

**AGENDA**  
**City of Hobbs Planning Board – Regular Meeting**  
**August 16, 2016 at 10:00 AM**

**W. M. “Tres” Hicks, Chairman**  
**Bill Ramirez**  
**Brett Drennan**  
**Larry Sanderson**

**Guy Kesner, Vice Chairman**  
**Bobby Shaw**  
**Dwayne Penick**

**Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, August 16, 2016 at 10:00 AM at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.**

**AGENDA**

- 1) **Call To Order.**
- 2) **Review and Consider Approval of Agenda.**
- 3) **Review and Consider Approval of Minutes.**

**July 19, 2016 – Regular Meeting**

- 4) **Communications from Citizens.**
- 5) **Review and Consider vacation of a portion of a T-Alley north of Alston between Thorp and Linam within Block 117 of the Highland Park Addition.**
- 6) **Review and Consider proposed vacation of a portion of Midwest between Morris and Dal Paso within Block 57 of the New Hobbs Addition.**
- 7) **Review and Consider a variance request from the Municipal Buffering Standards as submitted by Dan’s Restaurant, allowing alley access to an employee parking area. As a condition of the granting of a variance the Developer has agreed to improve (chipseal) the Alleyways utilized for access.**
- 8) **Adjournment.**

**The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 397-9351.**

*“Notice is hereby given that a quorum of the Hobbs City Commission may be in attendance at this meeting.”*

**PLANNING BOARD MEETING  
MINUTES  
July 19, 2016**

The Hobbs Planning Board met on July 19, 2016 at 10:00 a.m. at City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. “Tres” Hicks Chairman presiding.

**Members Present:**

W.M. “Tres” Hicks, Chairman  
Guy Kesner, Vice Chairman  
Bobby Shaw  
Larry Sanderson  
Dwayne Penick

**Members Absent:**

Bill Ramirez  
Brett Drennan

**Also present were members of the public and City staff as follows:**

Kevin Robinson, Development Director  
Todd Randall, City Engineer  
Julie Nymeyer, Staff Secretary  
Pablo Sanchez

Commissioner Buie  
Commissioner Newman  
Dennis Holmberg  
Nicholas Maxwell

**1) Call To Order.**

Chairman W.M. “Tres” Hicks called the meeting to order at 10:04 am.

**2) Review and Consider Approval of Agenda.**

The first item of business was to review and approve the Agenda for the July 19, 2016 meeting. Mr. Hicks asked if there were any changes or additions to the Agenda? Mr. Robinson said there are no changes or additions to the agenda. Mr. Kesner made a motion, seconded by Mr. Shaw to approve the agenda as presented. The vote on the motion was 4-0 and the motion carried.

**3) Review and Consider Approval of Minutes.**

**June 21, 2016 – Regular Meeting**

Mr. Hicks asked if everyone has had a chance to read the Regular Minutes from June 21, 2016. Mr. Kesner made a motion seconded by Mr. Penick to approve the minutes as presented. The vote on the motion was 4-0 and the motion carried.

**4) Communications from Citizens.**

There were no communications from the public.

- 5) **Review and Consider Preliminary and Final Plat Approval for the Sanchez Subdivision, as submitted by Pablo Sanchez, property owner. Located southwest of the intersection of Pawnee Street and N. Pool Street and within the extra-territorial platting jurisdiction of Hobbs, the proposed subdivision is compliant with MC Title 16 with one exception. Public infrastructure, in this case an improved publicly maintained roadway, is not extended fully to the western boundaries of the parent parcel creating an “infrastructure gap” of +/-113’.**

Mr. Sanderson arrived at the meeting at 10:13.

Mr. Hicks said his firm has worked on this item. Mr. Robinson said this is in the extra-territorial platting jurisdiction of Hobbs. He said this is a four lot subdivision so it does not qualify for a summary subdivision so it will have to be reviewed by the Planning Board and then by the City Commission and County Commission. He said it is 100% compliant with all of the municipal codes with the exception of the infrastructure gap which is 113 feet on Pawnee. He said the infrastructure is not extended through their western property line. He said city staff has sent county staff two development agreements.

Mr. Shaw said he has been working with the county on Pawnee Road. He said Mr. Bruce Reid was going to make some recommendations to the County Commission about doing something with Pawnee Road. He said when the subdivision was done the County did not oversee it and there has been an issue ever since. Mr. Hicks said his staff understood from Mr. Reid that the land owners were going to get together and pave the 113 feet. Mr. Robinson said the city is asking for either the pavement of the roadway to the western property line or an agreement with the county. Mr. Sanchez said Mr. Reid said he would either have to put up the money to chip seal the 113 feet or work with the county and pay higher property taxes for 7 years. Mr. Hick said if they do an improvement district the people across the street would pay half. Mr. Shaw said if they put a paving district together it will include everyone on the street.

Mr. Shaw made a motion, seconded by Mr. Penick to approve the subdivision as recommended by staff, subject to entering in a development agreement on the 113 feet of Pawnee or paving the 113 feet by the owner. The vote on the motion was 5-0 and the motion carried.

- 6) **Review and Consider Preliminary Plat Approval for the Tiger Trails Subdivision, as submitted by James Owensby, property owner and located northwest of the intersection of Sockwell and N. Fowler Street and within the extra-territorial platting jurisdiction of Hobbs. MC Title 16 allows a maximum block length of 880 linear feet while LC Code 16.2.1 – F allows a maximum block length of 1,320 linear feet. The proposed block length of +/- 1,215’, would be compliant with the County’s Code but would require a municipal variance.**

Mr. Robinson said this is a preliminary plat approval and the staff statement is incorrect. He said he has the block length as plus or minus 1215’ which would be compliant. He said this in a continual street without an intersection for an intersecting street which is how block

lengths should be defined. He said the block length is not compliant. Mr. Hicks said he believes the reason for a maximum block length is essentially for speed control, access and fire access. Mr. Robinson said staff has some comments from their DRT meeting such as installing public infrastructure. He said in this instance there will be a lift station. Mr. Robinson said they have trash pickup in the front.

Mr. Randall said the county's block length is 1320". He said the best he can tell is that is the rule of thumb. He said everything is developed at that length. He said it is for density, site circulation, and potentially drainage. He said every subdivision is unique. He said this particular subdivision that has a cul de sac and exceeds 1320' they still have drainage issues. He said they have dedicated a 15' drainage easement to get it back to Sockwell. Mr. Robinson said right now there are densities of 19 lots but in the future there could be 40 lots. Mr. Shaw said unless you put deed restrictions in to stop that.

Mr. Hicks asked from an engineering perspective are there any other reason to worry about the block length. He said if drainage is being handled then the only other issue is access if the lots were to be resubdivided you could have up to 40 lots and not meet the fire code restrictions or dual access. Mr. Robinson said this is an extraterritorial so there will have to be discussions with the county about the improvement of Fowler Street and the dedication of Fowler. He said if Fowler is improved and dedicated it could be a secondary access.

Mr. Kesner said his recommendation is that Cochran Street be abandoned. Mr. Randall said with this development they are not showing the projection of Cochran. Mr. Robinson said the developer was required to improve Woodfin the primary access and Cochran to the north to Kara and that has already been done. Mr. Kesner made a motion, seconded by Mr. Penick to approve the Preliminary Plat with the restrictions on the density comments. The vote on the motion was 5-0 and the motion carried.

**7) Report of Subdivisions approved via MC 16.12 – Alternate Summary Procedure since March 15, 2016.**

Mr. Robinson said this is a report of the subdivisions that were approved by the Alternate Summary Procedure since March 15, 2016. He said a lot of times staff receives subdivisions and they never get filed with the county or never become a subdivision. He said sometimes they come back 1 or 2 years later. Mr. Hicks asked if anyone had any questions about the summary plats. There were no questions.

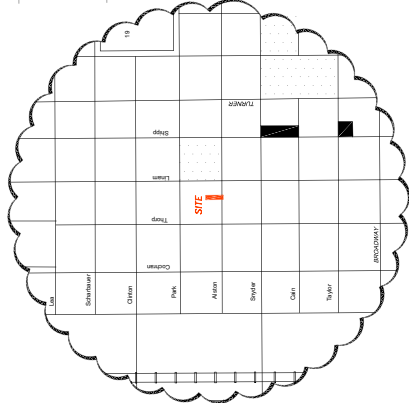
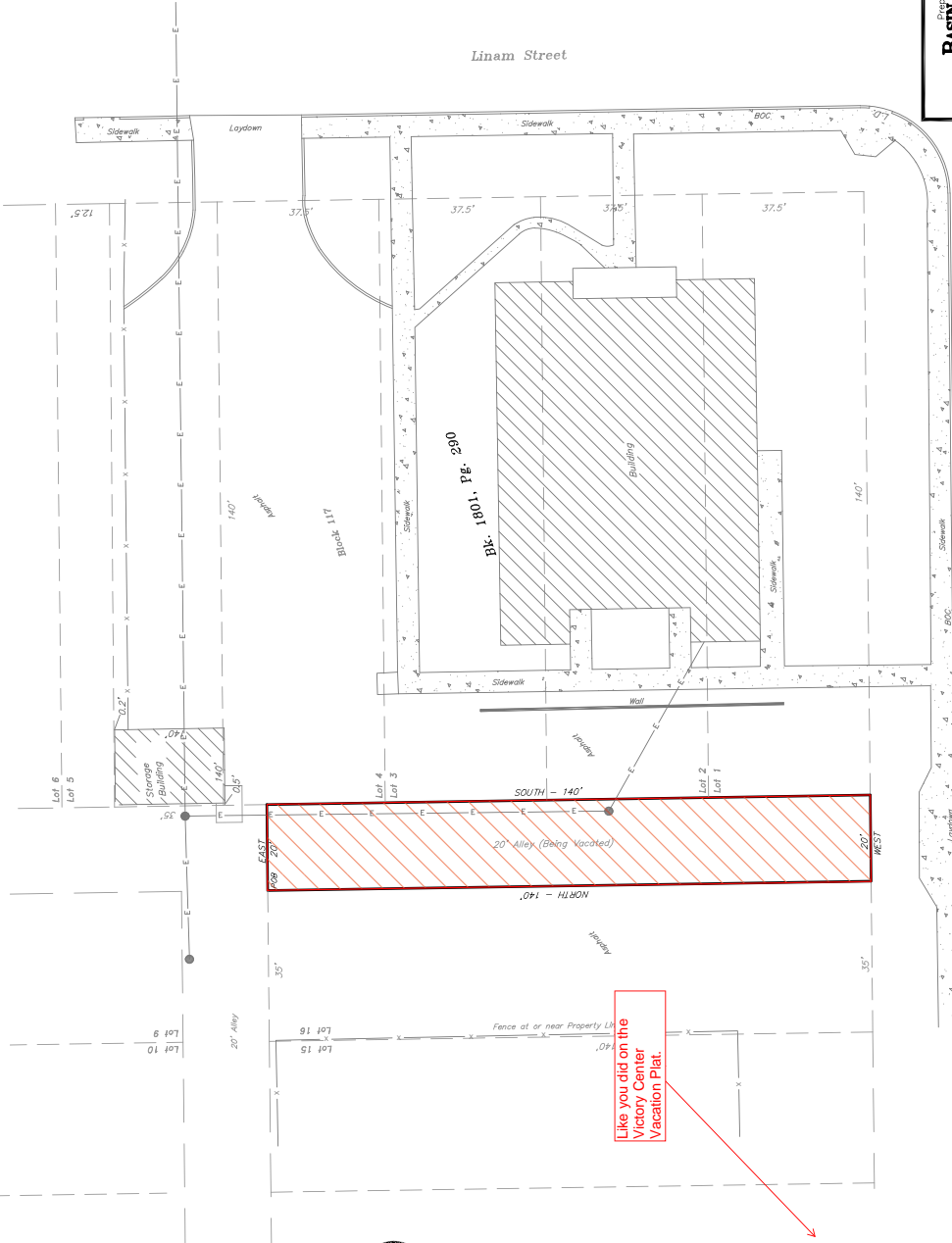
**8) Adjournment**

With nothing further to discuss the meeting adjourned at 11:14 am.

**August 16, 2016 Planning Board Regular Meeting Agenda**

- 5) Review and Consider vacation of a portion of a T-Alley north of Alston between Thorp and Linam within Block 117 of the Highland Park Addition.**

**- ALLEY VACATION -  
CASA OF LEA COUNTY**  
BLOCK 117, HIGHLAND PARK ADDITION,  
CITY OF HOBBS, LEA COUNTY, NEW MEXICO



**LEGAL DESCRIPTION (VACATED ALLEY)**  
The location of the subject Park Addition, City of Hobbs, Lea County, New Mexico and being more particularly described as follows:  
Beginning at a point being the Northwest corner of Lot 16, Thence East 26.00 feet to a point on the West line of Lot 4; Thence South along the West line of Lots 1-4, a distance of 140.00 feet to the Southwest corner of Lot 16; Thence North along the East line of Lot 16, a distance of 140.00 feet to the point of beginning.  
Vacation of this alley does not negate in any form or fashion any rights now held by existing utility owners.

**Legal Description - Utility Easement to be retained by this plat**  
**CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD**  
The location has been reviewed and approved the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the City Planning Board of Hobbs, New Mexico.

William Hicks - Chairman

**CERTIFICATE OF MUNICIPAL APPROVAL**  
I, Jan Fletcher, the duly Appointed and Acting City Clerk for the City of Hobbs, Lea County, New Mexico, do hereby certify that the Surveying for the above described alley was done in accordance with the laws of New Mexico, was approved by the Commission of the City of Hobbs by Resolution No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Jan Fletcher, City Clerk

**CERTIFICATE OF SURVEY**

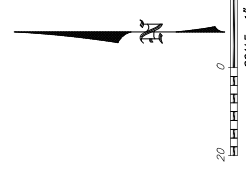
I hereby certify this plat to be a true copy of a survey made in the field under my supervision, and meets the requirements of the Minimum Standards for Surveying for New Mexico as compiled by the New Mexico State Board of Survey and Mapping. I have examined this plat and find it to be a true and correct copy of the original survey. My official seal this 1st day of August, 2016.

Gary L. Jones, N.M.P.S. 7917

Prepared by:  
**BASIN SURVEYS**  
1120 N. West County Rd.  
Hobbs, New Mexico 88240-2008  
Ph: (505)388-7018 Fax: (505)388-2008  
File: CASA VACATION.DWG Date: 07/28/2016

STATE OF NEW MEXICO  
COUNTY OF LEA  
FILED

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
AND RECORDED IN BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
PAT. CHAPPELLE, LEA COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

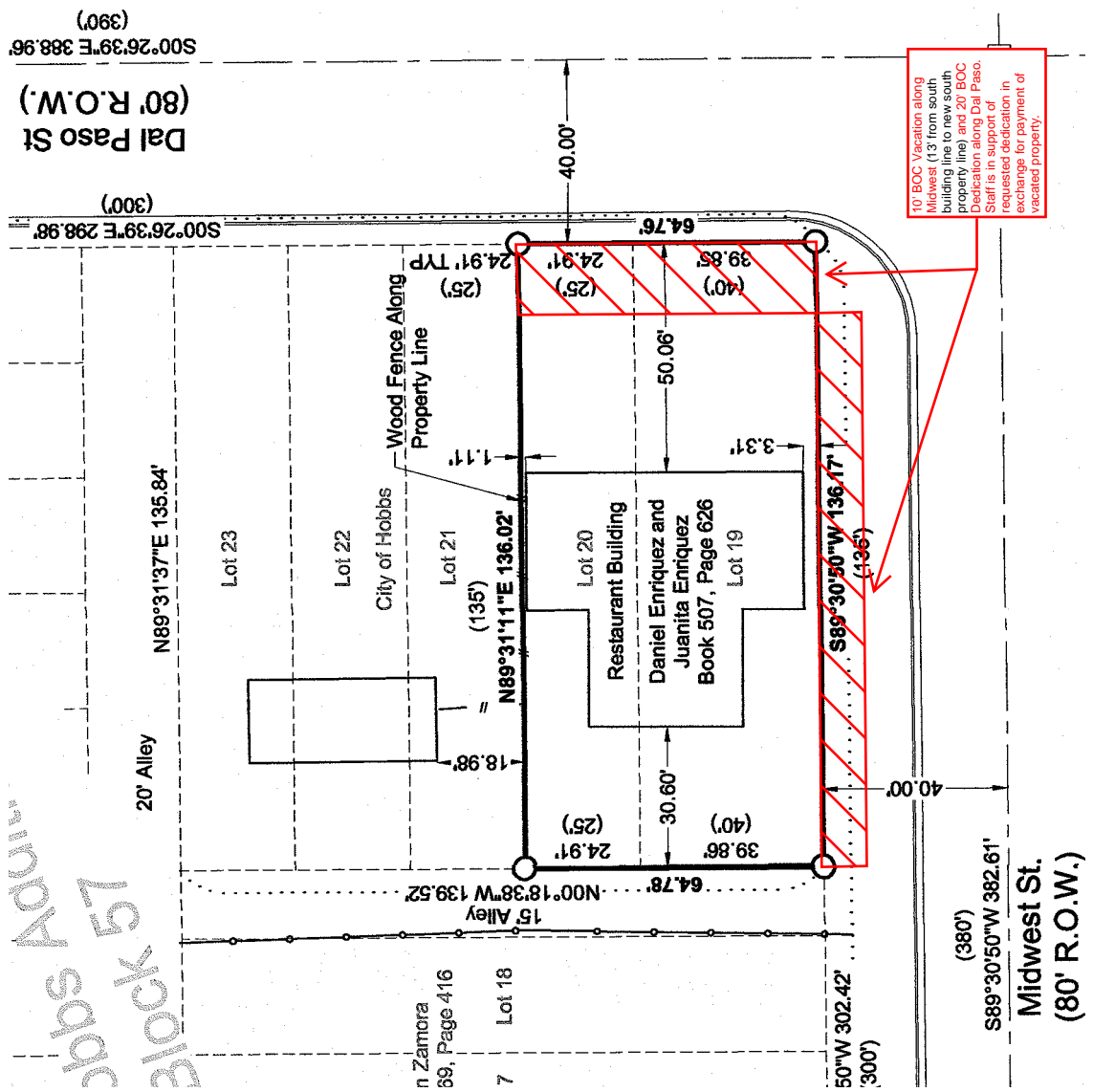


NOTE: THIS SURVEY WAS PERFORMED ONLY. NO ONE-CALL PERFORMED.

**August 16, 2016 Planning Board Regular Meeting Agenda**

- 6) Review and Consider proposed vacation of a portion of Midwest between Morris and Dal Paso within Block 57 of the New Hobbs Addition.**

City of Hobbs  
Block 57



10' BOC Vacation along Midwest (13' from south building line to new south property line) and 20' BOC Vacation along Dal Paso. Status in application. In exchange for payment of vacated property.



## **August 16, 2016 Planning Board Regular Meeting Agenda**

- 7) Review and Consider a variance request from the Municipal Buffering Standards as submitted by Dan's Restaurant, allowing alley access to an employee parking area. As a condition of the granting of a variance the Developer has agreed to improve (chipseal) the Alleyways utilized for access.**

