

RESOLUTION NO. 2017-11-2(R)

**A Resolution of the City of Plano, Texas, authorizing the renewal of the Downtown Plano Public Improvement District through petition as provided by the Texas Local Government Code, authorizing the City Manager or a Deputy City Manager to publish required public notice of the District's authorization, and establishing an effective date.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts in municipalities to finance certain supplemental services and public improvements with a district by means of special assessments levied on real property within the district; and

**WHEREAS**, on October 13, 2014, City Council authorized the creation of the Downtown Plano Public Improvement District (the "District") for an initial period of three (3) years; and

**WHEREAS**, the three (3) year initial period is set to close on December 31, 2017; and

**WHEREAS**, the City Secretary has received petitions from property owners requesting renewal of the District in accordance with the parameters of the Act; and

**WHEREAS**, the petitions have been verified to meet the requirements of the Act and City Council's policies for renewing the District, with petitions received from the owners of more than 50% of the appraised value of the taxable real property liable for assessment within the District, and from the owners of more than 50% of the land area of all taxable real property liable for assessment within the District; and

**WHEREAS**, pursuant to the Act, City Council's intention to consider renewal of the District at a public hearing on November 13, 2017 was mailed to all property owners within the District and was published in a newspaper of general circulation in the municipality in accordance with the Act; and

**WHEREAS**, after providing the notices required by Section 372.009 of the Act City Council conducted a public hearing on November 13, 2017 to consider the advisability of the supplemental services and public improvements, the nature and estimated cost of the services and improvements, the boundaries of the proposed District, the method of assessment and the apportionment of costs between the District and the City of Plano as a whole; and

**WHEREAS**, during the public hearing held on November 13, 2017 City Council also heard comments from the public regarding renewal of the District; and

**WHEREAS**, City Council stated its intent at the close of the public hearing to consider a Resolution renewing the District.

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

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**Section I.** That pursuant to the requirements of the Act, City Council, after considering the petitions for the proposed District and evidence and testimony presented at the public hearing on November 13, 2017, hereby finds and declares:

- A. Advisability of Service and Improvements proposed for the District – It is advisable to create the District to provide the supplemental services and improvements described in this Resolution.
- B. Nature of the Services and Improvements – The purpose of the District is to supplement and enhance services and improvements for Downtown Plano. The general nature of the proposed services and improvements to be performed by the District includes marketing and advertising, special event production and management, beautification, PID management and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- C. Estimated Cost of the Services and Improvements – The estimated costs of the improvements and services provided by the District will be approximately an average annual expenditure of \$200,000. The District shall not incur bonded indebtedness. The service plan, budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.
- D. Boundaries of the Public Improvement District – The boundary of the proposed District is as illustrated in Exhibit “A.” The outer boundary roughly depicted as G Avenue to the west, 14<sup>th</sup> Street to the south, Municipal/L Avenue to the east and 16<sup>th</sup> Street to the north.
- E. Proposed Method of Assessment – The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Collin County Central Appraisal District. The proposed annual assessment rate for the duration of the District will be \$0.15 per \$100.00 of appraised values as determined by the Collin County Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The District shall pay the costs of the services and improvements by special assessment against real property and real property improvements.
- F. Proposed Apportionment of Cost between the District and the City of Plano as a Whole – No portion of the supplemental services and improvement shall be apportioned to the City of Plano as a whole.

**Section II.** That the Downtown Plano Public Improvement District comprising the boundaries set forth in Section I and displayed in Exhibit “A” is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to

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the advisability of the services and improvements contained in this Resolution, with an effective date of January 1, 2018. The District is subject to all the terms, conditions, limitations and reservations contained in the findings of Section I of this Resolution. The District's boundary may be expanded only by the same procedure required by the Act for establishment of the District.

**Section III.** In accordance with the Act and with Resolution No. 2014-10-9(R) adopted by the City Council on October 13, 2014, the Advisory Board and Executive Committee shall set forth the improvement plan, the five year Service Plan and Assessment Plan and the District's annual budget and service plan for presentation and adoption by City Council.

**Section IV.** That the City Manager is directed to give notice of the authorization for the renewal of the District by publishing a copy of this Resolution once in the newspaper of general circulation in the City of Plano. Such authorization shall take effect and the District shall be deemed to be renewed effective upon the publication of such notice. The District shall dissolve by petition, as authorized by the Section 372.011 of the Act, on December 31, 2023 unless the District is renewed through the petition and approval process as provided by the Act, or the District is terminated earlier as provided by law. The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Plano and the petition contains the signatures of at least enough property owners in the District as would be required to make a petition sufficient for creation of a district as provided in Section 372.005(b) of the Act.


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

**Section VI.** This Resolution shall become effective upon publication as required by Texas Local Government Code Section 372.010(b).

**DULY PASSED AND APPROVED** this the 13th of November, 2017.

  
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Harry LaRosiliere, MAYOR

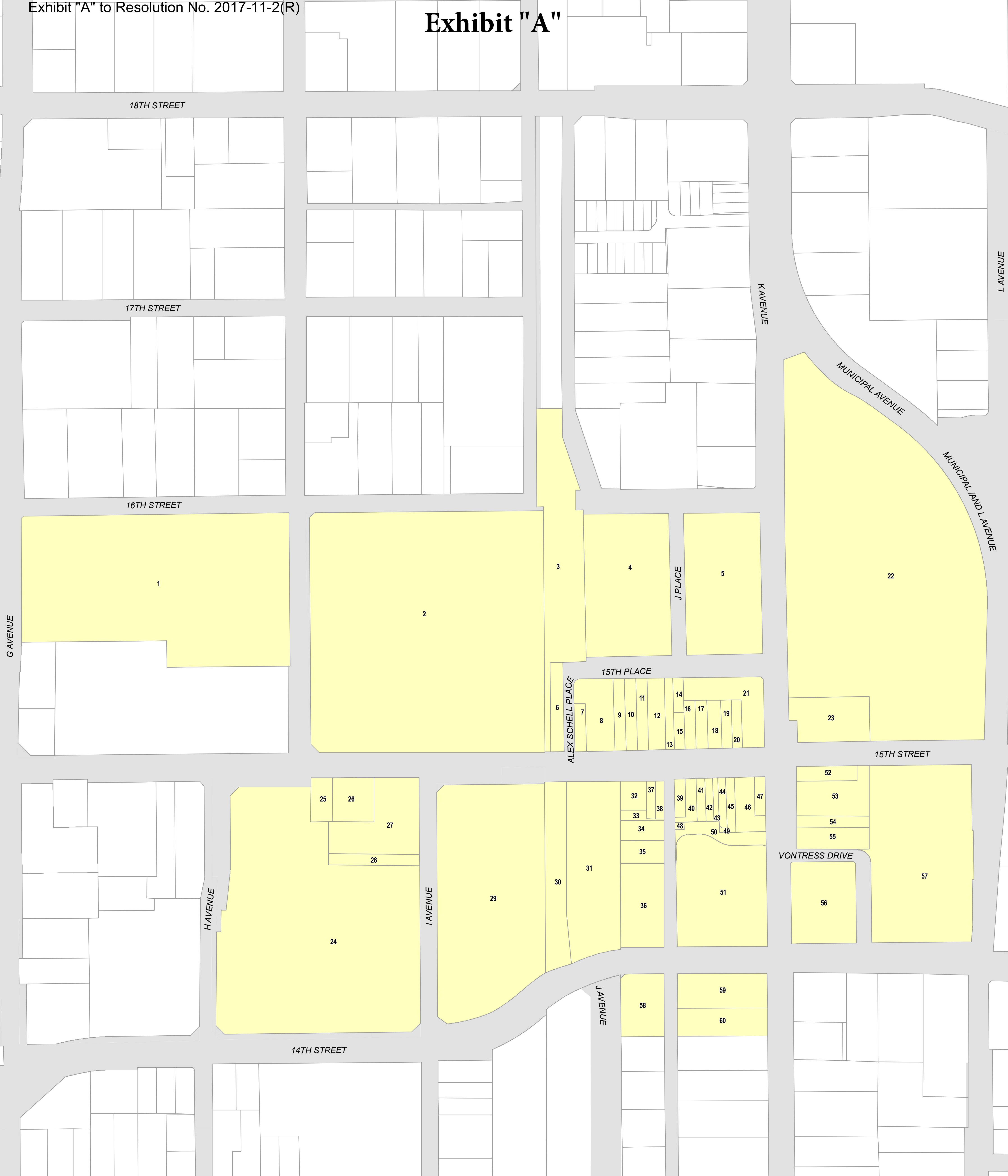
ATTEST:

  
\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

# Exhibit "A"



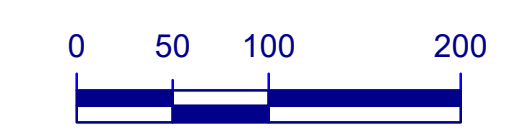
Num	Ownership	Site Address	21	BEDROCK BUILDING LP THE	1039 E 15TH ST	43	CRH RENTALS LTD	1020 E 15TH ST
1	PLANO ISD	1509 H AVE	22	PLANO CITY OF	1520 K AVE	44	15TH STREET REAL PROPERTY HOLDINGS LLC	1022 E 15TH ST
2	PLANO CITY OF	901 E 15TH ST	23	GTE SOUTHWEST INC	1508 K AVE	45	JSM TX PROPERTIES LLC	1024 E 15TH ST
3	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	24	PLANO CITY OF	629 14TH ST	46	SUTTON-1012 LLC	1026 E 15TH ST
4	PLANO CITY OF	1013 15TH PL	25	STICE CHARLES	908 E 15TH ST	47	CHADDICK CENTER LEASING OFFICE	1032 E 15TH ST
5	PLANO CITY OF	1013 15TH PL	26	STICE CHARLES	912 E 15TH ST	48	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED
6	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	27	STICE CHARLES	916 E 15TH ST	49	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED
7	SHELL FAMILY TRUST B	1001 E 15TH ST	28	STICE CHARLES	1421 I AVE	50	PLANO CITY OF	K AVE
8	MASCOM PROPERTIES LLC	1005 E 15TH ST	29	CLPF - JUNCTION 15 LP	930 E 15TH ST	51	14TH AND J LLC	1409 K AVE
9	N A T PROPERTIES LLC	1011 E 15TH ST	30	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	52	PLANO CITY OF	1430 K AVE
10	PIERCE FAMILY LIVING TRUST THE	1013 E 15TH ST	31	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	53	LAS BRISAS PROPERTIES INC	1422-1426 K AVE
11	1015 METROPOLITAN PLANO LTD	1015 E 15TH ST	32	METROPOLITAN MAMMOTH JACK LTD	1004 E 15TH ST	54	PMM ENTERPRISES LLC	1418 K AVE
12	COMERT DESIGN CO	1017 E 15TH ST	33	HISTORIC PLANO-25 LTD	1416 J AVE	55	COPELAND SCOTT	1416 K AVE
13	TVG HOLDINGS LLC	1021 E 15TH ST	34	PLANO LODGE 768 AF & AM	1414 J AVE	56	G&I VIII EASTSIDE VILLAGE LP	1404 VONTRESS ST
14	PLANO CITY OF	1020 15TH PL	35	BRODHEAD FAMILY LIMITED PARTNERSHIP	1410 J AVE	57	G&I VIII EASTSIDE VILLAGE LP	1404 VONTRESS ST
15	ROBERT M F	1023 E 15TH ST	36	14TH AND J LLC	1400 J AVE	58	EASTSIDE 14TH STREET LLC	1000 14TH ST
16	LAMAN/STARK JV	1027 E 15TH ST	37	BLACK GOLD PARTNERS LLC	1006 E 15TH ST	59	PLANO CITY OF	1317 K AVE
17	LYNCH ROBERT A	1029 E 15TH ST	38	CRIDER LIVING TRUST	1008 E 15TH ST	60	PLANO CITY OF	1313 K AVE
18	MKNS LLC	1031 E 15TH ST	39	NEAL FRANKLIN W	1010 E 15TH ST			
19	YOGA DREAM LLC	1035 E 15TH ST	40	JSM TX PROPERTIES LLC	1012 E 15TH ST			
20	FERCHER JOERG W & CATHY A	1037 E 15TH ST	41	JSM TX PROPERTIES LLC	1016 E 15TH ST			
			42	JSM TX PROPERTIES LLC	1018 E 15TH ST			

Parcels
   
 Downtown PID
   
 R.O.W.



## CITY OF PLANO Downtown PID

Source: City of Plano, GIS Division  
Date: 10/31/2017



Scale in Feet  
Original: 1" = 100'

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.