

Lea County Planning & Zoning Board Regular Meeting

Tuesday, October 10, 2025 10:00A.M.

Lea County Courthouse - First Floor Meeting Chambers - 100 North Main Avenue, Lovington, N.M.

Notice of this Meeting has been given to the Public in Compliance with Section 10-15-1 NMSA 1978

If you are an individual with disability who is in need of a reader, amplifier, qualified sign language interpreter, translator, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Lea County Manager's office located in the Lea County Courthouse in Lovington, New Mexico, at (575) 396-8602, at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the Lea County Manager's Office at the Lea County Courthouse if a summary or other type of accessible format is needed.

MINUTES

CALL TO ORDER - ROLL CALL

Chair Ben Donahue called the meeting to order at 10:00A.M. Board members present were Ben Donahue, Blake Ovard, Michael Arnold, Brad Hawkins and Dickie Wall.

Members Beth Myers and Daniel Johncox were absent.

Lea County Commissioner Gary Eidson, Lea County Attorney John Caldwell, Assistant County Manager Kelly Livingston, Lea County Planner John Portulano, Lea County Environmental Services Director Lorenzo Velasquez, and Lea County PIO/Records Custodian Monica M. Russell were also present.

ITEM 1: BOARD

a. Consideration of Approval of the September 9, 2025, Minutes

Mr. Ovard moved to approve the minutes of the September 9, 2025, meeting. The motion was seconded by Mr. Hawkins and were approved unanimously.

b. Board Member Comments

There were no comments from the Board.

e. Public Comments (Non-agenda Items)

There were no public comments.

ITEM 2: ACTION ITEMS

a. Consideration of a Recommendation to the Lea County Board to Accept the Dedication of a 60' Roadway Extension of East Chuska Street, a 60' Roadway Extension of East Sandcrest Drive, and a 30' Easement Right of Way Located in the Southwest Quarter (SW/4) of Section 35, Township 17 South, Range 38 East, N.M.P.M.

Mr. Portulano stated the proposed Vargas Road dedications are in the Lea County - Hobbs Extraterritorial Zone and 1.8 miles from the City of Hobbs city limits.

*Chair: Ben Donahue (Hobbs Extraterritorial); Vice-chair: Blake Ovard (Lovington Extraterritorial)
Beth Myers (District 1); Michael Arnold (District 2); Brad Hawkins (District 3); Dickie Wall (District 4); Daniel Johncox (District 5)*

The roadway dedication plat was resubmitted by John West Engineering on October 5, 2025. It designates the current and future boundaries of the property owned by Thomas Vargas. There are two tracts totaling 26.81 acres and 10 lots average 2.68 each.

The applicant is seeking to dedicate extensions for each east Chuska Street and east Sandcrest Drive as well as a 30' right of way (ROW) easement dedication at the end of each extension.

The dedication of east Chuska Road potentially connects with Georgia Avenue and east Cottonwood Lane. It may extend the west-to-east roadway a total of 1.88 miles with no additional purchases of ROW parcels required by Lea County. It affects 84 parcels passing through both Grimes and Dal Paso streets.

Tract 1 will be separated into three lots, a family exemption will separate two lots out for family members and the remaining lot would belong to the original owner.

Tract 2 will have seven lots. A family exemption will carve out three lots and the remainder of Tract 2 is proposed to become the Vargas Section 35 Tract 2 Type 3A Subdivision, consisting of four parcels averaging 2.00 acres each.

A request for a block length variance is not required. The Tract 2 Type 3A Subdivision is only required to be reviewed by its roadway linear max length and, after the splits, has a maximum linear distance remaining of 1300.8 feet. The anticipated parcel arrangement prohibits a north-to-south ROW from being logically placed in the subdivision.

All land use surrounding the parcel in questions is residential.

Mr. Portulano stated legal notices were place in the Lovington Leader on October 8 and the News Sun on October 10. Ms. Russell advised the board that the legal notices were in fact run in the Leader on October 8 and in the News Sun on October 5.

The applicable plans, policies and criteria for approval are:

Article VI summary Review Process

Article XVI Design and Construction Standards

Article VII Special Procedures

Section 6.2.6 Dedications: Included in each dedication shall be the following:

C. Acceptance for maintenance of land dedicated to the county within and approved subdivision shall not occur until:

3. The Board of County Commissioners has by resolution approved the acceptance of the maintenance of the roads or improvements.

Section 16.2.1.E. Minimum Road Design and Construction Requirements: The Lea County Board of Commissioners requires a minimum of sixty (50) foot right-of-way dedicated to the public use with fee vested in Lea County, for all streets. A minimum twenty (20) foot right-of-way, dedicated to the public use with fee vested in Lea County for Utility Easements.

Section 7.4. Variances: Where a subdivided can demonstrate strict compliance with the requirements of these Regulations would result in a substantial hardship or unreasonable hardship to the subdivider because of exceptional topographic, soil or other surface or subsurface conditions, or that strict

*Chair: Ben Donahue (Hobbs Extraterritorial); Vice-chair: Blake Ovard (Lovington Extraterritorial)
Beth Myers (District 1); Michael Arnold (District 2); Brad Hawkins (District 3); Dickie Wall (District 4); Daniel Johncox (District 5)*

compliance with the Regulations would result in inhibiting the achievement of the objectives of these Regulations, the County may vary, modify, or waive a requirement.

Staff analysis: Road Dedications Requirements and acceptance are regulated by the Lea County Road Department and with confirmation of East Chuska Street and East Sandcrest Drive on the current list. Block length variance is required by Section 16.2.1 Minimum Road Design and Construction Requirements part (F) Block lengths shall not exceed thirteen hundred and twenty (1,320) feet.

Staff recommendations:

1. Based on the following findings, the staff recommends approving the recommendation to accept the road dedications in the Vargas Section 35 Tract 2, as the roads are currently in the Lea County Maintained Road Master Plan.
2. Staff recommends not requiring the block length variance for the proposed Vargas Section 35 Tract 2 Subdivision due to the total linear length of the subdivision to be less than 13200 feet (1300.8).

Findings of fact:

Pursuant to Lea County Subdivision Regulations Article 7.4.3 (E) the County Planning and Zoning Board shall make written findings of fact regarding each of the requirements of the LCSR and shall produce those findings of fact and a recommendation on each request for a variance. The record shall be submitted to the Board of County Commissioners for a final decision. The Commission may accept, reject, or modify the recommendation of the Planning and Zoning Board.

1. The property is located outside of an incorporated municipal zoning authority and is within Lea County.
2. Notice requirements as provided by the Lea County Subdivision Regulations have been satisfied.
3. This request is consistent with the requirements of the Lea County Subdivision Regulations.
4. There is no substantial or unreasonable hardship to the subdivider because of exceptional topography, soil, or other surface or subsurface conditions.
5. The developer states that to build additional road would be an unnecessary burden or hardship and would destroy the structure of the parcels of land already configured.

Chair Donahue stated this presentation clarifies what was occurring in the subdivision.

Mr. Ovard moved to approve the recommended dedications based on the presented findings of fact. The motion was seconded by Mr. Arnold and a roll call vote was taken: Donahue: yes; Ovard: yes; Arnold: yes; Hawkins: yes; Wall: yes. The motion carried unanimously.

ITEM 3: DISCUSSION ITEMS

- a. **Discussion of the T & S subdivision Tract 2A Redivision, a Type 3A Located in the Northwest Quarter (SW/4) of Section 31, Township 17 South, Range 38 East, N.M.P.M., Lea County, New Mexico.**

Mr. Portulano advised the board this item will be on the November 10 agenda.

*Chair: Ben Donahue (Hobbs Extraterritorial); Vice-chair: Blake Ovard (Lovington Extraterritorial)
Beth Myers (District 1); Michael Arnold (District 2); Brad Hawkins (District 3); Dickie Wall (District 4); Daniel Johncox (District 5)*

b. Set/Confirm Next Meeting(s) - Second Tuesday of Each Month - 10:00A.M.

- November 10, 2025
- December 9, 2025

The next meeting was confirmed for Monday, November 10, 2025. The meeting date was changed to November 10 in as November 11 is Veterans Day, a federal holiday, and county offices will be closed.

ITEM 04: ADJOURN

Chair Donahue adjourned the meeting at 10:22A.M.

Draft