



## Planning & Zoning Commission

~ Minutes ~

701 N. Main  
Clovis, NM 88101  
[www.cityofclovis.org](http://www.cityofclovis.org)

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October 11, 2023

3:00 p.m.

North Annex, Clovis-Carver Library

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### I) ROLL CALL

**Present:** Candace London  
Juan Garza  
Marcus Smith  
Thom Moore  
Travis Cline  
Tom Martin

**Absent:** Vincent Soule

**Others Present:** Edward Romero, Zoning Administrator  
Justin Howalt, City Manager  
Jared Morris, City Attorney  
Vicki Reyes, Assistant City Clerk

### II) APPROVAL OF AGENDA

II.1 [Approval of Agenda of October 11, 2023.](#)

[Cover Page](#)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Candace London
<b>SECONDER:</b>	Juan Garza
<b>AYES:</b>	Candace London, Marcus Smith, Thom Moore, Travis Cline, Tom Martin
<b>NAYS:</b>	None
<b>ABSENT:</b>	Vincent Soule

### III) APPROVAL OF MINUTES

III.1) Approval of Minutes of September 27, 2023.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Marcus Smith
<b>SECONDER:</b>	Travis Cline
<b>AYES:</b>	Candace London, Marcus Smith, Thom Moore, Travis Cline, Tom Martin
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	Juan Garza
<b>ABSENT:</b>	Vincent Soule

#### IV) NEW BUSINESS

- IV.1 Request for Approval of Zone Change from [RS-7] Residential Single-Family District to [RS-7 (C1)] Residential Single-Family Carport Overlay District. Said Zone Change to Include Lots 1-8, Block 8 of the North Thornton Addition. Address of Zone Change is 829 W. Plaza, Edward Romero.

Cover Page  
Zone Change - 829 W Plaza.pdf

Mr. Romero advised the request for approval of the zone change at 829 W. Plaza Drive from RS-7 (residential single-family) to RS-7(c1) (residential single-family with carport overlay) including lots 1-8, block 8 of the North Thornton Addition, meets the standards of Chapter 17.65, Section 17.75.070 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.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Marcus Smith
<b>SECONDER:</b>	Travis Cline
<b>AYES:</b>	Candace London, Juan Garza, Marcus Smith, Thom Moore, Travis Cline, Tom Martin
<b>NAYS:</b>	None
<b>ABSENT:</b>	Vincent Soule

- IV.2 Request for Approval of Zone Change from [RS-7] - Residential Single-Family District to [RS-7 (C1)] Residential Single-Family Carport Overlay District. Said Zone Change to Include Lots 1-5, Tract 16, Mauldin Addition. Address of Zone Change is 1605 Axtell, Edward Romero.

Cover Page  
Zone Change - 1605 Axtell.pdf

Mr. Romero advised the request for approval of the zone change at 1605 Axtell from RS-7 (residential single-family) to RS-7(c1) (residential single-family with carport overlay) including lots 1-5, tract 16 of the Mauldin Addition, meets the standards of Chapter 17.65, Section 17.75.070 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.

Commissioner Martin advised he thought they did an entire block at a time but only five of the nine are marked. Mr. Romero advised a city block is normally 300 feet and these lots are 50 feet apiece. He tries to keep it at 5-6 lots at time.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Travis Cline
<b>SECONDER:</b>	Thom Moore
<b>AYES:</b>	Candace London, Juan Garza, Marcus Smith, Thom Moore, Travis Cline, Tom Martin
<b>NAYS:</b>	None
<b>ABSENT:</b>	Vincent Soule

#### **V) FUTURE AGENDA ITEMS**

Chairperson Moore advised the next meeting would be at 3:00 p.m., Wednesday, November 8th.

#### **VI) ADJOURNMENT**

There being no further business to come before the commission the meeting adjourned at 3:07 p.m.

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Chairperson

SEAL  
(ATTEST)

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City Clerk