

ORDINANCE NO. _____

AN ORDINANCE WAIVING DEVELOPMENT FEES FOR PROJECTS LOCATED WITHIN THE EAST 12TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT TO AID IN THE IMPLEMENTATION OF THE EAST 11TH AND 12TH STREET URBAN RENEWAL PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council finds that:

1. The East 12th Street Neighborhood Conservation Combining District (NCCD) is a zoning tool to implement the East 11th and 12th Street Urban Renewal Plan (URP), which provides for the revitalization of lots facing East 12th Street from IH-35 and Branch Street to Poquito Street.
2. To aid in the implementation of the URP, public land within the boundaries of the East 12th Street NCCD was transferred to the Urban Renewal Agency of the City of Austin in 2003. The Council found that the transfer conferred a public benefit to area residents consistent with the provisions for urban renewal under Chapter 374 of the Texas Local Government Code.
3. Consistent with Section 374.013 of that Code, the Council hereby finds that waiver of development fees within the boundaries of the East 12th Street NCCD will confer a public benefit by further aiding in the implementation of the URP.

PART 2. City of Austin development fees, including application fees for development assessment, legal lot determination, zoning, subdivision, site plan, and building permits, are waived for all projects within the boundaries of the East 12th Street NCCD. The waiver granted in this ordinance does not include capital recovery fees, the parkland dedication requirement, including fees paid in lieu of dedication, or fiscal surety requirements.

PART 3. Each parcel or lot within the East 12th Street NCCD shall receive only one waiver of each type of development fee. The waiver of development fees provided by this ordinance is effective for a five-year period commencing with the effective date of this ordinance.

PART 4. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 §
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_____, 2008 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk