



Legislation Text

File #: R2016-085, Version: 1

Consider approving Resolution No. 2016-085 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 12951 Epps Field; 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:

Applicant Todd Bonneau Homes is 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 \$41,070 and the estimated new improvement value is estimated to be at least \$450,000.

ATTACHMENTS:

1. Demo Rebuild Application 12951 Epps Field
2. Location Map 12951 Epps Field
3. Current Elevation 12951 Epps Field
4. Front Elevation of New Home 12951 Epps Field
5. Demo Rebuild PPT for 12951 Epps Field
6. Resolution for 12951 Epps Field

RECOMMENDATION:

Recommended motion by City Administration to approve Resolution No. 2016-085 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 12951 Epps Field

POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution 2016-085
2. I move to approve Resolution 2016-085 with modifications.
3. I move to table the issue for further study or take no action.