

**AGENDA ITEM**

**SUBJECT:** 110 South Bradley Street

**NAME OF OWNER:** Frye, Rodney E and Tracy

**NAME OF INTERESTED PARTIES:**

**OWNER'S ADDRESS:** 110 South Bradley Street  
McKinney, TX 75069-4509

**LEGAL DESCRIPTION OF THE PROPERTY:**

Roy Raper Addition, Lot R-10  
Tax # R-0933-000-0100-1

**GENERAL DESCRIPTION OF STRUCTURE:** 1 story, wood frame

**ZONING DISTRICT:** "RD-30"

**DATE STRUCTURE WAS PRESENTED A LETTER OF ELIGIBILITY FOR WORK WHICH QUALIFIES FOR HISTORIC TAX EXEMPTION** November 29, 2016

**SUPPORT DOCUMENTATION:**

Staff Report  
Receipt(s) for Work Completed

**STAFF RECOMMENDATION:**

Staff is recommending final approval of the 50% tax exemption for North College Street under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption Program.

**COMMENTS:**

<b>STAFF REPORT</b>
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**DATE:** December 2, 2016

**FROM:** Guy R. Giersch, Historic Preservation Officer

**THROUGH:** Samantha Pickett, Planning Manager

**SUBJECT:** Request by Rodney E and Tracy Frye for Final Approval of a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for Rehabilitation Work to the House Located at 110 South Bradley Street.

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**STAFF RECOMMENDATION:** Staff is recommending final approval of a Level 2 (50%) tax exemption for North College Street under the Historic Neighborhood Improvement Zone Tax Exemption Program.

**ITEM SUMMARY:** Staff has determined that the proposed improvements at 110 South Bradley Street would qualify for either a Level 2 or Level 3 tax exemption.

On November 29, 2016, the applicant submitted paid receipts for the following:

- |                                   |                |
|-----------------------------------|----------------|
| • Prep and paint house (exterior) | \$12,000       |
|                                   | total \$12,000 |

The applicant has submitted the necessary documentation to qualify for a Level 2 (50%) tax exemption since the total money spent on verified exterior improvements exceeds \$10,000 and was completed within the allotted time period. The Historic Preservation Officer has confirmed the documentation and the work.

**BACKGROUND:** On February 6, 2007, the City Council passed Ordinance #2007-02-014, as amended by Ordinance #2013-11-110 and #2015-12--105. The goal of the ordinance is to encourage preservation of McKinney's historic residential core by providing tax exemptions to owners of homes within a defined geographic area called the Historic Neighborhood Improvement Zone.

The ordinance establishes three levels under which owners of residential properties located in the Historic Neighborhood Improvement Zone may receive tax exemptions based on verified investments meeting specified criteria.

Under Level 1, homes which receive the designation of the Historic Marker may receive a 100% exemption of the City's ad valorem taxes for a period of 7 years. Level 1 (and its accompanying Historic Marker Program) is administered by the Historic Preservation Officer and the Historic Preservation Advisory Board.

Under Level 2, owners who make verified exterior improvements costing at least \$10,000 during any 12-month period may receive a 50% exemption of the City's ad valorem taxes for a period of 15 years.

Under Level 3, owners who make verified exterior and/or interior improvements costing at least \$5,000 during any 12-month period may receive a 30% exemption of the City's ad valorem taxes for a period of 15 years. If an owner submits plans for additional improvements under Level 2 or Level 3 during any period of exemption previously granted under Level 3, such owner, upon approval of the Building and Standards Commission, may receive an exemption of 50% of the ad valorem taxes for a period of 15 years from the date of such approval.

The application process for Level 2 and Level 3 requires owners to submit plans for proposed improvements to residential properties to the Historic Preservation Officer (and to the Building Permits Department, if a building permit is required). Owners then receive a Letter of Eligibility if the Historic Preservation Officer determines that the proposed improvements qualify for the tax exemption program. Upon completion of the improvements, owners are required to submit documentation to the Historic Preservation Officer acknowledging that the improvements have been made in accordance with the plans and verifying that the eligible costs have been incurred. After receiving the final documentation from the applicant, the HPO completes a field investigation of the property to confirm the documentation.

The Ordinance states that: Owners may submit additional applications under Level 2 during any period of exemption. If such applications are approved, the exemption period shall be extended from the date of the last approval. In such event, the exemption periods run concurrently until the earliest approval expires and continues until the latter approval expires.

For the verification process to be completed under Level 2 or Level 3, tax exemptions require final determination by the Building and Standards Commission.

**ATTACHMENTS:**

- Copy of paid receipts
- Photos

**Elegant Alternative Painting and Remodeling**

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invoice 8/16/16

Billed to: Tracy Frye

S Bradley St.

Mc Kinney TX.

**Exterior Painting**

Pressure washed the house and sanded down peeling paint.

Filled holes with bondo, primed, and caulked wood.

Glazed windows glass.

**Carpentry**

Replaced damage wood from siding, soffit, and fascia.

**Porch Floor**

Sanded down peeling paint and applied bondo.

Painted floor, 2 coats of paint.

**Painting**

Paint all the house and 2 doors

Painted carport and fence.

2 coats of paint.

Total -----\$12,000.00

## Attachment for HNIZ exemption

Owner: Rodney and Tracy Frye

Property Address: 110 S. Bradley St, McKinney, TX 75069

Renovation:

Painting of outside of home; replacement of rotting/damaged wood; sealing of all wood boards with caulking, replacement of lighting and fans on front porch.

Pictures:

### Before:



### After:

