



Amendment to a Chapter 380 Program Agreement with Legate Texas, LLC

**Transit Oriented Development Project at
201 E. San Antonio Street**

Transit Oriented Development Incentive Program

Location-based program intended to improve mobility and travel choices, support downtown revitalization, and stimulate investment in established neighborhoods.

- Must include a residential component
- Meets density and design criteria
- Minimum investment of \$400k for new construction; \$200k for redevelopment
- Incentives available:
 - Scaled Incremental Property Tax Rebate – either 10 or 15 years
 - Scaled Sales & Use Tax Rebate – 5 years for retail projects
 - Construction Fee Waiver – up to \$10,000
 - 1% Construction Materials Sales Tax Rebate

Project Location



Project Summary

Applicant: Legate Co. Texas, LLC

Property Address: 201 E. San Antonio

Real Improvement Costs: \$421,046

District: 8

Mixed-Use Rehabilitation

- 5 Residential Units
- 6,450 sf
 - Retail: 3,225 sf
 - Residential: 3,225 sf



Previous Action

- **November 8, 2022** – City Council approved initial TOD Program Agreement
- **March 14, 2023** – Correction Amendment
 - Replace **Exhibit D** in its entirety to reflect the correct Tax Rebate Schedule

Proposed Amendment

- Provide a 6-month extension of deadline to obtain building permits for the development
 - Permits issued October 2023 – on track to meet completion deadline
- Consideration is a 10% reduction of the Construction Materials Sales Tax Rebate
 - Determined by looking at nexus and proportionality of request

MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople