



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:		May 27, 2014		
Department:		Special Projects		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): D. Carter - x5350				
CAPTION				
A Resolution of the City Council of the City of Plano, Texas, repealing Resolution No. 2012-4-11(R) and designating a certain area within the City of Plano as Neighborhood Empowerment Zone No. 1; establishing the boundaries of such zone; providing for waiving of certain development and building fees; and providing an effective date.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2013-14	Prior Year (CIP Only)	Current Year	Future Years
		0	0	0
Budget		0	0	0
Encumbered/Expended Amount		0	0	0
This Item		0	-40,000	0
BALANCE		0	-40,000	0
				0
				0
				-40,000
				-40,000
FUND(S): GENERAL FUND, WATER & SEWER FUND				
<p>COMMENTS: This item will decrease development and building fee revenues by approximately \$40,000 annually for the purpose of encouraging development and redevelopment within Neighborhood Empowerment Zone No. 1. New development and redevelopment should boost property values and consequently tax revenues; however, the offsetting impact of increased property values cannot be anticipated at this time.</p> <p>STRATEGIC PLAN GOAL: Encouraging development and redevelopment in existing neighborhoods by waiving specific development and building fees relates to the City's goal of Great Neighborhoods - 1st Choice to Live.</p>				
SUMMARY OF ITEM				
Please see attached memo.				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memo				
Resolution				
Map				

May 14, 2014

MEMO

TO: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

FROM: Phyllis M. Jarrell, Director of Special Projects

SUBJECT: Expansion of Neighborhood Empowerment Zone No. 1

Chapter 378 of the Texas Local Government Code allows cities to establish neighborhood empowerment zones to support the construction or rehabilitation of affordable housing, promote economic development and/or increase the quality of social services, education, and public safety in a specific area. Within a neighborhood empowerment zone, the city may waive or adopt fees, refund municipal sales tax, abate property taxes and require energy efficient construction.

The city created Neighborhood Empowerment Zone No. 1 in 1999 for an area which includes Downtown Plano and the adjacent Haggard Park, Douglass, and Old Towne neighborhoods, and chose to focus on fee waivers as the single incentive available within the zone. At that time, the revitalization of this area had just begun, and the fee waivers provided in the zone were designed to promote new development and redevelopment in downtown and the construction of affordable housing in the surrounding neighborhoods. When the empowerment zoned was established in 1999, it waived most fees related to building and sign permits for both commercial and single-family new construction and for reconstruction and rehabilitation. However, for new multifamily development, only the park impact fee was waived. At that time, there was a concern about incentivizing a large number of multifamily units in an area with an unproven market for the use. Now there is continued demand for new multifamily development in the area and existing apartments enjoy a high occupancy rate. The "Downtown Plano Vision and Strategy Update" plan recommends the construction of an additional 1,000 dwelling units within one-half mile of the Downtown Plano DART station. The proposed amendments would extend the same fee waivers to new multifamily construction as currently offered to new commercial construction and provide an additional incentive.

The neighborhood empowerment zone boundaries have been expanded several times since 1999. The proposed amendment expands the boundaries of the zone to include one area which has attracted interest for redevelopment and which would benefit from fee waivers.

Since inception of the neighborhood empowerment zone in 1999, the city has waived \$606,672 in fees on construction projects valued at \$83,279,299.

Please let me know if you need additional information or have questions.

XC: Selso Mata, Chief Building Official
Christina Day, Director of Planning

A Resolution of the City Council of the City of Plano, Texas, repealing Resolution No. 2012-4-11(R) and designating a certain area within the City of Plano as Neighborhood Empowerment Zone No. 1; establishing the boundaries of such zone; providing for waiving of certain development and building fees; and providing an effective date.

WHEREAS, on August 9, 1999, the City Council created Neighborhood Empowerment Zone No. 1 ("Zone No. 1") by the passage of Resolution No. 99-8-13(R); and

WHEREAS, Zone No. 1 was created to promote an increase in economic development and increase the quality of social services and public safety in Zone No. 1; and

WHEREAS, on December 10, 2001, the City Council repealed Resolution No. 99-8-13(R) and adopted Resolution No. 2001-12-4(R) to increase the number of fees to be waived; and

WHEREAS, on October 27, 2003, the City Council repealed Resolution No. 2001-12-4(R) and adopted Resolution No. 2003-10-33(R) to revise the boundaries of Zone No. 1; and

WHEREAS, on September 13, 2004, the City Council repealed Resolution No. 2003-10-33(R) and adopted Resolution No. 2004-9-2(R) to increase the number of fees to be waived; and

WHEREAS, on September 12, 2005, the City Council repealed Resolution No. 2004-9-2(R) and adopted Resolution No. 2005-9-5(R) to revise the boundaries of Zone No. 1; and

WHEREAS, on April 23, 2012, the City Council repealed Resolution No. 2005-9-5(R) and adopted Resolution No. 2012-4-11(R) to revise the boundaries of Zone No. 1 and to increase the number of fees to be waived; and

WHEREAS, the City Council now wishes to again revise the boundaries of Zone No. 1; and increase the number of fees to be waived; and

WHEREAS, the City Council desires to repeal Resolution 2012-4-11(R) to create a new Neighborhood Empowerment Zone No. 1; and

WHEREAS, the City Council finds that the creation of Neighborhood Empowerment Zone No. 1 satisfies the requirements of Section 312.202, Tax Code;

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

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

Section II. Resolution No. 2012-4-11(R) is hereby repealed in its entirety.

Section III. Neighborhood Empowerment Zone No. 1 is hereby created, as shown on the map attached hereto and incorporated herein as Exhibit A.

Section IV. Within Neighborhood Empowerment Zone No. 1, the following fees are waived:

For Single-family, Single-family Attached, and Two-Family new or existing development:

All fees required for new construction or for repair or rehabilitation of existing structures, including but not limited to:

1. Building Permit Fee
2. Board of Adjustment Application Fee
3. Demolition Fee
4. Electrical Permit Fee
5. Electronic Meter Reader Fee
6. Fire Plan Review Fee
7. Foundation Repair Fee
8. Mechanical Permit Fee
9. Park Impact Fee
10. Permit Renewal Fee
11. Plan Review Fee
12. Plumbing Permit Fee
13. Re-roofing Fee
14. Sanitary Sewer Connection Fee
15. Structure Moving Fee
16. Water Meter Fee
17. Water Tap Fee, labor charges only
18. Sewer Tap Fee, Labor charges only
19. Planning Department Plan Review Fees
20. Engineering Inspection Fee

For Multiple-Family existing development, where rehabilitation or repair involves a minimum of \$8,000 per dwelling unit:

1. Building Permit Fee
2. Demolition Fee
3. Electrical Permit Fee
4. Fire Plan Review Fee (only for structures in which sprinklers have been or are being installed)
5. Foundation Repair Fee
6. Mechanical Permit Fee
7. Permit Renewal Fee
8. Plumbing Permit Fee
9. Re-roofing Fee
10. Certificate of Occupancy Fee
11. Planning Department Plan Review Fees
12. Engineering Inspection Fee

For Multiple-Family new development:

1. Park Impact Fee
2. Building Permit Fee
3. Board of Adjustment Application Fee
4. Demolition Fee
5. Electrical Permit Fee
6. Electronic Meter Reader Fee
7. Fire Plan Review Fee (only for structures in which sprinklers have been or are being installed)
8. Foundation Repair Fee
9. Health Plan Review Fee
10. Impact Fee
11. Mechanical Permit Fee
12. Plumbing Permit Fee
13. Re-roofing Fee
14. Sanitary Sewer Connection Fee
15. Sign Permit Fee (only for removal of non-conforming signs)
16. Water Meter Fee
17. Certificate of Occupancy Fee
18. Planning Department Plan Review Fees
19. Engineering Inspection Fee

For Commercial new and existing development:

1. Building Permit Fee
2. Board of Adjustment Application Fee
3. Demolition Fee
4. Electrical Permit Fee
5. Electronic Meter Reader Fee
6. Fire Plan Review Fee (only for structures in which sprinklers have been or are being installed)
7. Foundation Repair Fee
8. Health Plan Review Fee
9. Impact Fee
10. Mechanical Permit Fee
11. Plumbing Permit Fee
12. Re-roofing Fee
13. Sanitary Sewer Connection Fee
14. Sign Permit Fee (only for removal of non-conforming signs)
15. Water Meter Fee
16. Certificate of Occupancy Fee
17. Planning Department Plan Review Fees
18. Engineering Inspection Fee

For Single-Family, Two-Family, Multiple-Family and Commercial new and existing development, no fees shall be waived if the development involves demolition of a structure which is included in the survey of historic properties in the Preservation Plan, unless the structure has been released for demolition by the Heritage Commission or City Council.

Section V. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 27TH DAY OF MAY, 2014.

Harry LaRosiliere, MAYOR

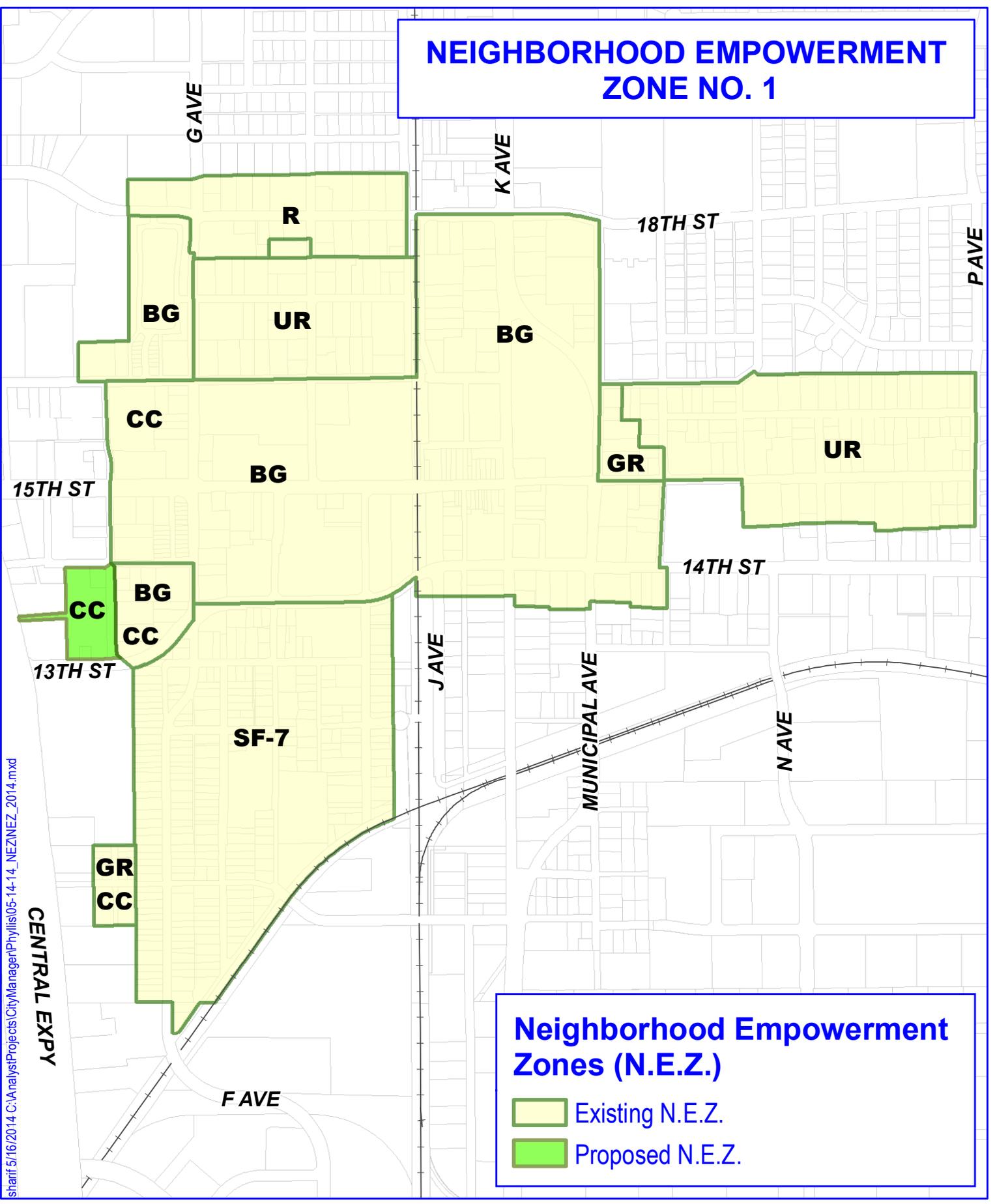
ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

NEIGHBORHOOD EMPOWERMENT ZONE NO. 1



Neighborhood Empowerment Zones (N.E.Z.)

- Existing N.E.Z.
- Proposed N.E.Z.

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DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at that party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.



Source : City of Plano, GIS Division
Date : 5/16/2014



NOT TO SCALE