

**AGENDA**  
**City of Hobbs Planning Board – Regular Meeting**  
**January 15, 2019 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 on Tuesday, January 15, 2019 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.**

**December 18, 2018 – Regular Meeting**

- 4) Communications from Citizens.**
- 5) Review and Consider Final Plat Approval for Broadmoor Shopping Center, Re-Plat of Tract 2C, as submitted by property owner, Tomorrow IX Broadmoor L.P..**
- 6) Review and Consider Preliminary Plat Approval for The Meadows Subdivision Unit 2 & 3, as submitted by property owner, Lemke Development, Inc..**
- 7) Review and Consider a Special Use Map Amendment boundary adjustment of an existing non-compliant Mobile Home Park located southeast of the intersection of Clearfork and Fowler.**
- 8) Review and Consider a side yard setback variance for a proposed Commercial Development to be located northwest of the intersection of Bender and Kingsley. Kingsley (60’ ROW) at this location is classified as a minor residential and per the COHMTP requires a 10’ side yard setback (20’ BOC) for structures; the proposed structure will be located 0’ from the property line (10’ BOC).**
- 9) Review and Consider recommending approval of an Affordable Housing Funding Commitment and Letter of Financial Support to Yes Housing for a proposed Affordable Housing Complex located southwest of the intersection of Navajo and Dal Paso.**
- 10) Review and Consider Planning Board Calendar for Calendar Year 2019.**
- 11) Discussion Items:**
  - A) Updating the Comprehensive Community Development Plan as adopted per Resolution #4037 on June 7, 2004.**

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**12) 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.”*

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- 5) **Review and Consider a variance request from MC 15.32.030(D)(1) requiring an 800' linear separation between all proposed and existing billboards for a billboard proposed to be located northeast of the intersection of Millen Drive and Lovington Highway.**

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- 6) Public Hearing to Review and Consider a Special Use Map Amendment to create a Rural and Open Space Planning District per MC 18.08, located south of the intersection of Carlsbad Highway and Carlton.**

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- 7) **Public Hearing to Review and Consider a Special Use Map Amendment to create a Recreational Vehicle Park (RVP) Planning District per MC 18.04, located northeast of the intersection of Glorietta and N. Dal Paso.**

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- 8) Review and Consider Preliminary Plat Approval for Zia Crossing Unit 6, as submitted by property owner, Black Gold Estates, LLC., and as previously approved by the Planning Board on February, 20 2018.**

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- 9) **Review and Consider a Summary Subdivision, as submitted by property owner Kress Jones, located northeast of the intersection of Carlsbad Highway and the terminus of Goings Road.**

**Staff Notes:**

The subdivision creating Lot 2A and Lot 3A , as proposed, is not compliant with MC 16.12.040(A) and MC 16.16.040(B), see excerpts below:

*16.12.040 - [Required improvements; summary process approval; city building permits, etc.]*

- A. For all new subdivisions and re-subdivisions, all improvements will be required to be completed at the summary process approval or at the final plat filing, unless adequate financial security has been approved by the Planning Board and City Commission.*

and,

*16.16.040 - Blocks.*

- B. Block lengths shall not exceed eight hundred eighty (880) feet, measured along the property lines.*

Previous subdivisions have been allowed\approved adjacent to Goings by this Board and the Commission using Fair Share Development Agreements as the “adequate financial security” required by MC 16.12.040(A). However, the proposed subdivision will be the first time that the roadway will be projected entirely within the Developers holdings. Therefore staff is recommending approval of the proposed subdivision contingent to and provided that, the Developer enter into a DA with the Municipality with the following tenants:

1. Developer shall deposit with the Municipality the sum of \$75,000 as refundable security to extend Municipal public infrastructure (water, sewer and roadway) within the dedicated Goings right of way.
2. Developer shall employ the services of a NM Registered PE, to develop construction plans to be approved by the Municipality for the public infrastructures to be extended.
3. Upon receipt of a Notice to proceed by the Municipality, the Developer shall construct and pay for the extension of public infrastructures.
4. Upon receipt by the Municipality of an Engineer of Record Certification, provided same is received within 1 year from date of execution of the DA, the Municipality shall refund the Cash Deposit Security.

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- 10) Review and Consider a front yard setback variance for 900 E. Bell. Bell at this location is classified as a minor residential and does not have a setback violation within the block length. The COHMTP requires a 21' setback (31' BOC) for structures accessed from a minor residential, the proposed structure will be located 5' from the property line (15' BOC).**

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- 11) **Review and Consider a front yard fence height variance for 2101 N. Fowler. Fowler at this location is classified as a minor collector and does not have a fence height violation within the block length. The COHMTP requires a 25' setback (35' BOC) for fences\structures accessed from a minor collector, the proposed structure will be located 18'9" from the property line (28'9" BOC) and have a height of 6' requiring a 1' variance at the proposed location.**

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**12) Discussion Items:**

- A) 2018 Aerial Photo and LIDAR Project Update.**

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**12) Discussion Items:**

**B) MC 2.01 and the City of Hobbs Governmental Conduct Act\Financial Disclosure Act Forms.**