

Lea County Planning & Zoning Board
Regular Meeting
Tuesday, October 09, 2018 9:30 A.M.
Commission Chambers, Lea County Courthouse, 100 N. Main, Lovington, NM

MINUTES

Call to Order

The meeting was called to order by Guy Kesner at 9:55 am on October 9, 2018.

Roll Call

Guy Kesner, Kay Hardin, Gary Eidson, Dickie Wall, & Daniel Johncox were present with Kallie Windsor & Johnnie Hopper being absent.

Comment from the Public

No comments from the public.

Consideration of Approval of Minutes of August 14, 2018 Meeting

Kay motion to approved the minutes. Seconded by Daniel Johncox and approved by all.

Consideration for Approval of the Final Plat for the Replat of Tract 2B in Babb Subdivision, a Type 3-A Subdivision, located in Section 33, Township 17 South, Range 38 East, N.M.P.M., Lea County, New Mexico.

Mr. Reid explained that the Lea County Board of Commissioners (BOCC) denied the variances for Babb Subdivision of Tract 2B. The BOCC stated it had previously denied a variance for a subdivider for having lots less than a 2-acre average and would not turn around and allow this variance. Disallowed the less than 1-acre lot size for a similar reason. What has been approved; is what should be used. Since the 4 lots for B2 was defeated, a 2 lot B2 has been proposed. This meets the 2-acre average and the 1-acre minimum of subdivision lot sizes. Tract B2B is a 2.01-acre lot and Tract B2A is a 1.56-acre lot with a 60' road easement on the north boundary line. Mr. Reid explained that the road dedication in the 4 lot subdivision was eliminated, but with the denial and re-application the city has demanded a road easement be placed on Tract B2A. Mr. Menchaca acquiesced just so the project could be completed as soon as possible. Discussion ensued over roadway and its history with added discussion about the roads and easement not lining up. Mr. Eidson made a motion to approve with Mr. Johncox seconding. Approved by all.

Consideration for Approval for Final Plat for the Replat of the NW/4 of Tract One of Block One of the Selman Subdivision, located in Section 2, Township 19 South, Range 38 East, N.M.P.M., Lea County, New Mexico.

Mr. Reid explain the replat of the NW/4 of Tract One into a 1.54-acre lot and a .944-acre lot notating that the BOCC had just denied a variance for a size of less than one-acre. Mr. Reid suggested that Tract A be enlarged to become a 1-acre tract of land and meet the County Requirements for smallest lot size. Mr. Eidson stated he has already re-drawn the document so Tract A will be a one-acre tract. He just needs to get approval from the landowner. He just is hoping that either landowner has not built a structure next to the property line. Mr. Wall asked about the 2-acre average lot size of which Mr. Reid stated that he had not looked into that particular matter in this instance. But that he would make sure to see if the average lot size is larger than two-acres. Mr. Reid asked for a postponement of this item till the next meeting to see if Tract A will be enlarged and if the two-acre regulation applies. The motion was made by Mr. Johncox and seconded by Ms. Hardin. Approved by all.

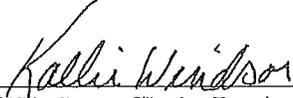
Confirm Next Meeting Dates November 13th & December 4th.

Meeting dates confirmed.

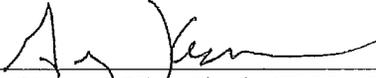
Adjourn

Moved by Dickie, seconded by Kay and approved by all at 10:22 am.

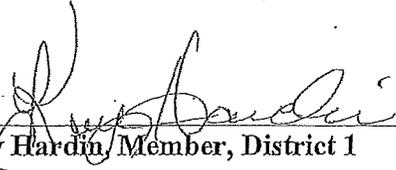
LEA COUNTY PLANNING & ZONING BOARD



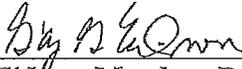
Kallie Windsor, Chair, Lovington Extraterritorial Zoning Board



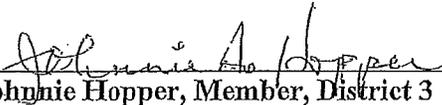
Guy Kesner, Vice-Chair, Hobbs Extraterritorial Zoning Board



Kay Hardin, Member, District 1

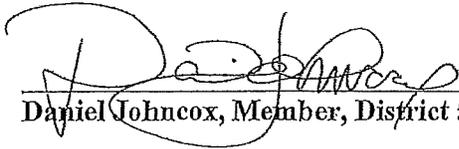


Gary Eidson, Member, District 2



Johnnie Hopper, Member, District 3

Dickie Wall, Member, District 4



Daniel Johncox, Member, District 5