

ORDINANCE NO. 2014-11

AN ORDINANCE OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE 2004-04, CHAPTER 58, DIVISION 2, SECTIONS 58-136 THROUGH 58-143, HOMETOWN HOUSING PROGRAM; PROVIDING FOR THE ESTABLISHMENT OF A CITY OF BURNET HOMETOWN HOUSING PROGRAM; PROVIDING FOR THE ADMINISTRATION OF THE NEIGHBORHOOD EMPOWERMENT ZONES; AND PROVIDING OPEN MEETINGS, SEVERABILITY AND RELATED CLAUSES.

WHEREAS, the City Council of the City of Burnet established a Hometown Housing Program in 2004 to address the need for workforce housing in Burnet; and

WHEREAS, the City Council of the City of Burnet has established one or more Neighborhood Empowerment Zones in accordance with the Texas Local Government Code Section 378.004; and

WHEREAS, the Hometown Housing Program shall provide a general framework for how Neighborhood Empowerment Zones provide incentives for development and redevelopment within the boundary of the Zones, and

WHEREAS, the City Council of the City of Burnet desires to promote development on vacant lots located within the established Neighborhood Empowerment Zones of the city where existing infrastructure is present and desires to provide builder incentives by reducing costs to build workforce housing, thus creating more jobs for the local economy.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section. 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment. Section 58-136 through Section 58-143 are amended in their entirety as follows:

Sec. 58-136. Burnet Hometown Housing Program

A. Scope.

To encourage the development of affordable housing options to residents of Burnet by development and utilization of existing residential lots in the city and to promote job creation through home construction. To assist in the reduction of home construction costs, the City will waive certain fees and other costs for eligible lots in the city's Neighborhood Empowerment Zones.

B. Eligible Lots.

- 1) Lots must be located in the designated Neighborhood Empowerment Zone(s); and,
- 2) Lots must be zoned for single family, duplex, triplex or four-plex residential units; and,
- 3) Lots must have existing utilities and paved streets in place at the time a building permit is requested. If the lot does not meet this requirement, the applicant or owner must bring the property into compliance with this subsection before the lot will be considered as an Eligible Lot.

C. Target Area / Neighborhood.

The targeted areas shall be the Neighborhood Empowerment Zone(s) as adopted by the City Council of the City of Burnet from time to time.

D. City Participation.

- 1) Provide Information – The City shall make information on the program available to prospective homebuyers, builders and other interested parties;
 - a) Fee Waiver –All building permit fees, standard water tap fees, standard sewer tap fees, and standard electrical connection fees for new residential construction shall be waived

E. Baseline Performance Standards.

- 1) Homes must meet all local, state and federal codes, ordinances, rules, and laws and statutes
- 2) Builders are encouraged to include alternative building materials that address concerns relating to the environment or to the building costs, maintenance, or energy consumption (or as otherwise amended by state law) in any proposed structures.

Section 3. Termination or Alteration of Incentives. Incentives will not be granted if the Hometown Housing Program is terminated by the City Council. For each Neighborhood Empowerment Zone, the City Council may amend, delete, or approve

additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Council resolution.

Section 4. Conflicting Ordinances. All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby amended and repealed to the extent of such inconsistency or conflict.

Section 5. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

Section 7. Effective Date. This ordinance shall take effect immediately upon its adoption by the City Council and publication as required by the Local Government Code.

PASSED AND APPROVED on First Reading this 13th day of May, 2014.

FINALLY PASSED AND APPROVED on this the 27th day of May, 2014.

CITY OF BURNET, TEXAS



Gary Wideman, Mayor

ATTEST:



Kelly Dix, City Secretary

