

Lamesa Press Reporter

CITY GETTING MORE APARTMENTS

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Plans call for 65-unit complex in Hollis-Carver neighborhood

RUSSEL SKILES LAMESA PRESS-REPORTER

For the third time in less than a year, plans have been announced for a new housing development in Lamesa.

A Dallas-based company is planning to build a 65-unit apartment complex at the southeast corner of Lamesa, according to Sean Overeynder, executive director of Lamesa Economic Development.

"There's going to be multiple buildings with a lease office," Overeynder told the *Lamesa Press-Reporter*.

Lamesa Real Estate, a limited liability corporation formed specifically for this project, will be the developer, Overeynder said.

Don Nicolini is one of the principals of that corporation, according to Overeynder.

"They're based out of Dallas," Overeynder told the *Press-Reporter*. "They do developments all over the United States."

Lamesa City Council members on Monday agreed to donate almost one square block of property for the project, which Overeynder said will involve several two-story apartment buildings.

The 2.3-acre site is bounded on the north and south by South 13th and South 14th streets and on the east and west by Elgin and Detroit avenues.

Overeynder said the property includes the entire block with the exception of the northwest corner where a small house is located.

City Manager Shawna Burkhart said both the city and the development company should benefit from the deal.

"They are desirous of the property and we are desirous of housing, so there is that mutual swap of meeting each other's needs," Burkhart told the council.

The contract for the property will include various stipulations about the use of the property and a timeline for construction of the apartments, Overeynder said.

Current plans call for construction to start by Jan. 1 of next year and be completed by Dec. 1, 2021.

Overeynder said city utilities already are sufficient to serve the project but the council will still need to approve a change in zoning for the site.

While the resolution approved by the council on Monday indicates the property will be used for low-income or moderate-income housing, Overeynder said the project will feature moderate-income apartments.

These will be market-rent apartments.

Sean Overeynder

Lamesa Economic Development Director

"These will be market-rent apartments," he told the *Press-Reporter*.

With one of his main goals here being the development of housing, Overeynder said he has been working on this project since last November.

Adequate housing, he said, is the key to creating economic development projects.

"We can go fishing for industry all we want but if we don't have the housing all our efforts will be in vain," Overeynder said.

"You have to create a place where people want to live, then you have created a place where people want to work, then you have created a place where business has to be."

Construction currently is underway on the 80-unit Westwind of Lamesa apartment complex near the intersection of N.E. 7th Street and Akron Avenue.

Plans also have been announced in recent months for a manufactured housing complex and an apartment/ single-family housing project in the western part of Lamesa.

NEWS

DEVELOPER INKS APARTMENT DEAL

Wed, 08/21/2019 - 12:00am

The developer of a planned apartment complex in southeastern Lamesa has signed a contract for the property being offered by the City of Lamesa, according to Sean Overeynder, executive director of Lamesa Economic Development. Overeynder said Tuesday that officials with Lamesa Real Estate Partners, LLC have executed the contract on a 2.3-acre site for the proposed apartments. That came after the Lamesa City Council approved some minor changes to the proposed contract deeding the city-owned land to the company. Those changes, Overeynder said, ensure the site can be used for both low-income and moderate-income housing.

"Now the developer is going to work getting the project started," he said.

Although the land must still be rezoned to allow for multi-family housing, Overeynder said he expects the project to move fairly quickly.

The contract calls for Lamesa Real Estate Partners to begin construction on the site by Jan. 1, 2021 and complete construction by Dec. 1 of that year.

The site is located in Lamesa's Hollis-Carver neighborhood. It is bounded on the north and south by South 13th and South 14th streets and on the east and west by Elgin and Detroit avenues.

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