



MEMORANDUM

To: Mayor and City Council

From: Clay Phillips, City Manager

Date: March 26, 2013

Reference: Consider approval of a Letter of Intent by and between the City of Coppel and CSE Commercial Real Estate, LP to develop and acquire approximately 341,380 square feet of land located along the east side of South Coppel Road south of Bethel Road; and authorizing the City Manager to sign.

2030: **Business Prosperity and Special Place to Live**

Introduction:

The City has owned approximately 46.57 acres of land located along S. Coppel Road south of Bethel Road since 1999. The City sold 9.4 acres of that land to Kolberg Development, LLC in 2007 for the development of a special events center, a boutique hotel and a variety of retail and restaurant establishments. Kolberg Development, LLC failed to perform as specified in the Purchase and Sale Agreement; therefore, the City purchased the land back in 2011. Since that time, the land has remained vacant.

CSE Commercial Real Estate, LP has submitted a Letter of Intent to purchase approximately 341,380 square feet of that land for the development of approximately 64 single family homes. CSE is in discussions with Darling Homes to develop 2-story Craftsman style homes on the east side of S. Coppel Road in accordance with the design guidelines established for Old Town Coppel.

Analysis:

The development of these homes helps to meet the objective of promoting new urban housing with density found in the Vision Coppel 2030 Special Place to Live Strategy. These homes will be zero lot line homes, which was specifically identified as a form of new urban housing. It also helps to increase opportunities for living in Old Town Coppel, which is part of the Business Prosperity Strategy. Ultimately, the construction of 64 new homes will add to the critical mass of residents living in the area to support existing and future retail and restaurant establishments in Old Town Coppel.

Legal Review:

Agenda item was reviewed by Bob Hager.

Fiscal Impact:

The fiscal impact of this Agenda item is the sale of approximately 341,380 square feet of land for a total purchase price of approximately \$1,604,486.

Recommendation:

Economic Development recommends approval.