

Community Green Space Irrigation Grant Program

(version 5/27/2025)

Purpose

The City of League City hereby establishes the Community Green Space Irrigation Grant Program pursuant to Chapter 380 of the Texas Local Government Code. The purpose of the program is to promote public beautification, sustainability, and quality of life through the expansion and preservation of community green spaces by providing financial assistance for eligible irrigation infrastructure.

This program incentivizes the development and maintenance of low-impact, non-commercial landscaped areas that contribute to the City's goals for livability, stormwater management, recreational access, and environmental stewardship.

Program Overview

The program provides grants equal to the amount of assessed Capital Recovery Fees (CRFs) for qualifying irrigation systems. The grant will be used to directly satisfy the applicant's CRF obligation via an internal transfer from the General Fund to the CRF Fund, in lieu of direct reimbursement.

Eligibility Criteria

To qualify for the grant, a project must meet all of the following criteria:

1. **Infrastructure Use:**
 - The water connection must be used exclusively for irrigation of non-commercial landscaped open space (e.g., parks, roadway medians, stormwater detention areas, or HOA common areas).
 - The connection must not serve any potable or indoor fixtures.
2. **Meter Size:**
 - The irrigation service meter shall be no larger than two-inches (2") in diameter, with a preferred size of one-and-one-half inches (1-1/2"), and is subject to review and approval by the City Manager.
3. **Land Use Restrictions:**
 - The irrigated area shall be permanently dedicated as community green space or common open space by means of a recorded plat note, deed restriction, HOA declaration, or another legally enforceable instrument.
4. **Ownership and Maintenance:**
 - The site must be maintained by a:

- Homeowners' association (HOA),
 - Nonprofit organization, or
 - Public entity, including:
 - A municipal utility district (MUD);
 - A drainage district;
 - A school district;
 - A county;
 - A park or recreation district;
 - Any other governmental or quasi-governmental body operating within Texas.
5. **Subdivision Completion Requirement:**
- The proposed irrigation project must be located within a platted subdivision or development section that is at least 90% built-out.
 - Build-out percentage shall be determined by the City Manager or designee based on the number of issued certificates of occupancy relative to the total number of platted lots, or another reliable metric approved by the City.
6. **Developer Exclusion Clause:**
- This program is not available to developers, homebuilders, or any entity acting in a developer capacity at the time of application. Eligibility is limited to resident-controlled HOAs, nonprofit entities, and public entities as defined herein.
7. **Public Purpose Justification:**
- The project must serve one or more public purposes, including:
 - Beautification of publicly visible areas;
 - Creation or expansion of community-accessible open space;
 - Promotion of environmental sustainability or stormwater benefits;
 - Enhancement of recreational or pedestrian corridors.
8. **Application Requirements:**
- Applicant must submit:
 - Site plan identifying irrigated area;
 - Documentation of ownership and land use restriction;
 - CRF invoice or fee assessment from the City;
 - Documentation of subdivision build-out status;
 - Completed City grant application.

Program Administration

- This program shall be administered exclusively by the City Manager's Office.
- The City Manager is authorized to review, approve, and execute grant agreements under this program in amounts not to exceed \$100,000 per agreement, without further Council action.
- Approved grants will result in a transfer of funds from the General Fund to the Capital Recovery Fee Fund, in satisfaction of the CRF obligation for the qualifying project.

Clawback Provision

- The City reserves the right to revoke the grant and recover disbursed funds if:
 - The applicant fails to complete the irrigation installation within one year of grant approval, or
 - The irrigated green space is not maintained for at least five years following project completion.

Funding and Limitations

- Grants are subject to annual appropriation by the City Council in the City's General Fund budget.
- The program may be suspended, modified, or terminated at any time by Council resolution.
- No applicant is entitled to a grant; issuance is at the discretion of the City Manager in accordance with this policy and applicable law.

Transparency, Oversight, and Reporting

- The City Manager's Office shall maintain a record of all approved grants, including:
 - Project name and location;
 - Amount of CRF offset;
 - Executed grant agreement;
 - Public purpose served.
- A summary report shall be provided to City Council annually, including:
 - Total grants awarded;
 - Acreage impacted;