

STATE OF NEW MEXICO)
CITY OF CLOVIS) ss.

The Planning & Zoning Commission met at 3:00 p.m., Wednesday, April 12th, 2023 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:

Chairperson Vincent Soule
Commissioner Juan Garza
Vice Chairperson Candace London
Commissioner Thom Moore
Commissioner Travis Cline

ABSENT:

Commissioner Marcus Smith
Commissioner Cody Stewart

ALSO PRESENT:

Les Ciano, Zoning Administrator
Daron Roach, Building Safety Director
Justin Howalt, City Manager
Claire Burroughes, Assistant 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. I – Call to order

a. Approval of agenda

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

b. Approval of minutes of January 11, 2023

Commissioner London made a motion to approve the minutes of January 11, 2023; Commissioner Garza seconded the motion, which passed by acclamation.

Agenda Item No. II – New Business

a. Discussion and recommendation regarding preliminary plat of lots 1-11 of the Newman Lake Subdivision

Mr. Ciano advised this request meets the standards of chapter 17, section 65, lot 70 and appendix A of the city's Unified Development Ordinance and is consistent with the city's Comprehensive Plan. All adjoining property owners within 100 feet of the affected area were

notified with zero responding in protest. There is no compelling evidence that there would be a threat to the public health, safety and welfare, which is unique to the proposed request. This is a project that Mr. Lydick is working on. Commissioner London asked what they were doing with the lake portion. There will be an infill and barrier wall but the building will be happening to the west. Commissioner Garza moved for approval; Commissioner Moore seconded the motion. Upon a roll call with all voting in the affirmative, the motion carried unanimously.

b. Discussion and recommendation regarding replat of the Texas Roadhouse Addition

Mr. Ciancio advised this request meets the standards of Chapter 17, Section 65, and Appendix A of the city's Unified Development Ordinance and is consistent with the city's Comprehensive Plan. All adjoining property owners within 100 feet of the affected area were notified with zero responding in protest. There is no compelling evidence that there would be a threat to the public health, safety and welfare, which is unique to the proposed request. This is a land split. The back north half will be its own independent lot. He did not know what will be developed at this time. Commissioner Garza moved for approval; Commissioner Kline seconded the motion. Upon a roll call vote, with all voting in the affirmative, the motion carried unanimously.

c. Discussion and recommendation regarding text amendment to section 15.32.130, provisions for flood hazard reduction

Mr. Ciancio advised regarding the matter. They are part of a voluntary CRS program which helps with insurance rates. Last time they were an 8 and they are striving to get to 9. Previously they had wording where all buildings would be 1 foot above freeboard in flood areas but they did not have wording for mechanical etc. The proposed language would bring all mechanical one foot above freeboard. Mr. Ciancio advised this would affect future construction. Part of it is for mobile homes and others are for any building or commercial areas.

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

Agenda Item No. III – Future Agenda Items

None.

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

Chairperson Soule stated the next meeting would be at 3:00 p.m., Wednesday, May 10th.

Agenda Item No. V - Adjournment

There being no further business to come before the Commission the meeting adjourned at 3:08 p.m.