

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: May 13, 2014		DATE SUBMITTED: May 1, 2014	
DEPARTMENT OF ORIGIN: Economic Dev.		SUBMITTED BY: Kevin Russell	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Consider approving a Chapter 380 Economic Development Agreement between the City of Bryan and DWS, Inc., for the purpose of developing a residential subdivision with townhomes at a minimum heated area of 2,200 square feet, located on 8.82 acres on Lot 1, Block 1, Park Hudson Subdivision Phase 12, Bryan, Brazos County, Texas.			
SUMMARY STATEMENT: The City of Bryan was approached by the developer proposing a public/private partnership to aid in the development of a residential subdivision on 8.82 acres of land located at the south side of the intersection of Pendleton Drive and Boonville Road. The developer is proposing to construct all of the public infrastructure including public streets, public water, public sewer and public storm sewer in this new development. In order for the developer to guarantee townhomes with a minimum square footage of 2,200, he requested the City of Bryan assist in the public infrastructure expense.			
<p>The purpose of this Chapter 380 Program is to promote and encourage the development of a high-quality, single-family residential townhome subdivision that meets a mid-range priced housing niche currently lacking in the City, and targeted to attract empty nesters, retirees and young professionals to relocate in Bryan, enabling the City to attract retail and commercial business and increase property and sales tax base.</p> <p>The Chapter 380 Agreement, if approved, will provide up to \$250,000 to be reimbursed for masonry/wrought iron fencing, public water lines, public sewer lines, and public storm sewer lines. This reimbursement will occur once the infrastructure has been installed, inspected and accepted. In turn for providing this assistance, the developer will restrict this proposed residential development to townhomes that have a minimum heated area of 2,200 square feet. The developer will create and maintain deed restrictions on the property for single-family residential and limit the number of unrelated individuals to two (2). The developer will also create a home owners association and designate a minimum of three (3) acres of green space that will be maintained by the home owners association. Lastly, the developer will be required to file a final plat of this residential subdivision within twelve (12) months of the execution of this agreement.</p> <p>This agreement requires that if the developer requests a permit for a townhome that does not meet the 2,200 minimum square footage requirement, the developer will reimburse the City a pro-rata share of the \$250,000 in infrastructure assistance. This amount will be determined upon acceptance of the final plat but in no case can it be less than thirty (30) townhomes.</p>			
STAFF ANALYSIS AND RECOMMENDATION: Staff recommends approval of this agreement and believes that by providing assistance in infrastructure in this case the City will benefit in the following areas:			
<ul style="list-style-type: none"> • High-end townhomes with a minimum heated area of 2,200 square feet • Meet a mid-range priced housing niche that the City is currently lacking • Provide additional housing to attract additional retail businesses to Bryan 			

- Increase tax base both in property and sales

OPTIONS (In Suggested Order of Staff Preference):

1. Approve Chapter 380 Agreement
2. Deny Chapter 380 Agreement
3. Modify Chapter 380 Agreement, which may require consideration at a future City Council meeting

ATTACHMENTS:

Proposed Chapter 380 Agreement with attachments will be available for viewing in the City Secretary's Office.

FUNDING SOURCE: General Fund

APPROVALS: Joey Dunn, 5-2-14; Hugh R. Walker, 05/05/2014

APPROVED FOR SUBMITTAL: CITY MANAGER

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 05/06/2014

Revised 05/2013