

**Lea County Planning and Zoning Board**  
Regular Meeting  
Tuesday, November 14, 2017 9:30 A.M.  
Lea County Commission Chamber Room, Lea County Courthouse

**ITEM 01: CALL TO ORDER/ ROLL CALL**

9:34 Meeting called to order

Roll Call: All members present except for Dickie Wall.

**ITEM 02: COMMENT FROM THE PUBLIC**

Comments from the Public: There were no comments from the public.

**ITEM 03: CONSIDERATION OF APPROVAL OF MINUTES OF SEPTEMBER 18, 2017 MEETING**

No minutes were present in the board packet at the meeting, but all members had read the minutes sent to them by email prior to the meeting. Kay Hardin made the motion to approve and seconded by Guy Kesner. The minutes were approved unanimously.

**Item 4: CONSIDERATION OF APPROVAL FOR THE REPLAT OF LOT 15 & 16 OF OAKRIDGE PARK, UNIT ONE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 38 EAST N.M.P.M., LEA COUNTY, NEW MEXICO.**

The information was presented by Bruce Reid to replat Lots 15 & 16 of Oakridge Park Subdivision. Mr. Reid presented information that Mr. Whicker requested the combination so he can have a rider on his home owner's policy for the insurance of the shop that is to be built on Lot 16. Johnnie Hopper's concern is that the board is being asked to reconfigure a subdivision and could cause problems with the chain of title and for surveyors to verify any activity with any subdivision. Johnnie Hopper's stated he was not against it, but it seemed that at some time the change of ownership or the title may be hard to follow. Kay Hardin question why an insurance company would require combining lots that are owned by the same person and conveyed by a single deed into one lot. Bruce Reid explain that these situations are being required by insurance companies so the extra lot cannot be conveyed separately or lack of taxes being paid on the extra lot and then that lot being sold for repayment of taxes. Guy Kesner stated that he thinks it is just cleaner, for future conveyances, to have a single lot with structures, then have structures on multiple lots. Corey Needham asked if there were restrictive covenants that prohibited Mr. Whicker from building a nonresidential structure on a lot by itself in the Oakridge Park Subdivision. Guy Kesner stated he need not believe the Board has a right to tell a property owner what he can or cannot do with property that a person owns. Daniel Johncox moved for approval of the replat of Lots 15 & 16 to Lot 15A in the Oakridge Park Subdivision. Seconded by Kay Hardin. Kallie Windsor called for the vote. The item was approved unanimously.

**Item 5: CONSIDERATION OF APPROVAL FOR GAGE SUBDIVISION, A TYPE-3A, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO.**

Bruce Reid presented the information to the board on the subdivision would consist of 5 lots with the smallest being 2 acres and the largest being 14.4 acres with the three remaining lots being 2.90 acres each. The subdivision is located at the northwest corner of Campbell and Dal Paso streets. During the slide presentation Bruce Reid explained that a boundary line adjustment Claim of

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Exemption was recently approved for this land earlier in 2017. As to a question about the blue path on the slide by Kallie Windsor; Mr. Reid explained that there is a flood way crossing the southern portion of this property and most of the rest of the subdivision is in a AE flood plain with a determined elevation of one foot. This means all structures built in the flood zone will have to be elevated one foot above grade prior to building on the site. He stated that no structures could be built in the floodway that would inhibit the velocity or flow of water. Planning department recommends that the subdivision be approved. Guy Kesner stated that the lot 2 was increased in size due to Mr. Gage going through the planning process with the City of Hobbs and receiving an approval for this subdivision by the City of Hobbs Planning Board. Daniel Johncox asked if there were structure in the floodway upstream from this subdivision. Mr. Reid stated that to the west of this subdivision is Del Norte Park. Discussion followed about the floodway path across the area from Alabama Street to Seminole Highway. Mr. Johncox asked if Mr. Gage was acceptable to having to enlarge lot 2. Mr. Kesner stated if was a requirement for approval by the City of Hobbs Planning Board. Kay Hardin wanted to know who would have authority on make sure no one builds in the floodway. Mr. Reid stated the it would by the County because all state building permits must be approved by the County Planning Department and the Flood Plain Authority prior to a building permit being issued. Daniel Johncox moved to approve with Johnnie Hopper providing a second. During the discussion Corey Needham, Assistant County Manager stated in the future the Planning Department would provide the board with a map of all the floodways & flood zones in the county. He recollected that the floodways have been around for a long time with FEMA and that floodways are cross sections study flood area with velocity and depths. The farther east the more floodways appear but the farther west there are more flood zones than floodways. Mr. Johncox mentioned that the FEMA mapping is continual and as FEMA maps are revised new flood zones may appear where was previously designated as being zone X (< than 1% probability of flooding during a 100-year storm). The motion was passed unanimously.

**ITEM 06:** CONSIDERATION OF APPROVAL FOR THE REPLAT OF LOT 9 & 10 OF CAMINO DEL NORTE SUBDIVISION, BLOCK 26 IN SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 38 EAST N.M.P.M., CITY OF HOBBS, LEA COUNTY, NEW MEXICO.

Mr. showed slides and a presentation stating Mrs. Henson requested a he combination because the buildable area for each lot is only .44 acres and the combining of the lots is needed to meet the state and county requirement of a residential lot to be at a minimum of .75 acres in size. Daniel Johncox moved for approval with Kay Hardin seconding. Kallie Windsor asked for discussion. Mrs. Windsor asked if all the lots in the subdivision where the same in size. Mrs. Henson stated that originally the back half of the enlarged lot was to be commercial where the front part was to be residential. Board members where concerned about the placement of utilities being in alleyway, but it was confirmed that all utilities are in the Kansas street right-of-way. Mrs. Henson stated that a utility pole is located in the back of her neighbor's lot and a gas meter is in the alley at the back of his lot. Have no further comment or discussion, the vote to approved was passed unanimously.

**ITEM 07:** SET/CONFIRM NEXT MEETING(S) NEXT MEETING WAS SET FOR THE 12<sup>TH</sup> OF DECEMBER.

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**ITEM 08: ADJOURNMENT**

The motion to adjourn made by Guy Kesner and seconded by Kay Hardin and passed by all present.