



**VILLAGE OF TIJERAS
REGULAR COUNCIL MEETING & PUBLIC HEARING MINUTES
MONDAY, MARCH 30, 2026, AT 6:00 P.M.
COUNCIL CHAMBERS AND ZOOM**

Join Zoom Meeting

<https://us06web.zoom.us/j/81645258065?pwd=MhwaDBhda9a9WvwyLB1NMm7bsc05t.1>

Meeting ID: 816 4525 8065

Passcode: 951137

Please turn off cell phones or set to silent.

1. **Call to Order**

Meeting Called to Order by Mayor J. Bruton

2. **Pledge of Allegiance**

Pledge of Allegiance led by Mayor J. Bruton

3. **Roll Call/Determination of Quorum**

M.Armenta	✓	E.Barnes	✓	Y.Garcia	✓	J.Ortiz	✓
Quorum present		Yes	No				

4. **Introduction of Guests**

Jessica Nixon – Village Attorney

Charlotte Rode – Tijeras Ventures, LLC

5. **Approval of Agenda for Monday, March 30, 2026**

A C T I O N	Motion To:	Approve Agenda for Monday, March 30, 2026.	
	Made by:	Y. Garcia	
	Second by:	E. Barnes	
	Motion carried?	PASSED	FAILED

6. **Review and Approval of Draft Meeting Minutes for March 3, 2026**

[Attachment A – Regular Meeting Draft Minutes for March 3, 2026](#)

A C T I O N	Motion To:	Approve Regular Council Meeting Minutes for March 3, 2026.	
	Made by:	J. Ortiz	
	Second by:	M. Armenta	
	Motion carried?	PASSED	FAILED

7. **Review and Approval of Draft Meeting Minutes for March 16, 2026**

[Attachment B – Special Council Meeting Draft Minutes for March 16, 2026](#)

A C T I O N	Motion To:	Approve Special Council Meeting Minutes for March 16, 2026.	
	Made by:	Y. Garcia	
	Second by:	E. Barnes	
	Motion carried?	PASSED	FAILED



8. Open Public Hearing Regarding Zoning Change from CB-1 to CB-2 as Recommended by Planning & Zoning Commission

Mayor J. Bruton noted that:

- This hearing differs from prior town hall meetings and requires strict adherence to procedures.
- Additional zoning workshops and a future public hearing are planned to further review and potentially revise zoning ordinances.
- Public participation in upcoming meetings is encouraged.

Legal and Procedural Clarification

Village staff clarified that:

- **Ordinance No. 240** is the current and governing zoning ordinance.
- This ordinance replaced a prior version still visible online.
- A key distinction noted was the reduction in applicable commercial space thresholds (from 20,000 sq. ft. to 10,000 sq. ft.).

Staff confirmed that all procedural requirements for the hearing were met, including:

- Application submission: February 7, 2026
- Planning & Zoning Commission hearing: February 25, 2026
- Town Hall meetings: March 2 and March 29, 2026
- Public hearing notice postings: March 4, 2026
- Newspaper publications:
 - Albuquerque Journal: March 8 and March 15, 2026
 - The Independent: March 12 and March 26, 2026

Opening of Public Hearing

- The Mayor formally opened the public hearing regarding the proposed zoning change from **CB1 to CB2**, as recommended by the Planning and Zoning Commission.

Rules of Procedure

The Mayor outlined the hearing procedures:

- Presentations by staff and applicant
- Public testimony (limited to 3 minutes per speaker)
- All speakers sworn in prior to testimony
- Testimony must be relevant to the zoning request
- Written comments submitted prior to the deadline were included in the official record
- One opportunity to speak

Applicant Presentation

The applicant declined to provide additional remarks beyond expressing appreciation for community participation.



Public Testimony

All individuals providing testimony were sworn in prior to speaking.

Summary of Public Comments:

A significant number of residents spoke in opposition to the proposed zoning change. Key concerns included:

a. Rural Character Preservation

- The community emphasized maintaining its rural and semi-rural identity.
- Concerns that CB2 zoning would introduce incompatible, high-intensity development.

b. Potential High-Impact Uses

- Frequent concern regarding possible future development such as gas stations, truck stops, and large commercial operations.
- Speakers noted that rezoning could allow uses beyond the applicant's stated intentions.

c. Water Resources

- Multiple residents cited existing water scarcity and declining well levels.
- Concerns that higher-intensity commercial development would increase water demand.

d. Traffic and Safety

- Concerns about increased traffic, particularly heavy trucks.
- Potential risks to school bus routes and local road safety were highlighted.

e. Crime and Quality of Life

- Some speakers expressed concern that certain commercial uses could lead to increased crime, noise, and light pollution.

f. Economic Impact

- Residents noted that current CB1 zoning already allows for local business development.
- Concerns that CB2 zoning may negatively impact small, locally owned businesses.

g. Process and Timing

- Several speakers requested additional time for study and consideration.
- Concerns were raised regarding the pace of the decision-making process.

Additional Input

A representative speaking on behalf of a county commissioner:

- Acknowledged the need for economic development



- Encouraged a balanced approach considering infrastructure, water, and community input
- Emphasized alignment with long-term planning and preservation of community character

General Public Sentiment

Public testimony reflected:

- Strong community engagement
- Predominantly opposition to the zoning change
- Emphasis on long-term impacts to community resources, safety, and character

Next Steps

- The public hearing will be formally closed following completion of testimony.
- The Village Council will deliberate and make a decision at a subsequent time.
- Additional zoning workshops and a future public hearing regarding ordinance updates will be scheduled.

9. Close Public Hearing Regarding Zoning Change from CB-1 to CB-2 as Recommended by Planning & Zoning Commission

[Mayor to close the public hearing \(no motion required\)](#)

10. Council to Consider and Take Action on Zoning Change from CB-1 to CB-2 as Recommended by Planning & Zoning Commission

[Attachment D.1 – Planning & Zoning Hearing Minutes for February 25, 2026](#)

[Attachment D.2 – Zoning Application](#)

[Attachment D.3 – Current Village of Tijeras Zoning Map \(2023\)](#)

[Attachment D.4 – Deny the Zoning Change NW of I-40 and Hwy 14 Petition](#)

[Attachment D.5 – Zoning Change Letters Received by Clerk](#)

- Councilor J. Ortiz – Thanked residents and the broader East Mountain community for their strong participation and emphasized that their input has been heard. They highlighted the Village’s commitment to transparency, noting that multiple town halls were held even though they were not required. We have a responsibility to the property owner and do appreciate the input from everyone.
 - Expressed support for preserving the community’s rural character, and avoiding large-scale developments such as big box stores, truck stops, and hotels.
 - Acknowledged a responsibility to property owners to allow reasonable development, and that the Village needs to increase GRT to support infrastructure and service such as roads and water.
 - Current zoning ordinance may have some gaps, suggest updates that may better protect community resources especially water but still allow for appropriate, controlled development.

Recommend delaying decision in order to reevaluate zoning regulations and ensure future development aligns with both community values and economic needs.

- Councilor Y. Garcia – Echo what Councilor Ortiz stated, thank the community’s engagement. The Village’s responsibility is to serve both local residents and the broader community, but primarily our duty is to Village residents, not all attendees are Village residents or voters, though input is valued. The council must ultimately prioritize decisions that serve the Village.
 - Fiscal responsibility to maintain financial stability, including gross receipts tax to support services. Significant development exists in surrounding areas, but not within Village limits, limiting its tax base.
 - Zone change request has undergone extensive review, including multiple town halls and a required hearing.
 - The property in question is fully developable.



- Mayor J. Bruton – The property is not fully developable. Councilor J. Ortiz and I walked the property and evaluated the land and determined it has limited usable space. Concerns about a large-scale development may be overestimated. Similar zone change requests have been approved in the past.
- Councilor M. Armenta – Thank the public for participating, community input has been valuable and thoughtfully considered throughout the process. We definitely have to work with the landowner, it's unfair to hold her back on getting her property developed. This property was up for sale for a very long time until she bought and no one else purchased before.
 - Support controlled development, and the need for the Village to grow economically and generate gross receipts tax to remain sustainable. The Village should not rely solely on external funding and must build its own economic base.
 - Concerned about large scale development and potential impacts that conflict with the community's character and long-term vision. Development is necessary and inevitable but must be done carefully.
 - Recommend postponing the decision and review/refine the zoning ordinance first.
- Councilor E. Barnes – Thank all for attending. The North Highway 14 Development Sector Plan was developed without the inclusion or input from the Village and therefore does not apply to Village decisions.
 - The Village operates under its own Planning and Zoning Code (adopted in 2023). Decisions should be based on local ordinances, not external planning documents.
 - The request was reviewed and approved by Village of Tijeras Planning and Zoning Commission and was properly referred to Council for final approval.
 - There are already CB2-zoned properties nearby including directly across from the property in question.

See no valid reason to deny the request and fully support approving the zoning change from CB1 to CB2.

A C T I O N	Motion To:	Approve Zoning Change from CB-1 to CB-2 including Attachments D.1, D.2, D.3, D.4 and D.5.	
	Made by:	E. Barnes	
	Second by:		
	Motion carried?	PASSED	FAILED
		Councilor Armenta- Councilor Barnes- Councilor Garcia- Councilor Ortiz-	

11. Updates

- a. Prior Meeting Items Discussions – None
- b. Mayor J. Bruton – None
- c. Councilors
 - Councilor Y. Garcia
 - i. Residents complaining about weeds at pedestrian sidewalk. (Clerk/Manager A. Caufield – Will get this on the Maintenance Crew's schedule.)
 - Councilor J. Ortiz
 - i. Earth Day changed to Saturday April 25th, will have shirt design soon.
 - Councilor E. Barnes
 - i. Pine View scrubbing at blind spot still not started. (Clerk/Manager A. Caufield – Will follow up with Vanessa from Molzen, we may have to schedule an onsite meeting.)
 - Councilor M. Armenta - None
- d. Clerk A. Caufield – None
- e. Deputy Clerk M. Martinez - None

12. Time and Place of Next Meeting

The next Regular Meeting of the Governing Body of the Village of Tijeras will be held on Monday, April 13, 2026, at 6:00 p.m. in the Council Chambers.



13. **Adjournment**

Meeting adjourned at 7:36 PM.

“If you are an individual with a disability who needs a reader, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 281-1220 at least four (4) calendar days prior to the meeting. Public documents including the agenda and minutes can be provided in digital or hardcopy format. The Village of Tijeras strictly prohibits any form of unlawful discrimination based on race, color, religion, gender identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any program, activity, or service sponsored by the Village.”

DRAFT