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December 17, 2018

Mrs. Diana Stapp, City Secretary  
City of League City  
300 W. Walker St.  
League City, TX 77573

**Re: Capital Improvements Advisory Committee  
Recommendation Letter - 2018 Roadway Capital Recovery Fee**

Dear Mrs. Stapp:

The Planning & Zoning Commission, seated as the Capital Improvements Advisory Committee (CIAC), have been working with City Staff and the consulting firm Freese & Nichols, Inc. on the preparation of Land Use Assumptions and Capital Improvements Plans for Roadway facilities, which are used to calculate Capital Recovery Fees. After review and discussion of these items, the CIAC recommends the following:

- Adoption of the Land Use Assumptions and Capital Improvements Plans for Roadways as presenting in the Capital Recovery Fee Study dated November 2018.
- Adoption of the Roadway Capital Recovery Fee cost per service unit within Roadway Service Area #1 for both residential and non-residential development of \$323. Adoption of the Roadway Capital Recovery Fee cost per service unit within Roadway Service Areas #2, #3, and #4 of \$1,120 for residential development and \$560 for non-residential development. The recommended cost per service unit in Roadway Service Areas #2, #3, and #4 is set at the maximum fee allowable for Service #4. A sample of expected fees is as follows:
  - The Capital Recovery Fee collection rate for a single-family dwelling in Service Area #1 will be \$1,295.23 and \$4,491.20 in Service Areas #2, #3, and #4.
  - The Capital Recovery Fee collection rate for a 20,000 square foot office building in Service Area #1 will be \$40,116.60 and \$69,522.00 in Service Areas #2, #3, and #4.
  - The Capital Recovery Fee collection rate for a 100,000 square foot retail shopping center in Service Area #1 will be \$150,841.00 and \$261,520.00 in Service Areas #2, #3, and #4.



The CIAC agreed that the Roadway Capital Recovery Fees described above are necessary to assist in the funding of critical roadway projects needed to accommodate future growth, while maintaining the character and quality of life envisioned by the City residents in the Comprehensive Plan.

The CIAC is charged by State law to file written comments on the proposed roadway capital improvements plan and rates before the fifth (5<sup>th</sup>) business day before the date of the City Council public hearing on the amendments. This letter meets that requirement.

We welcome the opportunity to provide this input to City Council and would gladly provide any follow up comments or information as necessary.

Sincerely on Behalf of the CIAC,

Douglas W. Turner, Chairman  
Capital Improvements Advisory Committee  
Planning and Zoning Commission

cc: John Baumgartner, City Manager  
Ogden "Bo" Bass, Assistant City Manager  
Nghiem Doan, City Attorney  
Christopher Sims, Director of Engineering  
David Hoover, Director of Planning and Development