

Legislation Text

File #: 18-110, **Version:** 1

Presenter

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SUBJECT:

Discuss and consider a waiver of platting, zoning, and parkland dedication and development fees, requested by Comal County Habitat for Humanity, Inc. for the development of six new single-family residential lots presently addressed at 2420 Katy Street.

BACKGROUND / RATIONALE:

Case No.: CS-18-005

Applicant: Comal County Habitat for Humanity, Inc.
1269 Industrial Drive
New Braunfels, TX 78130
(830) 625-4025

Staff Contact: Holly Mullins, Sr. Planner
(830) 221-4054
hmullins@nbtexas.org

Comal County Habitat for Humanity is proposing to rezone, subdivide and develop six new residential lots on a 0.873-acre tract of land currently addressed as 2420 Katy Street. Habitat for Humanity notes that this project, along with homes they are building at 540 Hidalgo and 2363 Michigan, will act as a catalyst for revitalization in this area of New Braunfels. As a non-profit corporation, Comal County Habitat for Humanity depends upon donations and the assistance of community partners whenever possible.

In 2004, City Council adopted a resolution waiving building permit fees for Habitat for Humanity, and in 2010 City Council authorized the City Manager to enter into a contract waiving Roadway Impact Fees for the organization. These waivers apply generally to all homes that Habitat for Humanity builds within the City of New Braunfels.

In addition to building permits, the subject project will require rezoning, platting, and an extension of Michigan Street including a cul-de-sac, curbs, gutters, and sidewalks. In order to control costs, Comal County Habitat for Humanity is requesting a waiver of all development-related fees associated with the project, including parkland dedication and development, platting and rezoning fees.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

No	City Plan/Council Priority:	N/A
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FISCAL IMPACT:

Fees waived by previous resolution are:

1. Building permit and inspection fees of approximately \$375/house = \$2,250
2. Roadway impact fees of \$209/house = \$1,254

Additional fee waivers requested include:

1. Parkland dedication & development fees of \$600/house = \$3,600
2. Rezoning = \$693.75, consisting of
 - Application fee: \$500
 - Newspaper notice: \$110
 - Notification signs: \$30
 - Notification letters: \$53.75
3. Platting = \$324 (includes \$150 for potential waiver to cul-de-sac radius)
4. Street construction permit = \$560

Total waiver with this request approximately **\$5,177.75**

Building permit and inspection fees are based on the type of construction and square footage. Roadway impact fees are collected to finance the public infrastructure costs to support new developments. Parkland dedication and development fees are collected to mitigate the impact on the park and recreation system by new development.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff is not opposed to supporting not-for-profit organizations through permit fee relief or discounts. The City includes built-in discounts for such organizations for Environmental Health permits and plan review fees.

Chapter 100, Section 100.23 of the New Braunfels Code of Ordinances provides that City Council may grant a waiver upon finding that a strict application of the requirements would not be in the best interests of the City or would be inconsistent with City policy. Comal County Habitat for Humanity is a not-for-profit entity that provides services to the community and relies on local contributions and assistance for support.

The City Council has also approved similar fee waivers for Hope Hospice (May 2015), The Food Bank (January 2016) and NB Housing Partners (December 2016).

Attachments:

1. Applicant's Letter of Request
2. Location Map
3. 2004 and 2010 Approved Resolutions
4. Resolution