



## Legislation Details (With Text)

**File #:** 17-0713      **Version:** 1      **Name:** Land Use Assumptions PH  
**Type:** Agenda Item      **Status:** Public Hearing  
**File created:** 11/15/2017      **In control:** Development Services  
**On agenda:** 11/28/2017      **Final action:**  
**Title:** Hold a public hearing on proposed Land Use Assumptions in association with the Capital Recovery Fee update (Interim Director of Planning and Development)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Data Sheet, 2. Land Use Assumptions Report, 3. Excerpt from P&Z Minutes on October 2, 2017, 4. Presentation

Date	Ver.	Action By	Action	Result
11/28/2017	1	City Council		

Hold a public hearing on proposed Land Use Assumptions in association with the Capital Recovery Fee update (Interim Director of Planning and Development)

June 2013 - Ordinance updating the City of League City Comprehensive Plan, adopted by City Council.

June 1, 2017 - Initial meeting between City staff and consultant regarding Land Use Assumption updates.

September 7, 2017 - Freese and Nichols provided draft Land Use Assumptions to the City for review.

September 21, 2017 - Freese and Nichols provided final draft of Land Use Assumptions to the City.

October 2, 2017 - Planning and Zoning Commission conducted a public hearing and recommended approval of the Land Use Assumptions 6-0-0 with two members absent.

November 28, 2017 - City Council is scheduled to conduct a public hearing and consider ordinance on first reading.

December 12, 2017 - Subject to approval of ordinance reading, City Council to consider ordinance on second reading.

### Project Summary:

Chapter 395 of the Texas Local Government Code (TLGC) prescribes the process by which cities in Texas must formulate capital recovery fees. The TLGC requires Land Use Assumptions be developed in conjunction with a capital recovery fee update. The purpose of Land Use Assumptions is to formulate growth and development projections based on assumptions pertaining to the type, location, quantity, and timing of various future land uses within the community and to establish and document the methodology used for preparing the growth and land use assumptions. Land Use Assumptions are used to assist the City in determining the need and timing of capital improvements to serve future development.

The Land Use Assumptions address growth and development for a ten-year planning period from 2017-2027. These land use assumptions, which also include the location of population and employment growth, become the basis for the preparation of capital recovery fee capital improvement plans for water, wastewater, and roadway facilities.

The growth rate for the Land Use Assumptions was determined by analyzing data from recent building permits, past growth trends, and anticipated development over the next 10-year period. This resulted in a projected compound annual growth rate of 3.4% for the 2017-2027 time period. Using this growth rate, the City is projected to have a population of 143,386 in 2027. Over 75% of the projected growth over the next 10 years is projected on the west side of the City, which is predominately undeveloped land.

Staff recommends approval of the Land Use Assumptions as proposed.

The Planning and Zoning Commission recommended approval of the Land Use Assumptions 6-0-0 with two members absent on October 2, 2017.

Attachments:

1. Data Sheet
2. Land Use Assumptions Report
3. Excerpt from P&Z Minutes on October 2, 2017
4. Presentation

CONTRACT ORIGINATION: Planning and Development Department

FUNDING

{ x } NOT APPLICABLE

{ } Funds are available from Account # \_\_\_\_\_

{ } Requires Budget Amendment to transfer from Account # \_\_\_\_\_ to Account # \_\_\_\_\_