

STATE OF NEW MEXICO )  
CITY OF CLOVIS ) ss.

The Planning & Zoning Commission met at 3:00 p.m., Wednesday, August 10<sup>th</sup>, 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  
Chairperson Vincent Soule

ABSENT:

Vice Chairperson Candace London

ALSO PRESENT:

Les Ciancio, Zoning Administrator  
Daron Roach, Building Safety Director  
Justin Howalt, City Manager  
Jared Morris, City Attorney  
Members of the public

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

### **Agenda Item No. 1 – Call to Order**

#### **a. Approval of Agenda**

Chairman Soule advised Item A under New Business would be removed from the agenda. Commissioner Garza moved for approval of the agenda as amended; Commissioner Moore seconded the motion, which passed by acclamation.

#### **b. Approval of minutes of June 22, 2022**

Commissioner Moore made a motion to approve the minutes of June 22, 2022; Commissioner Smith seconded the motion, which passed by acclamation.

### **Agenda Item No. II – Old Business**

None.

### **Agenda Item No. III – New Business**

Chairman Soule asked anyone that was planning to speak to stand so that he could swear them all in at once.

- a. Discussion and recommendation regarding conditional use for industrial lot setback requirements at Clovis Original Block 90, Lot 3. Address of property is 201 E. 1<sup>st</sup>

This item was removed from the agenda.

- b. Discussion and recommendation regarding approval of a conditional use for a vacant lot to be occupied with 5MW Community Solar Garden. Address of property is 1300 Kimberly

Mr. Ciancio advised regarding the property at 1300 Kimberly. Mr. Ryan Fulton, SBCSG Lockmiller, LLC, advised they are applying for a conditional use permit in hopes of applying to the state's new solar program. They have submitted to Xcel Energy for an interconnection application and they expect the program to open this fall, then they will submit to the states RFP process. He advised it would be offset 700 feet from Kimberly Drive, no lighting would be needed at night and would have a security gate. Commissioner Garza moved for approval; Commissioner Smith seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

- c. Discussion and recommendation regarding notice of hearing for a zone change from an [RS-7] – Residential Single Family to [RS-7(C1)] Residential Single Family Carport Overlay. Address of application is 127 Summer Court

Mr. Ciancio advised regarding 127 Summer Court. Commissioner Smith advised this has to match the pitch of the house and can't just be bought and installed. 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.

- d. Discussion and recommendation regarding notice of hearing for a zone change from an [RS-7] – Residential Single Family to [RS-7(C1)] Residential Single Family Carport Overlay. Address of application is 216 Ruth Dr

Mr. Ciancio advised regarding 216 Ruth Drive. Raymond Foster, 216 Ruth approached the podium. Commissioner Stewart moved for approval; Commissioner Moore seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

- e. Discussion and recommendation regarding notice of hearing for a zone change from an [RS-7] – Residential Single Family to [RM] Residential Multi Family. Address of application is 2317-2321 E. 21<sup>st</sup>

Mr. Ciancio advised regarding 2317-2321 E. 21st. Paul Reed approached the podium. Commissioner Smith asked what the plan was for this property. Mr. Reed advised it would be

for duplexes. It is currently a single family and is the only single family on the entire strip. Commissioner Garza moved for approval; Commissioner Stewart seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

f. Discussion and recommendation regarding a replat of the amended plat of North Plains Mall Subdivision

Mr. Ciancio advised regarding the North Plains Mall Subdivision. Mr. Jose Garcia, Lydick Engineers, approached the podium. Commissioner Smith asked what was new about this replat. Mr. Garcia advised they adjusted the Red Lobster and AT&T parcels per the attorneys and moved the property line more towards the south to split it evenly. Mr. Howalt asked if there was language to allow access. Mr. Garcia advised none of the roads would be taken out. Commissioner Smith moved for approval; Commissioner Garza seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

g. Discussion and recommendation regarding a replat Gwynn Acres Tract 3

Mr. Ciancio advised regarding the replat of Gwynn Acres. This is a land split right outside the city limits. It is within the mile zone that the city is still over planning & zoning of it. Commissioner Moore moved for approval; Commissioner Smith seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

h. Discussion and recommendation regarding a replat of Overland Park, Unit 8 Subdivision

Mr. Ciancio advised regarding the Overland Park replat. They will develop duplexes, triplexes and quadplexes. The first phase is the far east portion. Mr. Howalt advised they have started to receive development plans. Commissioner Smith asked if part of this would be commercial. Mr. Ciancio advised the lot closest to Main would be commercials. 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.

**Agenda Item No. IV - Future Agenda Items**

Mr. Howalt advised as part of the UDO they require all new carports to match as far as the pitchline is concerned. They have been asked Mr. Zamora if that is something they would consider changing. He advised he would place that on the next agenda for discussion. Mr. Martin Zamora, 116 Rosa Blvd., advised he spoke with Mr. Wilt at Building Safety and was told he was not allowed to put a carport with a flat roof. After driving around the city they noticed that there are flat carports of all designs. His understanding was that they were trying to eliminate the factory made carports. It would be for the betterment of the City of Clovis if the commission could look at allowing people to build flat carports in front of their house. It

wouldn't hurt the value of homes if they do it in a manner that is safe and still serves the people's needs.

Mr. Howalt advised they will research various language for the commission to discuss and consider at the next meeting. Commissioner Garza advised some of the carports that Mr. Zamora was talking about have been put up without permits. He advised a pitched carport will add value to the property. Mr. Zamora advised they have to consider that not all people can afford that. He is not debating having a permit, but they do need to look at the language. They are not allowing the people in the middle to build how they want to in their neighborhoods. Commissioner Garza advised it was about consistency in the neighborhoods. He understood that people may not be able to afford it, but they would still have to pay for permitting and installation.

Commissioner Smith advised they had a lot of issues with carports for a long time. It was the amount of protest that came up from their neighborhood. He agreed they should look at the language, but the citizens spoke out a lot on this matter. Commissioner Garza agreed that they would look into the language. Mr. Zamora advised he wasn't debating permits, but there are some nice flat carports and they are all over the city. He didn't understand why they should stop them if they are built properly.

#### **Agenda Item No. V – For the Good of the order**

Chairman Soule advised the next meeting would be at 3:00 p.m., September 14<sup>th</sup>.

#### **Agenda Item No. VI – Adjournment**

There being no further business to come before the commission the meeting adjourned at 3:37 p.m.

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Chairperson

SEAL  
(ATTEST)

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City Clerk