

STATE OF NEW MEXICO)
CITY OF CLOVIS) ss.

The Planning & Zoning Commission met at 3:00 p.m., Wednesday, June 14th, 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:

Commissioner Juan Garza
Commissioner Thom Moore
Commissioner Travis Cline
Commissioner Marcus Smith

ABSENT:

Chairperson Vincent Soule
Commissioner Cody Stewart
Vice Chairperson Candace London

ALSO PRESENT:

Justin Howalt, City Manager
Pete Wilt, Interim Building Safety Director
Vicki Reyes, Assistant City Clerk
Terrance Lizardo, Fire Marshal
Members of the public

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

Agenda Item No. I – Call to Order

b. Approval of agenda

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

c. Approval of Minutes

Commissioner Garza made a motion to approve the minutes of April 12th, 2023; Commissioner Cline seconded the motion, which passed by acclamation.

Agenda Item No. II – New Business

a. Discussion and recommendation regarding a replat of ABO Highway Subdivision, Tract 8

Mr. Wilt advised this subdivision meets all standards and all property owners have been notified. Mr. David Roybal, 920 Locust, advised the city doesn't take care of that side of town. With something like this coming, maybe the city will be able to maintain the area.

Mr. Chad Lydick, Lydick Engineers, advised they are currently in construction with curb and gutter in the area to the west and this is for multi family housing. Nick Griego & Sons are

building a lot of these duplexes around town and very well taken care of. It will be a nice addition to this part of town. 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.

b. Discussion and recommendation regarding a replat for Lot 15, Block 1, Wilhite Subdivision, Unit 1

Mr. Wilt advised this request is on the corner of Gunstock Road and CR K which is across from Gattis Jr High. They will turn one lot into two buildable lots. There was no response for protest and there is no threat to public health, safety and welfare. 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.

c. Discussion and recommendation regarding a replat of 1419 E. Brady AKA 1421 1/2 E Brady

Mr. Wilt advised all adjoining property owners within 100 feet were notified and there was zero protest. There is no compelling evidence there would be a threat to the public health, safety and welfare. They want to subdivide this lot into multiple lots for family members to build on. Mr. Lydick advised there were some recommendations from staff that the property owner would have to comply with. The 20 feet egress will be surfaced and all utilities will have to be extended to each of the three tracts. Mr. Howalt advised the ingress/egress will remain private so the City of Clovis will not be responsible for maintaining that roadway. 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 a replat of Iris Arbor Subdivision Unit 5

Mr. Wilt advised they are extending the Iris Arbor Subdivision. There is no compelling evidence that there would be a threat to public health, safety and welfare. All property owners within 100 feet were notified and they had zero protest. Mr. Lydick advised this subdivision had a few units developed years ago and this unit will be located to the north of that. It will allow for Bosc Ct. to be extended and Iris Arbor Drive will be extended north to intersect with that. The street and sewer plans were approved by city staff. This will be single family residential. Commissioner Moore moved for approval; Commissioner Garza seconded the motion. Upon a roll call vote, with all voting in the affirmative with the exception of Commissioner Cline who abstained, the motion carried.

e. Discussion and recommendation regarding a Zone Change for Providence Subdivision Unit 2 from R7 (Residential single family) to CG (Commercial General)

Mr. Wilt advised Sacred Heart is the applicant for this property and they plan to build a church. There is no compelling evidence that there would be a threat to public health, safety and welfare. All property owners within 100 feet were notified and they had zero protest. Mr. Howalt advised water will flow toward their property so they will be required to have their own storm retention plans..

Mr. Daniel Platt, 100 Providence Circle, advised there were other churches in the area that are still residential. He asked why this had to be commercial. There is a drainage issue in that area across 21st and down Providence Circle. He asked if the traffic retaining wall would continue down 21st. Mr. Howalt advised that was put in by the original developer and was not a requirement of the City of Clovis so the screening is not required. The current one will stay as is. Mr. Platt advised there are rodents that are multiplying in that area as well. Mr. Howalt advised they would have to work with Code Compliance on that. Mr. Platt asked if the zoning was dependent on the purchase of the property. Commissioner Smith asked if it would go back to residential if the church does not purchase the property. Mr. Wilt advised the church could be built in a residential area. Commissioner Smith asked why it was being changed to commercial. Mr. Wilt advised that wasn't relayed to him. He advised once the zone is changed someone else would have to purchase the property and request a change. Mr. Platt advised if this does not go through he would hate to have a business come into the area. Commissioner Garza advised if that were to happen it would have to come before the City Commission for approval before anything could move in.

Ms. Katey Haynes-Burns, 501 Commerce Way Ste. 1, advised she was told they need to change the zone in order to build a church. Mr. Howalt advised it depends on the seating capacity of the church. For 200 or more it is permitted within multi-family commercial general. Ms. Haynes-Burns advised they have a purchase agreement with the seller that if they are not able to begin development within 5 years the owner can buy the land back.

Father Franklin, Pastor of Sacred Heart, advised they intend to build a place for people to worship and want to make it commercial due to problems they have had with neighbors in the past.

Mr. Shawn Little, 2112 Enloe, advised one of the concerns in the neighborhood is safety. The current property owners have no intentions of growing this property. Sacred Heart has a lot of children that attend the church for evening classes and this would benefit their safety.

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

f. Discussion and recommendation for a street name change, from Sunshine Circle to David Petty Circle, in the Morning Star Subdivision

Mr. Wilt advised Faith Christian Church would like to change Sunshine Circle to David Petty Circle. They are in the process of putting utilities in that subdivision. 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.

g. Discussion and recommendation regarding a replat of lot 1, Fairfield Unit 1 Subdivision

Mr. Wilt advised the property owners want to get more use out of the southern portion of the lot and put in two buildable lots for multi-family dwellings. 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.

h. Discussion and recommendation regarding a replat of lots 3-4, Norris Street Business Park Subdivision

Mr. Wilt advised this would be on the 7th Street side and the owners want to put in a cul-de-sac. All adjoining property owners within 100 feet were notified and there was zero protest. Mr. Lydick advised they have been working with city staff and utility representatives. This is a replat of two lots to the north of Dollar General and the tracts to the east are developed as single family residential. This area will not contain any residential development. It will be for garages for the residents in the area.

Commissioner Cline 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. III – Future Agenda Items

None.

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

Ms. Desirae Parras, 816 E. Grand, advised she put in for a zone change at 816 E. Grand to change from residential to commercial. Mr. Wilt advised he hadn't seen anything this before, but could try to have it on the agenda next month. Ms. Parras advised she filed this in April and then the May meeting was cancelled. Mr. Howalt advised they would look into it and if they need to they can schedule a special meeting.

Commissioner Smith advised the next meeting would be at 3:00 p.m., Wednesday, July 12th.

Agenda Item No. V – Adjournment

There being no further business to come before the commission the meeting adjourned at 3:41 p.m.