

STATE OF NEW MEXICO)
CITY OF CLOVIS) ss.

The Planning & Zoning Commission met at 3:00 p.m., Wednesday, June 22nd, 2022 at the North Annex, Clovis-Carver Library, 701 N. Main 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:

Commissioner Juan Garza
Commissioner Thom Moore
Commissioner Marcus Smith
Commissioner Travis Cline
Commissioner Cody Stewart
Vice Chairperson Candace London
Chairperson Vincent Soule

ALSO PRESENT:

Les Ciano, Zoning Administrator
Daron Roach, Building Safety Director
Justin Howalt, City Manager (remote)
Vicki Reyes Assistant City Clerk (remote)
Members of the public

Chairperson Soule called the meeting to order at 3:00 p.m. and established the presence of a quorum.

Agenda Item No. 1 – Call to Order

a. Approval of Agenda

Chairman Soule advised Item C under New Business will be moved to future agenda items. Commissioner Garza moved for approval of the agenda as amended; Commissioner Moore seconded the motion, which passed by acclamation.

b. Approval of minutes of May 11, 2022

Commissioner Smith made a motion to approve the minutes of May 11, 2022; Commissioner Cline seconded the motion, which passed by acclamation.

Agenda Item No. II – Old Business

None.

Agenda Item No. III – New Business

a. Discussion and recommendation regarding preliminary plat of the Colonies Unit #2

Mr. Ciano advised regarding the matter. Mr. Chad Lydick advised this item was before this commission for a zone approval about a month ago. The cul-de-sac will be multi-family and farther north in the colonies will be part of this development as single family residential. All of

the utilities are available for extension. They will extend the sewer line west through the platted alley. The streets are in the development stage. There are two areas designated for stormwater management and the closest to 21st Street will be an excavated area. Farther north, the secondary storm basin will be excavated to function as an overflow for the primary basin should a large storm event occur. That will also be left as open space/walking area for the patrons of the subdivision.

Ms. Susan Credle, 401 Wrangler Way, advised she did not send in a written protest. This is the first time she has seen the planned development and is not in favor of a multi-family development in the area. She doesn't think this is positive for what she would like to see for her home.

Mayor Morris, 213 Wrangler, advised some of the neighbors on Putnam and Wrangler have concerns with increased traffic. There is an elementary school on the west side of Norris and Putnam so there are a lot of parents and kids walking in that area. He asked if there would be any relief to 21st. Mr. Lydick advised the Colonies is 115 feet acres and it was platted as single family residential. There is a road that comes off of 21st Street that intersects Putnam. They are going to build a lane for entry and exit into the subdivision. The roads on Humphrey will have the same entry and exit. The study was done by a master traffic engineer who came up with this recommendation. The old National Guard Armory lot is a part of the subdivision as well and the developer is going tear down and rebuild the building. That will be an office for his construction company with a warehouse. There are only 20 lots that are multi-family in the entire subdivision.

Mr. Chris Rolsten advised he wants to redo the armory and make it less of an eyesore. There is a need for multi-family. The only change in the Colonies is the additional 20 lots of duplexes. They will adhere to the traffic study and the duplexes should not have changed the traffic pattern drastically.

Commissioner Smith asked what the timeline was for the duplexes. Mr. Rolsten advised it would be 6-9 months and then he will start the single-family residences that would border Putnam and Colony Court at the same time. Commissioner Smith asked if he was going to do both Putnam and the entryway at the same time. Mr. Rolsten advised he would start on Putnam and then the next phase on 21st will tie in Colony Court. Commissioner Smith advised he thought the concern was that it was all being built off of Putnam. He advised they would like to see another entrance as he's building it.

Commissioner Smith asked how deep the storm drains would be. Mr. Lydick advised they are just now starting the study on that. Vice Chairperson London asked if the storm basins would be taken over by the city for maintenance or ownership once completed. Mr. Lydick advised he thought the developer would keep it for a certain period of time. Mr. Roach advised the developer maintains it after the completion of the subdivision for one year and then it becomes the city's for maintenance.

Mr. Daniel Platt, 100 Providence Circle, asked what would happen with the drainage plan from 21st to Humphrey. Mr. Lydick advised they were going to increase the capacity of the basin that is there now. If that overflows it will flow into the secondary basin area and if that overflows it will exit onto 21st. The city has plans but they aren't going to put in place in the foreseeable future.

Commissioner Cline moved for approval; Vice Chairperson London seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion passed.

b. Discussion and recommendation regarding preliminary replat of the Windy Plains Subdivision

Mr. Cianico advised regarding the matter. Mr. John Sharky, 1212 Elmgrove Lane, Keller TX, advised they are planning to acquire the Windy Plains Subdivision. Victory Base is a real estate development and acquisition company that focusses around military bases. Their mission is to improve the financial future of service members across the nation. They develop single family home divisions from the ground up. This is not exactly what they do, but it presented itself as an opportunity to accomplish their mission. They don't exclusively serve the military. They serve the communities around the military bases at large. He gave the commission a handout with the company's background information.

Mr. Sharky advised they develop individually plated lots and this particular lot was on one plot. This property had 200 homes, community center, basketball and tennis courts, tot lots and a maintenance shed on one single parcel. They decided to see if this could be 200 individual parcels so they would have the opportunity to sell the properties off individually to residents that are currently living there and anyone interested in buying a house. Their business plan is to improve the homes prior to selling them.

Commissioner Smith asked if anything was done to the houses before they sell. Mr. Sharky advised they do fix the ones that naturally turn over. Commissioner Smith asked if they would own all of the maintenance sheds, basketball courts, playgrounds, etc. Mr. Sharky advised they would have an association that would effectively control that.

Vice Chairperson London asked if the current residents would be allowed to stay. Mr. Sharky advised they would. Commissioner Smith asked if they would have to buy the house to stay. Mr. Sharky advised they wouldn't.

Mr. Lydick advised they have been working with city staff on some time with this. This was the 801 housing project under the military and it is no longer under that contract. Streets will be dedicated to the city. This will have individual lot numbers so that they can be transferred as real property. They will have to do some legal work to get things transferred, but they are working with the city attorney on this.

Commissioner Garza asked if there would be a convenance. Mr. Lydick advised there would have to be. Vice Chairperson London asked if it would specify how the common areas would be handled. Mr. Lydick advised they would be.

Chairperson Soule advised there was a demand for housing. Vice Chairperson London moved for approval; Commissioner Stewart seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried.

- c. Discussion and recommendation regarding conditional use for a vacant lot to be occupied with 5MW community solar garden (1300 Kimberly)

This item was removed from the agenda and will be heard at the next meeting.

Agenda Item No. IV – Future Agenda Items

None.

Agenda Item No. V – For the good of the order

Chairperson Sould advised the next meeting would be at 3:00 p.m., Wednesday, July 13th.

Agenda Item No. VI – Adjournment

There being no further business to come before the commission the meeting adjourned at 3:38 p.m.

Chairperson

SEAL
(ATTEST)

City Clerk