

CITY OF ROCKWALL

RESOLUTION NO. 16-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ESTABLISHING A *BUILDING PERMIT WAIVER AND REDUCTION PROGRAM* TO PROMOTE AND INCENTIVIZE DEVELOPMENT/REDEVELOPMENT OF COMMERCIAL AND RESIDENTIAL PROPERTIES WITHIN THE CITY'S HISTORIC DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 15, 2004 the City Council approved *Resolution No. 14-18* establishing the current *Schedule of Permit, Heath and Miscellaneous Fees*; which contains the building permit fees for residential and commercial development;

WHEREAS, the City of Rockwall's Municipal Code of Ordinances authorizes the City Council to establish fees and a fee schedule for permits relating to and in regulation of building and construction activities within the corporate limits of the City of Rockwall, Texas;

WHEREAS, the City Council hereby establishes the *Building Permit Waiver and Reduction Program* for the purpose of incentivizing development and redevelopment within the City's Historic Districts by reducing the building permit fees associated with commercial and residential development;

WHEREAS, the City Council hereby finds and determines that it is in the public's interest and general welfare to establish the *Building Permit Waiver and Reduction Program*.

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

SECTION 1. Purpose. The City Council has established the *Building Permit Waiver and Reduction Program* for eligible for properties located within the City's Historic Districts for the purpose of motivating development and redevelopment within these districts. The program will be administered by the City's Historic Preservation Advisory Board (HPAB) under the direction of the Planning and Zoning Department of the City of Rockwall.

SECTION 2. Eligibility. The *Building Permit Waiver and Reduction Program* is eligible for the following properties:

(a) *Commercial Property*

- i) Commercial properties located within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO) District, and the Downtown (DT) District are eligible for a 50% reduction in building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$50,000.00 that involves work that 1) changes the use of the property (*i.e. residential to commercial*) or 2) includes an addition, alteration or change that necessitates accessibility requirements to be met. New development projects shall not be eligible for fee reductions or waivers.
- ii) *Landmarked Properties* shall be eligible for a full waiver of building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$25,000.00 that involves work that 1) changes the use of the property (*i.e. residential to commercial*) or 2) includes an addition, alteration or change that necessitates accessibility requirements to be met.

iii) To be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

(b) *Residential Property*

- i) Residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District are eligible for a 50% reduction or a full waiver of building permit fees for projects involving a minimum investment of \$5,000.00 that are associated with the rehabilitation or restoration of a property. New development projects shall not be eligible for fee reductions or waivers.
- ii) Properties classified as *Non-Contributing* shall be eligible for a 50% reduction of the require building permit fees.
- iii) Properties classified as *Contributing* (i.e. *High, Medium or Low Contributing*) shall be eligible for a full waiver of building permit fees.
- iv) To be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

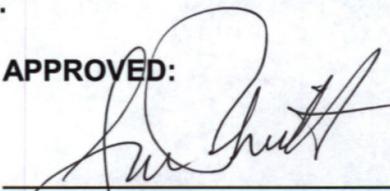
SECTION 3. Application. All applications shall be submitted to City staff in accordance with the Historic Preservation Advisory Board's (HPAB's) submittal deadlines prior to or concurrently with the submittal of a building permit. Once a building permit has been issued for a project, that project is no longer eligible for the program. The HPAB may review the application concurrently with a building permit submittal; however, no building permit can be issued while a program application is in process. The HPAB has the ability to approve, deny or modify a request at their discretion. A complete application for the program will consist of 1) the application form, 2) a list of all improvements associated with the project, and 3) any additional information deemed necessary for the HPAB to make a determination. It shall be the Planning and Zoning Department's policy not to accept incomplete applications.

SECTION 4. Effective Date. This resolution shall take effect immediately from and after its adoption and it is so resolved.

BE IT FURTHER RESOLVED that nothing contained in this *Resolution* shall be deemed to waive any fees otherwise required by any local, state or federal law including, but not limited to, the fees for zoning entitlements, and/or any fees collected by the City on behalf of any other public agency, entity or department. Nor shall this resolution waive compliance with any other applicable provisions of the City of Rockwall's building or zoning codes.

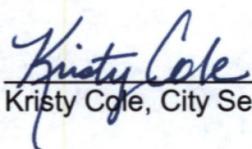
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 21st DAY OF MARCH, 2016.

APPROVED:



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

