

**RESOLUTION NO. 3845**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, ADOPTING A CHAPTER 380 ECONOMIC DEVELOPMENT POLICY RELATIVE TO AUTHORIZING AND IMPLEMENTING A PROPERTY REHABILITATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 380 of the Texas Local Government Code provides for implementation of an Economic Development Program intended to develop and expand the local economy by promoting and encouraging the development and redevelopment projects that enhance a city's economic base and that may also diversify and expand job opportunities; and

**WHEREAS**, the City of Carrollton ("City") may, pursuant to Texas Local Government Code Chapter 380, provide incentives, including grants intended to stimulate business and commercial activity; and

**WHEREAS**, Chapter 380 allows the City to provide incentives consisting of loans and grants of City funds, use of City personnel, facilities and services with or without charge, for the promotion of economic development; and

**WHEREAS**, neither Chapter 380 of the Texas Local Government Code, nor the Texas Constitution, Article III, Section 52-a, specify the type, kind or extent of incentives that may be provided by a city for the promotion of economic development; and

**WHEREAS**, the City has undertaken programs to support the redevelopment of existing commercial and retail uses in order to promote economic development within the City which is essential for the continued economic growth of the City; and

**WHEREAS**, it is well established that the reduction of visual blight and deterioration in commercial and retail areas encourages the relocation of businesses and attracts new business enterprises, as well as the expansion of existing business enterprises within the City, which in turn stimulates growth, creates jobs and increases property and sales tax revenues; and

**WHEREAS**, the well-being and economic growth of the Carrollton community benefits all its citizens; and

**WHEREAS**, the City Council of the City of Carrollton ("City Council") has determined that removing obstacles to future property development, re-development, and rehabilitation; improving the strategic corridor's visual character; sustaining property values; and creating incentives to encourage private reinvestment in the property and site improvements will attract and encourage additional business relocation and expansion;

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

**SECTION 1**

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

**SECTION 2**

The City Council hereby approves the Chapter 380 Economic Development Program Josey/Belt Line Property Rehabilitation Policy which will provide up to a maximum of fifty percent (50%) of the total cost of the approved improvements, with a maximum City investment of \$10,000, as further specified in the Policy, attached hereto as Exhibit A and incorporated by reference for all purposes herein.

**SECTION 3**

The City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this Resolution.

**SECTION 4**

This Resolution shall take effect immediately from and after its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Carrollton, Texas this 13th day of October, 2015.

CITY OF CARROLLTON, TEXAS



Matthew Marchant, Mayor

ATTEST:



Krystle Nelinson, City Secretary



**APPROVED AS TO FORM:**



Meredith A. Ladd, City Attorney

**APPROVED AS TO CONTENT:**



Ravi Shah  
Director of Development Services



## **Josey/Belt Line Property Rehabilitation Grant Program**

### **Josey/Belt Line Overlay District**

#### **Overview**

The City of Carrollton is committed to sustaining the highest quality of development and quality of life for its citizens. Enhancement and expansion of the City's economy are critical elements of that sustainability. Economic development is highly competitive; thus, incentives are often necessary to attract and retain business and facilitate investment in the community.

The commercial component of the Property Rehabilitation Grant Program ("Program") is intended to encourage redevelopment, sustain property values, and improve the economic vitality of commercial areas along the Josey Lane and Belt Line Road Corridors. Under this Program, grants can be provided for qualified commercial properties for: (1) rehabilitation of the building façade; (2) site improvements; (3) signage removal or restoration; (4) landscaping; or (5) other rehabilitation activities that will improve the exterior of the property.

#### **Program Objectives**

The City of Carrollton's Property Rehabilitation Grant Program is part of the *RETAIL REHABILITATION GRANT INCENTIVE PROGRAM*. The limits of the proposed overlay are defined as properties which are located in the City of Carrollton and with frontage on Josey Lane from Keller Springs Road to the City's southern boundary near Spring Valley Road or with frontage on Belt Line Road from Josey Lane to Marsh Lane (collectively referred to as the "Corridors").

The objective of the Program is to create a zoning overlay along the Corridors to: (1) remove obstacles to future property development, re-development, and rehabilitation; (2) improve the corridor's visual character and sustain property values; and (3) create incentives to encourage private reinvestment in the property and site improvements through the following three options:

- Redevelopment
- Rehabilitation
- New Certificate of Occupancy

These options are proposed as transitional steps to sustain properties that may eventually be redeveloped. Steps include zoning allowances for reduced exterior masonry on rehabilitation of existing buildings and allowances for reduced parking on fully-developed lots; this would allow greater chances for adaptive reuse of properties. When adaptive reuse of property occurs, incentives could be offered to the owner for site upgrades such as roof-top screening, improved landscaping and dumpster enclosures, etc.

### **Eligibility**

A property owner may be eligible for assistance under this program if they meet all of the following criteria:

- The property is located within the Josey/Belt Line Corridor (See Map Exhibit A) and within the City limits of Carrollton.
- All payments for City-provided utilities and all property taxes are current for the property.
- The applicant must complete an application and comply with the application process.
- An incentive agreement must be approved prior to the start of any rehabilitation or renovation work.
- An applicant has not received an incentive under this Program during the current calendar year, although multiple project elements may be included in a single incentive agreement.
- The requested grant assistance is limited to property upgrades and may not be used to address existing code violations.
- The property must not be under enforcement action of the Property Standards Board.
- The property must not be in foreclosure proceedings.

### **Program Criteria**

Participation in the program is subject to the following criteria:

- The Structure must be at least five years old at the time of approval of the incentive agreement.
- Incentives are limited to exterior improvements of the main building (no accessory structures), as follows:
  - *Site Elements*
    - Parking and fire lane re-striping.
    - Parking re-surfacing or re-patching meeting City's current General Design Standards.
    - New screening for existing dumpsters or relocation behind the building and not visible from any street.
    - Repair or replacement of fences.
    - Repair or replacement of retaining walls located upon a public street frontage.

- Addition or repair of parking lot lights.
  - Landscaping improvements, including the addition or replacement of trees and shrubs.
  - Removal or replacement of non-conforming monument signs.
  - Closure of non-conforming driveway approaches.
- ***Building Elements***
    - Window replacements that result in improved energy efficiency.
    - Re-painting of the building exteriors.
    - Removal and replacement of existing non-conforming can signs and canopy signs.
    - Repair or replacement of the roof.
    - Replacement of building lighting fixtures.
    - Screening of roof top units.

### **Incentive**

A qualified application will be eligible for the following incentives from the City of Carrollton:

- Subject to the terms and conditions of an incentive agreement, the City may grant assistance pursuant to the Program not to exceed 50% of the total cost of the approved improvements, with a maximum City investment of \$10,000.
- All construction permit fees required by the City of Carrollton directly related to the eligible enhancement shall be waived.

### **Incentive Terms**

The terms of the incentive will be specifically outlined in the incentive agreement and incentives will be distributed on a receipt-reimbursable basis only.

### **Application Process**

- An application for incentive must be submitted in the approved format to the Development Services Department by the land owner or tenant, if applicable. If the property has multiple owners, all owners must sign the application. Staff will verify ownership information.
- The owner(s) shall, at the time the application is submitted, include two cost estimates detailing the improvement(s) as well as a project timeline.
- The grant incentive will consist of a cash payment payable upon successful completion of the project as outlined in the incentive agreement to be entered into between the City and the owner(s) of the property.



**Legend**

- Government Facility**
  - City Facility
  - City Leisure Facility
  - Other Government Facility
- Fire Stations**
  -
- School**
  -
- Street Centerline**
  - Residential
  - Arterial
  - Collector
  - Industrial
- Railroad**
  -
- Water Body**
  -
- Stream**
  -
- Park**
  - ▨
- City Of Carrollton**
  -
- County**
  -

Notes

3845



1:30,898

5,149.6 U.S. Survey Feet

2,574.82

0

5,149.6

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Projection: NAD 1983 State Plan Texas North Central FIPS 4202 Feet