



**PROGRESS IN MOTION**

**REINVESTMENT ZONE NUMBER FIVE,  
CITY OF FRISCO, TEXAS  
(TAX INCREMENT REINVESTMENT ZONE FIVE)**

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**PROJECT PLAN**

**Adoption:  
August 19, 2014**

## **Frisco Tax Increment Reinvestment Zone Five Project Description**

The City of Frisco will establish Reinvestment Zone Number Five, City of Frisco, Texas (Tax Increment Reinvestment Zone) (FTIRZ #5) for the purpose of dedicating the incremental tax revenue generated, as outlined in the Financing Plan, within the zone to a comprehensive Project Plan. **The FTIRZ #5 was created by Ordinance No. 14-08-48 adopted on August 19, 2014. The proposed amendment on August 2, 2016 will amend the expiration of the TIRZ #5 to December 31, 2041.** The following is a short narrative description of the project.

The FTIRZ #5 will consist of approximately 66.0 acres made up of private and publicly held property, including various sections of road rights of way. The FTIRZ #5 is more specifically defined by the description contained in Exhibit A which is included in this plan document as Attachment 1 to the Project Plan. The property of the FTIRZ #5 is generally bounded on the South by Warren Parkway, on the East by the Dallas North Tollway, on the West by a future roadway described as Gridrion Road, and on the North by a future roadway described as Varsity Drive. This property is the revenue generating portion of the FTIRZ. This portion of the FTIRZ is made up of property currently owned by the Frisco Community Development Corporation. At the time of creation of FTIRZ #5 none of the property is developed and the total Captured Value is estimated to be \$0.

The tax revenue generated within this FTIRZ #5 will be used for public facilities and infrastructure development such as public roads, signalization and water and sewer system expansion and enhancement in and around the revenue generating portion of the FTIRZ #5 described above including public parking structures. The City, as part of an economic development package with Blue Star Frisco, LP agreed to provide for the construction of infrastructure improvements in the area included in the FTIRZ #5 and these improvements are being paid for with FTIRZ #5 revenues. FTIRZ #5 revenues will be used to make other public facilities and infrastructure improvements that will enhance the development of the FTIRZ #5, the City, and Collin County as a whole. These improvements include participating in expansion of the North Dallas Parkway from 121 to John Hickman, expansion of Warren Parkway from the DNT to Internet Blvd., extension of John Hickman from the DNT to Gaylord, the extension of Gaylord from Warren Parkway to John Hickman and the construction of new East-West roads and North-South roads through the property.

As one can see the plan for the FTIRZ #5 is to capture the great incremental tax revenue potential from a high growth, high value area that can then be applied to targeted projects that will enhance the development of the FTIRZ #5 and benefit the City of Frisco, Frisco Independent School District, Collin County Community College District and Collin County. The Project Plan and Financial Plan follow.

### **PROJECT PLAN FRISCO TAX INCREMENT REINVESTMENT ZONE #5**

As set forth in Section 311.001 in the Tax Increment Financing Act of the Tax Code, the Project Plan for Reinvestment Zone Number Five, City of Frisco, Texas (Tax Increment Reinvestment Zone) (FTIRZ #5) must include the following elements:

1. **A map showing existing uses and conditions of real property in the FTIRZ #5 and a map showing proposed improvements to and proposed uses of the property.**

Property contained within the FTIRZ #5 is open, undeveloped land with no existing infrastructure or improvements which negates the need for a map showing uses and conditions of real property.

**Phase I** - The maps showing the Phase I improvements are included as part of this report with each map showing different improvements to be carried out as part of the project. The content of the maps are as follows:

- Map 1 of 2 - Boundaries of the FTIRZ #5
- Map 2 of 2 - Master plan for the revenue generating portion of the FTIRZ #5 showing proposed uses of the property

**2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes and other municipal ordinances.**

At this time, the City does not foresee any changes to zoning ordinances, the master plan, building codes or other municipal ordinances as a result of the creation of this Tax Increment Reinvestment Zone Five.

**3. A list of estimated non-project costs.**

Non-project costs within the FTIRZ #5 are those development costs not paid by the FTIRZ.

**Phase I Non-Project Related Costs**

City of Frisco	\$ 790,487	Gridrion Road
	\$ 1,057,663	Varsity Drive
	\$ 346,338	Water and Sewer Lines
	\$ 1,011,382	Cowboys Parkway
	\$ 3,107,543	Gaylord Parkway from Warren Parkway to John Hickman
	\$ 329,102	Signals
	\$ 364,636	Detention Pond Piping
Blue Star Frisco, LP Rudman-Sater Partnership	\$ 6,440,210	(Portion above City or FTIRZ #5 responsibility on streets, including water and sewer lines, Traffic Signals, Water Features, Park-green space, etc.)
Blue Star Frisco, LP	\$42,639,972	(Portion above City or FTIRZ #5 responsibility on parking facilities)

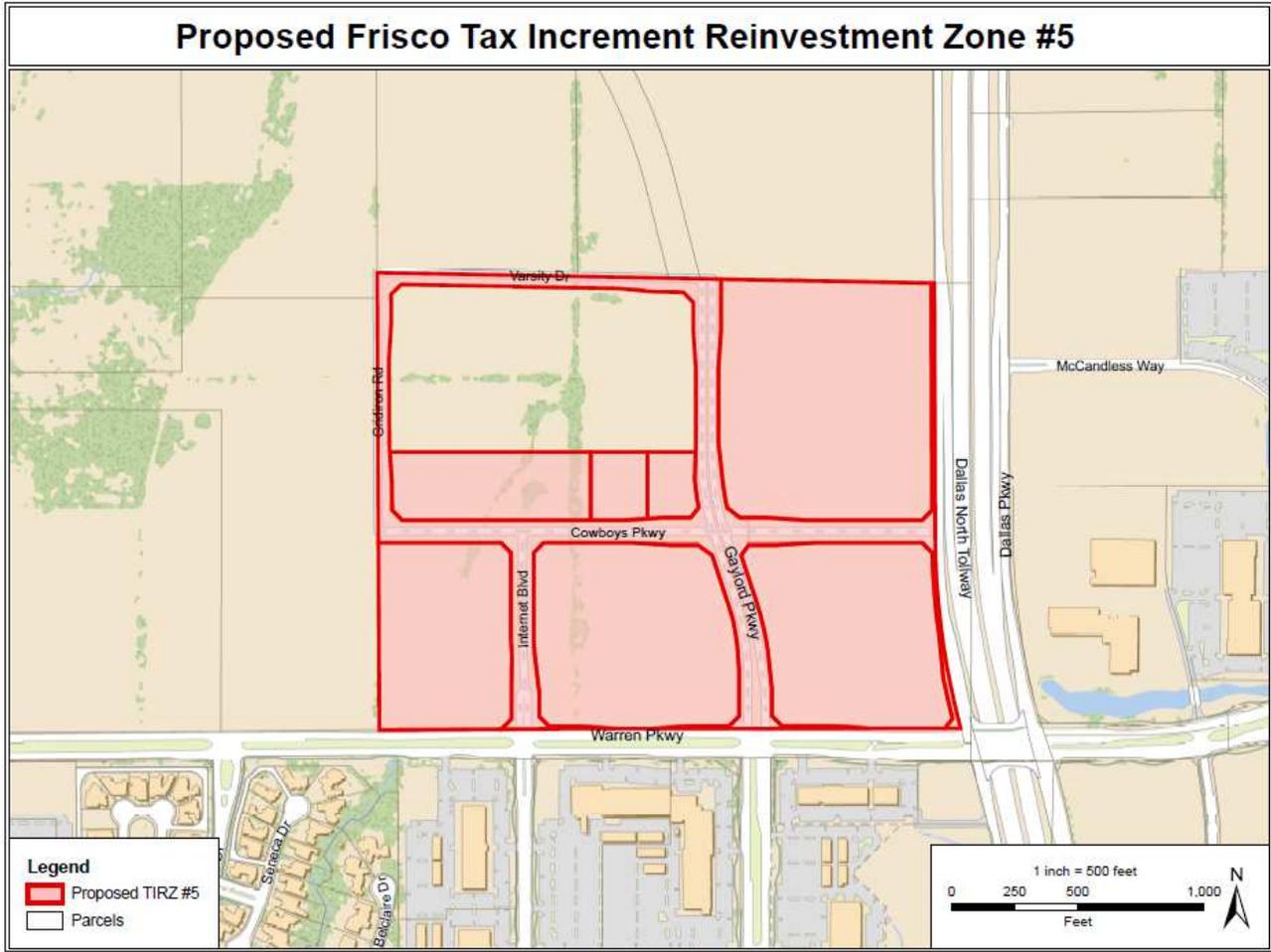
If there are sufficient TIRZ #5 revenues the City may be reimbursed for these project costs.

**4. A statement of a method of relocating persons to be displaced as a result of implementing the reinvestment FTIRZ #5.**

There are no existing residences or businesses that will be displaced in the reinvestment zone.

A detailed list of the projects proposed for the FTIRZ #5 and their costs is included in the Financing Plan.

Map 1



**MAP 2**

