

Carpenter, Kris

From: Cones, Tommy
Sent: Tuesday, April 14, 2026 2:42 PM
To: Bynum, Russell
Cc: Carpenter, Kris; cervellenator@gmail.com; Sims, Christopher; Blanco, Ralph; Allen, Jeff; steve.sheldon@decorp.com; Brown, Candace; frankdominguez01@gmail.com; Davis, Rick; Menguita, Ron; Baumgartner, John; Neeley, Carlene; Osborne, Sarah; Pedigo, Amber
Subject: Re: Development Services Fee Schedule

I agree. The fees are very high and I feel the most developments pay their fair share. I don't believe we should increase the fees.

Sent from my iPhone

Tommy Cones
Council Position 2
City Council



C: 409-927-0855
City of League City
300 W Walker St. League City, Texas 77573
tommy.cones@leaguecitytx.gov

www.leaguecitytx.gov



CONFIDENTIALITY STATEMENT

This message and all attachments are confidential and may be protected by the attorney-client and other privileges. If you are not the intended recipient, you are hereby notified that any review, use, dissemination, forwarding, printing, copying, disclosure or distribution of this communication is strictly prohibited and may be unlawful. If you believe this message has been sent to you in error, please notify the sender by replying to this transmission or by calling the City of League City at 281-554-1000, and destroy all copies of the original message. Unless expressly stated in this e-mail, nothing in this message shall be construed as a digital or electronic signature. Thank you for your cooperation.

On Apr 14, 2026, at 1:47 PM, Bynum, Russell <russell.bynum@hillwood.com> wrote:

CAUTION: This email originated from outside of City of League City. Please use caution before clicking any links, downloading pictures within email, or responding to unknown senders. Do NOT sign-in with your COLC account for any unexpected items. Please contact the Technology Helpdesk (x1380) or forward to HELPDESK@leaguecitytx.gov if in doubt.

Hi Kris,

Thank you for sending this to us for our review and comments. We really appreciate this level of coordination and input.

I have a few comments to consider:

1. Many of the proposed increases are either double or triple what the current rates are today. While those may be more in line with comparable cities, the sharp increases are a bit of a sting. Is there a way to step up the increases over a 2 year period?
2. When evaluating the fee increases, did the analysis of staff time/overhead rates indicate that the development services team is not paying for itself based on the work being generated?
3. Will the increased fees come with any time review reductions or any review step eliminations?
4. Many of the fee changes would put LC on the high side versus middle of the road. Your graphs indicate LC is mostly on the lower end at this time.
5. Will any of the increases be used to add staff to the department?

Overall, I understand the need to increase fees to address growth, staffing levels, review times, etc. Just trying to find some ways to get adjusted to the “new normal” of these proposed changes. Thanks again for including our committee as part of the review and gut-check process.

Regards, Russ

Russell Bynum

Senior Vice President and General Manager - Houston
HILLWOOD COMMUNITIES A PEROT COMPANY

<image001.jpg> O: 832-336-6271 | C: 832-721-6277
3129 Kingsley Dr., Suite 1340 | Pearland, TX 77584

We Create Community

Award-Winning Developer | Website | @HillwoodCommunities

From: Carpenter, Kris <kris.carpenter@leaguecitytx.gov>

Sent: Thursday, April 9, 2026 8:52 AM

To: Bynum, Russell <russell.bynum@hillwood.com>; Cones, Tommy <tommy.cones@leaguecitytx.gov>; cervellenator@gmail.com; Sims, Christopher <christopher.sims@leaguecitytx.gov>; Blanco, Ralph <Ralph.Blanco@leaguecitytx.gov>; Allen, Jeff <Jeff.Allen@leaguecitytx.gov>; steve.sheldon@decorp.com; Brown, Candace <Candace.Brown@leaguecitytx.gov>; frankdominguez01@gmail.com

Cc: Davis, Rick <Rick.Davis@leaguecitytx.gov>; Menguita, Ron <Ron.Menguita@leaguecitytx.gov>; Baumgartner, John <john.baumgartner@leaguecitytx.gov>; Neeley, Carlene <Carlene.Neeley@leaguecitytx.gov>; Osborne, Sarah <sarah.osborne@leaguecitytx.gov>; Pedigo, Amber <Amber.Pedigo@leaguecitytx.gov>

Subject: Development Services Fee Schedule

EXTERNAL SENDER: Do not click links or open attachments unless you recognize the sender / content.

Dear Members of the Strategic Planning Advisory Committee,

I am writing to request your review and feedback on a proposed update to the City's building and planning fee schedules.

As part of our ongoing effort to maintain an efficient and sustainable development review process, staff has conducted a comprehensive evaluation of current fees in comparison with peer cities across the region. This analysis indicates that several of our existing fees are not aligned with market rates and do not fully reflect the level of effort required to process and review applications.

The proposed adjustments are intended to better calibrate fees with the actual time and resources expended by staff. This includes technical review, interdepartmental coordination, customer service, and administrative processing associated with each application type. Aligning fees more closely with these factors helps ensure that the cost of development review is proportionately borne by applicants rather than subsidized by the general fund.

Additionally, City Council has provided clear policy direction that development related services, including building and planning functions, should be self-funded to the greatest extent feasible through associated fees. This directive reinforces the importance of ensuring that our fee structure adequately recovers the costs of service delivery and supports long term operational sustainability.

Other key considerations supporting the proposed adjustments include the need to maintain timely and predictable review timelines for applicants, which is directly supported by adequate staffing and resources funded through an appropriate fee structure.

We have made a deliberate effort to keep proposed increases reasonable, balancing fiscal responsibility with sensitivity to development costs.

Your input is an important part of this process. We would appreciate any comments, questions, or recommendations you may have as we refine the proposed fee schedule prior to formal consideration by City Council.

Please feel free to provide feedback via email or we can schedule time for a more detailed discussion if desired. We are requesting that all comments be provided by **April 17, 2025**.

Thank you for your continued service and engagement.

Kris Carpenter, AICP

Director

Planning

O: 281-554-1098
City of League City
500 W Walker St. League City, Texas 77573
kris.carpenter@leaguecitytx.gov

<image002.png>
www.leaguecitytx.gov

<image003.png>

<image004.png>

<image005.png>

<image006.png>

.....
CONFIDENTIALITY STATEMENT

This message and all attachments are confidential and may be protected by the attorney-client and other privileges. If you are not the intended recipient, you are hereby notified that any review, use, dissemination, forwarding, printing, copying, disclosure or distribution of this communication is strictly prohibited and may be unlawful. If you believe this message has been sent to you in error, please notify the sender by replying to this transmission or by calling the City of League City at 281-554-1000, and destroy all copies of the original message. Unless expressly stated in this e-mail, nothing in this message shall be construed as a digital or electronic signature. Thank you for your cooperation.