



Legislation Details (With Text)

File #: R2019-114 **Version:** 1

Type: Resolution **Status:** Consent Agenda

File created: 8/14/2019 **In control:** City Council

On agenda: 9/3/2019 **Final action:**

Title: Consider approving Resolution No. 2019-114 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 2519 Greenhurst Dr.; and take appropriate action

Sponsors:

Indexes:

Code sections:

Attachments: 1. Demolition Rebuild Application for 2519 Greenhurst Dr., 2. Location Map for 2519 Greenhurst Dr., 3. Current Elevation of 2519 Greenhurst Dr., 4. Proposed Elevation for New Home 2519 Greenhurst Dr., 5. PPT 2519 Greenhurst Drive PDF, 6. Resolution 2019-114 for 2519 Greenhurst Dr., 7. Demolition Rebuild Agreement for 2519 Greenhurst Dr.

Date	Ver.	Action By	Action	Result
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Consider approving Resolution No. 2019-114 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 2519 Greenhurst Dr.; 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 Eliseo and Rosalba Armijo are applying for the Demo Rebuild incentive for an existing residence located at 2519 Greenhurst Dr. which has an improved valuation (excluding the land value) of \$33,500. The applicant purchased the property as is and unseen with the goal of extensive remodeling. However, upon inspection, they have decided that demolition rebuild would be the best course of action. The applicants visited DCAD to request a lower valuation before finding out about the program and the rules in place regarding appraisal disputes. The improvement value before lowering the valuation was \$83,650. The incentive for this range (\$65,001 - \$100,000) includes a four (4) year rebate of municipal taxes based on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District and a \$20,000 cash grant. Staff recommends approval of project based on the former improvement value.

ATTACHMENTS:

1. Demolition Rebuild Application for 2519 Greenhurst Dr.
2. Location Map for 2519 Greenhurst Dr.
3. Current Elevation of 2519 Greenhurst Dr.
4. Proposed Elevation for New Home 2519 Greenhurst Dr.
5. PPT 2519 Greenhurst Dr. pdf
6. Resolution 2019-114 for 2519 Greenhurst Dr.
7. Demolition Rebuild Agreement for 2519 Greenhurst Dr.

RECOMMENDATION:

Recommended motion by City Administration to approve Resolution No.2019-114 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 2519 Greenhurst Dr.

POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution 2019-114.
2. I move to approve Resolution 2019-114 with modifications.
3. I move to table the issue for further study or take no action.