



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** October 9, 2023  
**SUBJECT:** Approve Resolution No. 2023-078, Establishing the Davis Boulevard/Boulevard 26 Neighborhood Empowerment Zone (NEZ)

**PRESENTER:** Paulette Hartman, Deputy City Manager

### **SUMMARY:**

City Council identified the need to address the aging commercial corridor along Davis Boulevard and Boulevard 26 north of Interstate Loop 820 and south of Mid-Cities Boulevard and Harwood Road. While the 121 properties consisting of 130 acres represent 1% of the City's total number of properties, it represents 7% of the City's total code violations. In addition to physical deterioration, the corridor has a higher level of vacancy, lower property values and lower rents.

Chapter 378 of the Texas Local Government Code allows a municipality to create a Neighborhood Empowerment Zone (NEZ) when a "...municipality determines that the creation of the zone would promote an increase in economic development within the zone".

A resolution creating the Davis Boulevard / Boulevard 26 Neighborhood Empowerment Zone (NEZ) is provided for Council consideration, activating and implementing the Neighborhood Empowerment Zone (NEZ) Basic Incentives Policy in this target area.

### **GENERAL DESCRIPTION:**

Due to physical deterioration and poor lot layout, commercial properties along Davis Boulevard and Boulevard 26 north of Interstate Loop 820 and south of Mid-Cities Boulevard and Harwood Road are unable to attract quality business uses and levels of investment to meet community expectations.

The opportunity exists to consider a NEZ that reduces procedural, financial and physical barriers to stimulate quality business development and investment. Program benefits within the NEZ include:

- Expedited review of plans, permitting and inspections;
- Discounts or waivers of City fees, including plan review, inspections, permits, etc.;
- Customized grants to assist with property improvements;
- Consideration of code variances due to building and site constraints

Certified projects must meet all the terms and conditions of the Neighborhood Empowerment Zone (NEZ) Basic Incentives Policy and provide evidence of:



- Private investment of at least 25% of the improved or total market property value as appraised by the Tarrant Appraisal District;
- Advancement of high-quality development or redevelopment opportunities that supports the establishment of a viable commercial corridor;
- Effective utilization of incentives to leverage the involvement of private investment;
- Existence of a barrier to quality development where Project could not take place without participation from the NEZ Program;
- Financial feasibility of a Project that furthers community revitalization and demonstrates a return on investment and increased economic benefit within the Zone.

When and if grant funds are considered, they must be applicable toward the following permanent improvements that increase a property's value and meet the community's vision:

Exterior Signage	Sidewalk
Exterior Lighting	Exterior Patio (if food service available)
Exterior Painting	Landscaping (trees and shrubs)
Restoration of Architectural Details	Hardscaping (retaining walls, stones, planters)
Storefront Windows	Reconstruction of Parking Lot
Storefront Door	Parking Lot Resurfacing, Painting and Striping
Exterior Masonry	New Signage and Sign Removal
Exterior Stucco	Additional Architectural Details
Awning/Canopy	

The following Projects or Businesses as defined in Section 118-1 of the Zoning Code shall not be eligible for any incentives within the NEZ:

1. Sexually Oriented Business or Adult Entertainment Establishment
2. Non-Profit, Not-For-Profit, and/or Tax-Exempt Business
3. Alternative Financial Establishment
4. Secondhand Dealer or Pawn Shop
5. Tax Exempt Use (non-profit)
6. Special Personal Service Shop
7. Package stores or liquor stores
8. Blood Plasma Collection Facility
9. Convenience Store where the sale of beer and wine is the primary use as defined by floor area and gross sales
10. Donation site
11. Any "Automobile & Transportation Related Uses" listed in Section 118-631(E) of the Zoning Code, including a car wash
12. Mini warehouse
13. Non-traditional Smoking Related Business
14. CBD Shop, Cannabis Dispensary, and Vape Shop

**RECOMMENDATION:**

Approve Resolution 2023-078.