



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		01/25/16		
Department:		Economic Development		
Department Head		Sally Bane		
Agenda Coordinator (include phone #): Paula Date X 8306				
CAPTION				
<p>An Ordinance of the City of Plano, Texas designating a certain area within the City of Plano, Texas as Reinvestment Zone No. 141 for tax abatement, consisting of a 48.68 acre tract of land located in the J.C. Barrow Survey, Abstract No. 90, the H.N. Thompson Survey, Abstract No. 896 and the Garland Martin Survey, Abstract No. 662, City of Plano, Collin County, Texas, being all of Lots 1 and 2, Block B of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block B and Lots 1 and 2, Block E, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2015, Page 63, Map Records, Collin County, Texas and being part of called described in Limited General Warranty Deed, to SWC Tollway & 121 LLC, recorded in Instrument Number 20140205000109390, Official Public Records, Collin County, Texas, and described in Exhibit "A" attached hereto, establishing the boundaries of such zone; ordaining other matters related thereto; and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2015-16	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S): N/A				
<p>COMMENTS: The item has no fiscal impact. Notice of public hearing published on January 14, 2016 to create Reinvestment Zone 141. The real property improvements amount is \$150,000,000 and the business personal property amount is \$70,000,000.</p> <p>Strategic Plan Goal: Providing economic development incentives relates to the City's goal of Strong Local Economy.</p>				
SUMMARY OF ITEM				
<p>This relates to JPMorgan Chase Bank, NA, a national banking association, request for tax abatement on Reinvestment Zone 141 and the creation of the zone at the southeast corner of State Highway 121 and Leadership Drive.</p> <p>https://goo.gl/PpxF9o</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Ordinance				
Metes and Bounds				

An Ordinance of the City of Plano, Texas designating a certain area within the City of Plano, Texas as Reinvestment Zone No. 141 for tax abatement, consisting of a 48.68 acre tract of land located in the J.C. Barrow Survey, Abstract No. 90, the H.N. Thompson Survey, Abstract No. 896 and the Garland Martin Survey, Abstract No. 662, City of Plano, Collin County, Texas, being all of Lots 1 and 2, Block B of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block B and Lots 1 and 2, Block E, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2015, Page 63, Map Records, Collin County, Texas and being part of called described in Limited General Warranty Deed, to SWC Tollway & 121 LLC, recorded in Instrument Number 20140205000109390, Official Public Records, Collin County, Texas, and described in Exhibit "A" attached hereto, establishing the boundaries of such zone; ordaining other matters related thereto; and providing an effective date.

WHEREAS, the City Council of the City of Plano, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone for tax abatement, as authorized by V.T.C.A. Tax Code Chapter 312 (referred to as the "Property Redevelopment and Tax Abatement Act" or the "Act"); and

WHEREAS, a public hearing before the City Council was set for 7:00 p.m. on the 25th day of January, 2016, such date being at least seven (7) days after the date of publication of the notice of such public hearing; and

WHEREAS, the City held such public hearing after giving written notice of said hearing to all taxing units overlapping the territory inside the proposed reinvestment zone; and

WHEREAS, the City at such hearing invited any interested person or his representative to appear for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in the notice calling such public hearing should be included in such proposed reinvestment zone, and the concept of tax abatement; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all matters relating to the creation of the reinvestment zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section II. Definitions. For the purposes of this Ordinance, the following terms and phrases shall have the following meanings ascribed to them:

- a) Improvements - Improvements shall include, for the purpose of establishing eligibility under the Act, any activity at the location, including, but not limited to, new construction.
- b) Taxable Real Property - Taxable real property shall be as defined in the Texas Property Tax Code and shall not include personal property as defined in said code, nor shall it include land.
- c) Taxable Tangible Personal Property - Shall be defined, for purposes of this Ordinance, as tangible personal property, such as office machines and office furnishings, but shall specifically exclude inventory or supplies.
- d) Base Year - The base year for determining increased value shall be the taxable real property value assessed the year in which the agreement is executed.

Section III. The City, after conducting the above-mentioned hearing and having heard such evidence and testimony, has made the following findings and determinations based on the testimony presented to it:

- a) That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and mailed to all taxing units overlapping the territory inside the proposed reinvestment zone; and
- b) That the boundaries of the reinvestment zone should be the area as described in the metes and bounds description attached hereto as Exhibit "A"; and
- c) That creation of the reinvestment zone for commercial/industrial tax abatement with boundaries as described in Exhibit "A" will result in benefits to the City and to the land included in the zone and the improvements sought are feasible and practical; and
- d) That the reinvestment zone as defined in Exhibit "A" meets the criteria for the creation of a reinvestment zone as set forth in Section 312.202 of the Act in that it is "reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that

would be a benefit to the property and that would contribute to the economic development of the City"; and

- e) That the reinvestment zone as defined in Exhibit "A" meets the criteria for the creation of a reinvestment zone as set forth in the City of Plano Policy Statement for Tax Abatement.

Section IV. Pursuant to Section 312.201 of the Act, the City hereby creates a reinvestment zone for commercial/industrial tax abatement encompassing only the area described by metes and bounds in Exhibit "A" attached hereto and such reinvestment zone is hereby designated and shall hereafter be designated as Reinvestment Zone No. 141, City of Plano, Texas.

Section V. The zone shall be effective as of January 25, 2016.

Section VI. To be eligible for tax abatement a project shall:

- a) Be located wholly within the zone as established herein.
- b) Not include property that is owned or leased by a member of the City Council of the City of Plano or by a member of the Planning and Zoning Commission.
- c) Conform to the requirements of the City's Zoning Ordinance and all other applicable laws and regulations.
- d) Have and maintain all land located within the designated zone, appraised at market value for tax purposes.

Section VII. Written tax abatement agreements with property owner(s) located within the zone shall provide the terms regarding duration of exemption and share of taxable Real Property Improvements and Tangible Personal Property value from taxation as approved hereunder as shown below:

- a) Ten (10) consecutive tax years beginning with and including the January 1, 2019 assessment date for the Real Property Improvements.
- b) Ten (10) consecutive tax years beginning with and including the January 1, 2019 assessment date for the Tangible Personal Property Improvements.
- c) Share of taxes abated – fifty percent (50%) of taxes on the total value of appraised Real Property Improvements for the years 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, and 2028.

- d) Share of taxes abated – fifty percent (50%) of taxes on the total appraised value of Tangible Personal Property for the years 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, and 2028.

Section VIII. Any written agreements authorized under this Ordinance must include provisions for:

- a) Listing the kind, number and location of all proposed improvements of the property; and
- b) Access to and inspection of property by municipal employees to ensure that the improvements or repairs are made according to the specification and conditions of the agreements; and
- c) Limiting the use of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect; and
- d) Recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements or repairs as provided by the agreement.

Section IX. If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof.

Section X. This Ordinance shall become effective from and after its date of passage.

DULY PASSED AND APPROVED this the 25th day of January, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a tract of land situated in the J.C. Barrow Survey, Abstract No. 90, the H.N. Thompson Survey, Abstract No. 896 and the Garland Martin Survey, Abstract No. 662, City of Plano, Collin County, Texas, being all of Lots 1 and 2, Block B of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block B and Lots 1 and 2, Block E, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2015, Page 63, Map Records, Collin County, Texas and being part of called described in Limited General Warranty Deed, to SWC Tollway & 121 LLC, recorded in Instrument Number 20140205000109390, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the north corner of a corner clip at the intersection of the east right-of-way line of Leadership Drive (110' ROW) and the south right-of-way of State Highway 121 (variable width ROW);

THENCE with the south right-of-way line, North $71^{\circ}34'10''$ East, a distance of 2143.80 feet to a point for corner;

THENCE leaving said west right-of-way line, South $63^{\circ}25'53''$ East, a distance of 35.23 feet to a point for corner in the west right-of-way line of Communication Parkway (92' ROW);

THENCE with said west right-of-way line, the following courses and distances to wit:

South $18^{\circ}13'53''$ East, a distance of 90.92 feet to a point at the beginning of a tangent curve to the right having a central angle of $17^{\circ}45'10''$, a radius of 654.00 feet, a chord bearing and distance of South $9^{\circ}21'18''$ East, 201.83 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 202.64 feet to a point for corner;

South $0^{\circ}28'43''$ East, a distance of 986.23 feet to a point at the beginning of a tangent curve to the right having a central angle of $12^{\circ}02'26''$, a radius of 238.00 feet, a chord bearing and distance of South $5^{\circ}32'30''$ West, 49.92 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 50.02 feet to a point at the beginning of a reverse curve to the left having a central angle of $12^{\circ}02'26''$, a radius of 262.00 feet, a chord bearing and distance of South $5^{\circ}32'30''$ West, 54.96 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 55.06 feet to a point for corner;

South $0^{\circ}28'43''$ East, a distance of 94.20 feet to a point at the beginning of a tangent curve to the right having a central angle of $104^{\circ}30'48''$, a radius of 105.00 feet, a chord bearing and distance of South $51^{\circ}46'41''$ West, 166.06 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 191.53 feet to a point in the north right-of-way line of Headquarters Drive (variable width ROW) for the beginning of a compound curve to the right having a central angle of $21^{\circ}44'23''$, a radius of 870.00 feet, a chord bearing and distance of North $65^{\circ}05'43''$ West, 328.13 feet;

THENCE with said north right-of-way line, the following courses and distances to wit:

In a northwesterly direction, with said curve to the right, an arc distance of 330.10 feet to a point at the beginning of a reverse curve to the left having a central angle of $68^{\circ}41'37''$, a radius of 1212.43 feet, a chord bearing and distance of North $88^{\circ}34'20''$ West, 1368.11 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 1453.62 feet to a point for corner;

South $57^{\circ}12'08''$ West, a distance of 16.51 feet to a point for corner;

North $77^{\circ}52'30''$ West, a distance of 35.40 feet to a point for corner in the east right-of-way line of said Leadership Drive;

THENCE with said east right-of-way line, the following course and distances to wit:

North $32^{\circ}57'07''$ West, a distance of 23.72 feet to a point at the beginning of a tangent curve to the right having a central angle of $13^{\circ}44'23''$, a radius of 1445.00 feet, a chord bearing and distance of North $26^{\circ}04'56''$ West, 345.69 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 346.52 feet to a point for corner;

North $19^{\circ}12'44''$ West, a distance of 400.66 feet to a point for corner;

North $26^{\circ}10'43''$ East, a distance of 35.11 feet to the **POINT OF BEGINNING** and containing 48.68 acres of land.