

STATE OF NEW MEXICO)
CITY OF CLOVIS) ss.

The Planning & Zoning Commission met at 3:00 p.m., Wednesday, January 12th, 2022 at the North Annex, Clovis-Carver Library, 701 N. Mian in full conformity with the laws of the State of New Mexico and the ordinances and resolutions of said city with the following members present:

Chairman Vincent Soule
Commissioner Juan Garza
Commissioner Thom Moore
Commissioner Marcus Smith
Commissioner Travis Cline
Commissioner Cody Stewart

ABSENT:

Vice Chairman Candace London

ALSO PRESENT:

Daron Roach, Building Safety Director
Les Ciano, Zoning Administrator
Justin Howalt, City Manager
Claire Burroughes, Assistant City Manager
Jared Morris, City Attorney
Vicki Reyes Assistant City Clerk
Members of the public

Chairman Soule called the meeting to order at 3:01 p.m. and established the presence of a quorum.

Agenda Item No. I – Routine Matters

2. Approval of Agenda

Commissioner Smith moved for approval; Commissioner Moore seconded the motion, which passed by acclamation.

3. Approval of minutes of December 8, 2021

Commissioner Cline made a motion to approve the minutes of December 8, 2021 as presented; Commissioner Smith seconded the motion, which passed by acclamation.

Agenda Item No. II – Old Business

None.

Agenda Item NO. III – New Business

A. Approval of zone change from [RS-7] – residential single family district to [RM] residential multi-family district. Said zone change to include block 13, unit 2 of Wicker Addition, Clovis, New Mexico. Address of zone change: 3112 Thornton.

Mr. Ciancio advised all adjoining property owners were notified and there is zero percent protest filed. He has had a couple of phone calls in protest regarding this property the last couple of days. Gerald Griego, 908 Jeanie Drive, approached the podium. Commissioner Smith asked what the plan was for this property. Mr. Griego advised he wanted to develop seven lots and build duplexes on each lot. The average size of each apartment would be 1200 feet with garages on each apartment. The road access from Thornton will be bordered by curb and gutter. Westminster Presbyterian Church has given him an easement to access that in the back. Mr. Chad Lydick, Lydick Engineers, advised this sits to the west of Westminster Presbyterian Church. They would dedicate a 60-foot width right-of-way municipal street that would extend from Thornton into this particular area. They would construct a street within the development to city standards and it would be dedicated as well. The utilities would be extended to service each lot and they would dedicate an alley on the east and west side. This would function as a normal residential subdivision.

Commissioner Garza asked if the list of names were protestors. Mr. Ciancio advised that was the list of those contacted. Commissioner Garza asked if the phone calls he received were within the area. Mr. Ciancio advised the phone calls he received were one within the area and one without. The main concern from the one within was that they were going to be two-story duplexes. Commissioner Garza asked if that one protest made any difference in how they vote. Attorney Morris advised it would only matter at the City Commission level if there was a 20% protest then it requires a 2/3 majority vote. Mr. Griego advised they would be single level duplexes.

Commissioner Garza moved for approval; Commissioner Moore seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

B. Approval of zone change from [RS-7] – residential single family district to [RM] residential multi-family district. Said zone change to include lots 10-17, block 5, unit 2 spanish cove subdivision. Address of zone change: 2337-2365 Marlene Blvd.

Mr. Ciancio advised there was a zero percent protest filed. Commissioner Garza asked if these would be duplexes as well. Mr. Griego advised they would be. Commissioner Moore moved for approval; Commissioner Cline seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

C. Approval of preliminary plat of the Morning Star Subdivision

Mr. Lydick advised this area was once a part of the Northglen Subdivision and it was broken apart by various owners. It has developed owner by owner since then. This is the remaining parcel of that development and is owned by Legacy Church, which has their main facility at the corner of Llano Estacado and Norris Street. They want to open this up as a single-family residential subdivision. The southwest corner and the southeast corner of this proposed subdivision has retention basins A and B which will be sized, fenced and excavated to capacity

to contain the projected runoff from this subdivision once it's fully developed. In addition to the basins, they will also be requiring rear fencing for each individual lot with a concrete footing that extends above the ground about 6 inches. That will make every rear yard of every residential lot act as its own retention basin. Once they construct the basins they will put in an overflow area if the basin ever overflowed. They would outlet that into the alleyway and concrete a channel in the middle of the alleyway that would take runoff, should it occur, to Northglen Drive and away from the subdivision.

Mr. Lydick advised on the southwest corner, there may be a change immediately to the west of where the retention area is now. There is a very large retention basin the church property is using. They may remove that retention basin and put two lots in. He will put a drop inlet in the street and take the storm runoff to the existing basin to the west. Commissioner Smith asked if he separated that basin into two lots would the water runoff be by Unit 9. Mr. Lydick advised it would go west across the alleyway, which is by Unit 9.

Mr. Brent Parrish, 1016 Chase Meadow Lane, asked where the retention pond would be. Mr. Lydick showed him on the map where it would be located. He advised it would have a fence around the basin. It would be a concrete headwall to keep all the runoff in. Commissioner Stewart asked if there was a plan for the prairie dog community in the area. Mr. Lydick advised they seem to relocate when they start construction.

Mr. Parrish advised he was told by David Swann in 2005 that there would never be anything built in that area. He didn't think it was fair that he was told that and now there are going to be houses there. Commissioner Garza advised Mr. Swann was no longer here so they couldn't bring him in to ask. Mr. Parrish asked how this was going to affect the sewer and water pressure. Mr. Howalt advised the area has plenty of pressure so EPCOR shouldn't have any problems. There is also plenty of capacity for the sewer system.

Mr. Parrish asked if they planned to do anything about Llano because of the extra traffic. Mr. Howalt advised they wouldn't be required to widen the roadway but may have to put in a right turn or left turn bay. The Public Works Committee is looking at the roadway prioritization for the city and that area has been brought to their attention. As they seek funding, depending on where it is on the list, then they will address that area. They are looking for funding for drainage improvements as well.

Mr. Parrish asked how many houses were going to be built. Mr. Howalt advised there were approximately 55 lots. Mr. Parrish asked what the sizes of the houses would be. Mr. Lydick advised all of the lots are above the minimum single-family zone. The city doesn't regulate convenience. The size of the houses will meet the standards of the area.

Mr. David Armstrong, 865 Loma Pinon Loop, Rio Rancho, advised he is part of Legacy Church in Albuquerque. They have discussed a 2,000 square foot minimum for the houses. When they took over the church there was some financial issues that they had to clear up, so the sale of the property would go to better that community. Commissioner Cline moved for approval; Commissioner Smith seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

D. Approval of preliminary plat of the VJ Jain Subdivision

Mr. Ciancio advised all adjoining property owners within 100 feet of the affected area were notified and there was zero response in protest. Mr. Lydick advised this was an 8½ acre tract that is located in the southwest corner of west 21st Street and MLK, Blvd intersection. They are proposing a mixed usage development for commercial tracts that would front on both 21st Street and MLK, Blvd. The larger tract on the southwest corner would be multi-family housing. He has no development plans at this time. The one singular street that would go through the subdivision would have a right in, right out access onto the arterial roadways. They have a trunk sewer line, trunk water line and high-capacity utilities located within the rights-of-way. The only potential engineering issue that they will need to work on is the one entryway on the east side coming into MLK has the Worthington Ditch so it will require a bridge structure to go across that. They will work with Molzen-Corbin on this. Commissioner Garza moved for approval; Commissioner Cline seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

Agenda Item No. IV – Reports of Committees, Officers and Commission

None.

Agenda Item No. V – Future Agenda Items

None.

Agenda Item No. VI – Discussion Items

None.

Agenda Item No. VII – Adjournment

There being no further business to come before the commission the meeting adjourned at 3:34 p.m.