit of cars he could have on the property. *Staff*,
there are no standard limitations of the number of vehicles he could have on the property there is no



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195 maximum. If this request was to get approved, the property would be identified as commercial property
196 he would still have to go through a Site Design Review and he would be required to designate individual
197 spots where the vehicles would be parked. **Freeman**, mentioned on the dept. reviews its indicated there
198 was a carport built without a permit. **Oscar**, yes, he was made aware of that and in the process of getting
199 a building permit. **Chavez**, asked how long he has been selling cars? **Oscar**, for 6 years but not from the
200 property, he currently sells his vehicles on Facebook Market, he also stated he would not be doing any
201 type of mechanic work on site. **Staff**, clarified that his business has been approved for home occupation,
202 strictly for office use and not to be selling cars on his property. **Board Members, Oscar** and **Staff** had a
203 discussion on easements. No Members of the Public were in favor of this request and two members were
204 present with standing in opposition of this request with concerns of traffic control and the disruption of
205 the tranquility of a rural area and car dealerships should remain in the city.

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APPROVAL:

Motion to Deny Zone Change #2025-022

DENIED

MOVED: Commissioner Freeman
SECONDED: Commissioner Sublett
CARRIED: Motion Passed on a Vote of 4
FOR and 0 AGAINST (Commissioner Chavez—YES;
Commissioner Moran—YES; Commissioner Freeman—YES;
Commissioner Sublett—YES).

219 **8) Next Meeting:** Tuesday April 22, 2025 at 5:00 p.m.
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222 **9) Adjournment:**

MOVED: Motion to adjourn made by Commissioner Freeman
SECONDED: Motioned second by Commissioner Moran
CARRIED: Motion PASSED on a Vote of 4 FOR and 0 AGAINST (Commissioner
Chavez- YES; Commissioner Moran—YES; Commissioner Freeman – YES;
Commissioner Sublett—YES).

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Minutes are not verbatim. The complete audio file from this meeting can be requested from P&Z Dept. contact Jerrie Romero at (505) 866-2054