

Agenda Item Details

Meeting	Jun 04, 2025 - Bryan City Council Second Regular Meeting
Category	4. Consent (Automatic Approval) Agenda - This agenda consists of ministerial or "housekeeping" items required by law such as routine bids, contracts, purchases, and resolutions. Items may be removed from the consent agenda for separate consideration at the request of two Councilmembers.
Subject	C. Approval of a Corridor Beautification Grant request for façade, signage, and landscaping improvements in the amount of \$37,329.84 for property located at 3218 South Texas Avenue.
Type	Action (Consent)
Preferred Date	Jun 04, 2025
Absolute Date	Jun 04, 2025
Fiscal Impact	Yes
Dollar Amount	37,329.84
Budgeted	Yes
Budget Source	General Fund – economic development budget
Goals	Economic Development Infrastructure Quality of Life

Summary:

The Corridor Beautification Partnership (CBP) is intended to improve the community image and perception of specific corridors, increase sales tax revenues and property values, and stimulate economic and business development by providing more aesthetic commercial properties along major Bryan gateways. The grant incentivizes private investment in properties along certain major corridors specifically through site enhancements relating to landscaping, façade, parking, circulation, signage, and land use. The partnership is a matching grant program with grants awarded on a reimbursement basis. The total cost of a project is split 50/50 between the grant recipient and the City. Grant funding to qualified applicants is established through Chapter 380 economic development agreements. Originally, only properties adjacent to Texas Avenue were eligible for grant funding under this program. Eligibility was expanded in 2019 and 2021 to include corridors within the Midtown Area, and again in 2024 to include the West William J. Bryan Parkway and East 29th Street corridors.

This application for grant funding in the amount of \$37,329.84 was made by Kristy Park and Francisco Aquino on April 16, 2025, for their property at 3218 South Texas Avenue. They propose to update the existing building on the property with new façade materials and install new landscaping as well as new freestanding signage. Renderings of the proposed façade updates and a site plan depicting the proposed site improvements are included in the application documents attached to this Council Action Form. The total estimated cost for the project is \$110,000, which includes improvements not eligible under the grant program. The requested funding represents about 35% of the total project cost.

The City's Grant Review Panel considers funding recommendations based on how well applications meet the criteria for funding as established in the program's guidelines. These criteria include (but are not limited to) the efficient use of dollars, increase to ad valorem and sales tax, visibility to corridors and intersections, creation of jobs, and the overall impact of the project. The City Council determines the final monetary allocation for grant applications, up to \$100,000 per property. The grant, if approved, will be in the form of a reimbursement once receipts for eligible improvements are submitted to the City by the applicants.

Staff Analysis and Recommendation:

The Grant Review Panel offers the following recommendation totaling \$37,329.84 for this project:

- The project scored 85 out of 100 points under the program's scoring criteria;
- The subject property is located at a highly visible site location and will have an extremely positive impact to the beautification of the Texas Avenue corridor;
- The improvements will bring the site further into compliance with current development standards;
- Following the completion of the site improvements and the project overall, taxable property values are estimated to increase by 93% with an annual sales tax generation of \$40,000; and
- The existing building has been vacant since August 2024 and the certificate of occupancy is contingent upon the proposed improvements.

Options:

1. approve the grant request, based on the allocations recommended by the Grant Review Panel;
2. approve the grant request, with modifications to the funding amount, which may require consideration at a future City Council meeting; or
3. deny the grant request and provide direction to staff.

Attachments:

1. FY25 CBP Grant Review Panel scoring sheet & recommendations;
2. approved CBP grant guidelines; and
3. FY25 CBP application for 3218 South Texas Avenue.

[3218 S. Texas Ave FY25 CBP Application.pdf \(29,300 KB\)](#)

[CBP Guidelines 2024.pdf \(421 KB\)](#)

[CBP Scoring Sheet.pdf \(27 KB\)](#)