

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Marichelle Samples, Director of Economic Development

DATE: October 21, 2024

SUBJECT: **Approval of an Economic Development Agreement Between the City of Lewisville and DMR Oakbend LP; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

BACKGROUND

DMR Oakbend LP and its affiliates (the “Developer”) own approximately 15.229 acres of property located near South Uecker Lane and East Uecker Lane. The Developer proposes two distinct projects: (1) the construction of fifty-eight (58) for-sale townhomes on approximately 7.288 acres, with 1.75 acres of open space (“Parks at Uecker”); and (2) the development of sixty-two (62) for-sale townhomes on approximately 7.941 acres, with the dedication of 1.5 acres of parkland to the City (“Willows at Oakbend”). Willows at Oakbend will also feature the development of a park with a playground that will be dedicated after construction and acceptance by the City as well as the construction of additional right-of-way improvements on the south side of E. Uecker Lane and the east side of S. Uecker Lane. As a condition of the incentives below, the Developer will execute private deed restrictions stating that no more than three townhome units can be sold to one individual or entity. The Developer will also demolish any and all existing structures on the properties by December 31, 2024.

The rezoning for the Parks at Uecker development was approved by the City Council on October 2, 2023, and the rezoning for the Willows at Oakbend was approved on January 9, 2023.

ANALYSIS

The Developer is seeking economic development incentives. Staff is proposing the following performance-based incentives for the project as described below:

- A grant in an amount equal to 100% of the water and sanitary sewer impact fees paid by the Developer to the City for the Willows at Oakbend portion of the project (estimated \$341,000).
- A grant in an amount not to exceed \$66,167 in water and sanitary sewer impact fees paid by the Developer to the City for the Parks at Uecker portion of the project.

Subject: Approval of an Economic Development Agreement Between the City of Lewisville and DMR Oakbend LP.

October 21, 2024

Page 2

- A waiver of all park fees associated with construction of the Willows at Oakbend portion of the project in exchange for the 1.5 acres of dedicated park space (estimated \$140,203).
- A transfer in the amount of \$300,000 in escrow funds held by the City for the construction of public improvements along the south side of E. Uecker Lane.

The proposed developments will provide additional for-sale housing options within a 10-minute walk to a park and will support the objectives of the City's 2025 Plan as well as the City Council's stated priorities and mission.

CITY STAFF'S RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.