

AGENDA
City of Hobbs Planning Board – Regular Meeting
September 15, 2020 at 10:00 AM

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

Guy Kesner, Vice Chairman
Philip Ingram
Ben Donahue

Tentative Agenda for the Planning Board Regular Session Meeting to be held virtually by video conference on Tuesday, September 15, 2020 at 10:00 AM. To be broadcast live on KHBX FM 99.3 Radio and available via Livestream at www.hobbsnm.org.

AGENDA

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

August 18, 2020 – Regular Meeting

- 4) Communications from Citizens.**

Due to the current COVID-19 State of Emergency and the orders of the New Mexico Department of Health, public comment should be submitted in writing via email to the City of Hobbs Planning Department at krobinson@hobbsnm.org or via fax at (575-397-9227 no later than 9:30 a.m. on September 15, 2020.

- 5) Public Hearing to Review and Consider Modification of a Variance Granted to MC 18.04.060-B (RV Park Design Standards) within a proposed Recreational Vehicle Park, on a 10 +/- acre undivided parent parcel located southeast of the intersection of Aspen and N. Dal Paso on February 17, 2015.**

- 6) Discussion Item:**

A) Discuss MC 15.36 and the National Flood Insurance Program Community Rating System.

- 7) 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
August 18, 2020**

The Planning Board Regular Session Meeting was held virtually by video conference on Tuesday, August 18, 2020 at 10:00 AM. It was broadcasted live on KHBX FM 99.3 Radio and available via Livestream at www.hobbsnm.org. Mr. W.M. “Tres” Hicks Chairman presiding.

Members Present:

Tres Hicks, Chairman
Guy Kesner, Vice Chairman
Bill Ramirez
Ben Donahue
Larry Sanderson
Philip Ingram

Members Absent

Brett Drennan

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

Kevin Robinson, Development Director
Julie Nymeyer, Staff Secretary
Raymond Bonilla, Community Serv. Director

Todd Randall, City Engineer
Valerie Chacon, Assistant City Attorney

1) Call To Order.

Mr. Tres Hicks, Chairman called the meeting to order at 10:07 am. He did a roll call for members as follows: Mr. Hicks-yes, Mr. Ramirez-yes, Mr. Drennan-no, Mr. Sanderson-yes, Mr. Ingram-yes, Mr. Donahue-yes and Mr. Kesner-yes. There were six members present at the meeting one absent being Mr. Drennan.

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the August 18, 2020 meeting. Mr. Hicks asked if item 10 could be moved up to item 5? Mr. Robinson said he did not see a problem with that.

Mr. Ingram made a motion, seconded by Mr. Ramirez to approve the agenda as amended. Mr. Hicks did a roll call for the vote, Mr. Ingram-yes, Mr. Ramirez-yes, Mr. Kesner-yes, Mr. Sanderson-yes, Mr. Donahue-yes, Mr. Hicks-yes and the vote on the motion was 6-0 and the motion passed as amended.

3) Review and Consider Approval of Minutes.

July 21, 2020 – Regular Meeting

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from July 21, 2020? Mr. Hicks said he did notice one change on 7a about the 7th line down there is a misspelled word. Mr. Ramirez made a motion, seconded by Mr. Kesner to approve the Regular Meeting Minutes as amended. Mr. Hicks did a roll call for the vote, Mr. Ramirez-yes, Mr. Kesner-yes, Mr. Ingram-yes, Mr. Donahue-yes, Mr. Sanderson-yes, Mr. Hicks-yes and the vote on the motion was 6-0 and the motion carried as amended.

4) Communications from Citizens.

Due to the current COVID-19 State of Emergency and the orders of the New Mexico Department of Health, public comment should be submitted in writing via email to the City of Hobbs Planning Department at krobinson@hobbsnm.org or via fax at (575-397-9227 no later than 9:30 a.m. on June 16, 2020.

There were no communications from citizens.

5) Review and Consider Proposed Annexation of +/- 1.3 acres of property located northeast of the intersection of Millen and Grimes.

Mr. Robinson said this is a 1.3 acre annexation at Millen and Grimes. He said the property owner feels like this property would benefit by being annexed into the City. Mr. Hicks asked if this was strictly an annexation plat? Mr. Robinson said yes. Mr. Hicks asked if there were city utilities in this area. Mr. Robinson said yes. Mr. Ramirez made a motion, seconded by Mr. Ingram. Mr. Hicks did a roll call vote. Mr. Ramirez-yes, Mr. Sanderson, Mr. Kesner-yes, Mr. Ingram-yes, Mr. Donahue-yes, Mr. Hicks-yes. The vote on the motion was 6-0 and the motion carried.

6) Review and Consider variance from the City of Hobbs Buffering Standards as adopted per Reso. # 5482 (1-D) request as submitted by US Land Management Bureau for property located at 414 W. Taylor.

Mr. Robinson said the Buffering Standards restrict access to alleyways by a commercial properties. He said the Bureau of Land Management is asking for a variance so they can access the alleyway on a continual basis. He said the area that is adjacent to the alleyway is where their secured vehicles are and they use the alleyway on a daily basis. He said in the past this variance has been granted to commercial properties but this Board has insisted on improvement of that alleyway so that it does not cause a burden on the public. Mr. Hicks asked if staff would like them to maintain this alley? Mr. Robinson said yes. Mr. Hicks asked if the Board had any questions? Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the variance as long as they maintain the alley. Mr. Hicks did a roll call vote. Mr. Ramirez-yes, Mr. Sanderson, Mr. Kesner-yes, Mr. Ingram-yes, Mr. Donahue-yes, Mr. Hicks-yes. The vote on the motion was 6-0 and the motion carried.

7) Review and Consider Side Yard Setback Variance as submitted by property owner for property located at 320 E. Main.

Mr. Robinson said this is a side yard setback variance. He said this is before the Board because this will be a 0 setback line on McKinley and staff cannot grant this variance. He said it is a continuation of a 0 setback line. Mr. Hicks asked if he was talking about the business across Main Street to the south? Mr. Ingram said the building itself already has a 0 setback. Mr. Robinson said correct. He said the owner would like to store his RV in this building and it is too long so he would like to extend the building. Mr. Kesner asked Mr. Randall what this would do to the line of site? Mr. Randall said there would already be an obstruction because of the existing building. He said it is 20 feet away from back of curb. Mr. Ingram asked how big the extension was? Mr. Robinson said it is 8 feet. Mr. Donahue made a motion, seconded by Mr. Ingram to approve the variance as submitted.

Mr. Hicks did a roll call vote. Mr. Ramirez-yes, Mr. Sanderson, Mr. Kesner-yes, Mr. Ingram-yes, Mr. Donahue-yes, Mr. Hicks-yes. The vote on the motion was 6-0 and the motion carried.

8) Review Sketch Plan for Liberty Hill 1 & 2, as presented by property owner, ALJO, LLC.Liberty Hill

Mr. Randall said this is a sketch plan for Liberty Hill 1 & 2. He said there is a projection of Jefferson and Glorietta streets. He said the city has a memo of understanding with the schools which is the extension of Gold Street which connects to Coronado Elementary. He said if we improve the roadway the schools will dedicate a portion of Coronado to the city. Mr. Robinson said there are not a lot of dual frontage roadways and that is important because property owners like to have dual access so they can have a garage in the back. Mr. Robinson said on Unit 1 & 2 is only projecting a 60 foot right-of-way for Jefferson Street. He would like to hear comments from the Board on that. He said Jefferson Street is an 80 foot right-of-way. Mr. Randall said rather Jefferson is expanded or not one of the benefits or a larger right-of-way is having the buildings farther away from a collector roadway. Mr. Hicks asked if Jefferson showed as a Major Collector on the Major Thoroughfare Plan? Mr. Robinson said it is not specified what type of collector street it is. Mr. Hicks said he thinks we should look at an 80 foot right-of-way. Mr. Robinson agreed. There were no further comments.

- 9) Review and Consider Preliminary Plan Approval for Tanglewood Unit 5 & 6, as presented by property owner, ALJO, LLC.**

Mr. Randall said the lot layout is going to change. He said the developer is running the utilities in this area already. He said staff would like comments on the development of Glorietta. He said there will be a connection back to Gold but that will be the only other roadway within Unit 5 & 6. He said Unit 5 & 6 will require a new lift station. He said the lift station will be offsite of Unit 5 & 6. He said the Utility Department is making comments on the new lift station as well. Mr. Robinson said that on item 9 the lots get a lot smaller so they are looking at four plexes.

Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the Preliminary Plan approval for Tanglewood Units 5 & 6. Mr. Hicks did a roll call vote. Mr. Ramirez-yes, Mr. Sanderson, Mr. Kesner-yes, Mr. Ingram-yes, Mr. Donahue-yes, Mr. Hicks-yes. The vote on the motion was 6-0 and the motion carried.

- 10) Review and Consider front yard setback variance request for 809 S. Dal Paso as submitted by Jose David Olivas, property owner. Dal Paso is classified as a Major Arterial with a required front yard setback of 40' from the property line.**

Mr. Robinson said that Mr. Raymond Bonilla will be speaking about this matter. Mr. Bonilla said there was illegal construction at the far back of the house that was built without permits and they got red tagged. He said the owner then brought in plans and got a permit for that construction. He said recently he came in for the carport and got a permit but there was some misrepresentation as to where the property line was. He said it was issued erroneously by the city. He said during construction they saw it was too close to the property line and stopped the construction.

Mr. Robinson said the front yard setback is 45 feet from back of curb. He said all of the structures located adjacent to Humble are encroaching in the public's property. He said staff's recommendation is to deny the variance and require the proposed structure be no closer than the existing front porch area.

Mr. Ingram asked if the original drawings that were approved did not match? Mr. Olivas said he has a permit that is signed in his hand. He said they went over to his land and signed this permit. Mr. Robinson said the concrete is permissible just not the carport. Mr. Olivas said no one ever told him the setback was 45 feet back. He said there are other structures on Dal Paso closer than that. Mr. Robinson said he set his house back 45 feet and that would have been the original setback so he contends that he did know.

Mr. Hicks said there are some additional violations in the back yard that we are not going to address today. He said this setback that is currently being violated has the issue that there was a permit given. He said this is a big encroachment of the setback lines. He said staff has suggested doing a vacation and dedication plat to help the land owner and staff. Mr. Sanderson said rightly or wrongly Mr. Olivas got a permit for his carport. He asked if he was going to have to bear the cost of taking the building down. He said he feels like the city should bear some of the financial responsibility.

Mr. Olivas said the blue building on Humble Street is removable. He said he was never told about the right of way on Dal Paso or Humble. He said Mr. Manes came out and measured the land and gave him a permit. Mr. Hicks said it is the owner's responsibility to know what the rules and regulations are. Mr. Olivas said that's why he came to the city. Mr. Kesner asked about the alleyway between the two structures. Mr. Hicks said that there is a waterline in the alley. Mr. Olivas said there is no traffic that goes through the alley. Mr. Hicks said there are multiple solutions here but Dal Paso is a very busy street so to allow that encroachment. Mr. Robinson said they would do the owner a disservice to allow the encroachment on Humble because if he sells the property a mortgage would not be allowed.

Mr. Sanderson said a variance of that size gives him heartburn. He said the city has some responsibility for the mistake. He thinks this needs to go back to the city to resolve the issues.

Mr. Sanderson made a motion, seconded by Mr. Kesner to table this item and have the staff work this out with the owner. Ms. Chacon agreed and thought the staff and owner could work together. Mr. Hicks did a roll call vote. Mr. Ramirez-yes, Mr. Sanderson, Mr. Kesner-yes, Mr. Ingram-yes, Mr. Donahue-yes, Mr. Hicks-yes. The vote on the motion was 6-0 and the motion carried.

11) Adjournment.

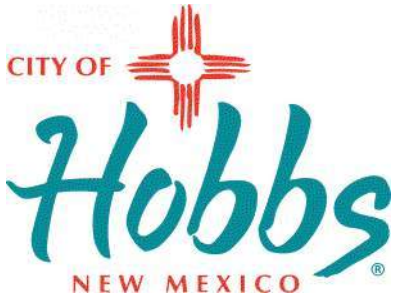
With nothing further to discuss the meeting adjourned at 11:38 am.

September 15, 2020
Planning Board Regular Meeting

- 5) **Public Hearing to Review and Consider Modification of a Variance Granted to MC 18.04.060-B (RV Park Design Standards) within a proposed Recreational Vehicle Park, on a 10 +/- acre undivided parent parcel located southeast of the intersection of Aspen and N. Dal Paso on February 17, 2015.**

City of Hobbs Design Review

2019 Approval Sheet



Project Name:

Date:

Project Location: 2914 N. Dal Paso street by jc

Building:

APPROVED
CITY OF HOBBS
BUILDING DIVISION

DATE: 02/19/2020 2:23:39 PM

Mechanical & Plumbing:

Fire:

Electrical:

Planning:

APPROVED AS NOTED
CITY OF HOBBS
PLANNING DEPARTMENT

DATE: 05/17/2019 1:03:56 PM

Engineering:

APPROVED AS NOTED
CITY OF HOBBS
ENGINEERING DEPARTMENT

DATE: 06/04/2019 1:40:41 PM

Light Foundation
Erosion Control
ADA Accessible Route

Previous comments are still applicable.

EOR will be certifying all installation of public infrastructure plus compliance with MC 18.04 & IFC Appendix D access requirements to each space created.

- Comments:
1. Contractor shall obtain new COH Details or revise sheets
2. Note: This is a site plan review only and Developer shall contractor pull required permits (ex. Electrical Permit / Plumbing Permit / Fence Permit etc.)
3. NMDOT Driveway permit is required and may require right turn deceleration lane into the site.

Utilities:

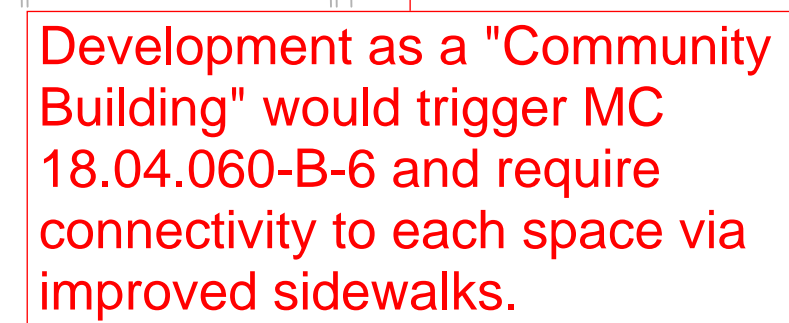
Certified Floodplain Manager:

Traffic & ADA:

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FEET

**Dedicate
Municipal
Well Site.**



Development will require dedication of property encumbered by easements. 40' setback from new property line. Landscaping required adjacent to Dal Paso.

Locate municipal infrastructure easements on dedication plat.

BOUNDARY / PROPERTY LINE
EASEMENT LINE
EXISTING FENCE LINE
EXISTING OVERHEAD POWER LINE
PROPOSED FENCE LINE

PROPOSED 6" REINFORCED CONCRETE
PAVEMENT

PROPOSED 2" ASPHALT PAVEMENT

PROPOSED 6" GRAVEL/CALICHE

1. BUILDINGS AND DUMPSTER ENCLOSURE LOCATIONS ARE SHOWN FOR GENERAL REFERENCE ONLY. THE ACTUAL DIMENSIONS OF THE BUILDINGS WILL BE PROVIDED BY OTHERS THROUGH SEPARATE PERMIT.
2. PARKING STRIPING WITHIN THE GRAVEL SURFACED AREA IS FOR REFERENCE ONLY. THE ACTUAL PARKING SPACES WILL BE DELINEATED BY THE CONCRETE PARKING BUMPERS.
3. RV SPACES HAVE MINIMUM DIMENSIONS OF 35' WIDE BY 60' DEEP.
4. ALL STREET RADI AT PARKING STALLS ARE 3', UNLESS NOTED OTHERWISE.

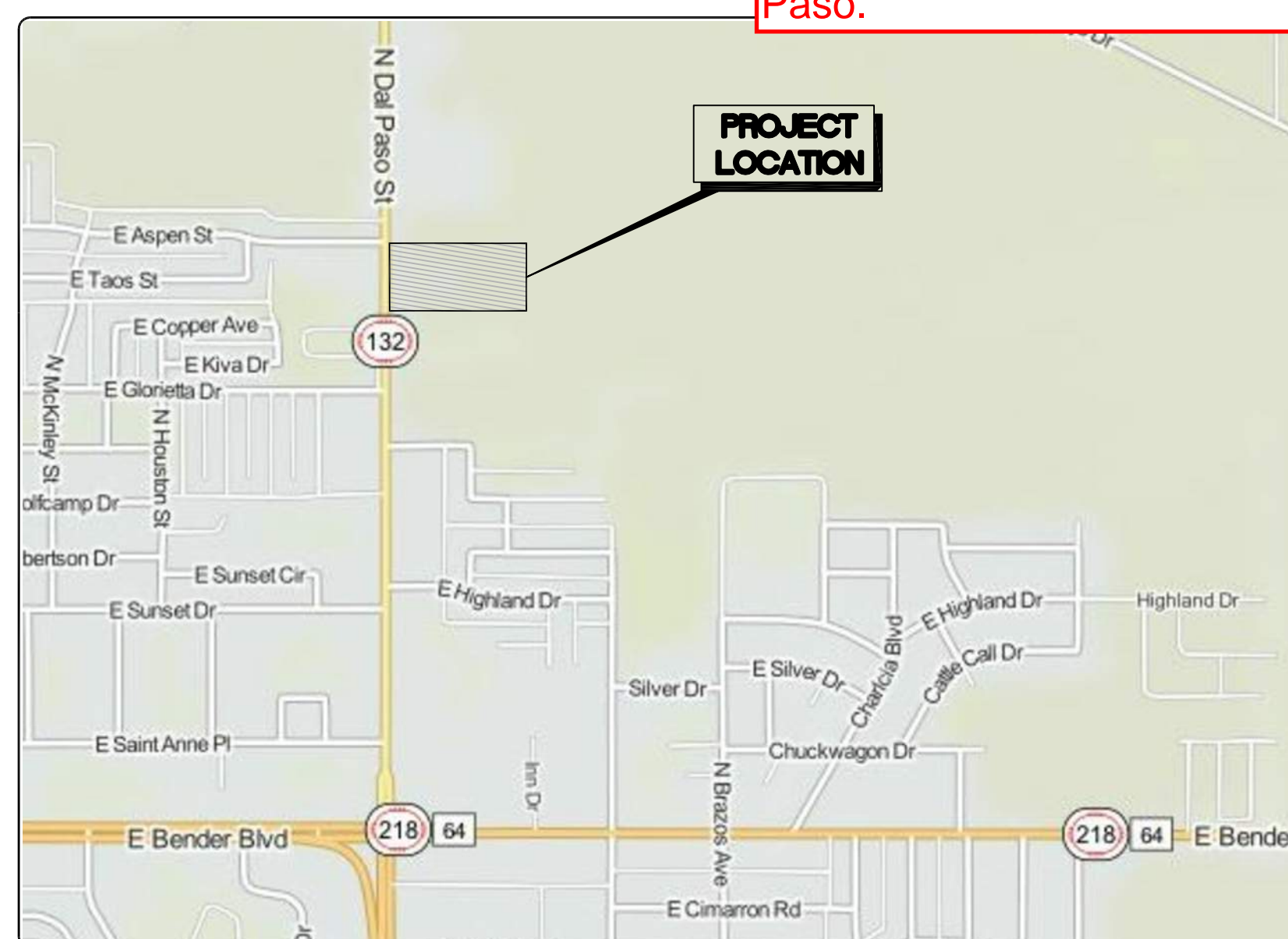
OWNER
POST INVESTMENT GROUP
801 CENTURY PARK EAST
SUITE 2240
LOS ANGELES, CA 90067

ENGINEER
CAIN CONSULTING AND ENGINEERING
SERVICES, INC.
6136 FRISCO SQ. BLVD.
SUITE 400
FRISCO, TEXAS 75034
972-284-9916

SURVEYOR
JOHN WEST SURVEYING COMPANY
412 N. DAL PASO
HOBBS, NEW MEXICO 88240
575-393-3117

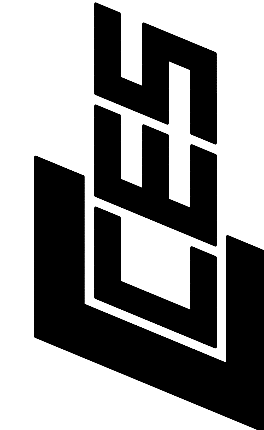
LEGAL DESCRIPTION	A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY NEW MEXICO
PLANNING DISTRICT	RV PARK
TOTAL PROPERTY AREA	10.69 ACRES
RV SPACES	90 SPACES
MULTI-UNIT MODULAR RESIDENTIAL BLDGS.	10 BUILDINGS
MULTI-UNIT MODULAR RESIDENTIAL UNITS	UP TO 4 PER BUILDING (TOTAL UNITS LIMITED BY PARKING)
PARKING SPACES PROVIDED	50 SPACES

VICINITY MAP
(NOT TO SCALE)

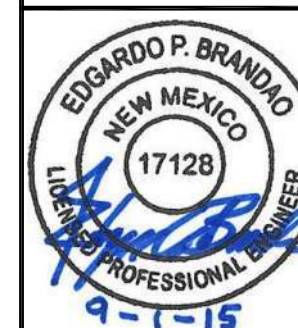


NOTES:

1. ANY OTHER STRUCURES OTHER THEN RV' S
REQUIRES PLANS AND PERMITED SEPERATLY.
2. ALL UNDERGROUND E&P SHALL BE SUBMITTED FOR
REVIEW PERMITTED AND INSPECTED AS REQUIRED.



**NORTH DAL PASO
RV PARK
HOBBS, NEW MEXICO**



OVERALL SITE PLAN

SCALE:	AS SHOWN
DESIGNED BY:	M. CAIN
DRAWN BY:	R. GRAVES
CHECKED BY:	E. BRANDAO
DATE:	SEPTEMBER 1, 2015
PROJECT NO.:	14-104004

C1.01

Mr. Newman said that he appreciated all the effort and due diligence that this board does before a Commission Meeting. He said it gives the Commissioners information they need to vote on items. He thanked all of the Board Members.

5) Public Hearing to Review and Consider a Request to Grant a variance to Municipal Code Chapter 18.04.060-B (RV Park design standards) allowing multi-family modular units within a proposed Recreational Vehicle Park (RVP), on a 10 +/- acre undivided parent parcel located southeast of the intersection of Aspen and N. Dal Paso.

Mr. Hicks opened the public hearing for comments at 10:04 am. Ms. Rhonda Thomas said her family lives at 2910 N. Dal Paso. She said it is south of this property. She said their concern is they are only a few feet from this RV Park. She said her family is concerned for the safety issues. She said they are in between the new apartments "La Padera" and this new RV Park. She said there have been several issues with this apartment complex.

Ms. Thomas said she is very nervous about this transient group of people living right next door to them. She said they do not want this RV Park in their neighborhood. She said she realizes they are only one family but she would appreciate them considering their concerns for their safety. She is requesting that the property owners build a metal or cinder block fence.

Mr. Hicks said that the RV Park was approved at the last meeting. He said this meeting is for a variance for modular units. Mr. Robinson said the design standards require a fence separating the property. He said the city also has noise ordinances.

Commissioner Buie told Ms. Thomas if she would contact her Commissioner and talk to him about any type of problems she may have he will do his best to take care of her issues.

Mr. Matt Cain said he is representing the property owner and they are planning on building a higher end RV Park. He asked Ms. Thomas for her contact information to keep her informed and he would check into the possibility of a metal fence.

Mr. Robinson said they are requesting a variance for 10 modular units on the north side of this property. He said typically our ordinance states that an RV Park is restricted to temporary overnight stays. Commissioner Buie asked if the units would be nightly or monthly rentals? Mr. Cain said monthly. Mr. Hicks asked about the density. Mr. Robinson said there is enough space on the rental site to have the RV and two parking spaces.

Mr. Hicks closed the Public Hearing at 10:31 am. Mr. Drennan made a motion, seconded by Mr. Penick to approve the variance for the modular units. The vote on the motion was 6-0 and the motion carried.

6) Review and Consider Final Plat Approval of Zia Crossing Subdivision, Unit 1, as submitted by developer Black Gold Estates, LLC.

Mr. Robinson said this is the Final Plat of Zia Crossing Unit 2. He said this is not a signed subdivision plat but he is working with the surveyor and staff will receive the plat. Mr. Shaw said that means all the infrastructure is in and in place? Mr. Robinson said in place as per

September 15, 2020
Planning Board Regular Meeting

6) Discussion Item:

- A) Discuss MC 15.36 and the National Flood Insurance Program Community Rating System.**