AGENDA
City of Hobbs Planning Board – Regular Meeting
January 15, 2019 at 10:00 AM

W. M. "Tres" Hicks, Chairman	**Guy Kesner, Vice Chairman**
Bill Ramirez	**Philip Ingram**
Brett Drennan	**Ben Donahue**
Larry Sanderson	

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.

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."

PLANNING BOARD MEETING
MINUTES
December 18, 2018

The Hobbs Planning Board met on December 18, 2018 at 10:00 a.m. at City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. Guy Kesner, Vice Chairman presiding.

Members Present:	**Members Absent:**
Guy Kesner, Vice Chairman	**Bill Ramirez**
Brett Drennan	**Tres Hicks, Chairman**
Ben Donahue	
Phillip Ingram	
Larry Sanderson	

Also present were members of the public and City staff as follows:

Kevin Robinson, Development Director	**Todd Randall, City Engineer**
Julie Nymeyer, Staff Secretary	**Eric Scramlin, Deputy City Attorney**
Bruce Reid, County Planner	**Commissioner Penick**
Wanda Bell	**Seborn South**
Shawn Williams, Fire Marshal	**Bobby Pennell**
Carol Crossland	**Trey Rice**
Robert Ozur	

1) Call To Order.

Vice Chairman, Guy Kesner called the meeting to order at 10:00 am.

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the December 18, 2018 meeting. Mr. Kesner asked if there were any changes or additions to the Agenda? Mr. Robinson said there were no changes but there were members of the public here for some of the items. Mr. Kesner said that item #8 would move up to #6. Mr. Sanderson made a motion, seconded by Mr. Donahue to approve the agenda as amended. The vote on the motion was 5-0 and the motion carried.

3) Review and Consider Approval of Minutes.

October 16, 2018 – Regular Meeting

Mr. Kesner asked if everyone has had a chance to read the Regular Meeting Minutes from October 16, 2018 Regular Meeting. Mr. Drennan made a motion, seconded by Mr. Donahue to approve the Regular Meeting Minutes as presented. The vote on the motion was 5-0 and

the motion carried.

4) Communications from Citizens.

Ms. Wanda Bell said she has a concern about the 18 wheelers and dump trucks parking in residential areas. She said the traffic at Edison school with the 18 wheelers and the school buses is dangerous. She asked if they had the right to be parked on the street?

Mr. Kesner said the Planning Board is working on a new ordinance to stop these big trucks from parking in the right-of-way. He said the vacuum and the water hauling (tankers) cannot be within 500 feet of a residential location. He said the Fire Department or the Code Enforcement will make them move the trucks. Commissioner Penick said this is something that the city has been working on and thanks her for her concern.

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.

Mr. Robinson said this is a variance request for a billboard. He said the existing billboard in the area is a Lea County Billboard for official signs and notices.

Mr. Kesner said the ordinance was to minimize advertisement billboards located throughout the community. He said the county's landmark sign in the area is used to promote the events that take place at the Event Center. Mr. Bobby Pennell said this is on a State Hwy and the State does not recognize the Lea County billboard as a billboard. Mr. Sanderson said if the County sign is not a billboard then he sees no reason for the variance. Mr. Kesner said he did not think they needed to do an action item because he does not think a variance is required. Mr. Kesner and the Board agreed no action would be taken and they could get a permit. There was no action taken on this item.

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.

Mr. Robinson said this has come before the Planning Board before in February of this year. Mr. Kesner asked if there were any issues? Mr. Robinson said no and this has been approved before. Mr. Drennan made a motion, seconded by Mr. Sanderson to approve the preliminary plat. The vote on the motion was 5-0 the motion carried.

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.

Mr. Robinson said is a Special Use Map Amendment. He said residents in this area have requested to be a rural and open space planning district. He said the surrounding property owners were notified and no one was in opposition of creating the rural district.

Mr. Kesner opened the Public Meeting at 10:43 am for public comment. Mr. Kesner closed the public hearing at 10:44 am with no public comments.

Mr. Robinson said this is approximately 10 acres. Mr. Kesner said he did not see any issues with this item and Mr. Ingram agreed. Mr. Ingram made a motion, seconded by Mr. Donahue to approve the Special Use Map. The vote on the motion was 5-0 and the motion carried.

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.

Mr. Robinson said this is a Public Hearing to Review and Consider a Special Use Map amendment for an RV Park. He said letters were sent out and there was one phone call and they did not express objection to the RV Park. Mr. Kesner asked if the property owner was willing to pay half of the extension to Jefferson on the west side? Mr. Robinson said any missing improvements such as the extension of Jefferson would have to be installed when there is a summary subdivision. He said this subdivision was in the past but the application of the building permit will require the infrastructure to be in place or a development agreement for a fair share. Mr. Kesner said it is not fair for Western Estates to pay for the full cost of the road extension and it would be reasonable for the developer to share in the cost.

Mr. Kesner opened the Public Hearing at 10:53 am. Mr. Trey Rice asked if it was in the city limits and how many acres? Mr. Robinson said it is in the city limits and it is 3.19 acres. Mr. Kesner closed the Public Hearing at 10:54 am.

Mr. Kesner said this developer needs to be in negations with Western Estates to discuss Jefferson Street. Mr. Sanderson made a motion, seconded by Mr. Ingram to approve the Special Use Map Amendment. The vote and the motion was 5-0 and the motion carried.

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.

Mr. Robinson said this is a front fence height variance. He said at this location a fence at 5 foot high will have to be located 28 foot 9 inches from the back of curb. He said the property owners would like a 6 foot fence at 28 foot 9 inches. He said this will be the first variance on this block so if the Board approves this variance then staff will approve variances in this area thereafter. Mr. Robinson said any property owner on Fowler Street can go 28' 9" and put in a 5 foot fence, so the 1 foot variance will set the precedence. Mr. Drennan said you are changing the look of the neighborhood but the neighbors have signed off on it.

Mr. Sanderson said he thinks granting a variance creates the opportunity for everything to be a variance. He said he thinks they are granting a variance for this specific house.

Mr. Sanderson made a motion, seconded by Mr. Donahue to grant a variance for this property at 28 feet for the 6 foot fence. The vote on the motion was 5-0 and the motion carried.

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.

Mr. Robinson said this is a proposed subdivision of a parcel north of the Daggar Draw Car Wash and would require and extension of Goings Road. He said the ordinance requires all the infrastructure to be in place prior to creation of the subdivision and block lengths of 880 feet. He said Knight Oil and Pilot did fair share agreements. He said staff is recommending approval of the subdivision contingent of the developer agreement.

Mr. Kesner asked where the road has been developed too? Mr. Randall said it is up to the north boundary of lot 3A. Mr. Robinson said a single owner owns lot 2A. Mr. Kesner asked if the developer would extend the road to the north of his property. Mr. Robinson said they are doing this a little backwards. He said they want to do the subdivision first and then build the road. He said the Board can approve the subdivision prior to the infrastructure going in place if they approve financial security securing the installation of the infrastructure concurrently.

Mr. Sanderson left the meeting at 11:38am.

Mr. Donahue said that the developer needs to be looking at a Master Plan for all of that land. Mr. Kesner said there are too many access points on W. County Rd. He said they should they hire an engineer and then build it and bring a summary plat before the Board. Mr. Randall said before the city enters a developer agreement they need to show their design. Mr. Kesner said that they could enter into a developer agreement based upon 130% of their engineer provided costs. Mr. Robinson said the money will be held by the municipality and can be refunded. He said the block length should also be addressed. He said staff suggests 1320 feet for an industrial park.

Mr. Ingram made a motion, seconded by Mr. Donahue to approve the variance and the block length of 1320 feet once engineering plans have been complete and the 130% of approved engineering cost have been made then they can enter into a developer agreement. The vote on the motion was 4-0 and the motion carried.

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).

Mr. Robinson said this is a front yard setback for 900 E. Bell. He said within this block length there is not a violation of the front yard setback which is 21 foot from the property line and 31 feet from BOC. Mr. Kesner said it looked like all of the neighbors signed off.

Mr. Drennan made a motion, seconded by Mr. Ingram to approve the front yard setback. The vote on the motion was 4-0 and the motion carried.

12) Discussion Items:

A) 2018 Aerial Photo and LIDAR Project Update.

Mr. Randall said this is an update on the new aerial LIDAR information. He said the goal is to make this available to the public. He said specifically engineers, surveyors, and land development. He said he thinks it will be an economic development tool.

Mr. Robert Dzur said he brought a lot of displays for the Board to see. He showed the coverage of the ortho-photography. He said they also produced a LIDAR which is an airborn laser which allows them to produce high density, high resolution elevation information. He said one of the critical things the city has engaged in is upgrading survey control network. He said they have aerial photography. He said it also captures infrared and shows vegetation which can show where water is being used the most. He said they are producing high resolution elevation data.

Mr. Dzur said they use a laser/scanner that operated on top of the vehicle. He said it is what they use primarily in engineering design and redesign of highway infrastructure. He said this will support development of curb and gutter and high resolution elevation modeling of the city streets.

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

Mr. Eric Scramlin asked the Board if they had any questions about the City of Hobbs Governmental Conduct Act/Financial Disclosure Act? There were no questions at this time. He said if they had any questions they could call or email him.

13) Adjournment.

With nothing further to discuss Mr. Drennan made a motion, seconded by Mr. Ingram adjourned the meeting at 12:21 pm. The vote on the motion was 4-0 and the motion carried.

_____

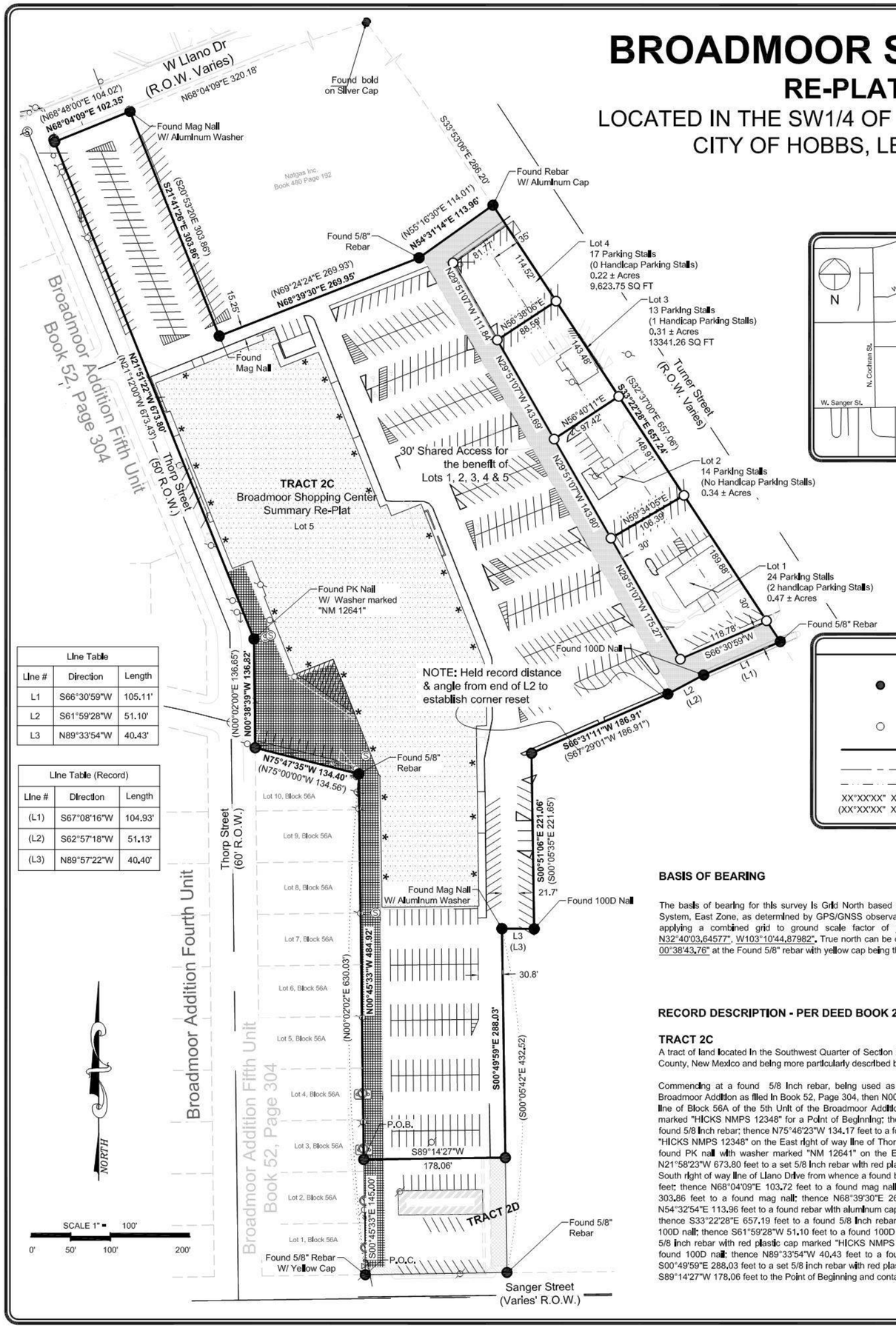
Guy Kesner, Vice Chairman

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..

BROADMOOR SHOPPING CENTER

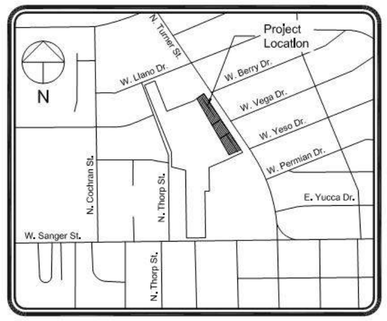
RE-PLAT OF TRACT 2C

LOCATED IN THE SW1/4 OF SECTION 27, T18S, R38E, N.M.P.M.,
CITY OF HOBBS, LEA COUNTY, NEW MEXICO



Line Table		
Line #	Direction	Length
L1	S66°30'59"W	105.11'
L2	S61°59'28"W	51.10'
L3	N89°33'54"W	40.43'

Line Table (Record)		
Line #	Direction	Length
(L1)	S67°08'16"W	104.93'
(L2)	S62°57'18"W	51.13'
(L3)	N89°57'22"W	40.40'



VICINITY MAP
N.T.S.

LEGEND

●	Recovered 5/8" rebar with red plastic cap marked "HICKS NMPS 12348" unless otherwise noted
○	Set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"
———	Property line
—— – ——	Centerline
— — — —	Building Setback Line
XX°XX'XX" XX.XX'	Measured bearing and distance
(XX°XX'XX" XX.XX')	Record bearing and distance

BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System, East Zone, as determined by GPS/GNSS observations. Ground coordinates were obtained by applying a combined grid to ground scale factor of 1.0001175665 at control point located at N32°40'03.64577", W103°10'44.87982". True north can be obtained by applying a convergence angle of 00°38'43.76" at the Found 5/8" rebar with yellow cap being the southwest corner of Tract 2D.

RECORD DESCRIPTION - PER DEED BOOK 2 , PAGE 470

TRACT 2C

A tract of land located in the Southwest Quarter of Section 27, T18S, R18E, N.M.P.M., City of Hobbs, Lea County, New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found 5/8 inch rebar, being used as the southeast corner of the 5th Unit of the Broadmoor Addition as filed in Book 52, Page 304, then N00°45'33"W 145.00 feet along the East boundary line of Block 56A of the 5th Unit of the Broadmoor Addition to a set 5/8 inch rebar with red plastic cap marked "HICKS NMPS 12348" for a Point of Beginning; thence continuing N00°45'33"W 629.92 feet to a found 5/8 inch rebar; thence N75°46'23"W 134.17 feet to a found 5/8 inch rebar with red plastic cap marked "HICKS NMPS 12348" on the East right of way line of Thorp Street; thence N00°44'23"W 136.83 feet to a found PK nail with washer marked "NM 12641" on the East right of way line of Thorp Street; thence N21°58'23"W 673.80 feet to a set 5/8 inch rebar with red plastic cap marked "HICKS NMPS 12348" on the South right of way line of Llano Drive from whence a found bolt on a blue pipe cap bears N06°55'47"E 3.37 feet; thence N68°04'09"E 103.72 feet to a found mag nail with aluminum washer; thence S21°41'26"W 303.86 feet to a found mag nail; thence N68°39'30"E 269.95 feet to a found 5/8 inch rebar, thence N54°32'54"E 113.96 feet to a found rebar with aluminum cap on the West right of way line of Turner Street; thence S33°22'28"E 657.19 feet to a found 5/8 inch rebar; thence S66°30'59"W 105.11 feet to a found 100D nail; thence S61°59'28"W 51.10 feet to a found 100D nail; thence S66°42'36"W 186.71 feet to a set 5/8 inch rebar with red plastic cap marked "HICKS NMPS 12348"; thence S00°51'58"E 221.71 feet to a found 100D nail; thence N89°33'54"W 40.43 feet to a found mag nail with aluminum washer; thence S00°49'59"E 288.03 feet to a set 5/8 inch rebar with red plastic cap marked "HICKS NMPS 12348"; thence S89°14'27"W 178.06 feet to the Point of Beginning and containing 10.78 acres, more or less.

OWNERS STATEMENT AND AFFIDAVIT

State of New Mexico:_____
County of Lea:_____

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted. The property described on this plat lies within the platting jurisdiction of City of Hobbs.

TOMORROW IX BROADMOOR L.P., a Delaware limited liability company,
Its General Partner

By _____.
Name: Paul S. Gerwin
Title: Manager and President

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this_____day of_____, 20_____, before me, _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires:_____.

_____.
Notary Public

CERTIFICATE OF APPROVAL
CITY PLANNING BOARD

The Plat, Restrictions and Dedication reviewed and discussed the _____day of _____, 20_____ A.D. by the City Planning Board of Hobbs, New Mexico.

_____.
Chairman

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this_____day of_____, 20_____, before me, _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires:_____.

_____.
Notary Public

CERTIFICATE OF APPROVAL
CITY COMMISSION

I, Jan Fletcher, the duly appointed and acting City Clerk of the City of Hobbs, Lea County, New Mexico, do hereby certify that the foregoing plat in Lea County, New Mexico, was approved by the commission of the City of Hobbs by Resolution No. 6549 on the ____ day of _____, 20___.

_____.
Jan Fletcher, City Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this_____day of_____, 20_____, before me, _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires:_____.

_____.
Notary Public

CERTIFICATE OF SURVEY

I, William M. Hicks, III New Mexico Professional Surveyor, hereby certify to TOMORROW IX Broadmoor LP, a Delaware limited partnership, and THE PRIVATEBANK AND TRUST COMPANY, an Illinois state chartered bank, Fidelity National Title Insurance Company its successors and assigns, that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision, that this survey is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

_____ _____
William M. Hicks, III NMPS #12348 Date

PETTIGREW & ASSOCIATES PA
ENGINEERING | SURVEYING | TESTING
DEFINING QUALITY SINCE 1965
100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR: B. Shafer

DRAWN BY: E. Witkowski, B. Shafer & H.Segay

WILLIAM M. HICKS III
NEW MEXICO
12348
REGISTERED PROFESSIONAL SURVEYOR

PRELIMINARY

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
Tomorrow IX Broadmoor L.P.

LOCATION:
In the Southwest Quarter of Section 27, Township 18 South, Range 38 East, N.M.P.M., City of Hobbs, Lea County, New Mexico.

REVISIONS

No.	DATE	DESCRIPTION

State of New Mexico, County of _____, I here by certify that this instrument was filed for record on:

The _____ Day of _____,

20 _____ A.D.

At _____ O'Clock _____.M.

Cabinet _____ Slide _____

Book _____ Page _____

By _____,
County Clerk

By _____,
Deputy

Broadmoor Shopping Center
OF
Broadmoor Mall
Tract 2C Re-plat
FOR
Tomorrow IX Broadmoor L.P.

PROJECT NUMBER:
2018.1248

SHEET: 1 of 1
SU - 101

6) Review and Consider Preliminary Plat Approval for The Meadows Subdivision Unit 2 & 3, as submitted by property owner, Lemke Development, Inc..

Handouts to be presented at Meeting

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.

Handouts to be presented at Meeting

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).

Kevin Robinson

From: Brian Key <bkey@ggreenstreet.com>
Sent: Monday, January 07, 2019 3:49 PM
To: Kevin Robinson; Todd Randall
Subject: RE: W. Bender and N Kingsley Drive
Attachments: KIOSK_CANOPY_01.pdf

Kevin,

Please see attached. It is an open walled canopy with relatively small supports. Ideally, the roof is supported by two trusses as shown on the south elevation. The southern truss doubles as a menu sign.

I'm assuming that the property line is approximately 17' from the back of curb based on the information I have, but the survey file I received did not seem to be complete. We will verify.

Let me know what else we need to do.

Thank you,
Brian

From: Kevin Robinson [mailto:krobinson@hobbsnm.org]
Sent: Monday, January 7, 2019 12:56 PM
To: Brian Key; Todd Randall
Subject: RE: W. Bender and N Kingsley Drive

Brian – could you take a look at the attached and provide me with the information as requested? On the elevation of the canopy structure, the Planning Board would be a lot more favorable to an open walled canopy structure with as small as possible support columns (in my opinion).

Thanks,
Kevin Robinson
City of Hobbs
Planning Department
1.575.391.4111 Office
1.575.441.4360 Cellular

From: Brian Key [mailto:bkey@ggreenstreet.com]
Sent: Monday, January 07, 2019 10:11 AM
To: Kevin Robinson
Subject: W. Bender and N Kingsley Drive

Mr. Robinson,

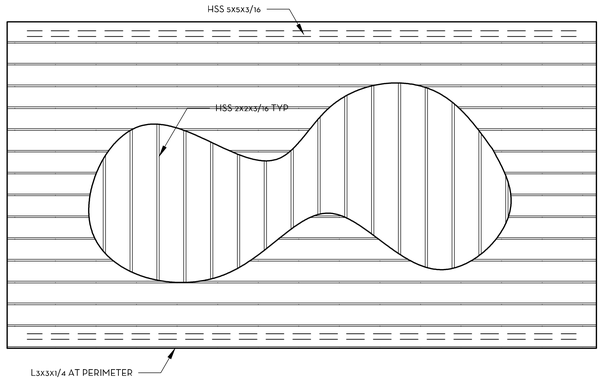
Thank you for speaking with me on the phone regarding this setback variance. I have attached a preliminary set of documents that depicts the site plan and the structures on the site. I didn't mention it on the phone, but the "mud knockoff" building may also need a setback variance in addition to the kiosk canopy.

Let me know your thoughts and also what I need to do to get into the hearing. We are based in Lubbock, so of course it takes a little bit of planning to arrive in person.

I appreciate your time and effort!
Brian

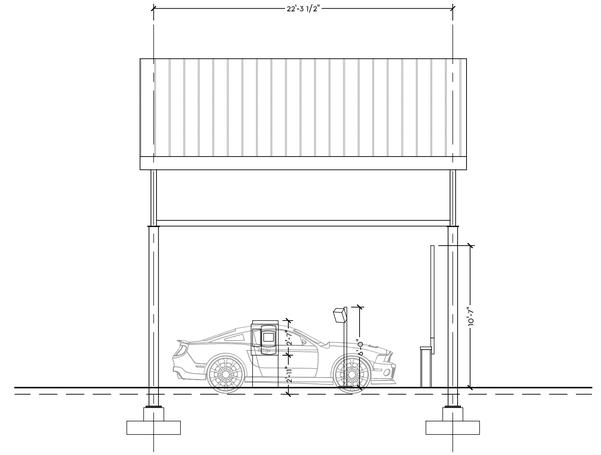
BRIAN KEY
DESIGN COORDINATOR

112 E. 82nd Street
Lubbock, TX 79404
806.745.9444 phone
806.620.2009 cell
806.745.8722 fax



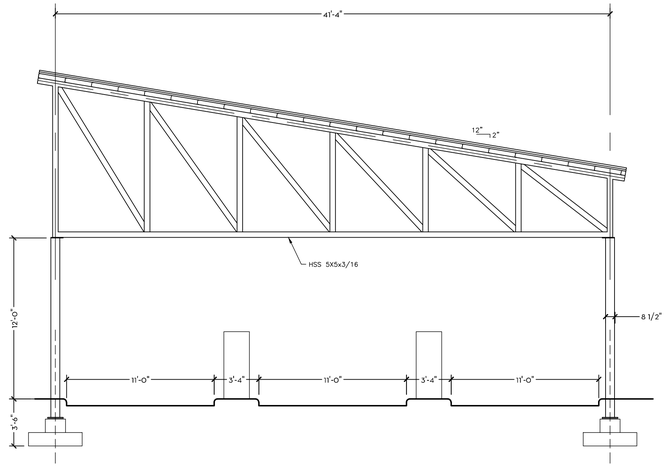
TELLER KIOSK CANOPY ROOF

3/16" = 1'-0"



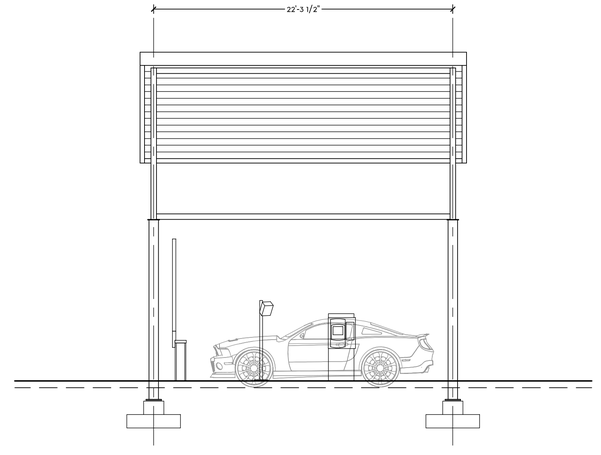
KIOSK CANOPY EAST ELEVATION

3/16" = 1'-0"



KIOSK CANOPY SOUTH ELEVATION

3/16" = 1'-0"



KIOSK CANOPY WEST ELEVATION

3/16" = 1'-0"

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE DESIGN PROFESSIONAL (DP) AND THE DP'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. THE DP AND THE DP'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

PROJECT :
CLIENT :
DATE : 11/14/2018

THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE. ALL RIGHTS RESERVED, INCLUDING COPYRIGHT.

ZK TORNADO IV

540 W. BENDER
HOBBS, NM

GREENSTREET, INC.
112 East 82nd Street
Lubbock, Texas 79404
806.745.9444 FAX 806.745.8722

DATE: 11-14-18

SCALE:

REVISIONS:

PROJECT NO.
GS-1810-160

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.

yeshousing
DEVELOPING COMMUNITIES
901 Pennsylvania NE Albuquerque, NM 87110

January 4, 2019

Kevin Robinson
Planning Department
200 E. Broadway
Hobbs, NM 88240

RE: East Navajo Family Housing – 72 units
Affordable Housing Funding – Resolution No. 1050

Dear Mr. Robinson:

The enclosed is a request for Affordable Housing Funds, for the new construction of the above-mentioned community. We are requesting $1,570,000, as a forgivable, zero percent (0%) loan, as well as a waiver of the City of Hobbs Permit Fees.

Please feel free to contact me if you have any questions.

Thank you for your consideration.

Sincerely,

Michelle Den Bleyker
Vice President of Real Estate Development
(505) 238-8126 cell

East Navajo Family Housing

This application will assist YES Housing, Inc. with the new construction of a 72-unit, family, affordable community. The proposed community is located at North Dal Paso and E. Navajo, Hobbs, NM 88240. It will be targeted to serve Households with Children at 30%, 40%, 50%, 60%, 70% and 80% of area median incomes (AMI). Affordability will remain in place for 35 years with a Land Use Restriction Agreement between YES and the New Mexico Mortgage Finance Authority (MFA), as well as any agreement required by the City of Hobbs. This development will have rents for 4 units at or below 30% of AMI, 14 units at or below 40% AMI, 22 units at or below 50% AMI, 16 units at or below 60% of AMI, 8 units at or below 70% of AMI and 8 units at 80% of AMI. NOTE: Tax reform has made units up to 80% of AMI eligible for LIHTC subsidy, as long as all units are at or below 80% of AMI.

The community will consist of 12 one-bedroom units, 44 two-bedroom units, 16 three-bedroom units, and a community building. NM Mortgage Finance Authority design standards will be met and their criteria will require that we keep the community sustainable, provide for efficient use of water and energy, and keep the community healthy for residents. The site is located near numerous commercial sites along Navajo/Joe Harvey and is within two miles of community facilities at Del Norte (Aquatic Facility, Park and Dog Park), which will also provide important amenities to the future residents of this community.

Social service program elements appropriate to this population will include the employment of a part-time, on-site service coordinator, and a management and maintenance staff person. This program coordinator will assist with the provision of on-site health care, after-school recreational programs, tutoring programs, family education and prevention programs, as well as adult and youth job development through computer literacy training and online job search to any resident that is interested. There will also be a focus on money management and home ownership through the provision of financial literacy, debt counseling, and home buyer counseling to residents.

With this commitment of financial support from the City of Hobbs, this community's Low Income Housing Tax Credit Application for 2019 will have a greater chance of being successful. The application would now be able to claim points under the Leveraging Resources criteria (10 points), allowing this application to be more competitive. More importantly, the new construction of this development will begin to satisfy the City of Hobbs need for quality, energy efficient affordable housing and assist in revitalizing the City's housing stock.

YES is requesting a [redacted] zero percent (0%) loan in the amount of $1,570,000 from the City of Hobbs under City Ordinance #1050 for the development of this affordable housing project. The loan from the City of Hobbs will meet the MFA criteria of 10% Leveraging Resources. The request from the City of Hobbs was sized to maximize scoring for the full 10 points.

E. Navajo Family Housing

Financial Projections

4-Jan-19

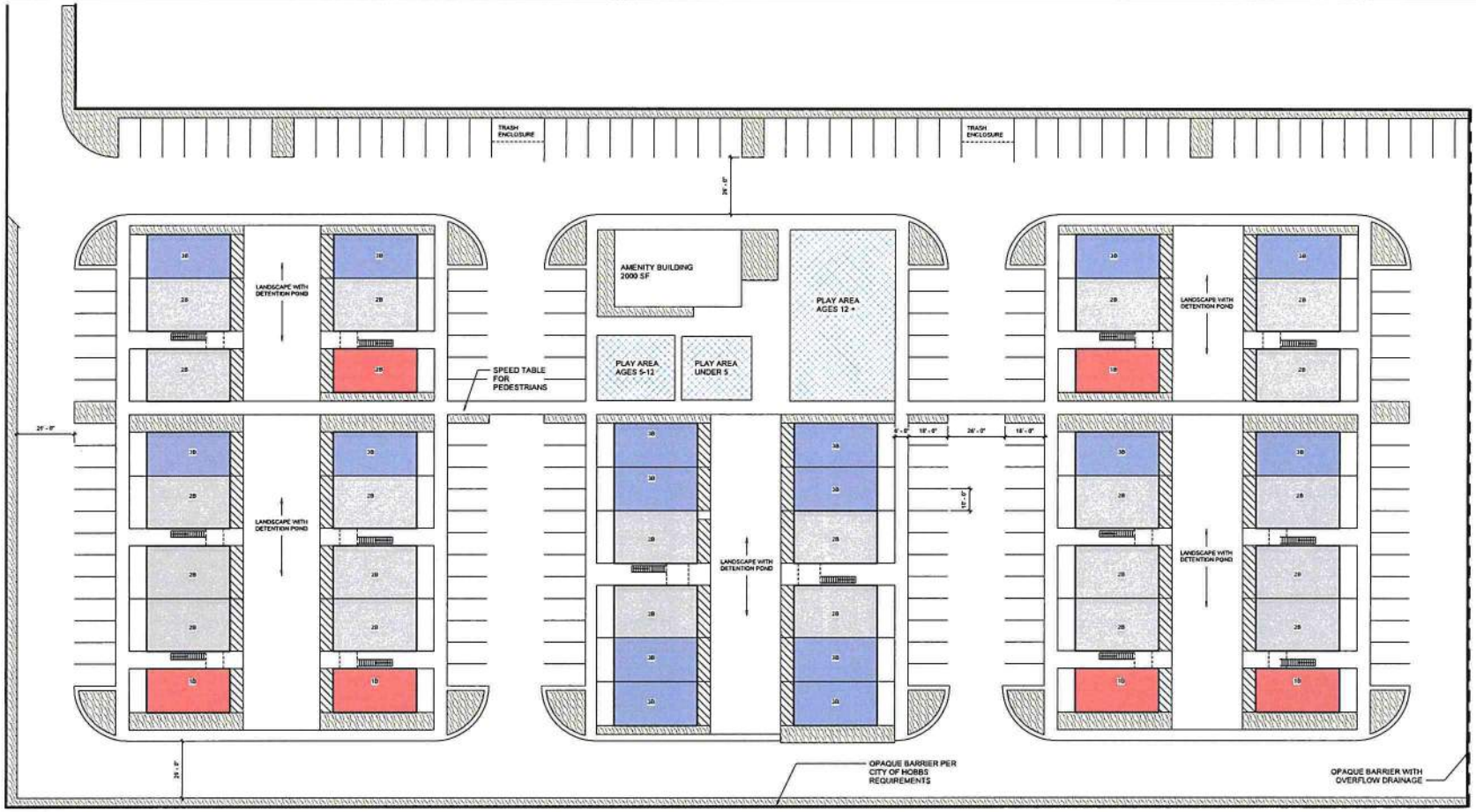
Development Budget:	
Land	$ 667,335
Construction	11,224,554
Contingency	494,780
Professional Fees	612,750
Const/Perm Financing	716,800
Legal/Acct/Consultants	180,000
Reserves	396,074
Developer Fee	1,404,000
TOTAL	**$ 15,696,293**

Funding Sources:		
Tax Credit Proceeds @ $0.94	$ 10,877,767	69%
1st Mortgage Loan	1,950,000	12%
MFA HOME Loan	600,000	4%
MFA Housing Trust Fund Loan	500,000	3%
City of Hobbs Contribution	1,570,000	10%
Deferred Developer Fee	198,526	1%
TOTAL	**$ 15,696,293**	

NOTE: City contribution sized to maximize MFA LIHTC scoring.

Income:			
1	1 BR @ 30%	295	$ 3,540
2	1 BR @ 40%	421	$ 10,104
4	1 BR @ 50%	547	$ 26,256
3	1 BR @ 60%	672	$ 24,192
1	1 BR @ 70%	798	$ 9,576
1	1 BR @ 80%	924	$ 11,088
2	2 BR @ 30%	348	$ 8,352
9	2 BR @ 40%	499	$ 53,892
13	2 BR @ 50%	649	$ 101,244
10	2 BR @ 60%	800	$ 96,000
5	2 BR @ 70%	951	$ 57,060
5	2 BR @ 80%	1,102	$ 66,120
1	3 BR @ 30%	385	$ 4,620
3	3 BR @ 40%	559	$ 20,124
5	3 BR @ 50%	733	$ 43,980
3	3 BR @ 60%	907	$ 32,652
2	3 BR @ 70%	1,081	$ 25,944
2	3 BR @ 80%	1,255	$ 30,120
72	**units**	**annual rent =**	**$ 624,864**

Expenses:	
Management Fees	$ 37,642
Administration	36,345
Maintenance	44,430
Salaries and Benefits	98,159
Social Services	10,000
Utilities	44,707
Insurance/Taxes	73,725
Compliance Fees	3,240
Replacement Reserves	21,600
TOTAL	**$ 369,848**
Per unit/per year	**$ 5,137**



GROSS AREA CLACULATIONS
UNIT 1B (12 x 800) = 9,600 SF
UNIT 2B (44 x 960) = 42,240 SF
UNIT 3B (16 x 800) = 12,800 SF

COMMUNITY =2,000 SF

TOTAL 66,820 SF

PARKING COUNTS
REQUIRED = 155
PROVIDED = 163

6 ADA ACCESSIBLE SPACES
INCLUDING 4 VAN ACCESSIBLE SPACES

REQUIRED LANDSCAPE
TOTAL SITE AREA (211,470 SF) - APPROXIMATE BUILDING FOOTPRINT (66,820 SF) = 144,650 SF

10% OF 144,650 SF = 14,465 SF

UNIT COUNTS
1B = 12
2B = 44
3B = 16

TOTAL = 72 UNITS

UNIT TYPES
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

HATCH LEGEND
- PRIVATE YARD
- FRONT PORCH AREA
- TREE WELL / LANDSCAPE BUFFER
- PLAY AREA

YES HOUSING HOBBS - SITE PLAN

1" = 20'-0"

12.20.18

0' 10' 20' 30' 40'

Hobbs NEW MEXICO

yeshousing DEVELOPING COMMUNITIES

DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEEDs
120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6680 • F 505 242 6881

Show Distance to Navajo (BOC or ROW).

MC16.16.050 (E)Access to Existing Public Streets. The subdividing of the land shall be such as to provide, by means of a public street, and each lot shall be provided with a thirty-five (35) feet minimum access to an existing public street. Minimum access width for each lot fronting a cul-de-sac shall be thirty (30) feet minimum measured on the property line to the curb line, and a thirty-five (35) feet minimum width measured at the building setback line. Each "Flag" lot, defined herein as a parcel of land accessible only by an extension of land connecting a public access street to the building site area of the parcel, shall have a minimum continuous access width of thirty-five (35) feet. Access shall mean a contiguous and continuous direct property boundary connecting to the public street.

32 ft

TRASH ENCLOSURE

TRASH ENCLOSURE

23 ft

25 ft

24 ft

24 ft

20 ft

65 ft

AMENITY BUILDING
2000 SF

PLAY AREA
AGES 12 +

PLAY AREA
AGES 5-12

PLAY AREA
AGES
UNDER 5

RAISED SPEED TABLE

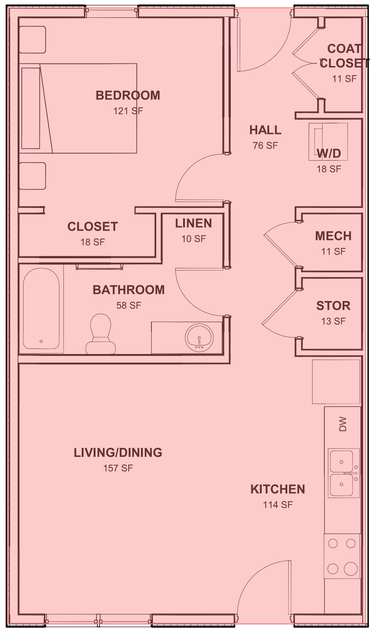
24 ft

25 ft

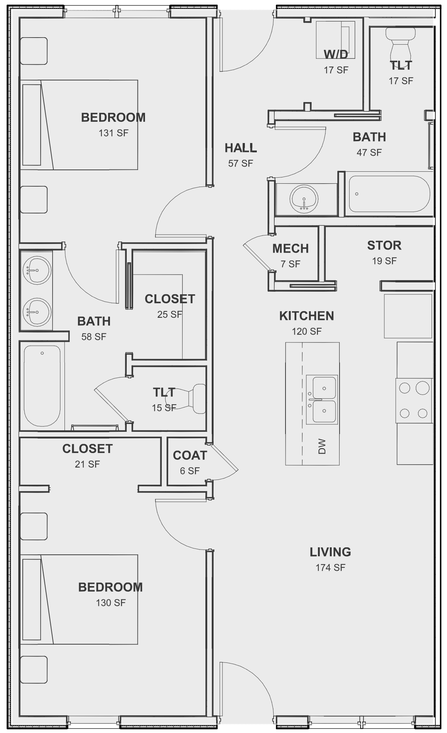
36 ft

3B
2B
1B

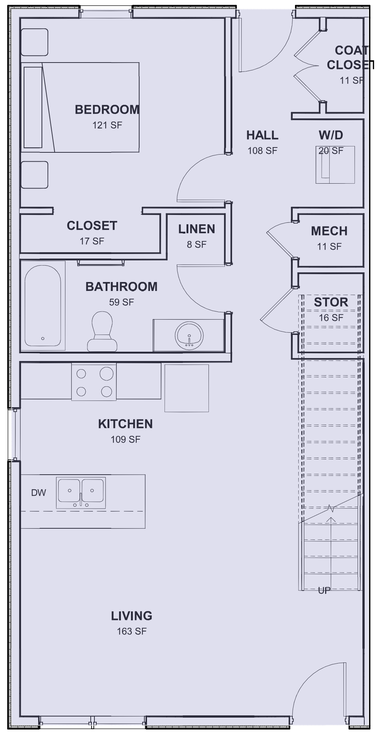
W W W



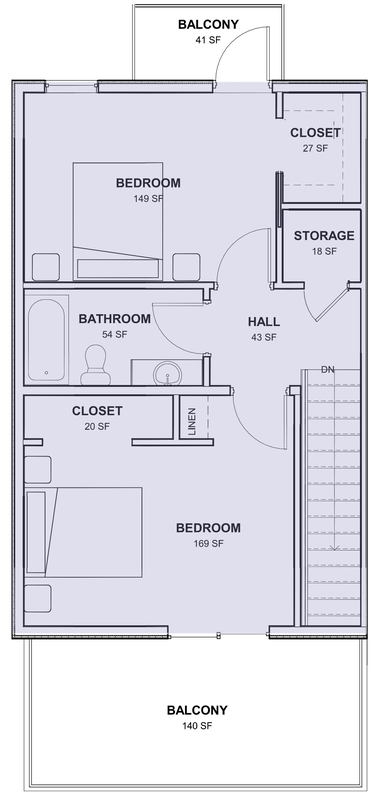
UNIT PLAN - 1 BED
687 GSF



UNIT PLAN - 2 BED
960 GSF



UNIT PLAN - 3 BED
LEVEL 1
1350 GSF



UNIT PLAN - 3 BED
LEVEL 2

YES HOUSING HOBBS - TYPICAL UNIT PLANS

1" = 4'-0"

12/13/2018

0 4' 8'

THE HARTMAN + MAJEWSKI
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Planners • Urban Designers • LEED®

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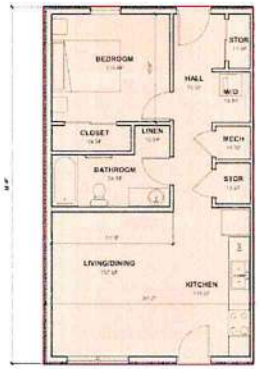
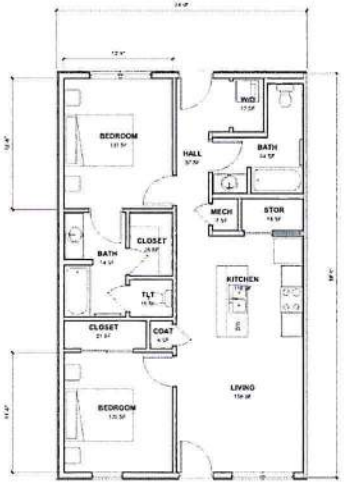
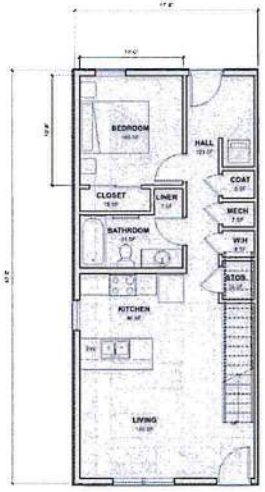


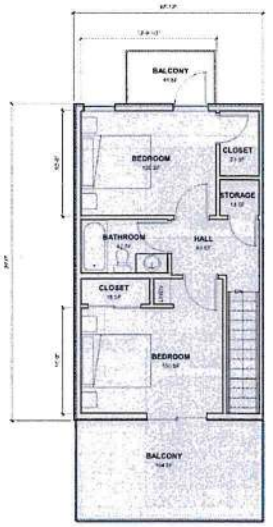
ONE BEDROOM FLOOR PLAN
687 GSF



TWO BEDROOM FLOOR PLAN
945 GSF



FIRST FLOOR



SECOND FLOOR

THREE BEDROOM FLOOR PLAN
1259 GSF

YES HOUSING HOBBS - TYPICAL UNIT PLANS

1" = 4'-0"

12.20.18

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dg

YES HOUSING HOBBS - OVERALL VIEW

12.20.16

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GARDEN COURTYARD VIEW

PARKING COURT VIEW

YES HOUSING HOBBS - PERSPECTIVE VIEWS

12.20.18

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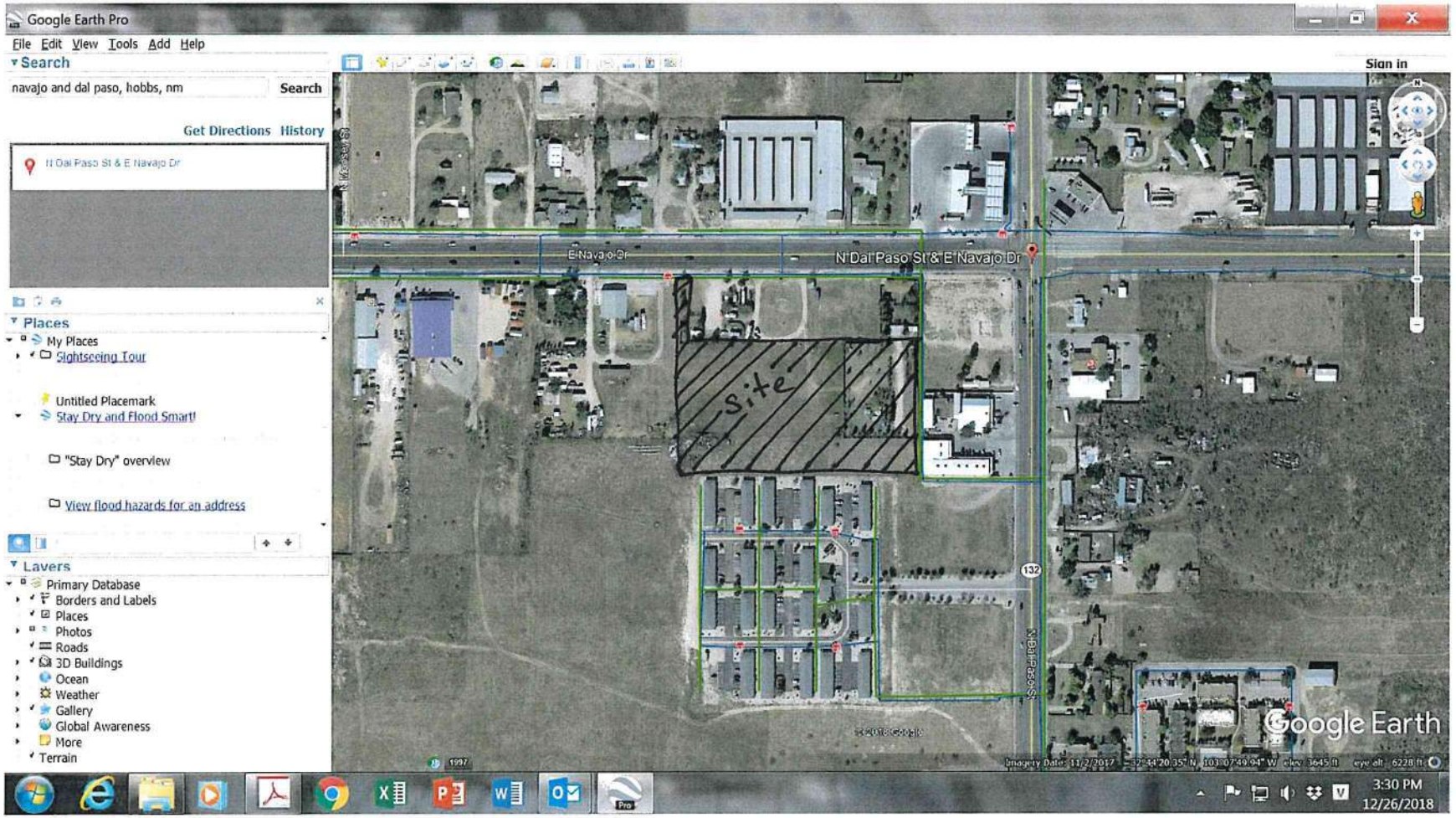
Tab 22 - Location Map



10) Review and Consider Planning Board Calendar for Calendar Year 2019.

Planning Board
Calendar 2019 Calendar Year

Month	Date for Planning Board Meeting	Date for Submittals of Planning Board Material	Date for Plan/Plat Submittals to City
January	Jan. 15	Jan. 08	Jan. 01
February	Feb. 19	Feb.12	Feb. 05
March	Mar. 19	Mar. 12	Mar. 05
April	Apr. 16	Apr. 9	Apr. 02
May	May 21	May 14	May 07
June	June 18	June 11	June 04
July	July 16	July 9	July 02
August	Aug. 20	Aug. 13	Aug. 06
September	Sept. 17	Sept. 10	Sep. 03
October	Oct. 15	Oct. 08	Oct. 01
November	Nov. 19	Nov. 12	Nov. 5
December	Dec. 17	Dec. 10	Dec. 03

11) Discussion Items:

A) Updating the Comprehensive Community Development Plan as adopted per Resolution #4037 on June 7, 2004.

CITY OF HOBBS

RESOLUTION NO. 3815

RESOLUTION AUTHORIZING THE MAYOR
TO EXECUTE A GRANT AGREEMENT RELATING TO
RECEIPT OF FUNDS IN THE FORM OF A
COMMUNITY DEVELOPMENT BLOCK GRANT
ASSISTING IN THE FUNDING OF THE CITY'S
COMPREHENSIVE PLAN PROJECT

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the Mayor be and hereby is authorized and directed to execute on behalf of the City of Hobbs a Grant Agreement with the State of New Mexico Department of Finance and Administration, Local Government Division, relating to receipt of Community Development Block Grant Program funds in the amount of $25,000 to assist in funding the City's Comprehensive Plan Project. A copy of the Agreement is attached hereto as Exhibit "A" and made a part hereof.

PASSED, ADOPTED AND APPROVED, this 2nd day of December, 2002.

ROBERT P. WALLACH, Mayor

ATTEST:

JAN FLETCHER, City Clerk

C:\wpdocs\resolutions\CDBG grant comprehensive plan.wpd\AA

CITY OF HOBBS

RESOLUTION NO. 3870

A RESOLUTION AUTHORIZING THE MAYOR
TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT
WITH WILBUR SMITH
RELATING TO COMPREHENSIVE COMMUNITY DEVELOPMENT PLAN

WHEREAS, the City and Wilbur Smith desire to enter into a Professional Services Agreement for the purpose of developing a Comprehensive Community Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the Mayor be and he hereby is authorized and directed to execute on behalf of the City of Hobbs a Professional Services Agreement with Wilbur Smith relating to the City of Hobbs Comprehensive Community Development Plan. A copy of the Agreement is attached hereto as Exhibit "A" and incorporated herein by reference.

PASSED, ADOPTED AND APPROVED this 21st day of April, 2003.

ROBERT P. WALLACH, Mayor

ATTEST:

JAN FLETCHER, City Clerk

C:\wpdocs\resolutions\comp comm dev plan Wilbur Smith.wpd\AA

CITY OF HOBBS

RESOLUTION NO. 4012

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE GRANT AMENDMENT NO. 1 RELATING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR COMPREHENSIVE PLANNING.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO, that the Mayor be and he hereby is authorized and directed to execute, on behalf of the City of Hobbs, Grant Amendment No. 1 relating to Comprehensive Planning, Community Development Block Grant No. 02-C-NR-I-6-G-101 of the State of New Mexico, Department of Finance and Administration, Local Government Division, a copy of which is attached hereto and incorporated herein by reference.

PASSED, ADOPTED AND APPROVED this 5th day of April, 2004.

MONTY D. NEWMAN, Mayor

ATTEST:

JAN FLETCHER, City Clerk

C:\wpdocs\resolutions\CDBG grant amendment #1.wpd\AA

CITY OF HOBBS

RESOLUTION NO. 4037

A RESOLUTION APPROVING AND ADOPTING
THE COMPREHENSIVE COMMUNITY DEVELOPMENT PLAN

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO that the 2004 Comprehensive Community Development Plan reviewed and recommended by the City of Hobbs Planning Board and Planning Advisory Committee be and is hereby adopted and approved in order to implement a process for identifying, prioritizing, and dealing with issues relating to growth capacity, transportation, economic development, urban development, and parks and recreation and related issues within the City.

PASSED, ADOPTED AND APPROVED this 7th day of June, 2004.

ATTEST:

JAN FLETCHER, City Clerk

MONTY D. NEWMAN, Mayor

C:\wpdocs\resolutions\comprehensive comm plan.wpd\AA