

Bonham Housing Action Plan

SUBDIVISION DEVELOPMENT

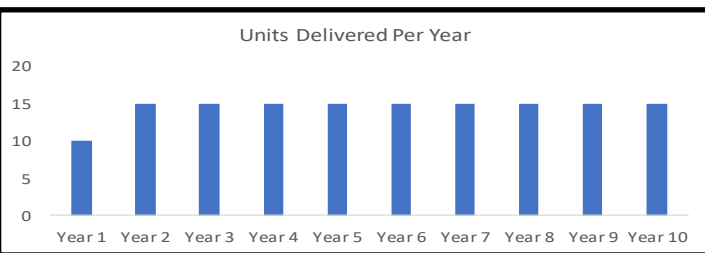


THE STAR OF NORTH TEXAS



Adding a new middle-income subdivision should be a priority in Bonham’s housing strategy. Subdivisions deliver a steady supply of new housing that is responsive to the latest consumer trends. Because of economies of scale, subdivision housing can be delivered more cheaply than infill housing.

Subdivision development in smaller cities can challenge municipal services. The subdivision process, plan review and building inspections programs must quickly meet developer needs. The City must be prepared to provide infrastructure and ongoing city services. Fiscal analysis and developer impact fees can ensure the new development pays its own way and the City does not overextend itself.



BASIC SUBDIVISION PROCESS

A plat is the fundamental building block of cities. Bonham should make sure zoning, design and construction regulations promote housing that is consistent with long-term development goals.

The city may wish to require a preliminary plan to give information on the new subdivision. The preliminary plan will graphically represent how a parcel will be divided and developed. The plan is not recorded, but municipal approval triggers vested development rights. Any utility provider that approves a preliminary plan is also committing itself to serve the proposed development.

The final subdivision plat is a legal document recorded with the County Clerk. For most purposes, the recorded plan is permanent. Plats should not reference specific zoning or land use restrictions. These regulations should be covered in municipal ordinances and the plat can include a general statement that the plat should conform with city regulations. The final plat must be substantially like the approved preliminary plan.

Housing Unit Goal = 150 New Units

Pros

1. Builders can fine-tune product to meet emerging market trends
2. Potential to deliver large number of units.
3. Potential to provide a mix of single-family types.
4. Easier administration by working with a single developer.

Cons

1. May require mains utility construction.
2. May require enhanced building inspection capacity.
3. May require review and upgrading zoning and development codes to maximize community benefit.