



## **ORDINANCE 26-01**

### **AN ORDINANCE AMENDING THE TOWN OF TAOS ZONING MAP AND THE TOWN OF TAOS LAND USE DEVELOPMENT CODE**

**This ordinance amends the Town of Taos official zoning map with respect to one parcel totaling approximately 26.814 acres, Exhibit ‘A’, with UPC Number 1074146410298, Owner Number 77673.**

**WHEREAS**, the property owner filed a petition to change the zone of one (1) split-zoned parcel of approximately 26.814 acres from the R-1 “Single-Family Residential”, R-2 “Single-Family Residential”, R-4 “Residential”, and R-6 “Residential” Zones to the R-1 “Single-Family Residential” Zone; and

**WHEREAS**, split zones are not permitted for parcels located within the Town of Taos; and

**WHEREAS**, the proposed rezoning is appropriate given the existing zones in the vicinity of the subject property; and

**WHEREAS**, the Planning and Zoning Commission has been delegated the responsibility for reviewing changes to the Zoning Map, which is approved and incorporated into the Land Use Development Code; and

**WHEREAS**, the Planning and Zoning Commission held a duly published, noticed, and posted meeting and public hearing on the zone change on November 5, 2025, and the Planning and Zoning Commission then recommended that such an amendment to the zoning map be approved by the Town of Taos Town Council; and

**WHEREAS**, the Town Council held a duly published, noticed, and posted public hearing on January 27, 2026, for the purpose of taking evidence relative to, considering, and deliberating upon the present zone change ordinance; and

**WHEREAS**, the Town Council finds that the proposed zone change meets the requirements set forth in the Land Use Development Code as:

1. The amendment is consistent with the direction and intent of the existing town of Taos master plan.

2. The amendment is consistent with the purpose and intent of the Town of Taos zoning regulations.
3. The amendment to this title is consistent with the existing land use in the affected neighborhood;
4. The benefit to the neighborhood will outweigh any potential adverse impact upon the surrounding properties;
5. The amendment to this title will not create a danger to the public health, safety, or welfare, nor cause an extraordinary public expense, nor create a nuisance; and
6. The amendment is justified by the fact that the original zoning was in error, by a change in condition in the vicinity, or by a change in the Town of Taos' overall development policy.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Town of Taos, meeting in Regular Session this 27<sup>th</sup> day of January, 2026, and after having held a public hearing on the matter, that the following Ordinance is hereby amended, adopted, approved, and ratified:

**Zone Change of the following parcel as follows:**

1. **UPC 1074146410298, Owner Number 77673, approximately 26.814 acres change from R-1 “Single-Family Residential”, R-2 “Single-Family Residential”, R-4 “Residential”, and R-6 “Residential” Zones to R-1 “Single-Family Residential” Zone.**

**See Exhibit A for the Map of Subject Changes and Existing Zone**

This ordinance shall become effective as provided by law.

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**ORDAINED, ADOPTED, AND APPROVED** this 27<sup>th</sup> day of January, 2026, by the following vote:

**Mayor Pro Tem Genevieve Oswald** \_\_\_\_\_  
**Councilmember Darien D. Fernandez** \_\_\_\_\_  
**Councilmember Billy Romero** \_\_\_\_\_  
**Councilmember Tetsuro Namba** \_\_\_\_\_

**TOWN OF TAOS**

\_\_\_\_\_  
**Daniel R. Barrone, Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Denise Martinez, Town Clerk**

\_\_\_\_\_  
**Phoebe Roderick, Town Attorney**