

STATE OF NEW MEXICO)
CITY OF CLOVIS) ss.

The Planning & Zoning Commission met at 3:00 p.m., Wednesday, March 9th, 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
Vice Chairman Candace London

ALSO PRESENT:

Les Ciano, Zoning Administrator
Claire Burroughes, Assistant City Manager
Vicki Reyes Assistant City Clerk
Clint Bunch, Public Works Director
Allan Silvers, Fire Marshall
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

Chairman Soule advised Item E under New Business should be the preliminary plat of the tract A, block 13 Wicker Addition Unit #2. Commissioner Smith moved for approval as amended; Commissioner Cline seconded the motion, which passed by acclamation.

3. Approval of minutes of January 12, 2022

Commissioner Smith made a motion to approve the minutes of January 12, 2022 as presented; Commissioner Moore seconded the motion, which passed by acclamation.

Agenda Item No. II – Old Business

None.

Agenda Item No. III – New Business

A. Approval of preliminary replat of the Colonnade Village Unit #1

Mr. Les Ciano advised regarding the replat. Mr. Chad Lydick, 906 Curran, advised this is a replat of Colonnade Village unit 1. This was platted originally in 1990 and all of the street and sewer plans were designed at that time, submitted to the city and approved. This sat dormant for

years and there were no existing developments around it. At the current time the Raintree Subdivision is to the north and the Olive Branch Subdivision is on the east. Unit 1 of Olive Branch is under development at this time, but the Olive Branch Subdivision preliminary plat was presented and approved by this commission several months ago. This is an infill, but due to the developments around it nothing was changed. All of the original street plans and sewer plans would still be in effect. The only change they have was increasing the number of lots and reducing the size.

City staff asked about the stormwater management. After meeting with Justin Howalt yesterday Mr. Lydick rewrote the Stormwater Management Plan. The city currently has plans to put a storm sewer in along the north side of Llano Estacado in the 25-foot drainage channel, but they are not plan on putting that in right now. He put in a statement that the developer had to be responsible for the installation, enlargement and maintenance of the bar ditch.

Commissioner Smith asked where the drainage led to. Mr. Lydick advised it goes east about half a mile. The line has been designed to carry it to the east and dump it into the basin that the city currently maintains.

Ms. Burroughes asked if they would be excavating the playa to take the additional runoff. Mr. Lydick advised those calculations are in the Stormwater Management Plan. The developer will be responsible for the excavation of 1.36 acre feet from the city storm runoff control basin located in the southeast corner of the section. Commissioner Cline moved for approval; Commissioner Stewart seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

B. Approval of preliminary replat of the Quail Run Addition Unit #1

Mr. Ciancio gave a background of the preliminary replat. Mr. Lydick advised there was a cul-de-sac off of Schepps Blvd and there were residential lots around it. The current owner wants to vacate, put it into two lots and he has no intention of doing any residential development. He wants two tracks and all of the utilities are in place around it. Commissioner Cline moved for approval; Vice Chairman London seconded the motion. Upon a roll call vote, with all voting in affirmative, the motion carried unanimously.

C. Approval of preliminary replat of the North Plains Mall Subdivision

Mr. Lydick advised when the North Plains Mall was first developed in 1984 there were only two parcels. They want to split the parking lot to the west of Sears. There are no changes to the parking areas and traffic flow patters will remain as is. Vice Chairman London asked if this would include the parking lot and the old Sears. Mr. Lydick advised it would. Commissioner Smith asked if it went all the way into the street. Mr. Lydick advised the road next to Red Lobster was not part of this replat.

Ms. Burroughes asked if the motion could state that this was a replat of the North Plains Mall subdivision. It is not a preliminary replat. Vice Chairman London moved for approval of the replat of the North Plains Subdivision; Commissioner Smith seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously

D. Approval of preliminary replat of the Norris Street Business Park

Mr. Lydick advised this was south of 7th Street to the east of Norris Street to the north of Grand Ave. and the drainage channel is on the easterly boundary of the area is going to talk about. This is around 41 acres and it is being proposed as a commercial general business park. It will be zoned for commercial usage. Lot 5 will have one proposed business right now. Every individual development will have to present its own storm water retention plan and access plan. They can't come up with requirements for the tracts all at once when they don't know what is proposed. City sewer will be available or can be extended to all tracts and water and power are immediately adjacent to the area that can also be extended. This makes this available for the sale of some of the tracts. Commissioner Smith asked how big lot 5 was. Mr. Lydick advised 1.24 acres. Chairman Soule asked if there was broadband in the area to provide internet to the businesses. Mr. Lydick advised he wasn't sure.

Ms. Burroughes asked about Grand Avenue. Mr. Lydick advised Grand Avenue is an 80 foot right of way that extends into the adjoining property to the east of the drainage channel. A number of years ago they had people that wanted to develop in this area and there were a lot of conversations held between the city and the developer. They said for Grand Avenue to go through there would have to be a bridge over the Ingram Channel. That was one of the factors that kept that development from occurring. The city is not interested in putting in a bridge over Ingram Channel. If development does occur and they need to extend Grand Avenue, the city will probably cul-de-sac the area.

Commissioner Smith asked if the flood plain still existed. Mr. Lydick advised it did and most is to the east of the Ingram Channel. Vice Chairman London asked why Grande curved once it passes the Ingram Channel. Mr. Lydick advised half a mile to the west is Schepps Blvd. and Grand Avenue is also platted there, which is right above the quarter section line that goes across the community college properties. It has been platted on a lot of the old maps but no development has occurred. 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.

E. Approval of preliminary plat of tract A, block 13 of the Wicker Addition Unit #2

Mr. Ciancio gave a background on the preliminary plat. Mr. Lydick advised at the last Planning & Zoning meeting the commission discussed this particular tract and they approved the zone change. All of these streets will be dedicated to the public. It will connect to Thornton Street and go into a cul-de-sac and they have the ability to tap a major water line. It is surrounded by existing alleyways with existing utilities. This used to be a part of a tract that Westminster Presbyterian Church owned and they are selling the westerly portion for development purposes. There was a question about storm water retainage. They require each rear yard fencing to be set on a concrete stem wall about 6-inches above ground, which turns every residential lot into its own retention basin. As part of the stormwater management plan the runoff that reaches Westminster Drive will exit on Thornton Street and make its way to Greene Acres Park. The developer will be responsible for the excavation of .122 acre feet from Greene Acres Lake.

Ms. Burroughes asked about the turning radius in the cul-de-sac for fire access. Mr. Lydick advised he spoke with the Fire Chief on a number of occasions regarding this. Everything is designed to the current city design standards. The fire department would like a 96-foot diameter turnaround. The radius on this cul-de-sac is 50, which is 100-foot right-of-way and the street is a 40-foot bow. If the city decides to change and make these bigger it's fine, but right now they are done to the design standards that the city has. Mr. Silvers asked if they would have to drive on the sidewalk to meet that 96-feet. Mr. Lydick advised that was correct. Mr. Silvers advised that was not normally what they have done over the last few years. Mr. Lydick advised currently the design standards is 100-foot diameter with a 40 foot radius. If they want to expand that they would have to change the curb and gutter standards. Mr. Silver advised he thought they covered this in the past. The appendix they have in the fire code that addresses the cul-de-sacs is why they have the 120-foot hammerhead or the 96-foot diameter cul-de-sac because of some the fire trucks needing make that turn. Mr. Lydick advised they would have to change the design standards to make it something that everyone has to follow. Mr. Silvers advised he thought they had done that years ago and that all the cul-de-sacs had this done.

Mr. Silvers asked if there was anyway to adjust this. Mr. Lydick advised he wanted to keep this to city standards. Otherwise, they need to have some meetings to discuss this. He advised he wasn't going to change things when they aren't in the design standards. Mr. Silvers advised they need to have some meetings then because this has not had a change since the 2003 fire code adoption.

Commissioner Smith asked if the fire code was for all the trucks that the department has or the trucks that would respond to this area. Mr. Silvers advised they were typically designed for the largest vehicle that the department has. This is a commercial area, as far as the number of homes they would get a response based upon station 2. Commissioner Smith asked if the largest truck would be responding to this area. Mr. Silvers advised one of them would.

Commissioner Garza advised he would like to table this item until they get everything worked out. Ms. Burroughes advised they could move forward with a recommendation for staff to address this before it goes to the City Commission for final action. Mr. Lydick advised he didn't want to stop development until they got this issue decided. He stated he was willing to work on it, but they are in compliance with the current regulation. Ms. Burroughes advised they were meeting on Friday about another subdivision so they could discuss this as well.

Mr. Lydick advised if they want to go to a bigger cul-de-sac it is going to take some sort of study, City Commission would have to approve it and it would have to be put into the design standards that everyone uses. Commissioner Garza advised he understood Mr. Lydick's concern and would like to withdraw his motion.

Commissioner Moore agreed with Mr. Lydick. He advised this was designed on current city design standards. He stated if the fire department was concerned, they should have done their due diligence and had this changed a while back. There are several other subdivisions that have this similar design. Mr. Lydick advised all the cul-de-sacs are built to these standards. He

doesn't want to penalize people that are trying to do something right now, until such time that the regular changes.

Mr. Silvers advised he was in agreement with Mr. Lydick in the sense that they need to build everything in accordance with city standards. It was his understanding that since there is a city ordinance that adopted the fire code that these appendices had been adopted along with it and become a part of that design standard. It may not become a part of that in the sense of a copy of it put in whatever document Mr. Lydick is using. He is not asking for this to be delayed, but they have some hammerheads designed to this standard in town. It is something they need to address and he would be happy to meet with Mr. Lydick to make sure that all future developments meet these standards.

Commissioner Moore asked if the one protest was in the audience and would like to speak. They chose not to speak regarding their protest.

Chairman Soule asked if this was given to counsel. Ms. Burroughes advised it was and he had no comments.

Mr. Steven Smith, 901 Collins, advised he received a letter in the mail, but didn't understand what was going on. Commissioner Moore asked if a map was included with the letters sent to the property owners within the 100-feet. Mr. Ciancio advised they don't, but there is a number in the letter for people to call with any concerns or questions. He has had citizens come in to see the larger map.

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

F. Approval of zone change at 601 Wallace

Mr. Ciancio advised this was a request for a zone change from RS-7 to CG, including lots 5-8 of block 3 of the Clovis Original Subdivision. He advised Mr. Boney wants to change this to commercial general for a holding yard for Pop's Lawn Service. It is already fenced in and there is adjoining commercial general to the west. Vice Chairman London moved for approval; Commissioner Smith seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

G. Approval of zone change at 804 Ross

Mr. Ciancio advised this was a zone change request from an RS-7 to RS-7 with a carport overlay including lots 1-6 of block 41 of the North Park Subdivision. He advised there were some carports already from before the revised carport ordinance was adopted. Commissioner Stewart moved for approval; Commissioner Garza seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

H. Approval of zone change at 1221 E. 10th

Mr. Ciancio advised this zone change request was from an RS-7 to RS-7 with a carport overlay including lots 1-6 of block 41 of the North Park Subdivision. Vice Chairman London moved for

approval; Commissioner Smith 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 3:53 p.m.