

RESOLUTION NO. 937

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS DIRECTING THE CITY MANAGER REGARDING ANNEXATIONS COMPLETED BY THE CITY OF TERRELL.

WHEREAS, the City of Terrell conducted an extensive public involvement process culminating in the creation and adoption by City Council of Ordinance No. 2717 of the 2017 Comprehensive Plan; and

WHEREAS, the Comprehensive Plan establishes a variety of goals intended to guide quality development over Terrell's long-term build out; and

WHEREAS, the Future Land Use Plan and Future Transportation Plan, contained within the Comprehensive Plan, identify areas outside of the City limits which are important to the City's long-term development that may be impacted by the long-term roadway network surrounding the City; and

WHEREAS, the City Council adopted Resolutions No. 927 and Resolution No. 928 directing certain work by the City Manager and staff to continue the annexation process for among other goals, land impacted by the Future Land Use Plan; and

WHEREAS, the City Council held public hearings as required by state law on August 15, 2019, and August 20, 2019, regarding the annexation of a series of land areas along major roadway corridors; including IH20, US80, SH34 and SH205; and

WHEREAS, the goals of the City Council in this current annexation process are to prevent negative commercial development uses along these major roadway corridors in the long term; and

WHEREAS, public input during the annexation process expressed concerns related to the annexation of properties; and

WHEREAS, the City Council is mindful of the comments and concerns of the public received during the public hearing process and wish to provide a program to mitigate the impact of annexation on residential homeowners and commercial building owners.

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

Section 1

The benefits of this Resolution are strictly limited to residential homeowners and commercial building owners of property upon which the actual building structure is located and that may be annexed into the corporate limits of the City of Terrell after August 1, 2019 but prior to December 31, 2020.

Section 2

The City Manager is directed to rebate two (2) years of City of Terrell property taxes paid by residential homeowners and commercial building owners annexed into the City of Terrell after August 1, 2019 but prior to December 31, 2020, subject to such property owners meeting the following qualifications:

- 1) Owner of property on the effective date of the annexation only. Such rebate is non-transferable
- 2) Properties with building improvements on the land on the effective date of the annexation.
- 3) Provide proof of payment of all property taxes paid and provide verification that there are no delinquent taxes or tax liens on property.
- 4) Rebates apply to tax years January 1, 2020 and January 1, 2021 only
- 5) For residential properties, no commercial development on the property may occur in this period.
- 6) Other such stipulations at the discretion of the City Manager as may be required for implementation, administration and compliance with applicable laws and regulations.

Section 3

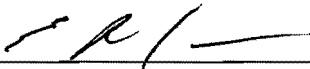
For properties, or portions thereof, eligible under Sections 1 and 2, City Manager is directed to provide a reduction of all Municipal Development & Engineering Department fees related to the remodel and renovation of commercial and residential buildings lawfully occupied on the effective dates of annexation as set forth above. Reductions shall be applied to permit applications on buildings existing upon the effective date of annexation only. Ancillary improvements to fencing, signage, and other site elements shall only be eligible when related to an eligible building. The reductions shall be subject to other such stipulations at the discretion of the City Manager as may be required for implementation, administration and compliance with applicable laws and regulations and shall be subject to the following schedule:

- 1) Permit applications from September 27, 2019 to September 30, 2020 shall receive a 90 % fee reduction.
- 2) Permit applications from October 1, 2020 to September 30, 2021 shall receive a 75 % fee reduction.

Section 4

This Resolution shall go into effect immediately upon its approval.

PASSED AND APPROVED by the City Council of the City of Terrell, Texas on this the 17th day of September, 2019.



E. Rick Carmona, Mayor

Attest:



Dawn Steil, Acting City Secretary

Approved as to Form:



Mary Gayle Ramsey, City Attorney