

HISTORIC PRESERVATION ADVISORY BOARD

NOVEMBER 7, 2013

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Thursday, November 7, 2013 at 5:30 p.m.

Board Members Present: Randy Hubbard, Edna Brown, Peter Bailey, Shannon Burton, Melanie Morgan, and Ben Rodriguez

Board Member Absent: Kevin McGraw

Staff Members Present: Director of Planning Michael Quint, Planning Manager Jennifer Arnold, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There was one guest present.

Ms. Jennifer Arnold, Planning Manager for the City of McKinney, called the meeting to order at 5:33 p.m. after determining a quorum was present.

13-1026 Oath of Office

Ms. Blanca Garcia, Assistant City Secretary for the City of McKinney, gave the Oaths of Office to Peter Bailey, Shannon Burton, and Ben Rodriguez.

13-1027 Election of Chair and Vice-Chair

The Board approved the motion by Board Member Morgan, seconded by Board Member Bailey, to elect Randy Hubbard as Chairperson, with a vote of 5-0-1.

The Board unanimously approved the motion by Board Member Morgan, seconded by Board Member Bailey, to elect Edna Brown as Vice-Chairperson, with a vote of 6-0-0.

Chairperson Hubbard continued the agenda with the Consent Item. The Board unanimously approved the motion by Board Member Burton, seconded by Vice-Chairperson Brown, to approve the following consent item, with a vote of 6-0-0:

13-1028 Minutes of the Historic Preservation Advisory Board Regular Meeting of September 11, 2013

END OF CONSENT

Chairperson Hubbard continued the agenda with the Regular Agenda Items.

13-1159 Consider/Discuss/Act on the Selection of 14 Houses for the Historic Home Recognition Program Calendar for 2014/2015

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, described the process for selecting homes that will be included in the 2014/2015 Historic Home Recognition Program Calendar. Staff distributed a grade sheet with the list of nominated homes. A Power Point presentation of all of the nominations was shown for the Board Members to vote on. Votes were tabulated, a run-off was held, and Ms. Terri Ramey, Administrative Assistant for the City of McKinney, announced the top 14 winners.

13-1158 Consider/Discuss/Comment on an Amendment to the Historic Neighborhood Improvement Zone Tax Exemption Program

Ms. Jennifer Arnold, Planning Manager for the City of McKinney, explained the proposed amendments to the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption program. She stated that the proposed amendments would be presented to Council at the City Council meeting on November 19, 2013.

Board Member Bailey asked if a property that receives the Historic Neighborhood Improvement Zone (HNIZ) tax exemption was sold if the tax exemption would continue with the new owner. Mr. Arnold said yes.

Board Member Bailey had questions regarding the support of the proposed amendments. Ms. Arnold stated that she was not aware of any developers contacting the City with comments on the proposed amendments to the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption program. She explained that developers and the McKinney residents could give their opinions on the proposed amendments at the Council meeting on November 19, 2013.

Chairperson Hubbard asked if the recommended reduction in years a property could receive the tax exemption would be retroactive. Ms. Arnold said no, that it would only apply to the new tax exemptions.

Vice-Chairperson Brown asked if multi-family residential referred to apartments. Ms. Arnold said yes, that the Town Center Study encouraged mixed housing. She stated that multi-family residential units would require Council's approval to receive a tax exemption.

Vice-Chairperson Brown had questions regarding non-residential units that could be considered for the tax exemption. Ms. Arnold explained that non-residential

units could be any type of commercial product built within the Historic Neighborhood Improvement Zone (HNIZ). Vice-Chairperson Brown asked if it would need to be new development. Ms. Arnold said yes. Chairperson Hubbard wanted to clarify that refurbished development could also be considered. Ms. Arnold explained that when calculating impact fees, something that adds an impact to the infrastructure system was considered new development. She gave an example of a vacant building being rehabilitated to a new office use that could be considered new development when calculating impact fees.

Board Member Rodriguez asked what impact fees the City of McKinney charged. Ms. Arnold explained that the City charged for roadway, wastewater, and water impact fees. She stated that Staff was only proposing to offer roadway impact fee waivers.

Chairperson Hubbard asked if the City owned properties would be eligible for the impact fee waivers. Ms. Arnold said yes. She briefly discussed development agreements between the developer and the City.

Chairperson Hubbard stated that he liked that the vacant lots within the Historic district were being developed.

Board Member Rodriguez asked how long these amendments could extend the program. Ms. Arnold stated that would be hard to judge with appraisal values of properties changing from year to year and the proposed reduction to the number of years a property could receive the tax exemption. She stated that the current program took five years to meet the threshold.

Vice-Chairperson Brown suggested that the Historic Preservation Advisory Board Members attend the City Council meeting on November 19, 2013 in support of the proposed amendments.

There being no further business, Chairperson Hubbard declared the meeting adjourned at 6:55 p.m.

RANDY HUBBARD
Chairperson