



Legislation Details (With Text)

File #:	R2016-078	Version:	1
Type:	Resolution	Status:	Regular Agenda
File created:	8/17/2016	In control:	City Council
On agenda:	9/6/2016	Final action:	
Title:	Consider approving Resolution No. 2016-078 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14223 Coral Harbor Circle; and take appropriate action.		
Sponsors:	Allison Cook		
Indexes:			
Code sections:			
Attachments:	1. DemoRebuild Application for 14223 Coral Harbour Circle (1), 2. Location Map 14223 Coral Harbour Circle, 3. Current Elevation 14223 Coral Harbour Circle, 4. Front Elevation of new home 14223 Coral Harbour Circle, 5. Demo Rebuild- 14223 Coral Harbor Circle, 6. Resolution 2016-078		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider approving Resolution No. 2016-078 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14223 Coral Harbor Circle; and take appropriate action.

BACKGROUND:

In an effort to improve the quality of housing opportunities in Farmers Branch, 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.

DISCUSSION:

Applicants Eugene and Henry Dours are applying for Demo Rebuild Option One. This includes an incentive that is based on the increase over the course of seven (7) years in the City Property taxes paid on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District. This option also includes a reimbursement of up to \$5000.00 of the cost of demolition of the original home following completion of demolition. Demolition of the original home and completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City. The current improvement value is \$124,630 and the estimated new improvement value is estimated to be at least \$600,000.

ATTACHMENTS:

1. Demo Rebuild Application 14223 Coral Harbor Circle
2. Location Map 14223 Coral Harbor Circle
3. Current Elevation 14223 Coral Harbor Circle
4. Front Elevation of New Home 14223 Coral Harbor Circle
5. Demo Rebuild PPT for 14223 Coral Harbor Circle

6. Resolution for 14223 Coral Harbor Circle

RECOMMENDATION:

Recommended motion by City Administration to approve Resolution No. 2016-078 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 14223 Coral Harbour Circle

POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution 2016-078
2. I move to approve Resolution 2016-078 with modifications.
3. I move to table the issue for further study or take no action.