

ORDINANCE NO 2019-

AN ORDINANCE ADOPTING ROADWAY CAPITAL
RECOVERY FEES; PROVIDING FOR SEVERABILITY
AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Texas Local Government Code, Chapter 395, and its successors, authorizes home-rule cities to enact and impose impact fees on land within their corporate boundaries as charges and assessments against new development to generate revenue for funding and recouping the costs of new development; and

WHEREAS, the City has fully complied with Chapter 395, concerning the notice, adoption, promulgation and methodology necessary to adopt land use assumptions and a capital improvement plan establishing impact fees; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this ordinance are true and correct.

Section 2. The proposed impact fees, attached and incorporated as Exhibit A, have been reviewed and evaluated, and the City Council finds that the roadway impact fees, set forth in Exhibit A, should be and are approved.

Section 3. All ordinances or parts of ordinances in force when the provisions of this ordinance become effective which are inconsistent or in conflict with the terms of provisions contained in the amended schedule of rates hereby enacted by this ordinance, are hereby repealed to the extent of any such conflict. All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City

Section 4. If any section, subsection, paragraph, sentence, clause, phrase or word in this ordinance, or application thereof to any person or circumstances held invalid by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council of the City of League City, Texas, hereby declares it would have enacted such remaining portions despite any such invalidity.

Section 5. It is hereby found and determined that the meeting at which this ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of League City, upon passage of such Ordinance.

PASSED on first reading the ____ day of _____, 2019.

PASSED on second reading the _____ day of _____, 2019.

PASSED AND ADOPTED on the _____ day of _____, 2019.

PAT HALLISEY
Mayor

ATTEST:

DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN
City Attorney

EXHIBIT A

Res	\$	323.00	\$	1,120.00
Non-Res	\$	323.00	\$	560.00

Land Use Equivalency Table				Proposed Collection Rates		
Land Use Category	ITE Code	Development Unit	Service Unit Equivalency		Service Area 1	Service Areas 2,3,4
RESIDENTIAL						
Single-Family Detached Housing	210	Dwelling Units	4.01	\$	1,295.00	\$ 4,491.00
Multifamily Housing (Low-Rise)	220	Dwelling Units	2.27	\$	733.00	\$ 2,542.00
Multifamily Housing (Mid-Rise)	221	Dwelling Units	1.78	\$	574.00	\$ 1,993.00
Off-Campus Student Apartment	225	Bedrooms	1.01	\$	326.00	\$ 1,131.00
Mid-Rise Residential with 1st-Floor Commercial	231	Dwelling Units	1.46	\$	471.00	\$ 1,635.00
Senior Adult Housing - Detached	251	Dwelling Units	1.1	\$	355.00	\$ 1,232.00
Senior Adult Housing - Attached	252	Dwelling Units	0.95	\$	306.00	\$ 1,064.00
Congregate Care Facility	253	Dwelling Units	0.66	\$	213.00	\$ 739.00
Assisted Living	254	Beds	0.95	\$	306.00	\$ 1,064.00
Continuing Care Retirement Community	255	Dwelling Units	0.59	\$	190.00	\$ 660.00
OFFICE						
General Office Building	710	1,000 Sq Ft GFA	6.21	\$	2,005.00	\$ 3,477.00
Small Office Building (<5,000 Sq Ft GFA)	712	1,000 Sq Ft GFA	13.23	\$	4,273.00	\$ 7,408.00
Corporate Headquarters Building	714	1,000 Sq Ft GFA	3.24	\$	1,046.00	\$ 1,814.00
Single Tenant Office Building	715	1,000 Sq Ft GFA	9.23	\$	2,981.00	\$ 5,168.00
Medical-Dental Office Building	720	1,000 Sq Ft GFA	16.82	\$	5,432.00	\$ 9,419.00
United States Post Office	732	1,000 Sq Ft GFA	18.14	\$	5,859.00	\$ 10,158.00
COMMERCIAL/RETAIL						
Lodging						
Hotel	310	Rooms	1.84	\$	594.00	\$ 1,030.00
All Suites Hotel	311	Rooms	1.11	\$	358.00	\$ 621.00
Recreational						
Golf Course	430	Holes	13.91	\$	4,492.00	\$ 7,789.00
Miniature Golf Course	431	Holes	1.58	\$	510.00	\$ 884.00
Golf Driving Range	432	Driving Positions	5.98	\$	1,931.00	\$ 3,348.00
Batting Cages	433	Cages	10.61	\$	3,427.00	\$ 5,941.00
Rock Climbing Gym	434	1,000 Sq Ft GFA	7.84	\$	2,532.00	\$ 4,390.00
Movie Theater	444	Screens	69.79	\$	22,542.00	\$ 39,082.00
Health/Fitness Club	492	1,000 Sq Ft GFA	16.49	\$	5,326.00	\$ 9,234.00
Medical						
Hospital	610	1,000 Sq Ft GFA	4.71	\$	1,521.00	\$ 2,637.00
Nursing Home	620	1,000 Sq Ft GFA	2.87	\$	927.00	\$ 1,607.00
Clinic	630	1,000 Sq Ft GFA	15.94	\$	5,148.00	\$ 9,926.00
Animal Hospital/Veterinary Clinic	640	1,000 Sq Ft GFA	17.16	\$	5,542.00	\$ 9,609.00
Free-Standing Emergency Room	650	1,000 Sq Ft GFA	7.39	\$	2,386.00	\$ 4,138.00
Retail						
Shopping Center	820	1,000 Sq Ft GLA	4.67	\$	1,508.00	\$ 2,615.00
Tractor Supply Store	810	1,000 Sq Ft GFA	4.3	\$	1,388.00	\$ 2,408.00
Construction Equipment Rental Store	811	1,000 Sq Ft GFA	3.04	\$	981.00	\$ 1,702.00
Building Materials and Lumber Store	812	1,000 Sq Ft GFA	4.76	\$	1,537.00	\$ 2,665.00
Free-Standing Discount Store	815	1,000 Sq Ft GFA	7.12	\$	2,299.00	\$ 3,987.00
Hardware/Paint Store	816	1,000 Sq Ft GFA	3.78	\$	1,220.00	\$ 2,116.00
Nursery (Garden Center)	817	1,000 Sq Ft GFA	15.99	\$	5,164.00	\$ 8,954.00
Supermarket	850	1,000 Sq Ft GFA	7.37	\$	2,380.00	\$ 4,127.00
Discount Supermarket	854	1,000 Sq Ft GFA	6.69	\$	2,160.00	\$ 3,746.00
Discount Club	857	1,000 Sq Ft GFA	9	\$	2,907.00	\$ 5,040.00
Sporting Goods Superstore	861	1,000 Sq Ft GFA	3.71	\$	1,198.00	\$ 2,077.00
Home Improvement Superstore	862	1,000 Sq Ft GFA	2	\$	646.00	\$ 1,120.00
Electronic Superstore	863	1,000 Sq Ft GFA	3.53	\$	1,140.00	\$ 1,976.00
Baby Superstore	865	1,000 Sq Ft GFA	3.9	\$	1,259.00	\$ 2,184.00
Pet Supply Superstore	866	1,000 Sq Ft GFA	7.64	\$	2,467.00	\$ 4,278.00
Office Supply Superstore	867	1,000 Sq Ft GFA	5.96	\$	1,925.00	\$ 3,337.00
Book Superstore	868	1,000 Sq Ft GFA	34.02	\$	10,988.00	\$ 19,051.00
Bed and Linen Superstore	872	1,000 Sq Ft GFA	4.76	\$	1,537.00	\$ 2,665.00
Department Store	875	1,000 Sq Ft GFA	4.21	\$	1,359.00	\$ 2,357.00
Apparel Store	876	1,000 Sq Ft GFA	8.84	\$	2,855.00	\$ 4,950.00
Arts and Crafts Store	879	1,000 Sq Ft GFA	13.35	\$	4,312.00	\$ 7,476.00
Pharmacy/Drugstore w/o Drive-Through Window	880	1,000 Sq Ft GFA	1.68	\$	542.00	\$ 940.00
Pharmacy/Drugstore w/ Drive-Through Window	881	1,000 Sq Ft GFA	2.03	\$	655.00	\$ 1,136.00
Furniture Store	890	1,000 Sq Ft GFA	0.25	\$	80.00	\$ 140.00
Services						
Walk-in Bank	911	1,000 Sq Ft GFA	10.07	\$	3,252.00	\$ 5,639.00
Drive-in Bank	912	Drive-in Lanes	22.5	\$	7,267.00	\$ 12,600.00
Hair Salon	918	1,000 Sq Ft GFA	3.35	\$	1,082.00	\$ 1,876.00
Copy, Print, and Express Ship Store	920	1,000 Sq Ft GFA	13.66	\$	4,412.00	\$ 7,649.00
Dining						
Fast Casual Restaurant	930	1,000 Sq Ft GFA	10.64	\$	3,436.00	\$ 5,958.00
Quality Restaurant	931	1,000 Sq Ft GFA	5.49	\$	1,773.00	\$ 3,074.00
High-Turnover (Sit-Down) Restaurant	932	1,000 Sq Ft GFA	7.36	\$	2,377.00	\$ 4,121.00
Fast-Food Restaurant w/ Drive-Through Window	934	1,000 Sq Ft GFA	21.43	\$	6,921.00	\$ 12,000.00
Coffee/Donut Shop w/ Drive-Through Window	937	1,000 Sq Ft GFA	28.46	\$	9,192.00	\$ 15,937.00
Automotive						
Quick Lubrication Vehicle Shop	941	Service Positions	7.46	\$	2,409.00	\$ 4,177.00
Automobile Care Center	942	1,000 Sq Ft GFA	11.51	\$	3,717.00	\$ 6,445.00
Automobile Parts Service Center	943	1,000 Sq Ft GFA	2.36	\$	762.00	\$ 1,321.00
Gasoline/Service Station	944	Fueling Positions	1.28	\$	413.00	\$ 716.00
Gasoline/Service Station w/ Convenience Market	945	Fueling Positions	1.25	\$	403.00	\$ 700.00
Self-Service Car Wash	947	Wash Stalls	16.58	\$	5,355.00	\$ 9,284.00
Automated Car Wash	948	Wash Tunnels	16.64	\$	5,374.00	\$ 9,318.00
Car Wash and Detail Center	949	Wash Stalls	7.77	\$	2,509.00	\$ 4,351.00
INDUSTRIAL						
Port and Terminal						
Intermodal Truck Terminal	030	1,000 Sq Ft GFA	10.1	\$	3,262.00	\$ 5,656.00
Park-and-Ride Lot w/Transit Service	090	Parking Spaces	2.32	\$	749.00	\$ 1,299.00
Industrial						
General Light Industrial	110	1,000 Sq Ft GFA	3.40	\$	1,098.00	\$ 1,904.00
Industrial Park	130	1,000 Sq Ft GFA	2.16	\$	697.00	\$ 1,209.00
Manufacturing	140	1,000 Sq Ft GFA	3.62	\$	1,169.00	\$ 2,027.00
Warehousing	150	1,000 Sq Ft GFA	1.03	\$	332.00	\$ 576.00
Mini-Warehouse	151	1,000 Sq Ft GFA	0.92	\$	297.00	\$ 515.00
INSTITUTIONAL						
Private School (K-8)	534	Students	0.7	\$	226.00	\$ 392.00
Private School (K-12)	536	Students	0.46	\$	148.00	\$ 257.00
Charter Elementary School	537	Students	0.38	\$	122.00	\$ 212.00
Junior/Community College	540	Students	0.33	\$	106.00	\$ 184.00
University/College	550	Students	0.45	\$	145.00	\$ 252.00
Church	560	1,000 Sq Ft GFA	1.47	\$	474.00	\$ 823.00
Day Care Center	565	Students	0.54	\$	174.00	\$ 302.00