



SUMMARY MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: October 6, 2014

SUBJECT: Demolition/Rebuild Application: 14304 Olympic Court, Jeffery and Stephanie Jimes

The availability of quality housing stock in the City of Farmers Branch encourages the retention of businesses, attracts new businesses, and promotes expansion of existing businesses to and within the City. In turn, quality housing stock will stimulate growth, create jobs, and increase property and sales tax revenues. In an effort to accomplish this, the City Council enacted a Residential Demolition/Rebuild Program pursuant to Chapter 380 of the Texas Local Government Code to encourage the redevelopment of existing single-family detached residential properties with the construction of new, higher value, single-family detached residential structures. The Council recently enhanced this program by establishing two incentive options: One, to provide up to \$5,000 for the cost of demolition and a seven (7) years municipal tax rebate, and two, to provide a municipal tax rebate up to 10 years with the option of advancing 50% of the estimated municipal tax increase upon receipt of permanent financing.

The Demolition/Rebuild Program Policy states the homeowner must “cause completion of construction of the Approved Project to occur on or before twenty-four (24) calendar months after the date of the City approval of the Approved Project.” Since the initial City Council approval on April 5, 2014, there has not been any demolition activity due to funding issues. The opportunity to participate in the revised program has given the owner additional incentive to commence construction.

The homeowner has chosen option one which will provide up to \$5,000 for the cost of demolition and a seven (7) years municipal tax rebate.

RECOMMENDATION:

This agenda item supports Core Value No. 3 which provides for strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs. City Administration recommends approving Resolution No. 2014-093 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14304 Olympic Court.

POSSIBLE COUNCIL ACTIONS:

- 1) I move to approve Resolution No. 2014-093 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 14304 Olympic Court.
- 2) I move to approve Resolution No. 2014-093 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 14304 Olympic Court, with modifications.
- 3) I move to table the issue for further study or take no action.