

**CITY OF LEWISVILLE
NEIGHBORHOOD EMPOWERMENT ZONE (NEZ)
INCENTIVES PROGRAM**

I. GENERAL PURPOSE AND OBJECTIVES

The City of Lewisville has determined that the creation of neighborhood empowerment zones (NEZ) would promote an increase in economic development in the NEZ.

For each NEZ, the City Council may approve additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Council resolution.

II. DEFINITIONS

“Basic Incentives” means fee waivers, as more specifically set forth in section IV herein.

“Capital Investment” means the amount of money invested in new facilities and structures, site improvements, facility expansion, and facility modernization. Capital Investment does NOT include land acquisition costs and/or any existing improvements on the property prior to the final incentive authorization, or business personal property (such as machinery, equipment, and/or supplies and inventory).

“Mixed-Use Development Project” means a development project which proposes to construct or rehabilitate mixed-use facilities, as referenced in the city’s zoning ordinance, which are vertical mixed-use facilities..

“Project” means a *“Mixed-Use Development Project”*.

III. PROCEDURAL GUIDELINES

A. Application

1. Application Submission

- a. An applicant for Basic Incentives must submit a complete City of Lewisville "Application for NEZ Incentives" to the Economic Development Department. Application forms may be obtained from the Economic Development Department.
- b. Incomplete applications will not be accepted or processed.
- c. All applications shall be evaluated and considered on a case-by-case basis and must be approved prior to any work commencing.

B. Applicant Eligibility

1. In order for the applicant to be eligible for any NEZ incentives for a Project, the applicant must be the property owner of the property on which the proposed Project is or will be located.

IV. BASIC INCENTIVES

A. Projects with Capital Investment between \$1,000,000 and \$2,500,000

1. Partial development fee waivers
 - a. Fifty percent (50%) of the following development fees shall be waived:
 - All planning, engineering, and building permit-related fees; and
 - Sign permit fees.
2. Partial impact fee waivers
 - a. Fifty percent (50%) of the water and wastewater impact fees, up to \$70,000, shall be waived for each Project.

B. Projects with Capital Investment between \$2,500,001 and \$5,000,000

1. Partial development fee waivers
 - a. Seventy-five percent (75%) of the following development fees shall be waived:
 - All planning, engineering, and building permit-related fees; and
 - Sign permit fees.
2. Partial impact fee waivers
 - a. Seventy-five percent (75%) of the water and wastewater impact fees, up to \$150,000, shall be waived for each Project.

C. Projects with a minimum Capital Investment of \$5,000,001

1. Development fee waivers
 - a. One hundred percent (100%) of the following development fees shall be waived:
 - All planning, engineering, and building permit-related fees; and
 - Sign permit fees.
3. Partial impact fee waivers
 - a. One hundred percent (100%) of the water and wastewater impact fees, up to \$328,000, shall be waived for each Project.

D. LOCATION MAP

Neighborhood Empowerment Zone Area #1

