

**NOTICE OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, AUGUST 4, 2014

6:00 P.M.

Notice is hereby given of a meeting of the Tomball City Council, to be held on Monday, August 4, 2014 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1.0 Call to Order

2.0 Invocation

- Led by Reverend Russell Hall, Tomball United Methodist Church

3.0 Pledges to U.S. and Texas Flags

4.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*

5.0 Presentations:

- Presentation to the City of Tomball's **2014 Marketing Partner**

6.0 Reports and Announcements

- Tomball City Pool - 2014 Swim Season - Jerry Matheson Park Pool opened May 24, 2014 and will close on September 1, 2014. May 24-June 6, 2014, the pool will be open only during weekends. The pool will be closed every Monday during swim season 2014, except Memorial Day and Labor Day. June 6-August 24, 2014 will be regular weekly days and hours. After August 24, 2014, the pool will open weekends only until September 1, 2014.
- August 8, 2014 – **Friday Night Creature Feature – *The Lost Skeleton of Cadavra***
- August 9, 2014 - **2nd Saturday at the Depot – *The SpongeBob Squarepants Movie*** - 6:30 p.m.
- August 18, 2014 – Appoint/Reappoint Members to the Tomball Regional Health Foundation Board of Directors for Terms Expiring September 1, 2014
- August 30, 2014 – ***Texas Music Festival***
- September 13, 2014 – **2nd Annual “New Life” 5K and Kid’s Walk Fundraiser (Tomball Pregnancy Center and Salem Lutheran)**
- September 27, 2014 – **4th Annual Bugs, Brew & Barbeque Festival**
- October 11, 2014 - **2nd Annual “Sherine’s Stride” 5K Run and 1-Mile Kids Run for Breast Cancer Awareness**
- October 25, 2014 – **3rd Annual Tomball Bluegrass Festival**
- November 8, 2014 – **6th Annual 5K Tomball Dash (Woodforest Bank)**
- **Walk Tomball!** – Every Saturday at 8:00 a.m. at the Depot
- Reports by City staff and members of council about items of community interest on which no action will be taken:
 - Glenn Windsor – Quarterly Investment Report for the Quarter ending June 30, 2014. The Public Funds Investment Act requires that a report of the City's investments be presented to Council on a quarterly basis. The investment report includes a listing of all investments together with information relating to diversification, cost vs. market values, yield information, and weighted average maturities. On June 30, 2014, the City had total cash equivalents and investments totaling \$56,368,097. A copy of the report is attached for review.

7.0 Approve the Minutes of the Following Meetings:

- July 21, 2014 Special City Council Meeting
- July 21, 2014 Regular City Council Meeting

8.0 Old Business:

- 8.1 Adopt, on Second Reading, Ordinance No. 2014-18, an Ordinance of the City of Tomball, Texas, Amending Its Zoning Ordinance by Changing the Zoning District Classification of Approximately .68 Acres of Land, Legally Described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition, within the City of

Tomball, Harris County, Texas, from the Commercial and Old Town and Mixed Use Districts to the Commercial District; Said Property being Generally Located West of Lawrence Avenue, South of West Main Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

- 8.2 Adopt on Second Reading, Ordinance No. 2014-22, an Ordinance of the City of Tomball, Texas, Adopting Impact Fees for Water, Wastewater, and Drainage Facilities; Defining Certain Terms; Providing for the Assessment and Collection of Such Impact Fees; Containing Other Provisions Relating to the Subject; and Providing for Severability.

9.0 New Business:

- 9.1 Award Contract for Project No. 2014-08, Asphalt Overlay Improvements, to Low Bidder Forde Construction Co., Inc., in the Amount of \$162,079.54, and Authorize the City Manager to Execute the Necessary Agreement
- 9.2 Reappoint Presiding Municipal Court Judge and Alternate Municipal Court Judge
- 9.3 Approve Renewal of Medical Insurance Contract with Blue Cross Blue Shield and Approve Change of Dental Providers from United Concordia to Aetna
- 9.4 Adopt, on First Reading, Ordinance No. 2014-19, an Ordinance of the City of Tomball, Texas, Extending the City Limits of Said City to Include All of the Territory within Certain Limits and Boundaries and Annexing to the City of Tomball All of the Territory within Such Limits and Boundaries; Approving a Service Plan for All of the Area within Such Limits and Boundaries; Containing Other Provisions Relating to the Subject; and Providing a Savings and Severability Clause [70.36 Acres of Land Located on FM 2978 (Hufsmith-Kohrville Road), North of Spell Road; Located within the Extraterritorial Jurisdictional of the City of Tomball, Harris County, Texas].
- 9.5 Consideration to approve **COMPREHENSIVE PLAN CASE P14-118:** Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, Inc., to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from Rural Residential & Business/Industrial to Medium Density Residential.

- Conduct a Public Hearing on **COMPREHENSIVE PLAN CASE P14-118**

- Adopt, on First Reading, Ordinance No. 2014-20, an Ordinance of the City of Tomball, Texas, Amending Its Comprehensive Plan by Changing the Future Land Use Classifications of Approximately 70.36 Acres of Land, Legally Described as All of Proposed Alexander Estates Subdivision and Being a Partial Replat of Tomball Greens Unrestricted Reserve "C" as Recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas; from Rural Residential and Business/Industrial to Medium Density Residential; Said Property Being Generally Located East of Hufsmith-Kohrville Road, North of Spell Road; Providing for the Amendment of the Comprehensive Plan of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

9.6 Consideration to approve **ZONING CASE P14-102**: Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, Inc., to amend the City's Zoning Ordinance by rezoning approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from the Agricultural District to the Single-Family Residential-9 District.

- Conduct a Public Hearing on **ZONING CASE P14-102**
- Adopt, on First Reading, Ordinance No. 2014-21, an Ordinance of the City of Tomball, Texas, Amending Its Zoning Ordinance by Changing the Zoning District Classification of Approximately 70.36 Acres of Land, Legally Described as All of Proposed Alexander Estates Subdivision and Being a Partial Replat of Tomball Greens Unrestricted Reserve "C" as Recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas; from the Agricultural District to the Single-Family Residential-9 District; Said Property Being Generally Located East of Hufsmith-Kohrville Road, North of Spell Road; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

9.7 Adopt on First Reading, Ordinance No. 2014-24, an Ordinance of the City of Tomball, Texas, Amending the "2009 Major Thoroughfare Plan" for the City of Tomball, Texas; Making Certain Findings; and Providing for Severability

9.8 Receive Report, Discussion and Possible Action regarding Medical Responses and Protocols between the City of Tomball Fire Department and Northwest Emergency Management Services (NWEMS)

9.9 Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

- Sec. 551.071 – Private Consultation with Attorney in Closed Meeting regarding Pending Litigation and Attorney-Client Matters that the Duty of the Attorney Requires be Held in Closed Session.
- Sec. 551.072 – Deliberations Regarding Real Property

10.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 31st day of July 2014 by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer_____

Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 4, 2014

Topic:

- Led by Reverend Russell Hall, Tomball United Methodist Church

Background:

Origination:

Recommendation:

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 4, 2014

Topic:

Background:

Origination:

Council

Recommendation:

N/A

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 4, 2014

Topic:

Background:

Origination:

Recommendation:

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 4, 2014

Topic:

Background:

Origination:

Recommendation:

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 4, 2014

Topic:

- Presentation to the City of Tomball's *2014 Marketing Partner*

Background:

Origination:

Mayor Fagan and Rosalie Dillon

Recommendation:

N/A

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular City Council

Agenda Item

Meeting Date: August 4, 2014

Data Sheet

Topic:

- Tomball City Pool - 2014 Swim Season - Jerry Matheson Park Pool opened May 24, 2014 and will close on September 1, 2014. May 24-June 6, 2014, the pool will be open only during weekends. The pool will be closed every Monday during swim season 2014, except Memorial Day and Labor Day. June 6-August 24, 2014 will be regular weekly days and hours. After August 24, 2014, the pool will open weekends only until September 1, 2014.
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Background:

Origination:

Various

Recommendation:

N/A

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL ☐ YES ☐ NO	READINGS PASSED ☐ 1 ST ☐ 2 ND	OTHER

ATTACHMENTS:

2nd Saturday at the Depot – The SpongeBob Squarepants Movie
Quarterly Investment Report for the Quarter ending June 30, 2014



**2ND SATURDAY
AT THE DEPOT
August 9th at 6:30**

Spongebob Squarepants Movie



Crafts by Mi Pottery



Music by Tony



Sponge fun games and more...

Shop at  -bring canned & non-perishable food to 2nd Saturday & receive a gift (while supplies last)



**FREE ADMISSION AND PARKING. BRING YOUR LAWN CHAIRS AND PICNIC THROWS!
THE DEPOT IS AT 201 S. ELM STREET IN DOWNTOWN TOMBALL, TEXAS.**

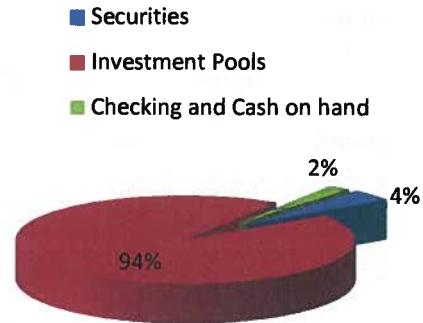
CITY OF TOMBALL PORTFOLIO DIVERSIFICATION June 30, 2014

By Type

	Current Market Value	Percent Portfolio
Securities	\$ 2,398,502	4.26%
Investment Pools	52,732,068	93.55%
Checking and Cash on hand	1,237,527	2.20%
Total Portfolio	\$ 56,368,097	

Safety of principal is the first priority of any Public investing portfolio. The City of Tomball invests in Securities of Federal, State and Local Governments, in Texas CLASS and in the state pool, TexPool. These investments are in securities with a rating of A-1/P-1 or higher and pools with Standard & Poor's highest rating of AAAm. Our charter requires that we maintain reserves of no less than 90 days and no more than one year of the current budgeted expenditures. The City is in compliance with this provision.

Diversification By Type

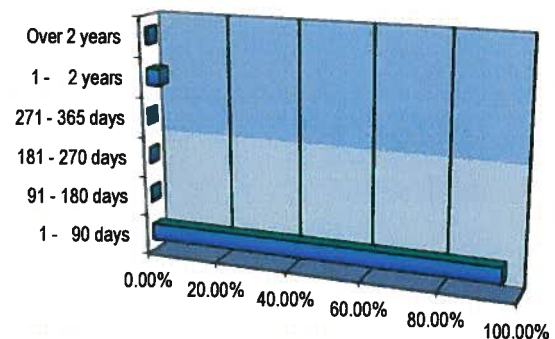


By Maturity

	Current Market Value	Percent Portfolio
1 - 90 days	\$ 53,969,595	95.74%
91 - 180 days	-	-
181 - 270 days	-	-
271 - 365 days	-	-
1 - 2 years	1,999,192	3.55%
Over 2 years	399,310	0.71%
Total Portfolio	\$ 56,368,097	

Ensuring adequate liquidity is available to cover all expenditures is the second priority of any public investing program. The City staff forecasts cash flow and ladders the maturity of investments to ensure funds are adequate when needed. A portion of funds are kept in overnight investments as a buffer for any unexpected expenditures. This overnight investment (TexPool) has been performing according to market in the yield category as well as providing liquidity.

Diversification by Maturity



**CITY OF TOMBALL
INVESTMENT PORTFOLIO SUMMARY
ACTIVITY FOR QUARTER ENDING
June 30, 2014**

ALL CITY FUNDS (POOLED)

INVESTMENTS	COST	MARKET	RATIO	YTM at COST	BENCHMARK YTM**
Beginning of period	2,408,796	2,401,232	0.9969	0.463%	0.13%
Purchases	400,000	400,000			
Maturities	408,796	400,000			
Change in value	-	2,730			
Sales					
End of period	2,400,000	2,398,502	0.9994	0.530%	0.11%

Total Accrued Interest at end of period: \$ 2,097

**Benchmark security is the One-year U. S. Treasury Bill
Weighted average maturity of the portfolio at quarter end is 614 days.

This report is in compliance with the investment strategies as approved
and the Public Funds Investment Act.



Treasurer

Asst. Treasurer

**CITY OF TOMBALL
INVESTMENTS IN SECURITIES
PORTFOLIO AS OF JUNE 30, 2014**

SECURITY DESCRIPTION	CUSIP NUMBER	RATING	MATURITY DATE	INTEREST YIELD	MARKET VALUE	DAYS AFTER 06/30/14	INDIVIDUAL MARKET VALUE/TOTAL	WAM DAYS x PERCENT
1) Freddie Mac- 0.650%	3134G56W0	AA+	12/23/2016	0.650%	399,310	907	16.648%	151.00
2) Federal Farm Credit Bank- .35%	3133ECHE7	AA+	9/11/2015	0.350%	1,000,027	438	41.694%	182.62
3) Fed Farm Credit Bank- .59%	3133EAB56	AA+	5/2/2016	0.590%	999,165	672	41.658%	279.94
TOTALS				0.530%	2,398,502	672	100.000%	613.56

**CITY OF TOMBALL
CASH AND CASH EQUIVALENTS
FOR QUARTER ENDING
June 30, 2014**

FUNDS		CASH AND CASH EQUIVALENTS				INVESTMENTS			TOTAL CASH, CASH EQUIVALENTS AND INVESTMENTS
MAJOR FUNDS	TEXAS CLASS	TEXPOOL	OPERATING ACCOUNT	CASH ON HAND	TOTAL CASH AND CASH EQUIVALENTS	INVESTMENT SECURITIES	TOTAL INVESTMENTS		
General	\$ 2,270,842	\$ 8,786,704	\$ 159,933	\$ 2,188	\$ 11,219,667	\$ 1,398,475	\$ 1,398,475	\$ 12,618,142	
Debt Service	\$ 945,444	\$ 1,966,305	\$ 31,929	\$ -	\$ 2,943,678	\$ -	\$ -	\$ 2,943,678	
Enterprise	\$ 2,688,758	\$ 6,629,282	\$ 425,357	\$ 660	\$ 9,744,057	\$ -	\$ -	\$ 9,744,057	
OTHER FUNDS									
Special Revenue	\$ 75,695	\$ 61,584	\$ 8,929	\$ -	\$ 146,208	\$ -	\$ -	\$ 146,208	
Municipal Court Building Security	\$ 100,926	\$ 115,556	\$ 5,791	\$ -	\$ 222,273	\$ -	\$ -	\$ 222,273	
Municipal Court Technology	\$ 60,556	\$ 194,770	\$ 9,090	\$ -	\$ 264,416	\$ -	\$ -	\$ 264,416	
Hotel Occupancy Tax	\$ 100,926	\$ 270,517	\$ 64,800	\$ -	\$ 436,243	\$ -	\$ -	\$ 436,243	
Red Light Camera Program	\$ 252,316	\$ 54,904	\$ 55,187	\$ -	\$ 362,407	\$ -	\$ -	\$ 362,407	
PD District Attorney Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Department of Justice Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SAFER Grant	\$ -	\$ -	\$ (127,796)	\$ -	\$ (127,796)	\$ -	\$ -	\$ (127,796)	
Tomball "Fun Runs"	\$ -	\$ -	\$ 10,467	\$ -	\$ 10,467	\$ -	\$ -	\$ 10,467	
General Capital Projects	\$ 50,463	\$ 15,027,822	\$ 292,237	\$ -	\$ 15,370,522	\$ 1,000,027	\$ 1,000,027	\$ 16,370,549	
Business Park	\$ -	\$ 8,304,266	\$ -	\$ -	\$ 8,304,266	\$ -	\$ -	\$ 8,304,266	
Fleet Replacement	\$ 454,168	\$ 923,545	\$ 177,474	\$ -	\$ 1,555,187	\$ -	\$ -	\$ 1,555,187	
Water Capital Recovery	\$ 100,926	\$ 1,086,478	\$ 24,594	\$ -	\$ 1,211,998	\$ -	\$ -	\$ 1,211,998	
Sewer Capital Recovery	\$ 151,390	\$ 1,236,415	\$ 26,251	\$ -	\$ 1,414,056	\$ -	\$ -	\$ 1,414,056	
Health Insurance Trust	\$ -	\$ 821,510	\$ 70,436	\$ -	\$ 891,946	\$ -	\$ -	\$ 891,946	
TOTALS	\$ 7,252,410	\$ 45,479,658	\$ 1,234,679	\$ 2,848	\$ 53,969,595	\$ 2,398,502	\$ 2,398,502	\$ 56,368,097	

Regular City Council Agenda Item Data Sheet

Meeting Date: August 4, 2014

Topic:

Approve the Minutes of the Following Meetings:

- July 21, 2014 Special City Council Meeting
- July 21, 2014 Regular City Council Meeting

Background:**Origination:**

City Secretary

Recommendation:

N/A

Funding:**Party(ies) responsible for placing this item on agenda:**

City Secretary

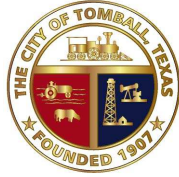
ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Draft Minutes - July 21, 2014 Special City Council Meeting

Draft Minutes - July 21, 2014 Regular City Council Meeting

MINUTES OF SPECIAL CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



MONDAY, JULY 21, 2014

5:00 P.M.

- 1.0 The Council meeting was called to order at 5:00 p.m. by Mayor Fagan. Other members present were:

Councilman Stoll
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Members absent:

Councilman Hudgens - Excused

Others present:

City Manager – George Shackelford
Assistant City Manager/Police Chief – Robert Hauck
City Secretary – Doris Speer
City Attorney – Scott Bounds
Fire Chief – Randy Parr
Director of Public Works – David Kauffman
Marketing Director – Mike Baxter
Community Development Director – Craig Meyers
City Engineer – Lori Lakatos
Finance Director – Glenn Windsor
Accountant – Christine Brookshire
IT Manager – Doug Tippey
HR Director – Lisa Coe
Public Administration Intern – Amelia Vasquez

- 2.0 The following public comment was received:

Mary Harvey 405 S. Walnut, 77375	-	Expressed her concerns regarding funds currently budgeted for the Museum Complex and their request for additional funding.
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3.0 New Business:

3.1 The Tomball City Council entered into a Workshop Session regarding the Fiscal Year 2014-2015 Budget.

4.0 Motion was made by Councilman Townsend, second by Councilman Stoll, to adjourn. Vote was as follows:

Councilman Hudgens	<u>Absent</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Abstain</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Aye</u>

Motion carried, 3 votes Aye, 1 Abstain.

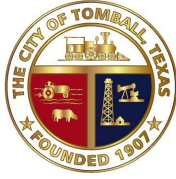
Meeting adjourned.

PASSED AND APPROVED this the 4th day of August 2014.

Doris Speer, TRMC, CMC
City Secretary

Gretchen Fagan
Mayor

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**MONDAY, JULY 21, 2014
6:00 P.M.**

1.0 Call to Order

The Council meeting was called to order at 6:00 p.m. by Mayor Fagan. Other members present were:

Councilman Stoll
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Members absent:

Councilman Hudgens - Excused

Others present:

City Manager – George Shackelford
Assistant City Manager/Police Chief – Robert Hauck
City Secretary – Doris Speer
City Attorney – Scott Bounds
Fire Chief – Randy Parr
Director of Public Works – David Kauffman
Marketing Director – Mike Baxter
Community Development Director – Craig Meyers
City Engineer – Lori Lakatos
Finance Director – Glenn Windsor
Accountant – Christine Brookshire
IT Manager – Doug Tippet
HR Director – Lisa Coe
Public Administration Intern – Amelia Vasquez

2.0 The invocation was led by Pastor Steven Lee, The Pointe Fellowship Church.

3.0 The pledges to the U. S. and Texas Flags were led by Randy Parr.

4.0 The following public comments were received.

Melvin Schiwart - Expressed his concerns regarding proposed
30619 Quinn, 77375 development at 30715 Quinn.

Robert Maxwell - Expressed his desire for appointment to a City
31507 Helen Lane, 77375 board or commission.

5.0 Presentations – the following presentations were made:

- Mike Baxter presented the City's *Texas Festival Events Association Awards*.

6.0 Reports and Announcements:

Councilman Stoll introduced Nina Heitmann, 2013 Telgte exchange student, her parents, Felix and Ruth Heitmann, and friend, Ellen.

- ***Tomball City Pool - 2014 Swim Season - Jerry Matheson Park Pool*** opened May 24, 2014 and will close on September 1, 2014. May 24-June 6, 2014, the pool will be open only during weekends. The pool will be closed every Monday during swim season 2014, except Memorial Day and Labor Day. June 6-August 24, 2014 will be regular weekly days and hours. After August 24, 2014, the pool will open weekends only until September 1, 2014.
- June 9-July 28, 2014 - ***TOMBALL KID'S CLUB - Every Monday and Thursday, 11:00 a.m.-1:00 p.m., at MLK Community Park, 403 W. Chestnut***
- August 1, 2014 – ***Tomball Night***
- August 8, 2014 – ***Friday Night Creature Feature – The Lost Skeleton of Cadavra***
- August 9, 2014 - ***2nd Saturday at the Depot – The SpongeBob Squarepants Movie - 6:30 p.m.***
- August 30, 2014 – ***Texas Music Festival***
- September 27, 2014 – ***4th Annual Bugs, Brew & Barbeque Festival***
- October 25, 2014 – ***3rd Annual Tomball Bluegrass Festival***
- ***Walk Tomball!*** – Every Saturday at 8:00 a.m. at the Depot
- Reports by City staff and members of Council about items of community interest on which no action will be taken.

7.0 Motion was made by Councilman Townsend, second by Councilman Stoll, to approve the Minutes of the Following Meetings:

- July 7, 2014 Special City Council Meeting
- July 7, 2014 Regular City Council Meeting

- July 14, 2014 Special City Council Meeting

Motion carried unanimously.

8.0 New Business:

- 8.1 Motion was made by Councilman Degges, second by Councilman Stoll, to receive the FY 2014-15 proposed Budget, as presented to Council by the City Manager, and to set August 18, 2014 at 6:00 p.m. as the date for the Public Hearing on the FY 2014-2015 Budget.

Motion carried unanimously.

- 8.2 Mayor Fagan opened the Public Hearing at 6:22 p.m. to consider approval of **COMPREHENSIVE PLAN CASE P14-087**: Request by Nancy Gomez, on behalf of Nancy Gomez Revocable Living Trust, to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 2.46 acres of land, legally described as Tract 42B, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located between Ulrich Road and Rudolph Street, north of East Hufsmith Road, from Low Density Residential to Commercial. The following public comment was received:

N. T. Breaux 1502 Rudolph	- Expressed his opposition to the proposed change in future land use.
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Receiving no additional public comments, Mayor Fagan closed the public hearing at 6:23 p.m.

Motion was made by Councilman Townsend, second by Councilman Stoll, to read Ordinance No. 2014-16 by caption only on First Reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Stoll, to adopt, on First Reading, Ordinance No. 2014-16, an Ordinance of the City of Tomball, Texas, Amending Its Comprehensive Plan by Changing the Future Land Use Classification of Approximately 2.46 Acres of Land, Legally Described as Tract 42B, Tomball Outlots, within the City of Tomball, Harris County, Texas, from Low Density Residential to Commercial; Said Property being Generally Located between Ulrich Road and Rudolph Road, North of East Hufsmith Road; Providing for the Amendment of the Comprehensive Plan of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters. Vote was as follows:

Councilman Hudgens	<u>Absent</u>
Councilman Stoll	<u>Nay</u>
Councilman Degges	<u>Nay</u>
Councilman Townsend	<u>Nay</u>
Councilman Klein Quinn	<u>Nay</u>

Motion FAILED unanimously.

- 8.3 Mayor Fagan opened the Public Hearing at 6:54 p.m. to consider approval of **ZONING CASE P14-088**: Request by Nancy Gomez, on behalf of Nancy Gomez Revocable Living Trust, to amend the City's Zoning Ordinance by rezoning approximately 2.46 acres of land, legally described as Tract 42B, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located between Ulrich Road and Rudolph Road, north of East Hufsmith Road, from the Single-Family Estate Residential-20 District to the Commercial District.

Receiving no public comments, Mayor Fagan closed the public hearing at 6:54 p.m.

Motion was made by Councilman Townsend, second by Councilman Degges, to read Ordinance No. 2014-17 by caption only on First Reading. Vote was as follows:

Councilman Hudgens	<u>Absent</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Nay</u>

Motion carried, 3 votes Aye, 1 vote Nay.

Motion carried unanimously.

Motion was made by Councilman Stoll, second by Councilman Degges, to adopt, on First Reading, Ordinance No. 2014-17, an Ordinance of the City of Tomball, Texas, Amending Its Zoning Ordinance by Changing the Zoning District Classification of Approximately 2.46 Acres of Land, Legally Described as Tract 42B, Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Single-Family Estate Residential-20 District to the Commercial District; said Property being Generally Located between Ulrich Road and Rudolph Road, North of East Hufsmith Road; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters. Vote was as follows:

Councilman Hudgens	<u>Absent</u>
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Councilman Stoll	<u>Nay</u>
Councilman Degges	<u>Nay</u>
Councilman Townsend	<u>Nay</u>
Councilman Klein Quinn	<u>Nay</u>

Motion FAILED unanimously.

- 8.4 Mayor Fagan opened the Public Hearing at 7:00 p.m. to consider approval of **ZONING CASE P14-109**: Request by Steven Vaughan, on behalf of Keary Barnes, to amend the City's Zoning Ordinance by rezoning approximately .68 acres of land, legally described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition, within the City of Tomball, Harris County, Texas, generally located west of Lawrence Avenue, south of West Main Street, from the Commercial District & Old Town and Mixed Use District to the Commercial District

Steven Vaughan 13322 Wildwood, 77375	- Expressed his support for the proposed rezoning.
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Receiving no additional public comments, Mayor Fagan closed the public hearing at 7:00 p.m.

Motion was made by Councilman Townsend, second by Councilman Degges, to read Ordinance No. 2014-18 by caption only on First Reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Degges, to adopt, on First Reading, Ordinance No. 2014-18, an Ordinance of the City of Tomball, Texas, Amending Its Zoning Ordinance by Changing the Zoning District Classification of Approximately .68 Acres of Land, Legally Described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition, within the City of Tomball, Harris County, Texas, from the Commercial and Old Town and Mixed Use Districts to the Commercial District; Said Property being Generally Located West of Lawrence Avenue, South of West Main Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters. Vote was as follows:

Councilman Hudgens	<u>Absent</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Aye</u>

Motion carried unanimously.

- 8.5 Motion was made by Councilman Townsend, second by Councilman Stoll, to approve the Following Plats as Recommended by the Planning and Zoning Commission:

- **CAPPADONNA TRACTS**: A Subdivision of a 3.8897-acre tract; Being a Replat of Lot 1, Block 1 Stotts Tracts as recorded under Film Code No. 612089, Harris County Map Records, Situated in the Ralph Hubbard Survey A-383, Harris County, Texas.
- **SECOND REPLAT OF MARTIN MARIETTA SUBDIVISION**: Being a Subdivision of 29.5011 acres and being a Replat of Martin Marietta Subdivision Replat recorded under Film Code No. 645043, Harris County Map Records, Situated in the William Hurd Survey, Abstract 371 and the Jesse Pruett Survey Abstract 629, City of Tomball, Harris County, Texas.

Motion carried unanimously.

- 8.6 Mayor Fagan opened the Public Hearing at 7:05 p.m. to consider the adoption of Impact Fees for Water, Wastewater, Drainage, and Roadway Facilities, in Accordance with Chapter 395, Texas Local Government Code; Making Other Findings and Providing Details Related Thereto.

Receiving no public comments, Mayor Fagan closed the public hearing at 7:05 p.m.

Motion was made by Councilman Degges, second by Councilman Stoll, to read Ordinance No. 2014-22 by caption only on First Reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Degges, to adopt, on First Reading, Ordinance No. 2014-22, an Ordinance of the City of Tomball, Texas, Adopting Impact Fees for Water, Wastewater, and Drainage Facilities; Defining Certain Terms; Providing for the Assessment and Collection of Such Impact Fees; Containing Other Provisions Relating to the Subject; and Providing for Severability.

Motion to Amend was made by Councilman Townsend, second by Councilman Degges, to adopt, on First Reading, Ordinance No. 2014-22, an Ordinance of the City of Tomball, Texas, Adopting Impact Fees for Water, Wastewater, and Drainage Facilities; Defining Certain Terms; Providing for the Assessment and Collection of Such Impact Fees; Containing Other Provisions Relating to the Subject; and Providing for Severability, with water and wastewater impact fees to increase 15 percent per year for the next five years, not to exceed a total increase

of 75 percent to a final impact fee of \$2,325.96 for water and \$2,322.57 for sewer, and to increase the drainage impact fees as follows:

M125 - \$436.88
M121 West - \$6,692.00
M121 East - \$7,886.69
M118 - \$5,757.81.

Vote was as follows:

Councilman Hudgens	<u>Absent</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Aye</u>

Motion, as amended, carried unanimously.

- 8.7 Motion was made by Councilman Townsend, second by Councilman Stoll, to approve the Acquisition of a Low-Power FCC-Issued FM Radio Station License to Create a Local Broadcasting System. Vote was as follows:

Councilman Hudgens	<u>Absent</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Nay</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Aye</u>

Motion carried, 3 votes Aye, 1 vote Nay.

- 8.8 Motion was made by Councilman Degges, second by Councilman Townsend, to approve the proposed updates to the Interlocal Agreement between Harris County and the City of Tomball regarding the Harris County Emergency Operations Plan for the Provision of Mutual Aid between Harris County and the City of Tomball during a Disaster Event, to which the City of Tomball is a Signatory.

Motion carried unanimously.

- 8.9 Motion was made by Councilman Townsend, second by Councilman Degges, to approve the annual update to the Memorandum of Understanding (MOU) between the City of Tomball and Tomball Independent School District for Assistance During Disaster and Other Large-Scale Incidents.

Motion carried unanimously.

- 8.10 Motion was made by Councilman Townsend, second by Councilman Stoll, to approve the extension of the current Lease Agreement between the Harris County Tax Assessor-Collector and the City of Tomball for the use of the Facility located at 101 South Walnut as a Harris County Tax Office for an Additional One-Year Term, from December 1, 2014 to November 30, 2015.

Motion carried unanimously.

- 8.11 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to appoint Robert Maxwell as the City's Representative to serve on the Texas Heritage Railroad Museum Board of Directors.

Motion carried unanimously.

- 8.12 Motion was made by Councilman Townsend, second by Councilman Degges, to award the contract for Project No. 2014-06, Solid Waste Collection and Disposal Services for the City of Tomball, to WCA Waste Corporation, for a three-year term with two one-year renewal options, and to authorize the City Manager to execute the necessary service contract, with the final decision regarding Proposals 1, A, or B to be determined by Council on September 9, 2014.

Motion carried unanimously.

- 9.0 Motion was made by Councilman Stoll, second by Councilman Townsend, to adjourn.

Motion carried unanimously.

Meeting adjourned.

PASSED AND APPROVED this the _____ day of _____ 2014.

Doris Speer, TRMC, CMC
City Secretary

Gretchen Fagan
Mayor

Regular City Council

Agenda Item

Meeting Date: August 4, 2014

Data Sheet

Topic:

Adopt, on Second Reading, Ordinance No. 2014-18, an Ordinance of the City of Tomball, Texas, Amending Its Zoning Ordinance by Changing the Zoning District Classification of Approximately .68 Acres of Land, Legally Described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition, within the City of Tomball, Harris County, Texas, from the Commercial and Old Town and Mixed Use Districts to the Commercial District; Said Property being Generally Located West of Lawrence Avenue, South of West Main Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

Background:

On May 7, 2014, City staff met with the applicant, Steven Vaughan, regarding the possible construction of a bank and office building at the subject site. At this meeting, City staff informed Mr. Vaughan of the following:

- The property has a Comprehensive Plan FLU of Mixed Use which is consistent with a bank and office building.
- Approximately 65% of the property is zoned Commercial and approximately 35% is zoned OTMU District.
- The bank and office uses are both permitted by right in both zoning districts.
- The property is comprised of multiple lots and would need to be replatted into one overall tract.
- Because the property has two zoning classifications, any improvements to the site would be required to be developed according to the standards of the zoning district classification upon which it is zoned. To avoid having to develop his project under two different sets of zoning district standards, Mr. Vaughan was informed that he could have the property rezoned.

Mr. Vaughan informed City staff of his desire to rezone the entire property to the Commercial District to have one set of design standards for the project. On June 4, 2014, the City received a Rezoning application from Mr. Vaughan requesting to rezone the property from the Commercial and OTMU Districts to the Commercial District.

The Planning & Zoning Commission heard this request on July 14, 2014, and unanimously voted to recommend APPROVAL. On July 21, Council adopted Ordinance No. 2014-18 on first reading.

Origination:

Steven Vaughan, on behalf of Keary Barnes

Recommendation:

Adopt Ordinance No. 2014-18 on Second Reading

Funding:

Party(ies) responsible for placing this item on agenda:

Craig Meyers, Community Development Department

APPROVAL ☐ YES ☐ NO	ACTION TAKEN READINGS PASSED ☐ 1 ST ☐ 2 ND	OTHER
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ATTACHMENTS:

Ordinance No. 2014-18

P14-109 Staff Report

Notice of Public Hearing

Property Owner Notification Letter

ORDINANCE NO. 2014-18

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY .68 ACRES OF LAND, LEGALLY DESCRIBED AS LOTS 1, 2, 3, AND 14, BLOCK 7, MAIN STREET ADDITION, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE COMMERCIAL AND OLD TOWN AND MIXED USE DISTRICTS TO THE COMMERCIAL DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED WEST OF LAWRENCE AVENUE, SOUTH OF WEST MAIN STREET; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, the owner of approximately .68 acres of land, legally described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition, generally located west of Lawrence Avenue, south of West Main Street, in the City of Tomball, Harris County, Texas, (the "Property"), have requested that the Property be rezoned; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days written notice of that hearing to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the proposal to change the zoning for the Property from the Commercial and Old Town and Mixed Use Districts to the Commercial District; and

Whereas, the public hearing was held at least forty (40) calendar days after the City's receipt of the request for rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council grant such proposed change in the zoning district classification of the Property; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing on the proposal to change the zoning district classification for the Property from the Commercial and Old Town and Mixed Use Districts to the Commercial District, the City Council held the public hearing on the proposal to change the zoning for the Property and the City Council considered the final report of the Planning & Zoning Commission regarding the change of zoning district classification; and

Whereas, the City Council deems it appropriate to grant such proposed change in the zoning district classification of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The City Council finds that the facts and matters set forth in the preamble of this Ordinance are true and correct.

Section 2. The zoning classification of the Property is hereby changed from the Commercial and Old Town and Mixed Use Districts to the Commercial District subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Commercial District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Commercial District as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 7. City Council finds and determines that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Tex.Gov't. Code ch. 551.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 21ST DAY OF JULY 2014.

COUNCILMAN HUDGENS	<u>ABSENT</u>
COUNCILMAN STOLL	<u>AYE</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN QUINN	<u>AYE</u>

SECOND READING:

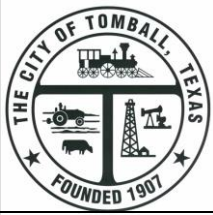
READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 4TH DAY OF AUGUST 2014.

COUNCILMAN HUDGENS	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 14, 2014

Rezoning Case: P14-109
Property Owner: Keary Barnes
Applicant: Steven Vaughan
Legal Description: Lots 1, 2, 3, and 14, Block 7, Main Street Addition
Location: West of Lawrence Avenue, south of West Main Street (Exhibit "A")
Area: .68 acres
Present Zoning & Use: Commercial and Old Town and Mixed Use (OTMU) Districts (Exhibit "B") / Undeveloped
Future Land Use (FLU): Mixed Use (Exhibit "C")
Proposed Zoning and Use: Commercial District¹ / Bank and office building
Adjacent Zoning & Use:
North: Commercial District / West Main Street, lumber yard, retail center, former eating establishment, and a single-family residence
South: OTMU District / Single-family residences and vacant land
West: Commercial District / Medical office
East: Commercial and OTMU Districts / Lawrence Avenue, unimproved Arnold Street right-of-way, eating establishment, and vacant land (Exhibit "D")

BACKGROUND

On May 7, 2014, City staff met with the applicant, Steven Vaughan, regarding the possible construction of a bank and office building at the subject site. At this meeting, City staff informed Mr. Vaughan of the following:

- The property has a Comprehensive Plan FLU of Mixed Use which is consistent with a bank and office building.
- Approximately 65% of the property is zoned Commercial and approximately 35% is zoned OTMU District.

¹ Any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning & Zoning Commission and City Council may consider zoning classifications other than that sought by the applicant for this property.

- The bank and office uses are both permitted by right in both zoning districts.
- The property is comprised of multiple lots and would need to be replatted into one overall tract.
- Because the property has two zoning classifications, any improvements to the site would be required to be developed according to the standards of the zoning district classification upon which it is zoned. To avoid having to develop his project under two different sets of zoning district standards, Mr. Vaughan was informed that he could have the property rezoned.

Mr. Vaughan informed City staff of his desire to rezone the entire property to the Commercial District to have one set of design standards for the project. On June 4, 2014, the City received a Rezoning application (Exhibit “E”) from Mr. Vaughan requesting to rezone the property from the Commercial and OTMU Districts to the Commercial District.

ANALYSIS

There is a mixture of land uses in the vicinity of the subject site. To the north are West Main Street, a lumber yard, a retail center, a former eating establishment, and a single-family residence; to the south are single-family residences and vacant land; to the west is a medical office; and to the east are Lawrence Avenue, unimproved Arnold Street right-of-way, an eating establishment, and vacant land. The uses permitted in the Commercial District appear to be compatible with the lumber yard, retail center, former and current eating establishments, and medical office in the vicinity. With the appropriate design standards (i.e. building setbacks, fencing, landscaping, etc.), the uses permitted in the Commercial District may be compatible with the single-family residences in the vicinity.

There are two zoning classifications in the vicinity of the subject site: Commercial and OTMU Districts. To the north, west, and east is the Commercial District and to the south is the OTMU District. The proposed Commercial District “...is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions. The uses envisioned for the district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.” The Commercial District appears to be compatible with the existing Commercial Districts to the north, west, and east. With the appropriate design standards (i.e. building setbacks, fencing, landscaping, etc.), the Commercial District may be compatible with the OTMU District to the south.

The FLU map identifies the subject site as Mixed Use. Mixed Use is intended to include a mix of office, retail/commercial, and high density residential uses in a master planned, integrated manner. The proposed rezoning and uses appear to be consistent with a FLU of Mixed Use.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning & Zoning Commission shall consider the following factors:

- A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.**

The uses permitted in the Commercial District appear to be compatible with the lumber yard, retail center, former and current eating establishments, and medical office in the vicinity. With the appropriate design standards (i.e. building setbacks, fencing, landscaping, etc.), the uses permitted in the Commercial District may be compatible with the single-family residences to the north and south.

- B. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.**

The proposed rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

- C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.**

There are numerous vacant properties elsewhere in the City already zoned Commercial District. However, there is little vacant property in the vicinity zoned Commercial District.

- D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.**

There has been steady development City-wide in the Commercial District.

- E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.**

If the proposed zoning change is approved, few, if any affects on other areas designated for similar developments are anticipated.

- F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.**

The proposed rezoning is not anticipated to affect the public health, safety, morals, or general welfare.

G. Whether the request is consistent with the Comprehensive Plan.

The proposed Rezoning and uses appear to be consistent with a FLU of Mixed Use.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 3, 2014; no public comments have been received as of July 8, 2014.

RECOMMENDATION

Based on the findings outlined in the analysis and zoning considerations sections of this staff report, City staff recommends **APPROVAL** of Rezoning Case P14-109.

EXHIBITS

- A. Aerial Photo
- B. Future Land Use Map
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Photo



Exhibit "B"
Future Land Use Map

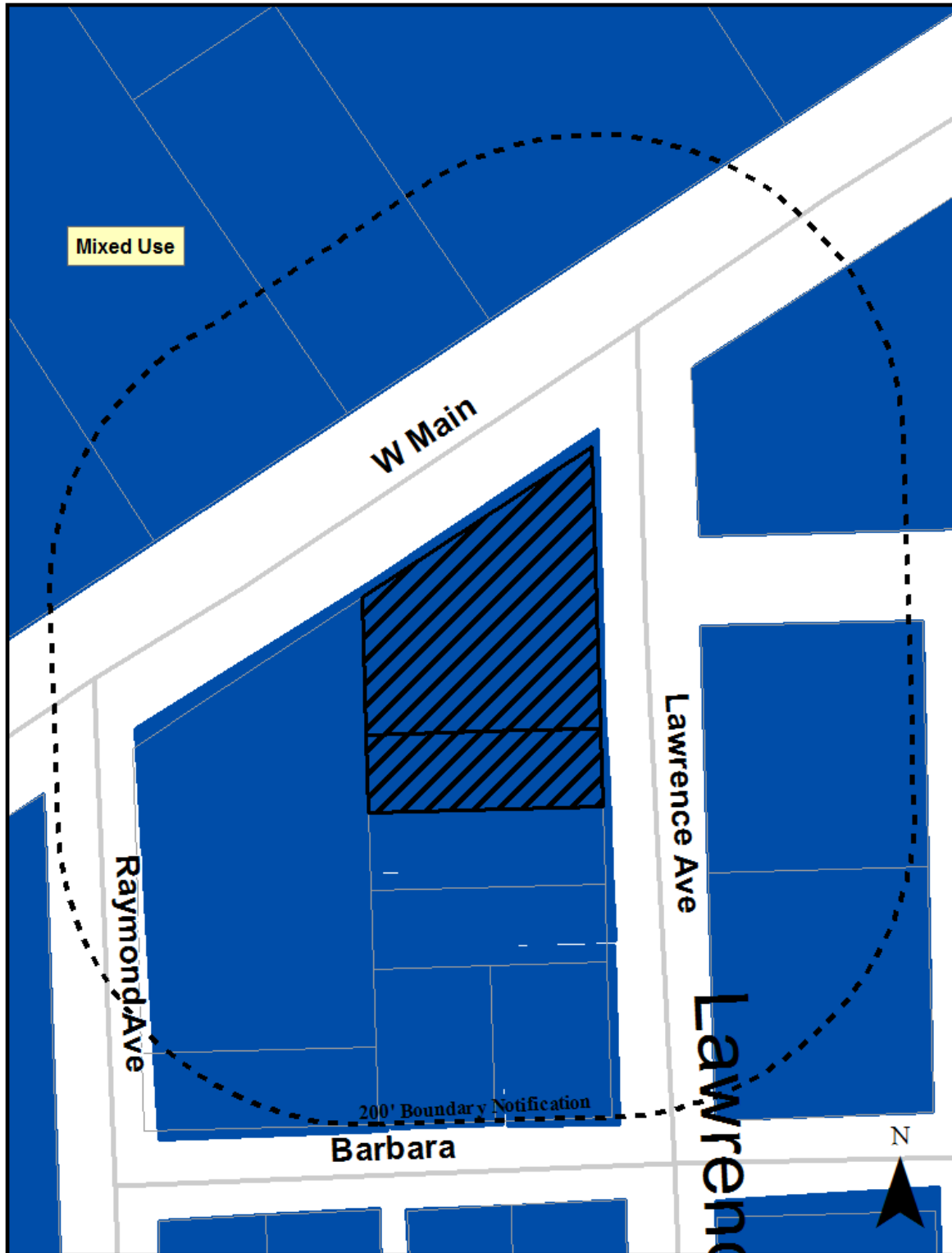
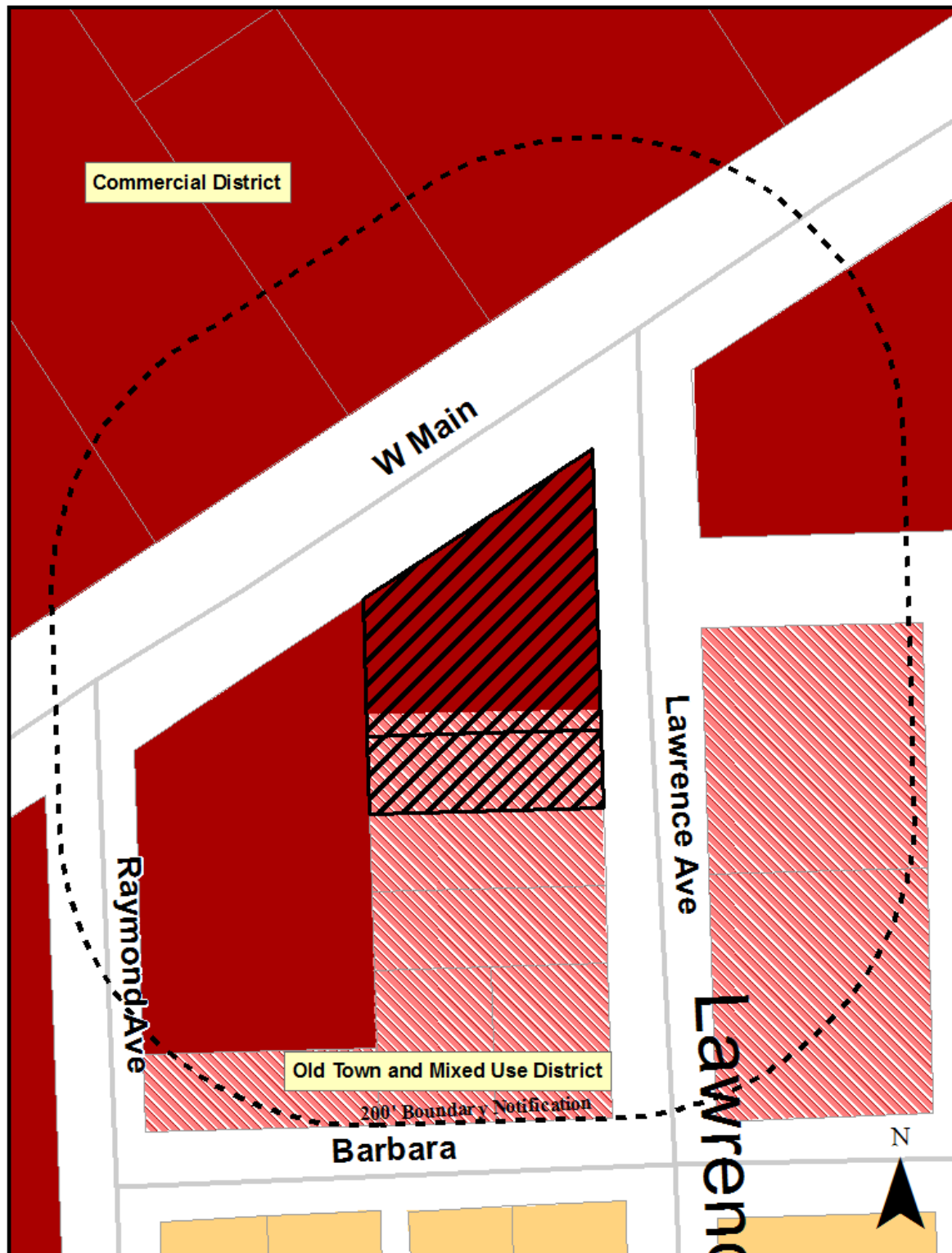


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Figure 1: Subject site



Figure 2: North



Figure 3: North



Figure 4: North



Figure 5: South



Figure 6: West



Figure 7: East



Figure 8: East



Figure 9: East

Exhibit "E"
Rezoning Application

Revised 1/20/09



APPLICATION FOR REZONING
Engineering & Planning Department

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Steven E. Vaughan Title: Co-Owner
Mailing Address: 13322 Wildwood City: Tomball State: TX
Zip: 77375
Phone: (281) 413-4193 Fax: () Email: svaughanster@gmail.com

Owner

Name: Same Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

Name: Walter Smith Title: President
Mailing Address: 1002 Village Sq. Drive Suite B City: Tomball State: TX
Zip: 77375
Phone: (281) 655-0634 Fax: () Email: smithwe@earthlink.net

Description of Proposed Project: New Office Building

Physical Location of Property: 1001 W. Main

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Lots 1, 2, 3, & 14 Block 7 Main Street Addition

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Lots 1, 2, & 3 are C - commercial and lots 14 & 15 are OT + mu

Current Use of Property: Vacant

Proposed Zoning District: All lots change to C - commercial

Proposed Use of Property: Bank / Office building

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.ci.tomball.tx.us

HCAD Identification Number: 0470996670001 Acreage: .676
0470996670017

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is **COMPLETE, TRUE, and CORRECT** and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X *L. Vaughan* 6/4/14
Signature of Applicant Date

X *L. Vaughan* 6/4/14
Signature of Owner Date

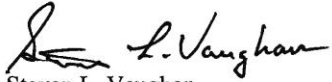
Steven L. Vaughan
13322 Wildwood
Tomball, Texas 77375
June 4, 2014

City of Tomball Engineering and Planning Department
% City of Tomball
501 James Street
Tomball, Texas 77375

Dear Sirs:

Attached please find my application for a zoning change for four lots located at 1001 West Main Street in Tomball. They are for lots 1, 2, 3, & 14 Blk 7 Main Street Addition, Tomball. Currently parts of lots 1, 2, and 3 are zoned C commercial and OT & MU and lot 14 is zoned OT & MU. I would like all four lots to be zoned C commercial. We are planning to design and construct a bank/office building on the site. We are currently working on survey work to replat the four lots into one tract.

Sincerely,



Steven L. Vaughan
Co-owner

Enclosure



THIRD COAST ARCHITECTS
ARCHITECTURE & PLANNING
14500 Turkey Creek
Houston, TX 77058
(281) 465-0034 Phone
(281) 465-0035 Fax

CONSULTANT	
NAME	
ADDRESS	
CITY	
STATE	
ZIP	
PHONE	
FAX	
CONSULTANT	
NAME	
ADDRESS	
CITY	
STATE	
ZIP	
PHONE	
FAX	
CONSULTANT	
NAME	
ADDRESS	
CITY	
STATE	
ZIP	
PHONE	
FAX	

Project Title
XXXX Street Address
CITY, STATE XXXXX

REVISIONS	
NO.	DESCRIPTION
DATE	

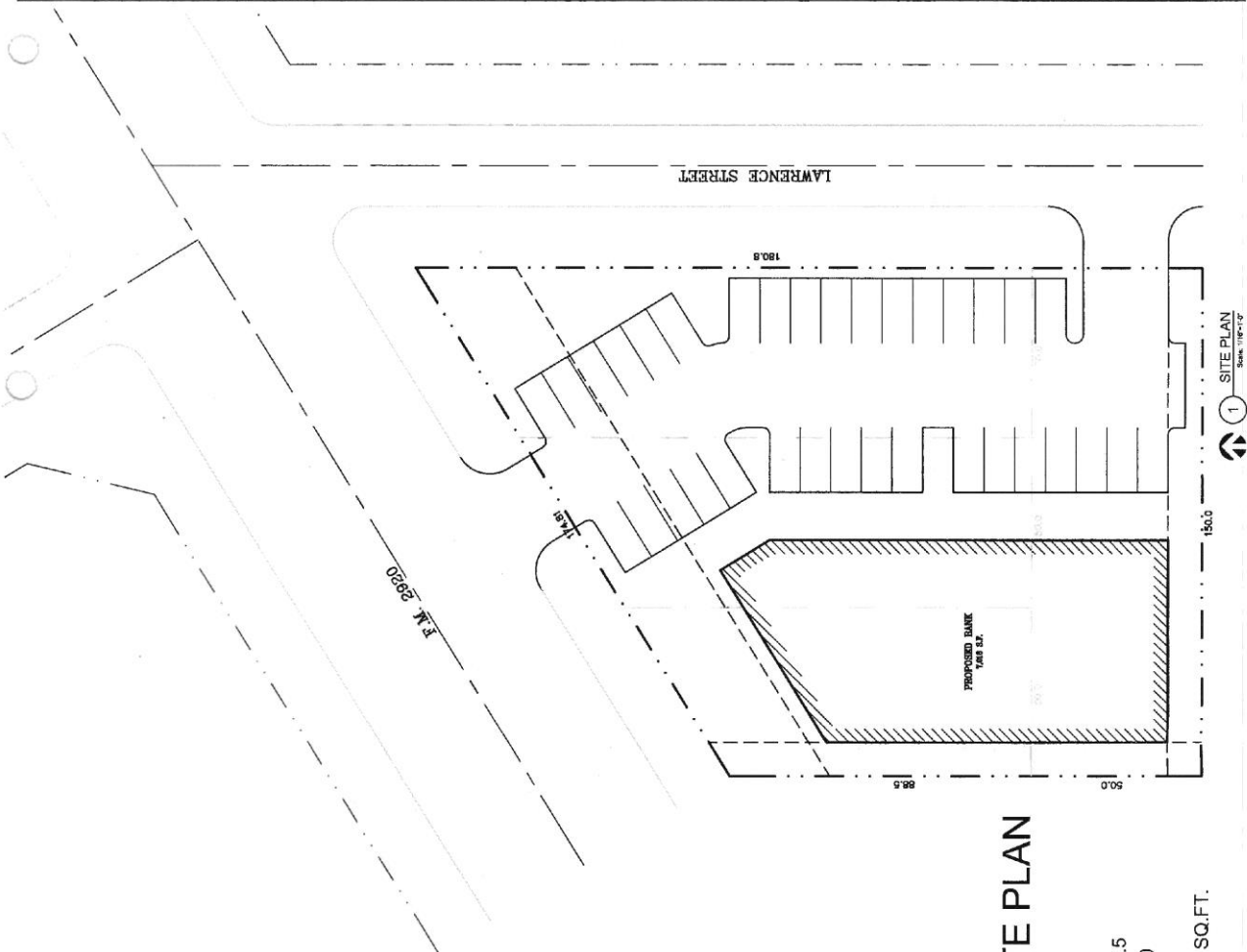


QUANTITY OF SHEETS: 10
PRINTED FOR: NEW
APPROVED BY: TCA
DATE: 10/1/17

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

SHEET NO.
SHEET TOTAL

AS1.00



PROPOSED SITE PLAN

SYNOPSIS	
LAND AREA	27,697.5
BUILDING AREA	6,800.0
PARKING	34.0
PARKING RATIO 5 CARS/1000 SQ.FT.	

1 SITE PLAN
Scale: 1/8"=1'-0"

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION
JULY 14, 2014
&
CITY COUNCIL
JULY 21, 2014**



Notice is Hereby Given that a Public Hearing will be held by the Planning & Zoning Commission of the City of Tomball on **Monday, July 14, 2014, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, July 21, 2014, at 6:00 P.M.** at Regular Meetings, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such dates, the Planning & Zoning Commission and City Council will consider the following:

COMPREHENSIVE PLAN CASE P14-087: Request by Nancy Gomez, on behalf of Nancy Gomez Revocable Living Trust, to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 2.46 acres of land, legally described as Tract 42B, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located between Ulrich Road and Rudolph Street, north of East Hufsmith Road, from Low Density Residential to Commercial.

ZONING CASE P14-088: Request by Nancy Gomez, on behalf of Nancy Gomez Revocable Living Trust, to amend the City's Zoning Ordinance by rezoning approximately 2.46 acres of land, legally described as Tract 42B, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located between Ulrich Road and Rudolph Road, north of East Hufsmith Road, from the Single-Family Estate Residential-20 District to the Commercial District.

ZONING CASE P14-109: Request by Steven Vaughan, on behalf of Keary Barnes, to amend the City's Zoning Ordinance by rezoning approximately .68 acres of land, legally described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition, within the City of Tomball, Harris County, Texas, generally located west of Lawrence Avenue, south of West Main Street, from the Commercial District & Old Town and Mixed Use District to the Commercial District.

Persons interested in this case will be given an opportunity to be heard. Action by the Planning & Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Should the Planning & Zoning Commission vote to table a decision/recommendation on this case, the date and time of a future meeting will

be specified and the City Council will not review the subject case until such a decision/recommendation is forwarded to the City Council by the Planning & Zoning Commission. The application is available for public inspection Monday through Friday, holidays excepted, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Rodney Schmidt, at (281) 290-1410, rschmidt@tomballtx.gov.

C E R T I F I C A T I O N

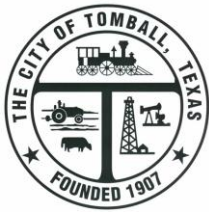
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th of July 2014 by 4:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Brandy Harbolt

Brandy Harbolt

Senior Administrative Assistant

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND Public Hearings before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P14-109

APPLICANT: Steven Vaughan, on behalf of Keary Barnes

LOCATION: West of Lawrence Avenue, south of West Main Street

PROPOSAL: Request to amend the City's Zoning Ordinance by rezoning approximately .68 acres of land, legally described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition, within the City of Tomball, Harris County, Texas, from the Commercial District & Old Town and Mixed Use District to the Commercial District.

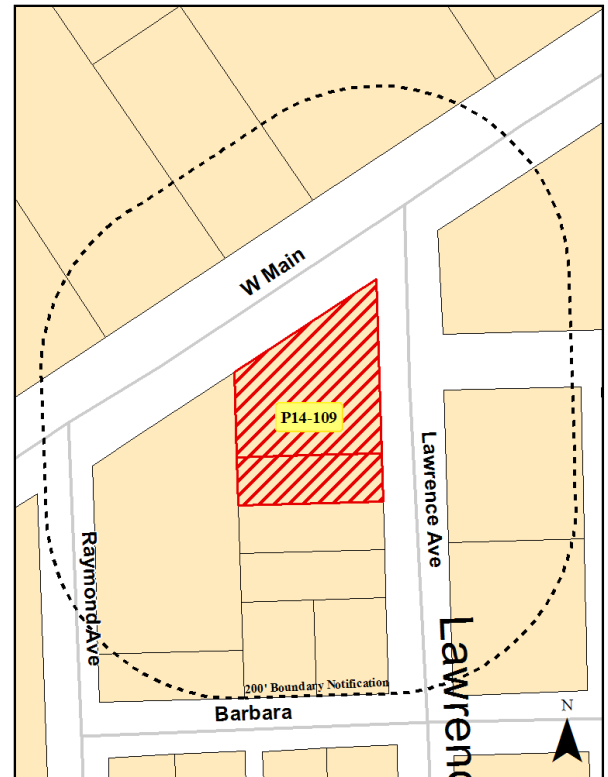
CONTACT: Rodney Schmidt

PHONE: (281) 290-1410

E-MAIL: rschmidt@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll. Interested parties may appear and speak on the project or the staff recommendation at the meeting. Written comments may also be submitted for consideration.



**Planning & Zoning Commission
Public Hearing:**

Monday, July 14, 2014, 6:00 PM

City Council Public Hearing:

***Monday, July 21, 2014, 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 4, 2014

Topic:

Adopt on Second Reading, Ordinance No. 2014-22, an Ordinance of the City of Tomball, Texas, Adopting Impact Fees for Water, Wastewater, and Drainage Facilities; Defining Certain Terms; Providing for the Assessment and Collection of Such Impact Fees; Containing Other Provisions Relating to the Subject; and Providing for Severability.

Background:

On May 12, 2014, the Capital Improvements Plan Advisory Committee (CIPAC) reviewed the 2012-2022 City of Tomball Infrastructure Master Plan and Impact Fee Determination and PowerPoint presentation information prepared by CLR, Inc. and City staff. CIPAC voted unanimously to approve the Land Use Assumptions, Capital Improvements Plan, and Impact Fees. CIPAC recommends a 75% increase for water and sewer impact fees to be implemented by a 15% increase over the next five years.

<u>CURRENT</u>	<u>PROPOSED</u>
Water: \$1,329.12	\$2,325.96
Sewer: \$1,653.23	\$2,322.57

CIPAC voted unanimously to recommend the maximum allowable fee for drainage impact fees. These recommendations were presented to Council for approval and determination of an impact fee not exceeding the maximum amount identified in the Infrastructure Master Plan and Impact Fee Determination 2012-2022. Local Government Code 395.015 requires that the impact fee may not exceed the maximum amount determined and Council may adopt a lesser amount.

In 2009, City Council adopted a 20% increase of impact fees, implementing a 5% increase over a 4-year period. This increase reflects the following percentages of the maximum allowable fee in the 2009 Infrastructure Master Plan.

2009 Adopted Impact Fee:

<u>Water</u>	<u>Sewer</u>	<u>Total</u>
66% = \$1,329.12	37% = \$1,653.23	46% = \$2,982.35
<u>Maximum Allowable Fee:</u>		
\$2,000.54	\$4,523.54	\$6,524.08

On July 21, 2014, Council adopted Ordinance No. 2014-22 on First Reading and approved the following Schedule of Maximum Capital Recovery Fees, which is attached to Ordinance No. 2014-22 as Exhibit "D":

SCHEDULE OF MAXIMUM CAPITAL RECOVERY FEES

<u>Per LUE</u>	<u>Effective:</u> <u>Aug. 14, 2014</u>	<u>Effective:</u> <u>Aug. 14, 2015</u>	<u>Effective:</u> <u>Aug. 14, 2016</u>	<u>Effective:</u> <u>Aug. 14, 2017</u>	<u>Effective:</u> <u>Aug. 14, 2018</u>
Water:	\$1,528.49	\$1,727.86	\$1,927.22	\$2,126.59	\$2,325.96
Wastewater:	\$1,901.21	\$2,100.58	\$2,299.95	\$2,322.57	\$2,322.57

Drainage effective August 14, 2014:

M118 per acre	\$5,757.81
M121E per acre	\$7,886.69
M121W per acre	\$6,692.00
M125 per acre	\$ 436.88

Origination:

Engineering and Planning

Recommendation:

Adopt, Ordinance No. 2014-22, on Second Reading

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Ordinance No. 2014-12_Rev.
 CIPAC Recommendation Letter
 Infrastructure Master Plan 2012-2022
 Notice of Public Hearing

ORDINANCE NO. 2014-22

**AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, ADOPTING
IMPACT FEES FOR WATER, WASTEWATER, AND DRAINAGE
FACILITIES; DEFINING CERTAIN TERMS; PROVIDING FOR THE
ASSESSMENT AND COLLECTION OF SUCH IMPACT FEES;
CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT;
AND PROVIDING FOR SEVERABILITY.**

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas (the “City”) has reviewed and evaluated its impact fees for water, wastewater and drainage facilities in the time and manner required by law; and

WHEREAS, the City Council has employed qualified professionals to prepare its land use assumptions, capital improvements plan, and impact fees for water, wastewater and drainage facilities for the City, and each was considered by the City’s advisory committee, and such assumptions, plan, and proposed fees were filed with the City, along with the advisory committee’s comments; and

WHEREAS, the City Council has called, given notice of, and conducted a public hearing on such assumptions, plan, and proposed fees, in the time and manner required by law; and

WHEREAS, the City Council now desires to adopt such impact fees for water, wastewater and drainage facilities, all in accordance with said Chapter 395, Texas Local Government Code; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. Findings. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. **Title.** This Ordinance shall be known and cited as the "City of Tomball Impact Fee Ordinance."

Section 3. **Purpose.** This Ordinance is intended to impose and levy water, wastewater and drainage impact fees on new development, as established in this Ordinance, in order to finance public facilities, the demand for which is generated by new development in the designated service areas.

Section 4. **Authorization.** The City is authorized to enact this Ordinance in accordance with Chapter 395, Texas Local Government Code, which authorizes cities to enact or impose impact fees (capital recovery fees) on land within their corporate boundaries or extraterritorial jurisdictions, as charges or assessments imposed against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to such new development.

Section 5. **Land Use Assumptions and Capital Improvements Plan.** The land use assumptions and capital improvements plan included in the "Infrastructure Master Plan & Capital Recovery fee Determination," prepared by CLR, Inc., was adopted by the City Council of the City of Tomball pursuant to Ordinance No. 2014-12.

Section 7. **Impact Fees.** The impact fees set forth in the "Infrastructure Master Plan & Capital Recovery fee Determination," prepared by CLR, Inc., attached hereto as Exhibit "C" and made a part hereof for all purposes, are hereby levied against new non-exempt development on lands located within the corporate boundaries, in accordance with the schedule attached hereto as Exhibit "D" and incorporated herein as if set out in full.

Section 8. **Assessment of Impact Fees.**

A. Assessment of impact fees for new development shall be made as follows:

1. For land which is unplatted at the time of application for a building permit or utility connection, or for a new development which has received final plat approval prior to the effective date of this Ordinance, and for which no replatting is required pursuant to the City's subdivision regulations prior to development, assessment shall occur at the time application is made for the building permit or utility connection, whichever occurs first, and shall be the amount of the maximum impact fee per service unit applicable to the respective service area(s) in which the development is located.

2. For new developments that have filed applications for approval pursuant to the City's subdivision regulations after the effective date of this Ordinance, or for which replatting results in an increase in the number of service units after such date, assessment shall be at the time of final plat approval, and shall be the amount of the maximum impact fee per service unit applicable to the respective service area(s) in which the development is located.

B. Following initial assessment of impact fees for a new development pursuant to subsection A, the amount of the maximum impact fee per service unit for any such development may not be increased unless the owner proposes to change the approved development and increase the number of service units, in which case the impact fee shall be reassessed and the impact fee then in effect shall be imposed for such additional service units.

C. Following the lapse or expiration of approval of a new development, a new assessment shall be performed at the time a new application for such development is filed.

Section 9. Collection of Impact Fees.

A. For residential developments platted after the effective date of this Ordinance, the impact fees due shall be collected prior to the recording of the subdivision plat.

B. For all other new developments, the impact fees due shall be collected at the time of application for a building permit, or at the time of application for a utility connection, whichever occurs first. If the building permit for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees due shall be computed using the impact fee then in effect, and previous payments of impact fees shall be credited against the new fees due.

Section 10. Establishment of Accounts.

A. The City shall establish an account to which interest is allocated for each type of capital facility for which an impact fee is imposed pursuant to this Ordinance. Each impact fee collected within the service area shall be deposited in such account.

B. Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in Section 11 below.

C. The City shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in Section 11. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to carry out the purposes and intent of this Ordinance.

D. The City shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected in or expended within the service area. The records of the account into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Section 11. Use of Proceeds of Impact Fee Accounts. The impact fees collected pursuant to this Ordinance may be used to finance or to recoup the costs of any capital

improvements or facility expansion identified in the applicable capital improvements plan for the service area, including but not limited to the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees, and expert witness fees). Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes, or other obligations issued by or on behalf of the City to finance such capital improvements or facility expansion. Impact fees also may be used to pay fees actually contracted to be paid to an independent qualified engineer or financial consultant for preparation of or updating the impact fee capital improvements plan.

Section 12. Refunds and Rebates.

A. Upon application, any impact fee, or portion thereof, collected pursuant to this Ordinance, which has not been expended within the service area within ten (10) years from the date of payment, shall be refunded to the record owner of the property for which the impact fee was paid or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute. An impact fee shall be considered expended on a first in, first out basis.

B. Upon application, any impact fee collected pursuant to this Ordinance shall be refunded if:

1. Existing service is available and service is denied; or
2. Service was not available when the fee was collected and the City has failed to commence construction of facilities to provide service within two (2) years of fee payment; or

3. Service was not available when the fee was collected and has not subsequently been made available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in any event later than five (5) years from the date of fee payment.

Section 13. **Repealer.** Ordinance No. 2009-12 passed, approved, and adopted on the 1st day of June, 2009, and all other ordinances or parts of ordinances in consistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 14. **Severability Clause.** In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 15. This Ordinance shall become effective fourteen days after the final reading and adoption of this Ordinance when the caption hereof is caused to be published once in the official newspaper of the City, by the City Secretary, as required by law. The City Secretary is directed to publish the caption of this Ordinance in the City's official newspaper within 14 days after the passage of the ordinance.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE ____ DAY OF
_____ 2014.

COUNCILMAN HUDGENS	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE ____ DAY OF
_____ 2014.

COUNCILMAN HUDGENS	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

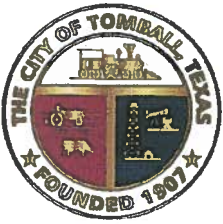
EXHIBIT “D”

SCHEDULE OF MAXIMUM CAPITAL RECOVERY FEES

<u>Per LUE</u>	<u>Effective: Aug. 14, 2014</u>	<u>Effective: Aug 14, 2015</u>	<u>Effective: Aug. 14, 2016</u>	<u>Effective: Aug. 14, 2017</u>	<u>Effective: Aug. 14, 2018</u>
Water:	\$1,528.49	\$1,727.86	\$1,927.22	\$2,126.59	\$2,325.96
Wastewater:	\$1,901.21	\$2,100.58	\$2,299.95	\$2,322.57	\$2,322.57

Drainage effective August 14, 2014:

M118 per acre	\$5,757.81
M121E per acre	\$7,886.69
M121W per acre	\$6,692.00
M125 per acre	\$ 436.88



CITY OF TOMBALL CAPITAL IMPROVEMENTS PLAN ADVISORY COMMITTEE

DATE: May 13, 2014
TO: MAYOR AND CITY COUNCIL
FROM: LORI LAKATOS, PE, CFM
RE: CIPAC RECOMMENDED IMPACT FEE POLICY

The Capital Improvements Plan Advisory Committee (CIPAC) has concluded their review of the Infrastructure Master Plan and Impact Fee Determination 2012-2022, prepared by CLR, Inc., dated 04-10-14 and hereby presents their impact fee recommendation. The CIPAC, in accordance with Chapter 395.058 of the Texas Local Government Code has filed its written recommendation (attached). In review, the current water and sewer impact fee is \$2,982.35 for a new, single-family residence or the equivalent of one living unit (LUE). The existing drainage impact fees per acre of development are listed as follows:

M125 -	\$574.40
M121 West -	\$4,985.14
M121 East -	\$6,828.71
M118 -	\$6,023.90

The result of the CIPAC process was a unanimous vote to recommend Council consideration of an updated impact fee. The attached materials show both the process and the complete methodology used in the process. The process followed Chapter 395 Texas Local Government Code on impact fees. City Council approved the same Planning & Zoning Committee "plus one" format for the CIPAC.

Exhibit A is a summary of impact fees for single-family residential and includes an "apples to apples" comparison of the 2009 fees and the final recommended 2012 fees. The yellow highlighted areas are the CIPAC recommendation, which represents a 75% increase over current impact fees. The recommended water and sewer impact fee is \$4,648.53 for a new single-family residence or LUE. The recommended drainage impact fees per acre of development are listed as follows:

M125 -	\$436.88
M121 West -	\$6,692.00
M121 East -	\$7,886.69
M118 -	\$5,757.81
M124 -	\$13,041.36

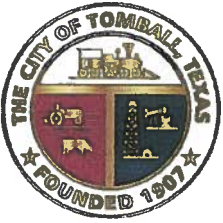
The recommended increases were unanimously approved by the CIPAC. For comparison, Exhibit B contains a chart showing a sample revision of other Cities and their current water and sewer impact fees.

Sincerely,


Lori Lakatos, P.E., CFM
City Engineer

cc: George Shackelford
Rob Hauck
Craig Meyers, P.E.

Attachments: CIPAC Letter Dated 05-13-14
Exhibit A
Exhibit B



**CITY OF TOMBALL
CAPITAL IMPROVEMENTS PLAN ADVISORY COMMITTEE**

DATE: May 13, 2014

TO: MAYOR AND CITY COUNCIL

FROM: CAPITAL IMPROVEMENTS PLAN ADVISORY COMMITTEE

RE: COMMITTEE RECOMMENDATION ON LAND USE ASSUMPTIONS AND INFRASTRUCTURE
MASTER PLAN AND IMPACT FEE DETERMINATION 2012-2022

In accordance with Chapter 395.056 of the Texas Local Government Code, the Capital Improvements Plan Advisory Committee (CIPAC) created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

I hereby certify that this letter with the attached land use assumptions, capital improvements plans and impact fee (Exhibits A&B), and minutes of the CIPAC meeting held on May 12, 2014, in which the committee made its final recommendation to the City Council to approve the proposed amendments by a vote of 5-0, shall serve as the CIPAC's final written comments on the proposed amendments. The recommended impact fees represent a 75% increase, (15% each year for the next 5 years) over current impact fees for water and sewer, and the maximum allowable fee for drainage.

Sincerely,

Barbara Tague
CIPAC Chairman

Attachments:

Exhibit A
Exhibit B

Exhibit A (05/12/14)
Summary of Impact Fees for Single Family Residence

2009 Impact Fee Review			
Component	2009 Maximum Allowable Fee	2009 Adopted Fee (Effective 6/30/13)	% of Maximum Allowable Fee
Water (LUE)	\$2,000.54	\$1,329.12	66%
Sewer (LUE)	\$4,523.54	\$1,653.23	37%
Drainage (per acre)			
M118	\$6,023.90	\$6,023.90	100%
M121E	\$6,828.71	\$6,828.71	100%
M121W	\$4,985.14	\$4,985.14	100%
M124	\$0.00	\$0.00	
M125	\$574.40	\$574.40	100%

Proposed 2014 Impact Fee Review														
Component	2014 Maximum Allowable Fee	% Increase 2009 to 2014	1% Increase Over 2009 Adopted Fee	2% Increase Over 2009 Adopted Fee	5% Increase Over 2009 Adopted Fee	10% Increase Over 2009 Adopted Fee	20% Increase Over 2009 Adopted Fee	25% Increase Over 2009 Adopted Fee	50% Increase Over 2009 Adopted Fee	75% Increase Over 2009 Adopted Fee	CIPAC 2014 Recommended Fees	% of Max. Allowable Fee		
Water (LUE)	\$3,319.37	150%	\$1,342.41	\$1,335.70	\$1,395.58	\$1,462.03	\$1,594.94	\$1,661.40	\$1,993.68	\$2,325.96	\$2,325.96	70%		
Sewer (LUE)	\$2,322.57	40%	\$1,669.76	\$1,686.29	\$1,735.89	\$1,818.55	\$1,983.88	\$2,066.54	\$2,322.57	\$2,322.57	\$2,322.57	100%		
Total	\$5,641.94		\$3,012.17	\$3,042.00	\$3,131.47	\$3,280.59	\$3,578.82	\$3,727.94	\$4,316.25	\$4,648.53	\$4,648.53	82%		
Drainage (Per Acre)														
M118	\$5,757.81	-4%									\$5,757.81	100%		
M121E	\$7,886.69	15%	\$6,897.00	\$6,965.28		\$7,170.15		\$7,511.58		\$8,194.45	\$6,231.43	\$7,477.71	\$7,886.69	100%
M121W	\$6,692.00	34%	\$5,034.99	\$5,084.84		\$5,234.40		\$5,483.65		\$5,982.17	\$0.00	\$0.00	\$0.00	100%
M124	\$13,041.36		\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	\$718.00	\$861.60	\$1,005.20	100%
M125	\$436.88	-24%											\$436.88	100%

Note:
 2009 existing impact fees based on Infrastructure Master Plan and Capital Recovery Fee Determination 2007-2017, dated 10-22-08, prepared by Lockwood, Andrews & Newnam, Inc.
 2014 proposed impact fees based on Infrastructure Master Plan and Impact Fee Determination 2012-2022, dated April 2014, by CLR, Inc.
 Increase in the proposed maximum impact fees due to population growth projections and recent increase in historical construction cost.
 Reference attached Exhibit B, single family fees comparison study for other municipalities.
 Adoption of the maximum allowable fee may require reimbursement if infrastructure not completed/population projections not realized. The maximum impact fee is not recommended for the water and sewer impact fees but the maximum impact fees identified for drainage areas are recommended for adoption by Engineering.

Exhibit B (5/8/14)

Sample Review of Single-Family Residential Unit Water & Sewer Impact Fees			
City	Water	Sewer	Total
Baytown	\$324.47	\$1,918.99	\$2,243.46
Conroe	\$0.00	\$0.00	\$0.00
Friendswood	\$2,088.00	\$840.00	\$2,928.00
Humble	\$0.00	\$1,675.00	\$1,675.00
Jersey Village	\$1,738.42	\$2,339.00	\$4,077.42
Katy*	\$0.00	\$0.00	\$0.00
League City	\$3,215.00	\$2,419.00	\$5,634.00
Magnolia	\$1,500.00	\$3,000.00	\$4,500.00
Missouri City	\$0.00	\$0.00	All MUD districts
Pearland*	\$1,972.78	\$2,867.22	\$4,840.00
Rosenberg	\$3,215.86	\$1,317.89	\$4,533.75
Shenandoah	\$0.00	\$0.00	\$0.00
Sugar Land	\$0.00	\$0.00	\$0.00
Webster	\$1,259.00	\$1,399.00	\$2,658.00
Tomball (Current)	\$1,329.12	\$1,653.23	\$2,982.35
Tomball (Maximum proposed)	\$3,319.37	\$2,322.57	\$5,641.94
Tomball (CIPAC Recommended)	\$2,325.96	\$2,322.57	\$4,648.53
<i>Note:</i>			
<i>*The average total is \$2,545.36. If the highest total impact fee is eliminated the average is \$2,287.97.</i>			
<i>*Katy does assess impact fees on its City MUD's based on engineering calculations for each MUD.</i>			
<i>*Pearland has a different impact fee for a large PD.</i>			

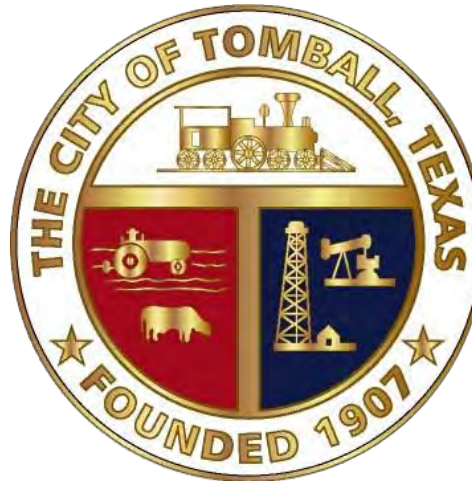
CITY OF TOMBALL

INFRASTRUCTURE MASTER PLAN

&

CAPITAL RECOVERY FEE DETERMINATION

2012 TO 2022



Prepared By

CLR, Inc.

Engineering * Surveying * GIS
19530 F.M. 362 Waller, Texas 77484



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Report Editor

Water System

Wastewater System

Parks, Trails, & Sidewalks

Capital Recovery Fee Calculations

Kyle A. Bertrand, PE

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Population Projections

Land Use Projections

Drainage System

John A. Laser, PE, CFM

Date

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4/10/14
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Date

**INFRASTRUCTURE MASTER PLAN
&
CAPITAL RECOVERY FEE DETERMINATION
2012 TO 2022**

Table of Contents

Section	Page
1.0 Executive Summary	1
2.0 Plan Objective	3
3.0 Population Projections	4
4.0 Land Use Projections	8
5.0 Potable Water System	14
6.0 Wastewater System	20
7.0 Drainage System	28
8.0 Traffic & Transportation	40
9.0 Parks, Trails, & Sidewalks	48
10.0 Natural Gas Distribution	52
11.0 Capital Improvement Plan & Maximum Capital Recovery Fee Determination	53
 Appendix	
A. Texas Local Government Code Chapter 395	A - 1
B. References	A - 16
C. Unit Cost Data	A - 17
D. Maximum Capital Recovery Fee Determination Spreadsheets	A - 21

1.0 Executive Summary

The City of Tomball Infrastructure Master Plan & Capital Recovery Fee Determination for 2012 to 2022 is an update to the Infrastructure Master Plan & Impact Fee Determination for 2007 to 2012 as required by Texas Local Government Code. The City of Tomball retained CLR, Inc. to update this capital improvements plan using generally accepted engineering and planning practices to meet State requirements, review and evaluate its current land use assumptions, and update its capital improvements plan.

Infrastructure improvements necessary to accommodate projected growth/development within the City of Tomball jurisdiction were identified based on population and land use projections. Improvements were identified for the City's Potable Water System, Wastewater System, Drainage System, Traffic & Transportation Network, Parks, Trails & Sidewalks, and its Natural Gas Distribution System.

The 2012 estimated population of the City of Tomball is 11,121, plus an additional 3,241 in the extra-territorial jurisdiction (ETJ), for a total estimated population of 14,362. The 2022 population forecast for the City of Tomball is 13,156, plus an additional 3,834 in the extra-territorial jurisdiction (ETJ), for a total estimated population of 16,990. Population from 2012 to 2022 is projected to increase 18.3%, at an annualized growth rate of 1.695%.

The City of Tomball is approximately 12 square miles (7,670 acres) in area with an additional 8.6 square miles (5,515 acres) included in Tomball's ETJ. Projected 2022 increases in developed acreage were calculated to be 440 acres (27.9% increase) in residential land, and 227 acres (18.9% increase) in commercial land.

City of Tomball 2012 Potable Water System currently is estimated at 6,654 connections, with Average Daily Demand (ADD) usage of 2.26 MGD. Water Production ADD is projected at 2.67 MGD with 7,950 connections for end of FY 2022, based on current 5-Year average water production of 335.9 gpd per Living Unit Equivalent (LUE). This report projects a 1,000 gpm production Water Plant, at a probable cost of \$3.83M, and an increase in the water distribution network, amounting to probable cost of \$12.31M, will be necessary to meet future demands.

City of Tomball 2012 Wastewater System currently is estimated at 6,654 connections, with Average Daily Flow (ADF) usage of 1.507 MGD. Wastewater Collection ADF is projected at 1.684 MGD for 7,950 connections for end of FY 2022, based on current 5-Year average wastewater collection of 211.9 gpd per LUE. This report projects four lift stations and an increase in the wastewater collection network, amounting to a probable cost of \$14.45M, will be necessary to meet future demands. TCEQ criteria may require the design of a 0.35 MGD expansion to the south wastewater treatment plant, for probable cost of \$0.53M in design costs, but projected flow capacity will not require construction to commence.

Projected increases in development acreage is within all watershed sub-basins, however for 10-year constructability, sub-basins selected for improvements are limited to M118, M121, M124, & M125. Estimated channel drainage system project costs for projected growth to 2022 amounts to \$46.76 M. Estimated detention improvements costs for projected growth to 2022 amounts to \$44.36 M.

An analysis of existing and projected roadway capacity was done for major roadways near the City of Tomball utilizing the Houston-Galveston Area Council (H-GAC) population growth factor to develop volume projections for 2017 & 2035. Based on volume projections, by 2017 FM 2920 (Main Street) from Telge Road to SH 249 (a two-lane roadway) will be operating at Level of Service (LOS) E, and by 2035 the roadway will be operating at LOS F. To bring the roadway to an acceptable LOS D, this segment should be widened to six lanes. Volume projections also predict that the volumes on Hufsmith-Kuykendahl Road (a two-lane roadway) from Stuebner-Airline Road to Kuykendahl Road, will be operating at LOS F by 2035. To bring the roadway to LOS C, this segment of the road should be widened to four lanes. LOS A being ideal traffic conditions with free flow of vehicles, and LOS F being grid-lock of traffic and unacceptable conditions.

For the 2022 population projection of 13,156, existing park space will proportion to approximately 8.81 acres per 1,000 residents. Approximately 15.7 acres of City of Tomball park development will be necessary to meet 10 acres per 1,000 residents by the end of 2022.

Historically, the City's natural gas distribution has not been included in this report. However, basic information has been included in this update to better centralize all infrastructure owned and operated by the City and provide reference for future planning.

This Capital Improvement Plan was developed in accordance with Texas Local Government Code §395, describing existing capital improvements and their total capacities, identifying necessary capital improvements or facility expansions and their costs, establishing a service unit for each category of capital improvements, projecting service units and demand necessitated by new development based on approved land use assumptions projected over a period of 10 years. From this Capital Improvement Plan a Maximum Capital Recovery Fee Determination was made for each service unit category.

The Maximum Impact Fees calculated are as follows:

Facility	Service Unit	Effective Date	Current Fee	Maximum Fee Calculated By This Report
Water Production	LUE	06/01/2012	\$ 1,329.12	\$ 3,319.37
Wastewater Collection	LUE	06/01/2012	\$ 1,653.23	\$ 2,322.57
Drainage System (by sub-basin)				
M118	Per Acre	06/01/2009	\$ 6,023.90	\$ 5,757.81
M121E	Per Acre	06/01/2009	\$ 6,828.71	\$ 7,886.69
M121W	Per Acre	06/01/2009	\$ 4,985.14	\$ 6,692.00
M124	Per Acre	N/A	\$ -	\$13,041.36
M125	Per Acre	06/01/2009	\$ 574.40	\$ 436.88

2.0 Plan Objective

The objective of this report is to identify infrastructure improvements necessary to accommodate projected growth/development within the City of Tomball jurisdiction. The focus of the studies conducted and recommendation provided are for a period of 10 years beginning 2012 and ending 2022. The studies and resulting recommendations utilize population and development projections, updated herein, City of Tomball Zoning Ordinance and Comprehensive Plan, and existing infrastructure records provided by the City of Tomball.

Probable costs associated with the improvements identified will be calculated and include costs of construction, land acquisition (when appropriate), engineering design, surveying, and other necessary consultant services. Of the improvements identified, the costs of those necessitated by new development and/or significant redevelopment will be utilized to calculate maximum capital recovery fees in accordance with Local Government Code, Title 12, Planning and Development, Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties and Certain Other Local Governments. The Capital Recovery Fees determined will establish maximum fees that can be adopted by the City if desired.

Population projects, land use, and drainage infrastructure data contained in this report are summaries from a Master Drainage Plan (MDP) prepared for the City of Tomball under separate contract. Only data required for the final recommendations and conclusions of this report have been included.

Basic steps used to identify necessary infrastructure improvements included:

- Estimation of current (2012) land use and distribution of population.
- Estimation of future (2022) land use and distribution of population.
- Review of Existing (2012) Infrastructure with respect to projected growth/development
- Determination of infrastructure improvements necessary to serve 2022 conditions.
- Calculation of Probable Costs associated with identified infrastructure improvements.
- Determination of maximum capital recovery fees.

3.0 Population Projections

History and Previous Projections

Several reports produced for the City of Tomball have included population projections for the City and the ETJ:

1. The 2002 Infrastructure Master Plan (IMP) by PBS&J;
2. The 2007 Infrastructure Master Plan by LAN; and,
3. The 2009 Tomball Comprehensive Plan.

All three of these documents utilized population projections developed by the Houston-Galveston Area Council (H-GAC) and the Texas Water Development Board (TWDB). The 2002 IMP refers to the 2000 Census population of 9,089 for the City of Tomball, but uses H-GAC and TWDB population projections that are based on the 1990 Census when the population was reported to be 6,370. Since this information is dated, population projections from the 2002 IMP will not be discussed further.

Both the 2007 IMP and the Comprehensive Plan include population projections developed by H-GAC using the 2000 Census population of 9,089 as a basis. Projections developed by the TWDB, also using the 2000 data, were included for reference in the 2007 IMP. The methodologies employed by these agencies to develop these projections will not be reviewed, but it should be noted that neither agency utilizes methods that incorporate variables particular to the City in estimating future growth. Populations for the county or region are estimated at a gross level and allocated to smaller jurisdictions on a percentage basis. The projections for the City appear in the following table. The figures for 1990 and 2000 are reported by the U.S. Census Bureau.

Year	H-GAC 2035	TWDB 2006
1990	6,370	6,370
2000	9,089	9,089
2010	12,238	12,059
2020	15,281	15,429
2030	19,541	18,150

The authors of the 2007 IMP developed estimates of the City and ETJ population employing land use density assumptions from the 2002 IMP and population density statistics from the 2000 Census to derive estimates for 2007 and 2017. The combined population estimates for these two data points was used in this report to produce comparable statistics for the years of interest noted in the following section.

2010 Census & Current Projection

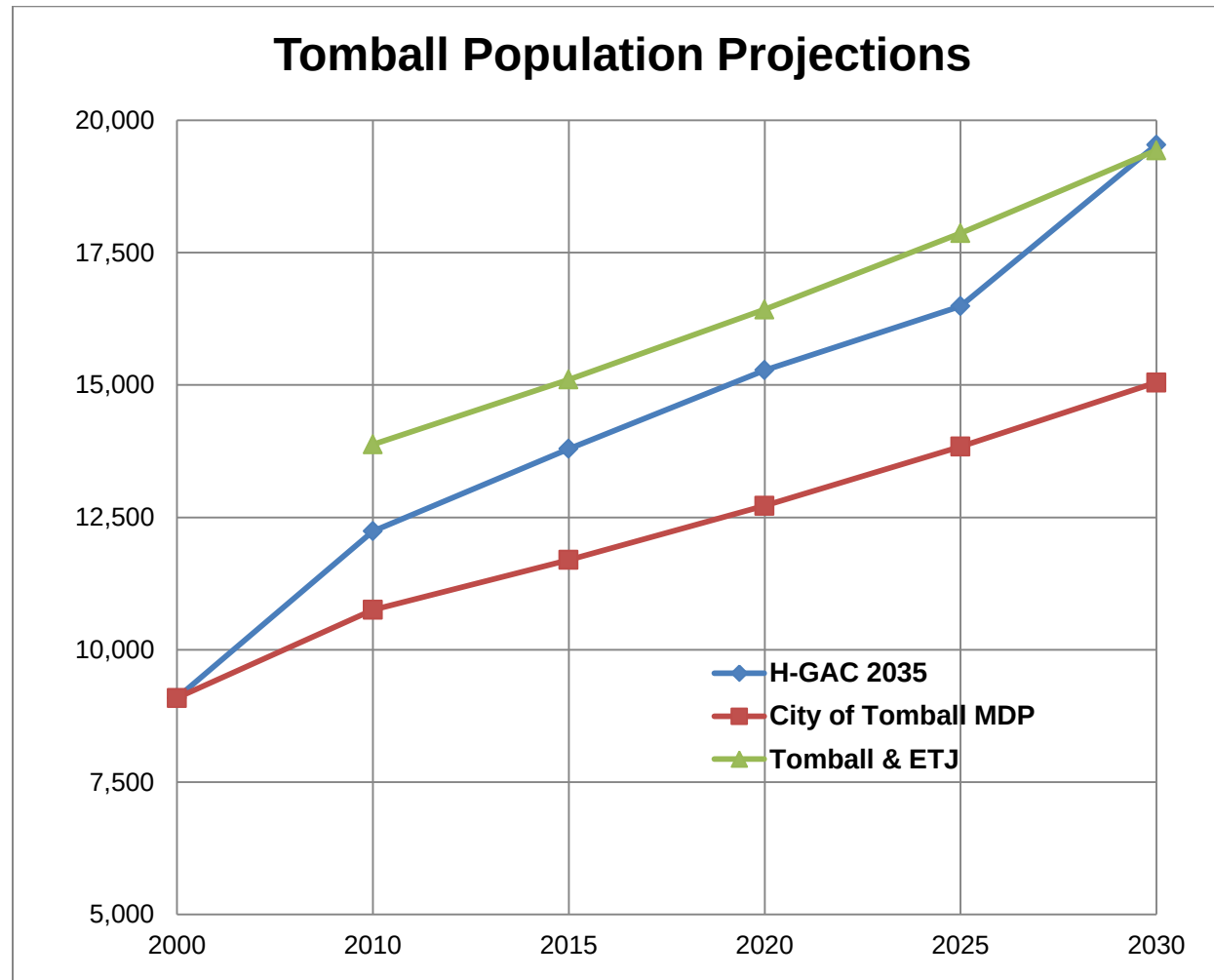
The U.S. Census Bureau has reported a 2010 population of 10,753 for the City of Tomball. This figure represents an absolute growth of 1,664 persons at a compounded annual growth rate of approximately 1.7% from the 2000 Census population of 9,089. The Census count represents a point-in-time estimate of the actual population which is unknown and may vary on a daily, weekly or monthly basis within the reporting year.

The following table presents the reported 2000 and 2010 US Census population for the City and projections developed for this IMP using the annualized growth rate of approximately 1.7% from 2000 to 2010. An estimate of the population for the Tomball extra-territorial jurisdiction (ETJ) based on 2010 Census Block data was provided by the Greater Houston Partnership in association with the Tomball Economic Development Corporation. The estimate of 3,241 for 2012 was discounted by the annualized growth rate of 1.7% to derive a 2010 population estimate of 3,134.

Year	Within City Limits	Tomball ETJ	Combined
2000	9,089	n/a	n/a
2010	10,753	3,134	13,887
2012	11,121	3,241	14,362
2015	11,696	3,409	15,105
2020	12,721	3,708	16,429
2022	13,156	3,834	16,990
2025	13,836	4,033	17,869
2030	15,049	4,386	19,435

To appreciate the differences in the projections for the 20-year time horizon (2010-2030), it should be noted that the annualized growth rate for the City of Tomball from 1990 to 2000 was 3.6% or approximately twice the growth rate for the latest 10-year period. The comparison of past and present population projections is not intended to imply that any particular forecasting methodology is superior to another since all forecasting of population is basically a best-guess formulated primarily on past history. A chart comparing population projections for the City of Tomball from the

H-GAC 2035 forecast with the projections developed for this IMP appears at the top of the next page. The combined projection for the City and ETJ developed for this report is also included in the graph.



Two major highway projects scheduled to begin construction in 2013 could likely impact population growth trends in the Tomball area. First, construction on both Segments F1 and F2 of the Grand Parkway is planned for the summer of 2013 with completion of both segments anticipated by the end of 2015. Segment F1 will connect State Highway 249 with U.S. Highway 290 while Segment F2 will extend from SH 249 to IH 45. The

planned intersection of the Grand Parkway with SH 249 is positioned near the current intersection of SH 249 with Boudreax Road. The second project involves upgrading SH 249 to a six-lane toll road from north of Spring-Cypress to FM 2920. Eventually, this project will include a second phase to extend the toll road, to be named the "Tomball Tollway", to FM 1774 in Montgomery County. Long-term, the Texas Department of Transportation plans to extend the project to SH 6 at Navasota.

On May 23, 2012, while text of this report was being drafted, the U.S. Census Bureau released estimates of 2012 population for states, cities and various other political subdivisions. The Bureau estimated a 2012 population of 10,964 for the City of Tomball. The Bureau's estimated growth in population from 2010 to 2012 is less than 60% of that projected for use in this report, resulting in an annualized growth rate of approximately 1%.

4.0 Land Use Projections

General

The City of Tomball is approximately 12 square miles (7,670 acres) in area with an additional 8.6 square miles (5,515 acres) included in Tomball's ETJ. Of the area within the ETJ, approximately 6.1 square miles (3,936 acres) is located in Harris County while 2.5 square miles (1,579 acres) lies within Montgomery County.

Land use within the City of Tomball and ETJ has been defined and described in several recent documents including the 2007 Infrastructure Master Plan, the 2009 Comprehensive Plan, and the Tomball Zoning Ordinance (2008-01). See ***Tomball Zoning & Tomball Comprehensive Land Use Plan Exhibits***. The Zoning Ordinance and Comprehensive Plan provide the basis for guiding future land use, and the difference between these two documents should be clarified.

According to the City of Tomball Website:

"The purpose of a Comprehensive Plan is to anticipate growth and to guide that growth in a manner that provides Tomball with a balance of land uses that promote economic growth and improve quality of life."

"The Comprehensive Plan is not a zoning ordinance and it does not affect existing zoning regulations. Instead, it provides the foundation for making changes or developing new regulations that implement identified goals, objectives, and actions."

The Zoning Ordinance provides the legal framework for regulating development within the City. Again, with reference to the City's Website:

"Zoning is a system of land use regulation that controls the development of land in the corporate City limits. It is a legal mechanism by which the City of Tomball is able to regulate land uses so as to protect the public health, safety, and/or general welfare. Land is mapped into different zones with the primary purpose of promoting compatible land uses and to separate incompatible uses."

In addition, while the Comprehensive Plan provides guidance for development within the City limits and ETJ, the Zoning Ordinance only applies within the City. While the City has regulatory authority over certain development activities in the ETJ, those activities that do not fall within the purview of the City are subject to regulation by Harris and Montgomery counties, and by the requirements of utility districts, utility providers, and homeowner associations.

Existing Land Use

At any point in time, the existing land use in Tomball and the ETJ may be established by visual inspection and/or by inspection of the tax records maintained by Harris and Montgomery counties. Visual inspection of each parcel within Tomball and the ETJ was not feasible, even using aerial photographs, due to the large number of parcels within this area. Tax records of both the Harris County Appraisal District (HCAD) and the Montgomery County Appraisal District (MCAD) were used for production of this report. Not all areas are included in the tax records. In particular, public roads and right-of-way (ROW) are excluded, and other areas owned by public entities, such as drainage basins and channels, may be

excluded as well. However, with the exception of one large tract along the eastern portion of the ETJ in Montgomery County, almost all of the area within Tomball and the ETJ is included in the tax records exclusive of the ROW areas.

Both the HCAD and MCAD records identify land use on a parcel basis using the “Texas Property Tax Assistance Property Classification Guide”. The Guide classifies properties by 21 broad categories. The HCAD and MCAD records used the following broad categories for classifying real property:

- Single Family Residential (A)
- Multi-Family Residential (B)
- Vacant Lots and Tracts (C)
- Agricultural and Timber (D)
- Farm and Ranch Improvements (E)
- Commercial and Industrial (F)
- Utilities (J)
- Residential Inventory (O)
- Exempt Property (X)

Most of these categories have sub-divisions which allow further insight into type of property use on a parcel basis. In addition to the Guide classification system, HCAD also identifies parcels by use of its own classifications. This information is accessible in the GIS database developed for this report in the event that further analysis is desired. Also see **Tomball Land Use by State Code Exhibit**.

To develop statistics for the existing 2012 land use, 4,493 properties from the City Tomball's Zoning records and from HCAD analyzed by state classification. An additional 2,028 parcels in the ETJ were examined. Agricultural land, undeveloped areas, and areas not included in the tax and zoning records are reflected in the “Other” category in this table. Land use is a dynamic process and the information represents a snapshot in time. In addition, the state tax classification may not accurately represent actual land use in all cases.

The following table displays 2012 existing land use for the City of Tomball and its ETJ.

2012 Land Use, Estimated

Within City Limits	Area (Acres)	Parcels Developed	Land Use Density (Acres/Parcel)	Population	Population Density (Persons/Acre)	Population Density (Persons/Parcel)
Residential, Developed	1,578.5	2,442	0.65	11,121	7.05	4.55
Commercial, Developed	1,200.8	547	2.20	n/a	n/a	n/a
Industrial, Developed	3.5	1	3.47	n/a	n/a	n/a
Other	4,887.6	21	n/a	n/a	n/a	n/a
Total City	7,670.4	3,011	n/a	11,121	1.45	n/a

Within ETJ	Area (Acres)	Parcels Developed	Land Use Density (Acres/Parcel)	Population	Population Density (Persons/Acre)	Population Density (Persons/Parcel)
Residential, Developed	1,643.2	1,070	1.54	3,241	1.97	3.03
Commercial, Developed	427.1	84	5.08	n/a	n/a	n/a
Industrial, Developed	8.8	1	8.75	n/a	n/a	n/a
Other	3,436.3	10	n/a	n/a	n/a	n/a
Total ETJ	5,515.4	1,165	n/a	3,241	0.59	n/a

Categories defined by State Classification

Total City & ETJ	13,186	14,362
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Projected Land Use

Regardless of the existing usage, currently developed property was projected for future years under the same classification as the existing use. For undeveloped property, the Zoning description provided guidance for parcels within the City limits and the Comprehensive Plan served as guidance in the ETJ when determining future land use. The methodology employed for projecting residential development is complex and is included as an appendix to this report. The methodology used to project non-residential development is described in the following narrative. GIS software was employed to execute the analysis. Non-residential land use was forecast for 2022 and 2030, although data for intermittent years may be estimated without a great deal of additional effort using the GIS files.

Methodology for Non-residential Future Land Development

Properties currently used for residential purposes or projected for residential development were removed from consideration for non-residential development. Of 4,493 parcels in the City Zoning database, 2,844 were designated for residential use through 2030 leaving 1,649 properties for existing or potential non-residential development. Of the 1,649 non-residential properties, 568 had some type of structure listed in the tax records, leaving 1,081 properties determined to be undeveloped. Of the 2,028 properties in the ETJ, 1,450 were designated for residential use through 2030 leaving 578 properties for existing or potential non-residential development. Of those 578 properties, 95 were listed as having a structure on site, leaving 483 properties as undeveloped.

Step 1: The acreage associated with existing developed commercial and exempt properties was determined for the area within the City limits and the ETJ. This total area was increased by a factor of 1.7%, compounded annually, which is the same growth factor employed for projecting population growth. The resulting projected growth in non-residential development from 2012 to 2022 was determined to be 302.8 acres. The projected acreage increase in non-residential development was divided between the City (75%) and ETJ (25%).

Step 2: The 2012 undeveloped non-residential acreage was used as the basis for assigning growth for 2022. Within the City limits, the following zoning descriptions associated with the undeveloped parcels provided the categories for growth: General Retail, Commercial, Office, and Old Town/Mixed Use. Within the ETJ, the following Comprehensive Plan land use descriptions served as categories for growth: Commercial, Employment/Office, and Mixed Use. The relative percentage of undeveloped acreage in each category to the total undeveloped acreage was used to allocate the projected growth acreage to those categories. Allocations for the City and ETJ were conducted separately.

Step 3: The GIS database of non-residential properties was utilized to select undeveloped parcels that were associated with the categories listed in Step 2. Priority was given to selecting undeveloped properties along existing or expected major transportation categories: SH 249 and SH 249 Expressway, Hufsmith-Kohrville Road (FM 2978), East and West Main Street (FM 2920), Holderrieth Road, Hufsmith, Zion, and Cherry Street.

Step 4: The same process was employed for projecting land use by parcel for 2030. The effective percentage increase in developed non-residential land use from 2012 to 2030 was calculated to be 583 acres (35.4%) with or 303 acres (18.4%) projected as being developed by 2022 and an additional 280 acres being developed by 2030.

The following table displays the results of land use projections for the City of Tomball and its ETJ for 2022. 2022 Projected Land Use was apportioned to characteristic categories for residential, commercial, and industrial land use by acreage, and actual acreage and effective percentage increases were calculated. Increases were projected at 440 acres and 27.9% for developed residential land, and 227 acres and 18.9% for developed commercial land.

2022 Land Use, Projected

	Area (Acres)	Parcels Developed	Land Use Density (Acres/Parcel)	Population	Population Density (Persons/Acre)	Population Density (Persons/Parcel)
Within City Limits						
Residential, Developed	2,018.1	2,558	0.79	13,156	6.52	5.14
Commercial, Developed	1,427.63	648	2.20	n/a	n/a	n/a
Industrial, Developed	3.5	1	3.47	n/a	n/a	n/a
Other	4,221.2	20	n/a	n/a	n/a	n/a
Total City	7,670.4	3,227	n/a	13,156	1.72	n/a

Categories defined by State Classification/Zoning

	Area (Acres)	Parcels Developed	Land Use Density (Acres/Parcel)	Population	Population Density (Persons/Acre)	Population Density (Persons/Parcel)
Within ETJ						
Residential, Developed	1,691.8	1,267	1.34	3,834	2.27	3.03
Commercial, Developed	503.1	106	4.75	n/a	n/a	n/a
Industrial, Developed	8.8	1	8.75	n/a	n/a	n/a
Other	3,311.8	10	n/a	n/a	n/a	n/a
Total ETJ	5,515.4	1,384	n/a	3,834	0.70	n/a

Categories defined by State Classification/Comprehensive Plan

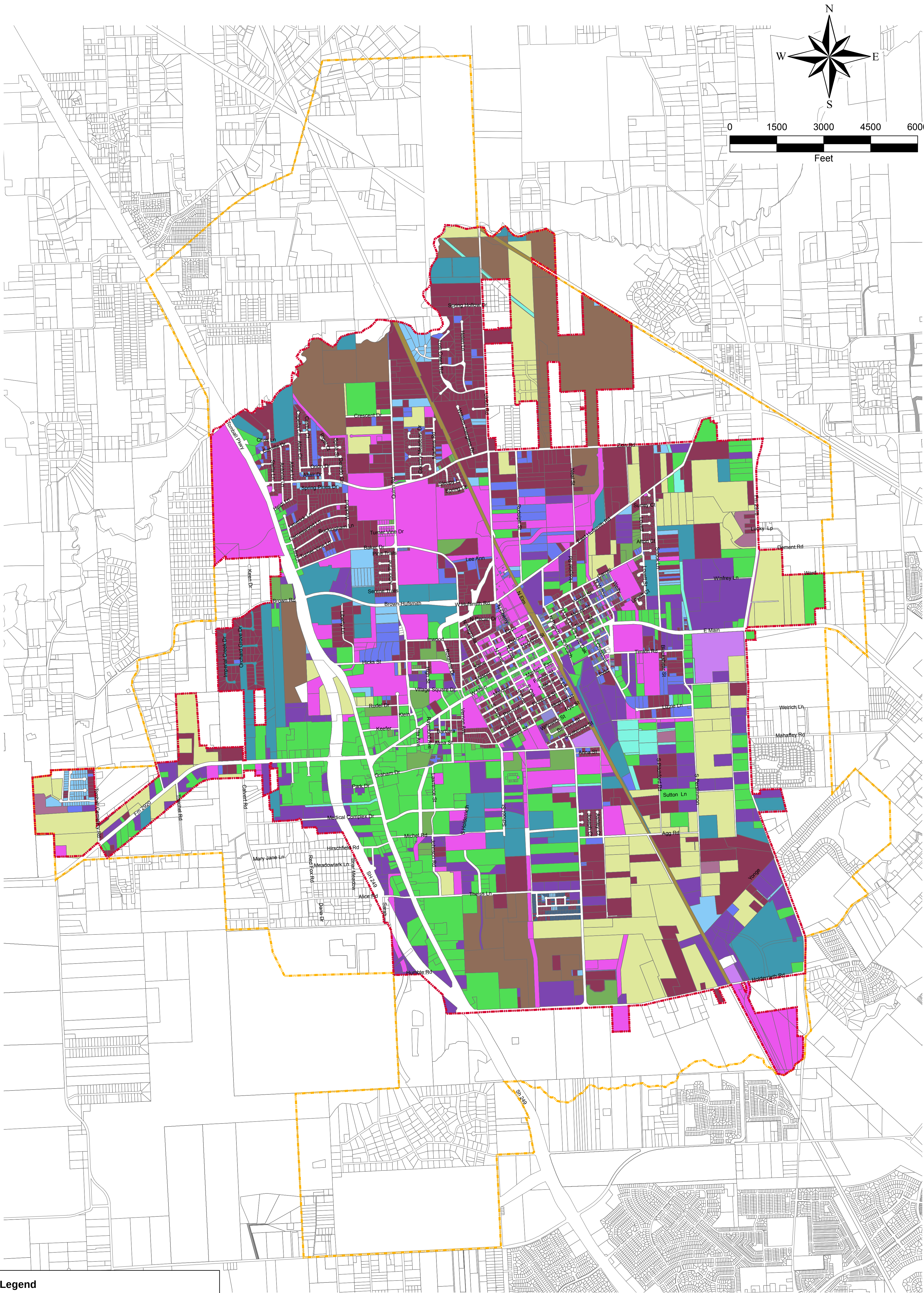
13,186

16,990

Comments on Methodologies

The methodologies employed to allocate projected population growth and land use to individual parcels within the City limits and ETJ creates a hypothetical version of the future. Although the selection of individual parcels follows certain rules, any number of undeveloped parcels could be eligible for selection, and a different scenario could easily result from selecting one parcel rather than another. In that sense, the process is somewhat arbitrary. Since the analyses were developed using GIS tools, and the output files are being provided to the City as products of this project, alternative scenarios may be developed with relative ease.

In addition, the HCAD and MCAD records that serve as the basis for categorizing and selecting properties are not without faults when used for the purposed described in the preceding narrative. The primary use of these records is taxation and not to serve as a database for land use analysis. However, these records were considered the best available data for the purpose of developing this IMP.



Legend

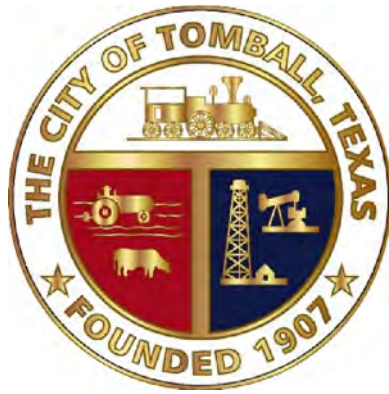
- A: Single Family Residential
- B: Multifamily Residential
- C1: Vacant Lots and Land Tracts
- C2: Colonia Lots and Land Tracts
- C3: Res Vacant/Private Streets/Open Space/Retention
- D1: Native Pasture and Hay/Open Space
- D2: General Commercial Vacant
- E1: Rural Land, not qualified for Open Space, and Improvements
- F1: Commercial
- F2: Industrial and Manufacturing
- J3: Utilities-Electric
- J4: Utilities-Telephone
- J5: Utilities-Railroad
- O1: Residential Inventory
- TMBR: Timberland
- X: Exempt Property

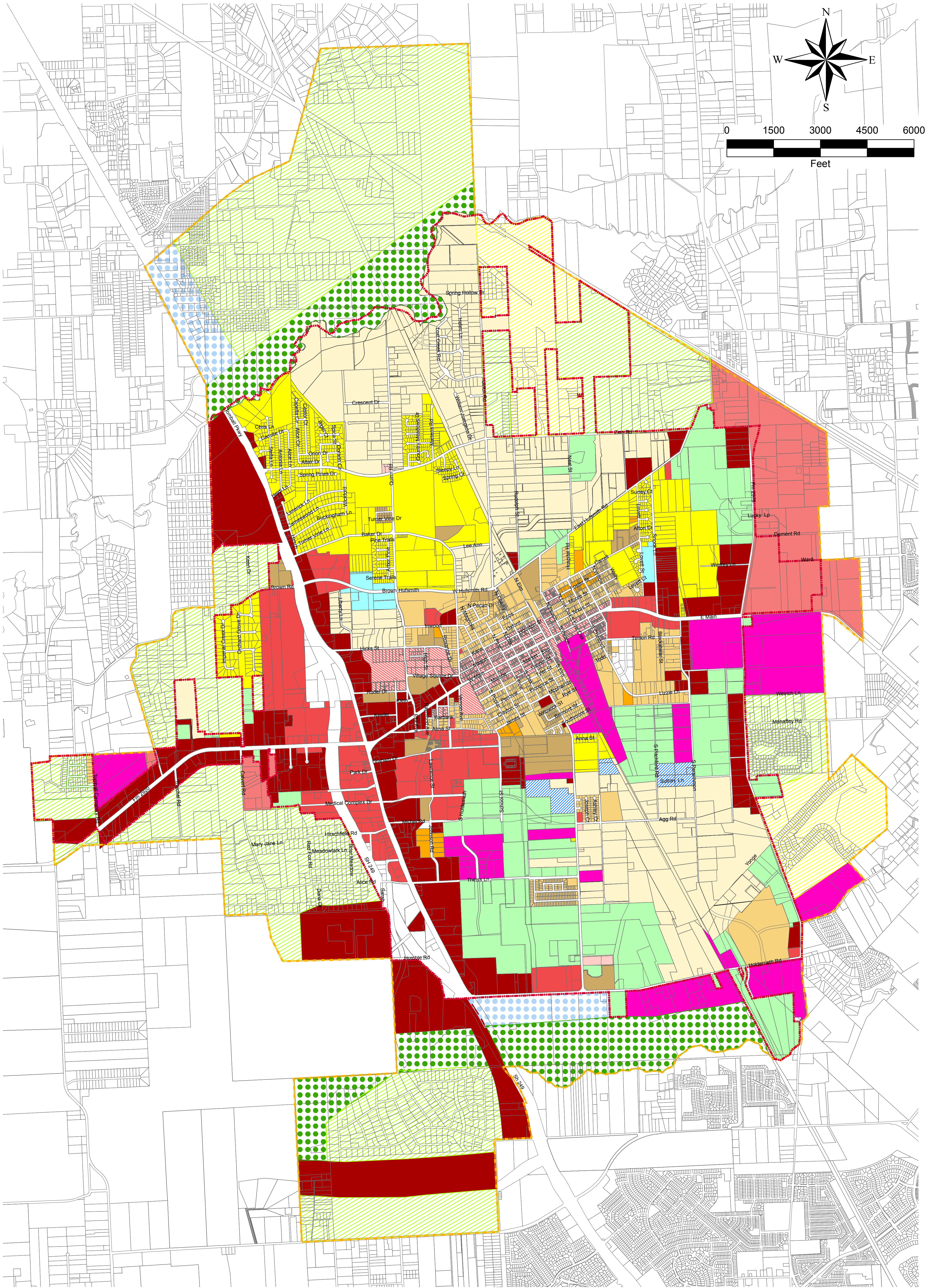
AS OF: 03/12/2013

Tomball Land Use by State Code



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19530 FM-362, Waller, Texas 77484 Phone: (713) 462-0993

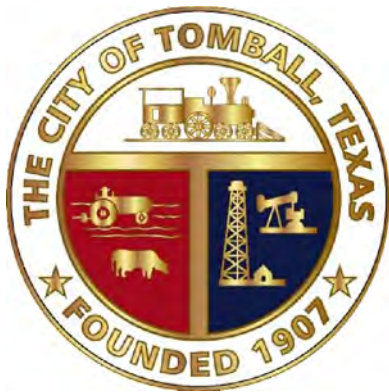




Legend

- AG - Agricultural District
- SF-20E - Single Family 20 Estate District
- SF-9 - Single Family 9 District
- SF-6 - Single Family 6 District
- D - Duplex Residential District
- MF - Multi-Family Residential District
- O - Office District
- OT & MU - Old Town Mixed Use District
- GR - General Retail District
- C - Commercial District
- LI - Light Industrial District
- PD - Planned Development
- CUP - Conditional Use Permit
- MDR - Medium Density Residential
- RR - Rural Residential
- Employment
- Open Space

Tomball
Comprehensive Land Use Plan



CLR, Inc.

Engineers • Surveyors • GIS
19530 FM-362, Waller, Texas 77484 Phone: (713) 462-0993

AS OF: 01/08/2013

Zoning Legend

- AG - Agricultural District
- SF-20-E - Single Family 20 Estate District
- SF-9 - Single Family 9 District
- SF-6 - Single Family 6 District
- D - Duplex Residential District
- MF - Multi-Family Residential District
- MHP - Manufactured Home Park
- O - Office District
- OT & MU - Old Town Mixed Use District
- GR - General Retail District
- C - Commercial District
- LI - Light Industrial District
- PD - Planned Development
- CUP - Conditional Use Permit

AS OF: 07/17/2013

Tomball
Zoning



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5.0 Potable Water System

The City of Tomball's water system consists of two primary components, water supply and water distribution. Currently, potable water is supplied by groundwater pumped from 2 aquifers by 6 wells at 4 production facilities operated by the City of Tomball. Facilities include 5 storage tanks and ancillary metering and disinfection (chlorine) equipment. Water well pump submergence was reported to be between 52 and 160 feet of depth.¹

Water is distributed through approximately 99 miles of transmission and distribution lines ranging from 1.5-inch to 16-inch diameter, with system pressure maintained by elevated storage and booster pumps. Existing transmission and distribution line pipe materials consist of iron, steel, and PVC (polyvinylchloride) with the oldest lines originating in the late 1950's. The Water Distribution System Plant locations are shown in the **Tomball Master Plan Water Distribution System Exhibit**.

Existing Water System

The following table summarizes the existing water production and storage facilities:

Water Plant	Well Number (U.S.G.S. #)	Well Capacity (Estimated 2012) (gpm)	Aquifer	Ground Storage (gallons)	Elevated Storage (gallons)	Booster Pumps (No./gpm)
Pine Street	1 (Onsite) (LJ-60-60-10G)	548	Chicot	400,000	750,000	2 – 1,600 1 – 1,000
	2 (Onsite) (LJ-60-60-11G)	1,856	Evangeline	N/A	N/A	N/A
	3 (Offsite) School Street (LJ-60-60-111)	741	Chicot	N/A	N/A	N/A
Baker Street	4 (Onsite) (LJ-60-59-324) (See Note 1)	784	Evangeline	200,000 (See Note 2)	N/A	1 – 600 2 – 500
Ulrich Road	See Note 3	N/A	N/A	N/A	500,000	N/A
F.M. 2920	5 (Onsite) (LJ-60-60-T5)	786	Evangeline	500,000	N/A	3 – 1000
	6 (Onsite)	578	Chicot			
Totals		5,293		1,100,000	1,250,000	8,800

Notes:

1. The Baker Street well has continued to experience a high concentration of hydrogen sulfite gas and therefore it does not contribute to the City's supply.
2. The storage tank at the Baker Street plant is constructed as an elevated tank. However, the tank bowl is below the operating pressure plane and therefore operates as a ground storage tank.
3. Elevated tank functions as primary control for the pressure pumping operates for both the Pine and Baker plants.

Historical Water Use

City of Tomball historical data was used to develop existing and projected requirements. The City tracks meter count and monthly water consumption in five categories; single family residential, multifamily (combined), commercial, public municipal, and flushed/emergency. The following table quantifies annual water metered and pumped for the previous five fiscal years.

CITY OF TOMBALL											
Annual Water Metered and Water Pumped (in thousands of gallons)											
				FLUSHED		TOTAL		PERCENT		AVERAGE	
FISCAL	RESIDENTIAL	COMMERCIAL	MULTI-FAMILY	PUMPED &	PUBLIC	METERED	TOTAL	METERED	# ACTIVE	EQUIV	LUE
YEAR	METERED	METERED	METERED	EMERGENCY	MUNICIPAL	& FLUSHED	PUMPED	/ PUMPED	MTRS	CONN'S	GPD/CONN
2008 FY	271983	308332	64981	12000	8752	666048	774190	86.03%	3326	6472	327.7
2009 FY	290763	323787	65522	12024	8152	700248	790399	88.59%	3369	6515	332.4
2010 FY	240544	292952	75357	12000	6058	626911	709131	88.41%	3394	6540	297.1
2011 FY	364966	329679	97205	14000	8865	814715	922723	88.29%	3447	6593	383.5
2012 FY	279463	297707	82524	12000	6068	677762	823204	82.33%	3508	6654	339.0

For the purposes of this report, one Equivalent Single Family Connection (ESFC) equals one Living Unit Equivalent (LUE). For Fiscal Years 2008 to 2012 the average daily demand per ESFC required 335.9 gpd of water production. 5-Year average water production percentages for five categories follows: single family residential 41.4%, multifamily 11.0%, commercial 44.7%, public municipal 1.1%, and flushed/emergency 1.8%.

State Design Criteria

The Texas Commission on Environmental Quality (TCEQ) criteria specified in TAC, Title 30, part I, Chapter 290, Subchapter D, Rules and Regulations for Public Water Systems, 9/13/00, provides minimum acceptable design and construction practices to ensure public facilities are properly sized to produce and distribute safe potable water. This criterion includes:

- Connection – Defined as, a single residential unit or each commercial or industrial establishment to which drinking water is supplied from the system.
- Maximum Daily Demand – 2.4 times average daily demand
- Peak Hourly Demand – 1.25 times maximum daily demand (prorated to an hourly rate)
- Minimum Water System Capacity Requirements:

Wells (2 or more) – total capacity of 0.6 gallons per minute (gpm) per connection

Booster Pumps (the lesser of)

Two or more pumps with total capacity of 2 gpm per connection, or

Minimum of 1,000 gpm with capacity to meet peak hourly demands with the largest pump out of service

Storage – Total capacity of 200 gallons per connection, including elevated storage of 100 gallons per connection.

Nominal Operating Pressure = 35 psi throughout system/20 psi minimum during firefighting event

Adequacy of Existing System

Existing City of Tomball water production facilities were evaluated based on TCEQ criteria as follows:

2012 Existing System vs. TCEQ Minimum Requirements

<u>With Baker Plant</u>	<u>Existing Capacity</u>	<u>Required Capacity</u>	<u>Meets Minimum</u>
Wells	5,293 gpm	3,992 gpm	Yes
Firm Booster Pump Capacity	8,800 gpm	4,656 gpm	Yes
Total Storage	2,350,000 gal	1,330,800 gal	Yes
Elevated Storage	1,250,000 gal	665,400 gal	Yes
Nominal Operating Pressure	55 psi	35 psi	Yes
<u>Without Baker Plant</u>			
Wells	4,509 gpm	3,992 gpm	Yes
Firm Booster Pump Capacity	7,200 gpm	4,656 gpm	Yes
Total Storage	2,150,000 gal	1,330,800 gal	Yes
Elevated Storage	1,250,000 gal	665,400 gal	Yes
Nominal Operating Pressure	55 psi	35 psi	Yes

Based on the available City of Tomball 2012 data for existing Water System conditions (6,654 conn at 2.26 MGD ADD), all components meet or exceed TCEQ minimum requirements both with and without operation of the Baker Street Plant facilities. The existing distribution system (lines 6" and larger) will be modeled to establish nominal operating pressure nodes.

Projected Improvements

To determine recommended water system improvements, CLR analyzed historical data, TCEQ criteria, and projected water demand through 2022. The recommended improvements include facilities in both the current City corporate boundary and in the ETJ necessary to serve the projected development.

Based on this report's earlier projection of City of Tomball annualized growth rate of approximately 1.7%, water demand was projected at the same rate to FY 2022 as shown in the following table. Water Production Average Daily Demand (ADD) is projected at 2,913,380 gpd for 7,874 connections for end of FY 2022.

CITY OF TOMBALL				
Projected Water Production Requirements (Gallons)				
	PROJECTED ¹			
FISCAL	ANNUAL	ADD	AVG EQUIV	LUE
YEAR	PUMPED	PUMPED	CONN'S ²	GPD/CONN ³
2013	913,883,350	2,503,790	6767	370.0
2014	929,414,100	2,546,340	6882	370.0
2015	945,214,950	2,589,630	6999	370.0
2016	961,285,900	2,633,660	7118	370.0
2017	977,626,950	2,678,430	7239	370.0
2018	994,238,100	2,723,940	7362	370.0
2019	1,011,119,350	2,770,190	7487	370.0
2020	1,028,270,700	2,817,180	7614	370.0
2021	1,045,692,150	2,864,910	7743	370.0
2022	1,063,383,700	2,913,380	7874	370.0
¹ Projections based on 1.7% growth rate; see Population projection section 3.0.				
² Average of Connections Projected for Given Fiscal Year.				
³ 335.9 GPD Historical 5-YR Average + 10% Factor of Safety = 370 GPD for planning.				

The following table provides a summary of the projected water supply system demands, for end of FY 2022 loads, when evaluated against TCEQ minimum requirements (without operation of the Baker Street Plant facilities).

2022 Projected System vs. 2012 TCEQ Minimum Requirements

(Without Baker Plant)

	<u>Existing Capacity</u>	<u>Required Capacity</u>	<u>Meets Minimum</u>
Wells	4,509 gpm	4,725 gpm	No
Firm Booster Pump Capacity	7,200 gpm	5,511 gpm	Yes
Total Storage	2,150,000 gal	1,574,800 gal	Yes
Elevated Storage	1,250,000 gal	787,400 gal	Yes
Nominal Operating Pressure	55 psi	35 psi	Yes

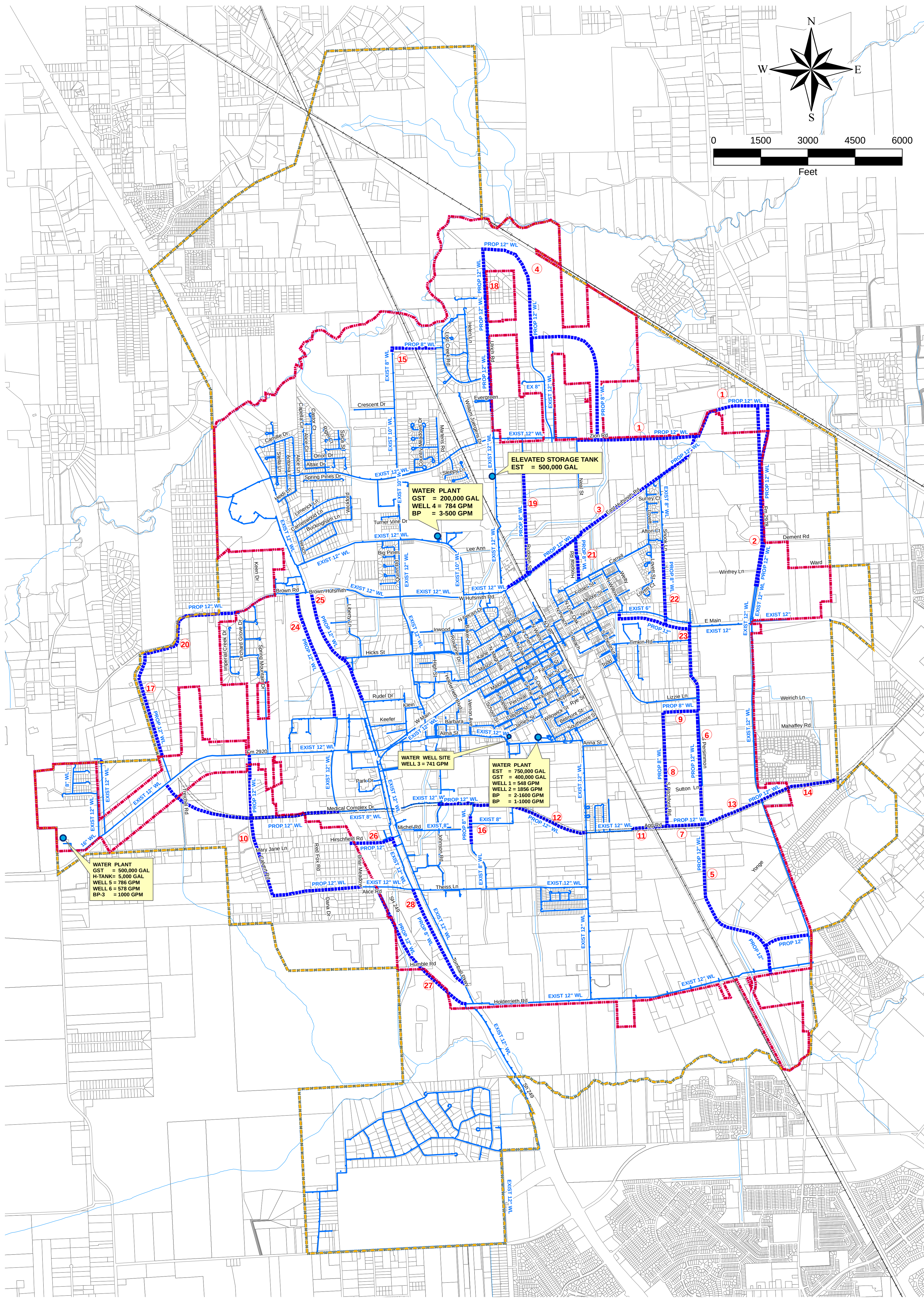
Based on the projected water demands of the study period, the City of Tomball will be required by TCEQ criteria to increase its well production by 216 gpm. For practical water well construction to also serve water demands beyond 2022, CLR recommends Standard Water Plant sizing to include a 1,000 gpm Well, a 400,000 gal GST, 3 - 600 gpm total booster pumps, a maintenance building and emergency generator. With contingencies, engineering and surveying, the total Water Plant cost estimate amounts to \$3.83M.

To meet projected needs, the City will require additional distribution lines to serve developing areas and for replacement of substandard lines, less than 8-inch, with minimum 8-inch diameter lines. The following table provides a summary of the projected water distribution system demands, for end of FY 2022 with loads distributed utilizing land use and density projections. The 20.8 mile total of additions represents a 21% increase in the water distribution network. Estimated future Water Distribution costs in 2013 dollars, amounts to \$13.22M.

Water Line Unit Cost Data used to calculate the 10-year Water Distribution System CIP costs can be found in APPENDIX C. Costs do not include allowances for private crossings (RR or pipeline), legal or fiscal costs, or right of way/easement acquisition costs.

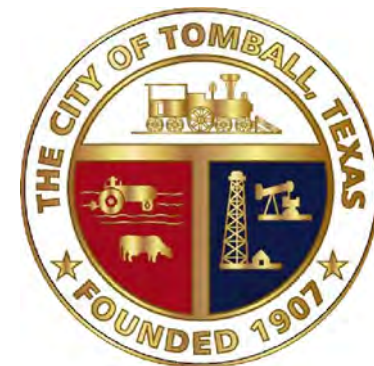
Future Water Distribution System Projects, 2012 to 2022

Project No.	Description	Priority (1)	Quantity	Units	Unit Cost	Total Cost
1	12-inch Water Line along Zion Road and E. Hufsmith Road from Neal Street east to F.M. 2978 E. ROW	1	6,700	LF	\$ 127.00	\$ 850,900.00
2	12-inch Water Line along FM 2978 from North of FM 2920 north to E. Hufsmith Road (East & West)	1	12,600	LF	\$ 127.00	\$ 1,600,200.00
3	12-inch Water Line along E. Hufsmith Road from Ulrich Road to Zion Road (includes Railroad Crossing)	1	8,300	LF	\$ 127.00	\$ 1,054,100.00
4	12-inch Water Line through new development between Ulrich Road and Zion Road	2	4,400	LF	\$ 127.00	\$ 558,800.00
5	12-inch Water Line along S. Persimmon Street from Agg Road to Holderrieth Road	2	5,700	LF	\$ 127.00	\$ 723,900.00
6	12-inch Water Line along S. Persimmon Street from FM 2920 to Agg Road	2	4,500	LF	\$ 127.00	\$ 571,500.00
7	12-inch Water Line along Agg Road from S. Pitchford Road to S. Persimmon Street	2	1,200	LF	\$ 127.00	\$ 152,400.00
8	8-inch Water Line along S. Pitchford Road	2	3,600	LF	\$ 88.00	\$ 316,800.00
9	8-inch Water Line between S. Pitchford Road and S. Persimmon Street south of channel south of Lizzie Lane	2	1,200	LF	\$ 88.00	\$ 105,600.00
10	12-inch Water Line along Calvert Road and Alice Road from FM 2920 to High Meadows Rd	2	7,700	LF	\$ 127.00	\$ 977,900.00
11	12-Inch Water Line along Agg Road from Mulberry Street to S. Pitchford Road (includes Railroad Crossing)	2	1,900	LF	\$ 127.00	\$ 241,300.00
12	12-Inch Water Line along the Future Medical Complex Drive from S. Holderrieth to S. Cherry Street	2	3,900	LF	\$ 127.00	\$ 495,300.00
13	12-Inch Water Line along the Future Agg Rd from S. Persimmon Street to Hufsmith-Kohrville Road	2	2,100	LF	\$ 127.00	\$ 266,700.00
14	12-Inch Water Line along the Future Agg Rd east of Hufsmith-Kohrville Road to ETJ	3	2,600	LF	\$ 127.00	\$ 330,200.00
15	8-inch Water Line between Quinn Road and Julia Street of Hunterwood (includes Railroad Crossing)	3	1,500	LF	\$ 88.00	\$ 132,000.00
16	8-inch Water Line along Future Commercial Park Drive between Medical Complex Drive and Theis Lane	4	1,100	LF	\$ 88.00	\$ 96,800.00
17	12-Inch Water Line along Park Road from FM 2920 to Brown Road	4	3,900	LF	\$ 127.00	\$ 495,300.00
18	12-Inch Water Line along Ulrich Road north of Zion to replace existing 6-inch Water Line	4	4,500	LF	\$ 127.00	\$ 571,500.00
19	8-inch Water Line along Rudolph Road	4	3,700	LF	\$ 88.00	\$ 325,600.00
20	12-Inch Water Line along Brown Road from Park Road to Orchard Grove Drive	4	4,300	LF	\$ 127.00	\$ 546,100.00
21	8-Inch Water Line along Hospital Road between E. Hufsmith Road and E. Carrell Street	5	1,400	LF	\$ 88.00	\$ 123,200.00
22	8-Inch Water Line along Snook Lane from FM 2920 south ROW north to the Cedar Post Street backlot WL	5	2,800	LF	\$ 88.00	\$ 246,400.00
23	12-Inch Water Line along FM 2920 from N. Willow to S. Persimmon	5	2,400	LF	\$ 127.00	\$ 304,800.00
24	12-Inch Water Line along SH 249 Bypass west ROW from Brown Road south to Lowe's	5	4,100	LF	\$ 127.00	\$ 520,700.00
25	12-Inch Water Line along Business SH 249 east ROW from Brown Road south to Rudel Drive	5	4,000	LF	\$ 127.00	\$ 508,000.00
26	12-Inch Water Line along Hirschfield Road from SH 249 Bypass W. ROW east to Business SH 249	5	1,600	LF	\$ 127.00	\$ 203,200.00
27	12-Inch Water Line along SH 249 Bypass west ROW from Alice Road south to Holderrieth Road	5	4,900	LF	\$ 127.00	\$ 622,300.00
28	8-Inch Water Line along Business SH 249 west ROW from Theis Lane south to Holderrieth Road	5	3,200	LF	\$ 88.00	\$ 281,600.00
Totals			109,800	LF		\$ 13,223,100.00
(1) Priority Rating of 1 is highest priority and 5 is lowest priority						



- Tomball ETJ
- Tomball City Limits
- Water
 - Existing
 - - - Proposed

Tomball Master Plan Water Distribution System



CLR, Inc.

Engineers • Surveyors • GIS
19530 FM-362, Waller, Texas 77487 Phone: (713) 462-0993

6.0 Wastewater System

The City of Tomball's wastewater system consists of two primary components, wastewater collection and wastewater treatment.

Currently, wastewater water is treated at 2 facilities, both operated by the City of Tomball. The north wastewater treatment plant is located at Neal Road south of Zion, and discharges into J231-00-00 then to Boggs Gully and eventually to Spring Creek. The south wastewater treatment plant is located at Holderrieth Road near S. Cherry and discharges into M121-00-00 then to Willow Creek.

Wastewater is collected through approximately 80 miles of sanitary sewer lines including 6-inch to 36-inch diameter gravity sanitary sewer, and 4-inch to 12-inch pressure force mains in two networks. The dividing line between the collections systems for the North and South Wastewater Plants generally follows SH249 Business South from Spring Creek, turns East remaining near Medical Complex Drive until it turns North on FM 2978 until Zion Road. Existing collection line pipe materials consist of clay, steel, and PVC (polyvinylchloride) with the oldest lines originating in the late 1950's.

Existing Wastewater System

Wastewater Treatment Plants

The north facility was completed in 1974 as a 0.75 MGD Sewage Treatment Plant (STP), and subsequently expanded in the late 80's to 1.5 MGD. This facility operates as a complete mix plant with four mixing basins and two clarifiers. The north service area presently serves approximately 4,270 acres and 2,459 connections.

The south facility was placed in service in 1999 as a 1.5 MGD STP. This facility operates as an extended aeration-oxidation facility, with one aeration channel, two clarifiers, and associated units. Facilities include ancillary metering and disinfection (chlorine) equipment. The south service area presently serves approximately 3,400 acres and 4,194 connections.

The following table summarizes the existing wastewater treatment facilities:

Wastewater Plant	Permit/Discharge Number	Plant Capacity (MGD)	Discharge	Lift Station (gpm)
Neal Road	TX 0022361/ 001-A	1.5	Spring Creek	4,500
Holderrieth Road	TX 0117595/ 001-A	1.5	Willow Creek	4,475

Lift Stations

Presently the City operates 11 sanitary sewer lift stations, not including the 2 located within the wastewater treatment plant sites. Private lift stations also exist within the City and serve areas that are not currently served by public gravity sewers. Public lift station general locations and capacities are shown below. The capacities shown are firm capacities with one pump out of service.

Existing Lift Station Capacities			
LS #	Lift Station Name	Firm Capacity ¹ (gpm)	LUE Equiv ² Capacity
-	North WWTP	4500	7645
-	South WWTP	4475	7603
1	Northstar	250	425
2	Sherwood	380	646
3	Hunterwood	175	297
4	Hufsmith	350	595
5	Tomball Hills	225	382
6	Persimmon	108	183
7	Jergens Park	36	61
8	Mattheson Park	125	212
9	FM 2920 & Park Rd	340	578
10	Hicks	50-150	
11	School	200-300	
	(1) Lift station capacity with largest pump out-of-service		
	(2) Based on 211.9 gpd per LUE		

Collection System

The City's collection system is comprised of approximately 80 miles of gravity sewers and force mains ranging in size from 4-inch to 36-inch diameter. City of Tomball topography requires some isolated collection systems to pump by Lift Station before continuing as gravity lines.

The Wastewater Treatment Plants and sanitary sewer collection system are shown in the **Tomball Master Plan Sanitary Sewer System Exhibit**.

Historical Wastewater Flows

City of Tomball historical data was used to develop existing and projected requirements. As a Texas Pollutant Discharge Elimination System permit holder the City submits water quality discharge-monitoring reports (DMRs) to the TCEQ.

The following table quantifies DMR reported flows for the previous five years.

Historical Wastewater Treatment Plant Flows					
	2008	2009	2010	2011	2012
North Wastewater Treatment Plant					
Annual Flow (MG)	231.0	216.1	195.3	177.4	203.3
Average Daily Flow (MGD)	0.633	0.592	0.535	0.486	0.557
Plant Capacity (MGD)	1.500	1.500	1.500	1.500	1.500
% of Total Plant Capacity Used	42.2%	39.5%	35.7%	32.4%	37.1%
South Wastewater Treatment Plant					
Annual Flow (MG)	305.1	290.5	276.7	292.4	346.8
Average Daily Flow (MGD)	0.836	0.796	0.758	0.801	0.950
Plant Capacity (MGD)	1.500	1.500	1.500	1.500	1.500
% of Total Plant Capacity Used	55.7%	53.1%	50.5%	53.4%	63.3%
Total Average Daily Flow (MGD)	1.469	1.388	1.293	1.287	1.507
LUE	6472	6515	6540	6593	6654
Average Daily Flow per LUE (gpd)	227.0	213.0	197.7	195.2	226.5
Total Water Demand					
Annual Water Demand (MG)	774.19	790.40	709.13	922.72	823.20
Average Daily Demand (MGD)	2.121	2.165	1.943	2.528	2.255
% of Wastewater Treated vs Water Pumped	69.3%	64.1%	66.6%	50.9%	66.8%

For the purposes of this report, one Equivalent Single Family Connection (ESFC) equals one Living Unit Equivalent (LUE). For Years 2008 to 2012 the average daily flow per ESFC was 211.9 gpd of wastewater treatment.

Wastewater flow was assumed to follow the 5-Year average water production percentages for five categories as follows: single family residential 41.4%, multifamily 11.0%, commercial 44.7%, public municipal 1.1%, and flushed/emergency 1.8%.

State Design Criteria

The TCEQ maintains minimum standards for public wastewater treatment and collections systems. The criteria are contained in Chapter 317 of the TCEQ regulations titled "Design Criteria for Sewerage Systems". The following minimum standards were utilized to determine adequacy of the existing system and to size necessary improvements.

- Estimation of wet weather flows as 400 percent of average day flow rates (collection system).
- The layout of collection lines are placed to provide flexibility toward future land use changes and economic considerations.
- Maximum sewer capacities were calculated for pipes flowing full at not less than 2 feet per second using standard grades on Manning's formula with an assumed "n" factor of 0.013.
- In order to avoid under-designs, which can occur without long range planning, trunk lines sizes were based upon consideration of the size of an area and an allowance for full development. The interim improvements for the study period consider future growth and provide a base system for the ultimate improvements.
 - Lift Station design to follow TCEQ Chapter 317 - Design Criteria for Sewerage Systems § 317.3. Lift Stations
 - STP design to follow TCEQ Chapter 317 - Design Criteria for Sewerage Systems § 317.4. Wastewater Treatment Facilities
- STP Design flow is defined as the wet weather maximum 30-day average flow. Peak flow is defined as the highest two hour flow expected to be encountered under any operational conditions, including times of high rainfall (generally the two-year, 24-hour storm is assumed - 4.85-inch for City of Tomball) and prolonged periods of wet weather. For new systems, the peak flow to average annual flow ratio is normally in the range between three and five to one, although other peaking factors may be warranted.
- Per TCEQ criteria an STP at 75% of flow capacity requires the design of a plant expansion, and an STP at 90% of flow capacity requires construction to commence on the expansion design.

Adequacy of Existing Wastewater System

Based on the available City of Tomball 2012 data for existing Wastewater System conditions (6,654 conn at 1.507 MGD ADF), both Wastewater Treatment Plants, all Lift Stations, and Sanitary Sewer Collection facilities meet or exceed TCEQ minimum requirements.

Projected Improvements

To determine recommended wastewater system improvements, CLR analyzed historical data, TCEQ criteria, and projected wastewater flow through 2022. The recommended improvements include facilities in both the current City corporate boundary and in the ETJ necessary to serve the projected development area.

Wastewater flow was projected to FY 2022, based on this report's earlier projection of the City of Tomball's annualized growth rate of approximately 1.7%, as shown in the following table. Wastewater Collection Average Daily Flow (ADF) is projected at 1.787 MGD for 7,874 connections for end of FY 2022. Wastewater flow projections based on historical flow per LUE is shown below.

Projected Wastewater Treatment Plant Flows												
	Projected Averages											Increase
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2012-2022
Total Average Daily Flow (MGD)	1.507	1.536	1.562	1.589	1.616	1.643	1.671	1.700	1.728	1.758	1.787	0.280
Case 1: Future LUEs reflect historical LUEs												
LUE	6654	6767	6882	6999	7118	7239	7362	7487	7614	7743	7874	1220
Average Daily Flow per LUE (gpd)	226.5	227.0	227.0	227.0	227.0	227.0	227.0	227.0	227.0	227.0	227.0	
North Wastewater Treatment Plant												
Annual Flow (MG)	203.3	207.2	210.8	214.3	218.0	221.7	225.5	229.3	233.2	237.1	241.1	37.8
Average Daily Flow (MGD)	0.557	0.57	0.58	0.59	0.60	0.61	0.62	0.63	0.64	0.65	0.66	0.10
Plant Capacity (MGD)	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	—
% of Total Plant Capacity Used	37.1%	37.9%	38.5%	39.1%	39.8%	40.5%	41.2%	41.9%	42.6%	43.3%	44.0%	6.9%
South Wastewater Treatment Plant												
Annual Flow (MG)	346.8	353.5	359.5	365.6	371.8	378.1	384.6	391.1	397.7	404.5	411.3	64.6
Average Daily Flow (MGD)	0.950	0.97	0.98	1.00	1.02	1.04	1.05	1.07	1.09	1.11	1.13	0.18
Plant Capacity (MGD)	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	—
% of Total Plant Capacity Used	63.3%	64.6%	65.7%	66.8%	67.9%	69.1%	70.2%	71.4%	72.6%	73.9%	75.1%	11.8%

However, the wastewater plants are normally designed for more flow per connection, as higher use is possible from future connections. Higher use is also possible from existing connections, without additional development (for example, higher occupancies in residences and hotels or changes in use of non-residential properties). The table that follows shows flow projections based on 300 gpd/LUE for existing and new development.

Projected Wastewater Treatment Plant Flows												
	Projected Averages											Increase
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2012-2022
Total Average Daily Flow (MGD)	1.507	2.030	2.065	2.100	2.135	2.172	2.209	2.246	2.284	2.323	2.362	0.855
Case 2: Future LUEs at 300 gpd												
LUE	6654	6767	6882	6999	7118	7239	7362	7487	7614	7743	7874	1220
Average Daily Flow per LUE (gpd)	226.5	300.0	300.0	300.0	300.0	300.0	300.0	300.0	300.0	300.0	300.0	
North Wastewater Treatment Plant												
Annual Flow (MG)	203.3	273.9	278.5	283.3	288.1	293.0	298.0	303.0	308.2	313.4	318.7	115.4
Average Daily Flow (MGD)	0.557	0.75	0.76	0.78	0.79	0.80	0.82	0.83	0.84	0.86	0.87	0.32
Plant Capacity (MGD)	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	—
% of Total Plant Capacity Used	37.1%	50.0%	50.9%	51.7%	52.6%	53.5%	54.4%	55.3%	56.3%	57.2%	58.2%	21.1%
South Wastewater Treatment Plant												
Annual Flow (MG)	346.8	467.2	475.1	483.2	491.4	499.7	508.2	516.9	525.6	534.5	543.6	196.8
Average Daily Flow (MGD)	0.950	1.28	1.30	1.32	1.35	1.37	1.39	1.42	1.44	1.46	1.49	0.54
Plant Capacity (MGD)	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	—
% of Total Plant Capacity Used	63.3%	85.3%	86.8%	88.3%	89.8%	91.3%	92.8%	94.4%	96.0%	97.6%	99.3%	36.0%

When both existing Wastewater Treatment Plants are evaluated against TCEQ minimum requirements for both 2022 Projected Wastewater System conditions (7,874 connections at 1.787 MGD and 2.362 MGD), facilities meet or exceed TCEQ minimum requirements.

The South Wastewater Treatment Plant is expected to exceed 75% of flow capacity (1.125 MGD) during the ten year period, requiring the design of a plant expansion in accordance with TCEQ regulations. The TCEQ requires that facilities begin engineering and financial plans once flows reach 75% of a facility and require construction to begin once flows reach 90%.

For this reason, included in the Master Infrastructure Plan is a 0.5 MGD expansion. With contingencies, engineering, and surveying, the total Wastewater Treatment Plant expansion cost estimate amounts to \$4.20M. Since the expected new development from 2012 to 2022 is not expected to use this capacity, this cost is not included in the maximum impact fee calculation.

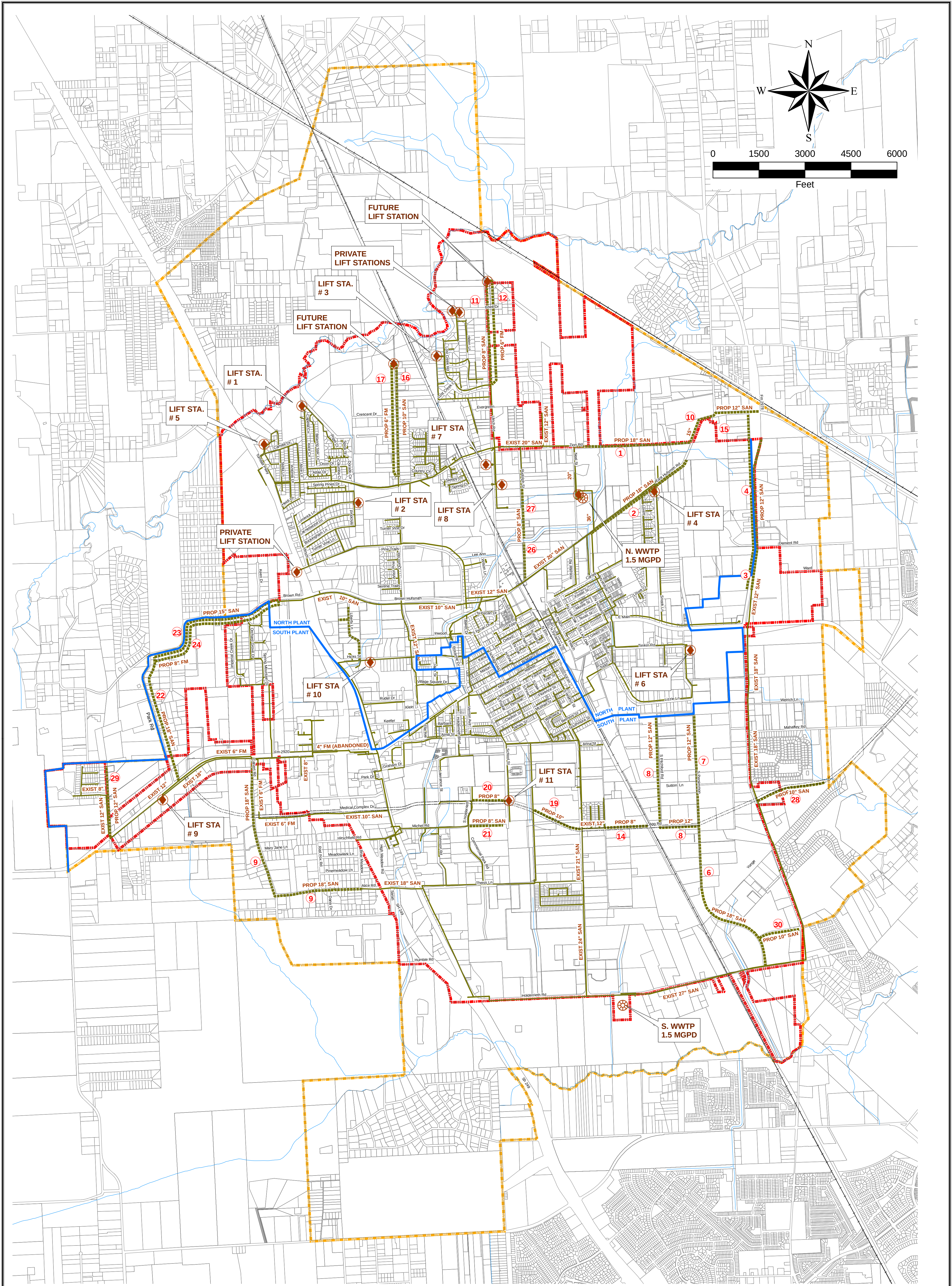
Projected development may also overload existing lift stations. Individual lift station demand vs capacity will have to be monitored to determine when pump or wet well upgrades are needed or required. Three new lift stations are included in the Capital Improvement Plan (CIP) cost estimate table for wastewater collection lines.

To meet projected needs, the City will require additional sanitary sewer collection lines to serve developing areas. The following table provides a summary of the projected wastewater collection system demands, for end of FY 2022 with estimated loads distributed utilizing land use and density projections. The 15.7 mile total of additions represents a 19.7% increase in the wastewater collection network. Estimated future wastewater collection system costs in 2013 dollars, amount to \$13.5M.

Sanitary Sewer Unit Cost Data used to calculate the 10-year Wastewater Collection System CIP costs can be found in APPENDIX C. Costs do not include allowances for private crossings (RR or pipeline), legal or fiscal costs, or right of way acquisition costs.

Future Wastewater Collection System Projects, 2012 to 2022

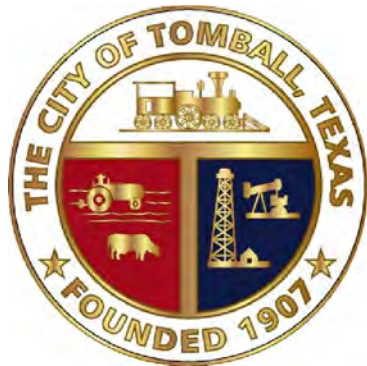
Project No.	Description	Priority (1)	Quantity	Units	Unit Cost (2)	Total Cost
1	18-inch Gravity Sanitary Sewer along Zion Road from Neal Street to Cabotway Road	1	2,600	LF	\$222.00	\$577,200.00
2	18-inch Gravity Sanitary Sewer along E. Hufsmith Road from existing 36-inch line to Zion Road	2	3,900	LF	\$222.00	\$865,800.00
3	12-inch Gravity Sanitary Sewer along F.M. 2978 from north of F.M. 2920 to Dement Road	2	1,400	LF	\$142.00	\$198,800.00
4	12-inch Gravity Sanitary Sewer along F.M. 2978 north of Dement Road	2	3,600	LF	\$142.00	\$511,200.00
5	8-inch Gravity Sanitary Sewer along Liberty Lane from Hicks	2	2,000	LF	\$92.00	\$184,000.00
6	18-inch Gravity Sanitary Sewer along S. Persimmon Street from Agg Road to Holderrieth Road	3	5,600	LF	\$222.00	\$1,243,200.00
7	12-inch Gravity Sanitary Sewer along S. Persimmon Street north of Agg Road	3	3,600	LF	\$142.00	\$511,200.00
8	12-inch Gravity Sanitary Sewer along S. Pitchford Road and Agg Road to S. Persimmon Street	3	4,700	LF	\$142.00	\$667,400.00
9	18-inch Gravity Sanitary Sewer along Calvert Road and Alice Road from F.M. 2920 to SH 249	3	8,100	LF	\$222.00	\$1,798,200.00
10	15-inch Gravity Sanitary Sewer along Zion Road and E. Hufsmith Road from Cabotway Road to Stanolind Rd	3	2,600	LF	\$182.00	\$473,200.00
11	8-inch Gravity Sanitary Sewer along Ulrich Road	3	3,500	LF	\$92.00	\$322,000.00
12	6-inch Force Main along Ulrich Road	3	3,600	LF	\$62.00	\$223,200.00
13	Lift Station at the end of Ulrich Road (Design Flow = 375 gpm)	3	1	LS	\$400,000.00	\$400,000.00
14	8-inch Gravity Sanitary Sewer along Agg Road east of Mulberry Street	3	1,300	LF	\$92.00	\$119,600.00
15	12-inch Gravity Sanitary Sewer along E. Hufsmith Road from Stanolind Road across F.M. 2978	4	1,600	LF	\$142.00	\$227,200.00
16	10-inch Gravity Sanitary Sewer along Quinn Road	4	4,000	LF	\$112.00	\$448,000.00
17	6-inch Force Main along Quinn Road	4	4,200	LF	\$62.00	\$260,400.00
18	Lift Station at the end of Quinn Road (Design Flow = 430 gpm)	4	1	LS	\$400,000.00	\$400,000.00
19	10-inch Gravity Sanitary Sewer along the Future Medical Complex Drive west of Cherry Street	4	1,800	LF	\$112.00	\$201,600.00
20	8-inch Gravity Sanitary Sewer along the Future Medical Complex Drive west of School Street	4	1,100	LF	\$92.00	\$101,200.00
21	8-inch Gravity Sanitary Sewer along the Future Michel Road extension east of Commercial Park Drive	4	1,200	LF	\$92.00	\$110,400.00
22	18-inch Gravity Sanitary Sewer along Park Road from FM 2920 to Brown Road	4	4,500	LF	\$222.00	\$999,000.00
23	15-inch Gravity Sanitary Sewer along Brown Road from Park Road to Orchard Grove Drive	4	5,200	LF	\$182.00	\$946,400.00
24	8-inch Force Main along Brown Road from Orchard Drive to Park Road	4	5,200	LF	\$72.00	\$374,400.00
25	Lift Station at Brown Road and Orchard Grove Drive (Design Flow = 1,000 gpm)	4	1	LS	\$550,000.00	\$550,000.00
26	8-inch Gravity Sanitary Sewer along Rudolph Road north of E. Hufsmith Road	4	1,200	LF	\$92.00	\$110,400.00
27	8-inch Gravity Sanitary Sewer along Rudolph Road south of Zion Road	5	2,400	LF	\$92.00	\$220,800.00
28	10-inch Gravity Sanitary Sewer along the Future Med Complex east of Hufsmith-Kohrville Road	5	2,200	LF	\$112.00	\$246,400.00
29	8-inch Tomball Cemetery Rd north of FM 2920	6	1,000	LF	\$92.00	\$92,000.00
30	10-inch Gravity Sanitary Sewer along Spell Road from S Persimmon to FM 2978	6	1,000	LF	\$112.00	\$112,000.00
	(1) Priority Rating of 1 is highest priority and 5 is lowest priority		83,100		Construction Total	\$13,495,200.00
	(2) Unit Price for Gravity Sanitary Sewer Includes Manholes					



--- Tomball ETJ
--- Tomball City Limits

- Sanitary**
- Existing
 - Proposed
 - Waste Water Treatment Plant
 - Lift Station

Tomball Master Plan
Sanitary Sewer System



CLR, Inc.

Engineers • Surveyors • GIS
19530 FM-362, Waller, Texas 77487 Phone: (713) 462-0993

7.0 Drainage System

Introduction

The City of Tomball lies predominantly within the Spring Creek (J100-00-00) and Willow Creek (M100-00-00) watersheds in northwest Harris County. Rainfall runoff within the City and ETJ may travel overland, or be collected by drainage networks, and routed to natural or manmade (engineered) local drainage channels. The collector networks are typically roadside ditches, with culverts passing stormwater flows beneath paved areas, but also include curb and gutter applications draining to buried storm sewers.

Willow Creek serves a majority of the City of Tomball (4,333 acres) and its ETJ (3,873 acres), generally south of FM 2920 and west of SH 249, while Spring Creek drains the remaining area (3,337 acres and 1,642 acres respectively), with the exception of a small area in the far southern ETJ which drains to Cypress Creek. The Federal Emergency Management Agency (FEMA) Effective Flood Insurance Rate Map (FIRM) panels reflect significant 1% 100-year floodplains for both Willow Creek and Spring Creek. The City of Tomball has also mapped the Willow Creek floodplain beyond the FIRM map continuing north of FM2920 in the report titled "Willow Creek Tributary M124-00-00 Preliminary Engineering Report for Extension Improvements" (DRAFT), Lockwood, Andrews & Newnam, Inc., September, 2013. Both creeks are natural unimproved channels, and based on a review of the 2013-2014 Harris County Flood Control District (HCFCD) Capital Improvement Program, which covers planning through 2018, HCFCD has no current plans to improve either creek.

A large portion of the land area within the City and ETJ is either undeveloped or lightly developed. Future development in the City will be regulated to prevent structural flooding during extreme rainfall events up to and exceeding the 1% 100-year storm. Floodplain and drainage regulations in Harris and Montgomery counties also provide protection from structural flooding for new development in the City's ETJ.

Floodplain Regulation

Regulation of development activity within the City of Tomball and ETJ is shared with HCFCD, and Harris and Montgomery county engineering. HCFCD is authorized by the State of Texas to regulate activity that may impact the waters of rivers and streams and their tributaries within Harris County, this includes both Spring Creek and Willow Creek. Regardless of the permitting authority, the requirements of the jurisdiction must meet the minimum standards expressed in National Flood Insurance Program (NFIP) Title 44, Code of Federal Regulations (CFR), Section 60.3.

Development within the City of Tomball is governed by Chapter 38, "Flood Damage Prevention", of the City of Tomball Code of Ordinances which was last updated in October, 2010. Chapter 38 includes all of the minimum standards mandated by the NFIP (44 CFR § 60.3) plus a number of higher standards such as requiring that the first floor elevation of new or substantially-improved buildings be elevated to at least 1.5 feet above the base flood elevation (1% 100-year BFE). Harris County also requires 1.5 feet of freeboard above the 1% 100-year BFE for the first floor of new and substantially-improved buildings, and other provisions of the regulations exceed federal minimum standards as well. The Montgomery County floodplain court order requires one foot of freeboard for development within the regulatory floodplain.

In 2011 the City contracted for development of maps that would identify high-risk flood-prone areas within Tomball that were delineated within the regulatory floodplain on FEMA FIRM panels. 1% 100-year and 0.2% 500-year flood-prone area maps were developed for all areas within the City limits and most of the ETJ that are not included in the FEMA regulatory floodplain. In May, 2013, City Council adopted these maps by resolution (2013-19) extending Chapter 38 to apply to areas delineated on these maps within the City limits. Development within the ETJ is not affected by this resolution; however, if any portion of the ETJ in Harris County or Montgomery County is annexed by the City, then Chapter 38 would govern future development in those areas.

The FEMA floodplain data for Harris County used in this report is from the Flood Insurance Study (FIS) and DFIRM effective June 18, 2007. Floodplain data for Montgomery County is from the preliminary FIS and PDFIRM dated September 20, 2008, and is not effective as of this writing.

Drainage Regulation

In August, 2012, City Council adopted Ordinance No. 2011-17 which amended Chapter 38 to include Article IV, Drainage Design. Article IV states that the local drainage regulations will be expressed in the "City of Tomball Minimum Standards for Stormwater Drainage System Design" manual (Standards). Prior to amending Chapter 38 to include Article IV., the City informally utilized the drainage criteria issued by Harris County for guiding local development. The drainage policies of Harris County ("Regulations of Harris County, Texas, for the Approval and Acceptance of Infrastructure", amended May 1, 2011) still apply to development in the Tomball ETJ that lies within that county. The drainage policies of Montgomery County apply to the ETJ within that county.

The City of Tomball Standards provide protection from structural flooding for new development by mandating that the minimum first floor elevation of a proposed structure be the highest of:

- Eighteen inches (18") above the 1% probability recurrence interval (100-year) flood event; or,
- One foot (1') above the elevation of the center of the road or nearest sanitary or storm sewer manhole, whichever is higher; or,
- One foot (1') above the calculated ponding depth (as discussed in the Standards).

The Standards also provide protection for mobility in the design and construction of roadways that may be designated for emergency evacuation and emergency services. In general, the Standards specify the use of a 50% 2-year storm event for the design of storm sewers and roadside ditch collection systems while requiring that the water surface elevation during a 1% 100-year event not threaten structural flooding. The design of open channel stormwater conveyance is provided by the "HCFCD Policy Criteria and Procedure Manual" (current edition dated December 2010).

The Standards provide the requirements for on-site stormwater detention whenever new development may result in an increase in runoff from the site. Exceptions to these requirements are noted for specific instances including the availability of regional detention volume. Where regional detention volume is available, the City may assess an impact fee based on the acreage being developed in lieu of requiring on-site detention. In addition, a developer may be responsible for the cost of conveying the increased runoff to the conveying channel and/or funding improvements to the

conveying channel in order to accommodate the proposed increased flow volume. Currently, the availability and maximum amount of stormwater detention fee that may be assessed for new development is established by City Ordinance No. 2009-12.

Design Criteria

The City of Tomball Engineering and Planning Department established Minimum Standards for Stormwater Drainage Design effective September 6, 2011.

- *A 2-year rainfall design storm event is used for sizing storm sewers in newly developed areas. Existing storm drainage is evaluated using a 2-year design storm with proposed design based on resultant hydraulic gradient. Design of roadside ditches also utilizes a minimum 2-year rainfall.*
- *Design frequency for overland flow considers extreme storm events (1% 100-year storm) from the development to the primary outlet.*
- *Design and construction standards for open channel and outfalls into channels shall conform to those in the HCFCD Criteria Manual.*
- *Stormwater detention volume for redevelopment areas is calculated on the basis of the amount of area of the redeveloped impervious cover or the detention factor for the entire site, determined by the basin the project is located in.*
- *Stormwater detention volume serving the City, but within the ETJ in Harris County, fall under HCFCD Criteria.*

Watersheds

The City and its ETJ within Harris County are primarily drained by tributary channels to either Spring Creek or Willow Creek watersheds, with the exception of a small area of the southern ETJ which drains to Cypress Creek, see **Tomball Master Plan Drainage Systems Exhibit**. The area within the City and ETJ in Harris County to the north of FM 2920 and east of SH 249 primarily drains to Spring Creek through **J131-00-00** (Boggs Gulley) or J100E (served by J132-00-00 & J133-00-00). The remaining area primarily drains to Willow Creek to the south.

The five main tributaries providing drainage for the City to Willow Creek are:

- **M116-00-00** serves an area of the eastern City and ETJ and eventually makes outfall to Willow Creek in unincorporated Harris County east of the Tomball ETJ.
- **M118-00-00** is being developed to serve an area in southeastern Tomball that was previously drained by M116-00-00.
- **M121-00-00** is being extended and improved to serve a large area in the southern portion of the City.
- **M125-00-00** serves an area adjacent to SH 249 primarily in the southwestern part of the City.
- **M124-00-00** serves a large area in the western portion of the City and ETJ and extends well north of FM 2920.

The characteristics of each of the watershed sub-basins that drain through these channels will be discussed in detail later in this chapter.

The ETJ within Montgomery County drains to Spring Creek through several intermittent streams and through the Decker Branch to Mill Creek. Drainage in the Montgomery County ETJ is not explored in detail in this IMP except in reference to sub-basin J100E

Drainage Sub-Basins

In this document, the term “watershed” is reserved for the area drained by a main channel such as Spring Creek or Willow Creek, while the term “sub-basin” is used to refer to the tributary areas that aggregate to form the larger watershed. The term “catchment” may also be used interchangeably to refer to the same drainage area as “sub-basin”.

This section of the Tomball IMP provides drainage and related information for seven primary sub-basins serving the Tomball ETJ in Montgomery County including:

Spring Creek Watershed: J131 and J100E

Willow Creek Watershed: M116, M118, M121, M125, and M124

Several other sub-basins provide drainage for areas of Tomball and the ETJ, but are not discussed in detail since their role is minor, and are described as follows:

M100F2 serves an area within the City limits that lies along both sides of the southern portion of SH 249 which drains by roadside ditches to Willow Creek and an area within the ETJ south of Holderrieth Road and east of SH 249 that is largely within the regulatory floodplain and drains to the creek through overland flow.

An area of the ETJ south of Holderrieth Road and west of SH249 is situated in the M100F1 and M100E sub-basins. M123-00-00 drains a portion of M100F1, but the 1999 Willow Creek study did not disclose any recommended improvements for this channel or for the sub-basin. None of the area within these two sub-basins includes territory within the City limits.

Areas of the ETJ east of the City are located within sub-basins M112A and M112B-C. The channel serving these two basins, M112-00-00 lies within unincorporated Harris County beyond the Tomball ETJ.

The far northern portion of the ETJ in Montgomery County is located in sub-basin J403E. This area is only sparsely developed and large portion is within the FEMA preliminary 1% 100-year floodplain of the Decker Branch to Mill Creek and Mill Creek.

M116

The IMP drainage area identified as M116 comprises an area of approximately 1575 acres located in the eastern portion of the City of Tomball (466 acres) and ETJ (559 acres). M116 is bounded generally by Main Street (FM 2920) along the north and east, a drainage divide with M100G along the south, and Hufsmith-Kohrville Road (FM 2978), and the Burlington Northern and Santa Fe Railroad tracks jumping to FM 2978 to the

west (see Exhibit). M116 is formed from a portion of TSARP catchment M116A_C by removal of the IMP drainage area identified as M118 and by minor modifications to the northeastern boundary.

The M116 drainage area is served by HCFCD channel M116-00-00 which outfalls to Willow Creek beyond the ETJ. M116-00-00 is primarily located in the county and ETJ, and HCFCD has not identified project funding for improvements within the current five-year CIP.

A visual inspection of the 2012 aerial photography reveals much of the M116 service area to be undeveloped.

New development resulting in stormwater runoff impacts will require on-site detention as impact fees are not available for this area.

M118

The IMP drainage area identified as M118 consists of an area of approximately 732 acres located in the southeastern portion of the City of Tomball (679 acres) and ETJ (53 acres). M118 is bound by the Burlington Northern and Santa Fe Railroad tracks along the western perimeter, the projection of Mahaffey Rd to the north, along Hufsmith-Kohrville Road on the east, and Willow Creek to the south (see Exhibit). M118 is formed from the southwestern portion of TSARP catchment M116A_C and a northwestern portion of TSARP catchment M100G.

M118-00-00 Channel and stormwater detention improvements are currently under development in the area south of Holderrieth Road and north of Willow Creek.

A visual inspection of the 2012 aerial photography reveals much of the M118 service area to be rural and undeveloped.

Payment of a drainage impact fee in lieu of on-site detention is available for new development in M118 at a maximum rate of \$6,023.90 per acre.

M121

M121 encompasses an area of approximately 1,790 acres south of the City of Tomball (1,511 acres) and ETJ (279 acres). Its boundary extends from Main Street (FM 2920) south along the Burlington Northern and Santa Fe Railroad tracks to the east, then along Willow Creek and Holderrieth Road to the south, and eventually along a varied boundary intersecting Main near Vernon Avenue (see Exhibit). For management and analysis purposes, M121 was divided into three sub-basins: M121 East (538 acres), M121 West (993 acres), and M121 Detention (259 acres), with South Cherry Street providing a boundary between M121 East and West, and Holderrieth Street separating the detention area. M121 East and West lie mainly within the City limits while the detention area is primarily within the ETJ.

M121 is formed exclusively from TSARP catchment M100F2 with a portion of that original basin along SH 249 and Willow Creek remaining as M100F2. The M121 drainage area is served by HCFCD channel M121-00-00 which outfalls to Willow Creek.

A visual inspection of the 2012 aerial photography reveals much of the M121 East service area to be rural and undeveloped and there is little development within the boundaries of the detention area. The northern-most portion of M121 West service area includes the section of Old Town south of West Main, while the area to the south of Medical Complex Drive is largely rural and undeveloped.

M121 West detention volume is in place to serve this area, however basin and channel construction are expected to be completed by the end of CY 2015. *Payment of a drainage impact fee in lieu of on-site detention is available for new development in M121 West at a maximum rate of \$4,985.14 per acre.*

M121 East channel and storm water detention improvements are under development in the area south of Holderrieth Road and north of Willow Creek, however final engineering design is on hold. *Payment of a drainage impact fee in lieu of on-site detention is available for new development in M121 East at a maximum rate of \$6,828.71 per acre.*

M124

M124 comprises an area of approximately 2,930 acres extending from just south of the Lone Star College – Tomball campus on the north to an outfall to Willow Creek along the southwestern boundary of the City of Tomball (1,129 acres) and ETJ (924 acres). The basin includes drainage areas to the east and west of SH 249 and the SH 249 Expressway and is bounded primarily by J131 and M125 to the east and M100E, M100J and J100E along the west and north (see Exhibit).

M124 is formed primarily from TSARP catchments M124_A and M124B_C, and also includes areas previously included in M100J and J131. The drainage area is served by HCFCD channel M124-00-00 which outfalls to Willow Creek to the west of SH 249. The basin is the largest of the Tomball area basins draining to Willow Creek and includes a substantial area in the ETJ and unincorporated Harris County.

A visual inspection of the 2012 aerial photography reveals much of M124 to be undeveloped or lightly developed with dense commercial development in the vicinity of the SH 249/West Main Street interchange and the SH 249 Expressway and FM 2920 interchange.

New development resulting in stormwater runoff impacts will require on-site detention. Currently no impact fee has been adopted by the City of Tomball for this basin. However, this report includes a calculation for consideration.

M125

M125 is composed of an area of approximately 675 acres extending south from Hicks Street with meandering boundaries to Willow Creek along the southern boundary of the City of Tomball (496 acres) and ETJ (160 acres). This basin includes drainage areas to the east and west of SH 249 and the SH 249 Expressway and is bounded primarily by M121 West and M100F2 along the east and M124 along the west (see Exhibit).

M125 is formed from portions of TSARP catchments M100F1 and M100F2. The drainage area is served by HCFCD channel M125-00-00, a manmade channel, which outfalls to Willow Creek west of SH 249.

A visual inspection of the 2012 aerial photography reveals much of the M125 service area east of the Expressway to be developed while the area to the west is lightly developed or serving as stormwater detention.

Payment of a drainage impact fee for channel improvements is currently assessed for new development in M125 at a maximum rate of \$574.40 per acre.

J131

J131 encompasses an area of approximately 3,156 acres including a major portion of Old Town north of Main Street in the City of Tomball (2,297 acres) and ETJ (472 acres). The basin is bound by the Spring Creek floodplain in the northeast, and roughly along Hufsmith-Kohrville Road (FM 2978) to the east, Main Street (FM 2920) to the south, and shares basin boundaries with M125 and M124 to the west, and along the drainage divide with J100E to the west (see Exhibit).

J131 is primarily formed from TSARP catchment J131 (with an area of the TSARP basin to the west of Quinn Road transferred to M124). The drainage area is served by HCFCD channel J131-00-00 (Boggs Gully) which outfalls to Spring Creek west of FM 2978. HCFCD tributaries that outfall to J131-00-00 include J131-01-00 in the eastern portion of the basin; J131-03-00, manmade channel serving an older developed portion of the City east of the BNSF RR tracks; and, J131-04-00 and J231-00-00, manmade channels that provide relief to smaller, more sparsely developed areas of the central and western basin.

A visual inspection of the 2012 aerial photography reveals that J131 encompasses most of Old Town, north of FM2920, and other densely developed commercial and residential areas near the downtown area, more sparsely developed commercial and residential areas apart from the downtown area, and large areas of undeveloped property, particularly in the far north and eastern regions of the basin.

Proposed improvements for J131-00-00 (Boggs Gully) have been completed. No other drainage channel improvement projects are being pursued at this time. New development resulting in stormwater runoff impacts will require on-site detention as impact fees are not available for this area.

The “Draft Tomball Downtown Specific Plan” (DSP), August, 2011, recommends storm sewer improvements and sub-regional detention for the downtown area of J131 in order to alleviate existing flooding concerns and reduce the potential for increased flooding related to expected redevelopment. According to the DSP, the area to be served by the proposed Project 4 (“North Storm Sewer Trunk Line”) and Project 5 (“Detention Pond and Outfall Structure”) extends from Main Street to roughly Epps Street to the north and from around Magnolia Street to the west to Elm Street to the east. A separate proposed storm sewer trunk line improvement project (Project 3) would provide drainage relief for an area west of Magnolia Street and connect to an existing storm sewer trunk line that discharges to Boggs Gully. The estimated cost for Projects 4 and 5, which must both be completed to provide relief, is estimated to be approximately \$2.2 million; while the estimated cost for Project 3 is \$0.3 million.

J100E

J100E is composed of approximately 6,572 acres along Spring Creek from the northern-most point in the City of Tomball to well west of the City limits (1,040 acres) and ETJ (1,170 acres). The basin includes a major portion of the ETJ in Montgomery County extending east from SH 249.

Within the City of Tomball, the basin shares boundaries with basins J131 and M124, and includes the Lone Star College – Tomball campus (see Exhibit). The IMP boundaries of this basin are consistent with the TSARP catchment boundaries.

A visual inspection of the 2012 aerial photography shows a good deal of residential development in the Tomball portion of the J100E basin with commercial development along SH 249. Heavily vegetated areas along both banks of Spring Creek remain undeveloped and are proximate to the 1% 100-year floodplain of the channel.

HCFCF is responsible for management of Spring Creek and increased drainage outfall volumes to the channel are not permitted by the District.

Proposed improvements for J132-00-00 & J133-00-00 have been completed. No other drainage channel improvement projects are being pursued at this time. New development resulting in stormwater runoff impacts will require on-site detention as impact fees are not available for this area.

Adequacy of Existing System

Drainage System

The majority of the existing storm sewer system meets the regulatory requirements of the City of Tomball. However, several properties located within the Old Town/mixed use area have recorded NFIP flood claims. Evaluation of flood risk in these areas should be assessed to determine the extent infrastructure meets current performance standards.

Channel System (Conveyance)

The adequacy of the existing storm water drainage channel system by sub-basin is as follows:

M116, M118, & M125

The M116, M118, & M125 drainage areas do not require channel conveyance improvements for existing development.

M121

The M121 drainage area will require channel conveyance improvements for existing development.

Downtown flooding south of FM 2920 is expected to be relieved when channel M121-01 connecting to the Hardin Street drainage ditch is completed. Localized flooding, particularly in older developed areas such downtown, may be related to inadequate drainage network infrastructure, poor maintenance of infrastructure, or structures being at risk of inundation during an extreme event due to a lack of elevation above adjacent natural ground. There are several structures located in the older developed area of M121 West that have flood claims filed under the NFIP. Uninsured structures may have also flooded, but the NFIP would have no record of such occurrences.

Since basin-wide drainage studies typically do not focus on the adequacy of localized collector networks, an evaluation of such networks is advised where there is a history of flooding.

M124

The M124 drainage area will require channel conveyance improvements for existing development.

This area, which is in the ETJ, includes several structures having experienced NFIP repetitive flood losses along with many structures deemed to be at risk of flooding by HCFCD. Most of these properties are beyond the limits of the 1% 100-year regulatory floodplain.

The western extents of M124 along and south of FM 2920 is also populated with large numbers of at-risk structures and several repetitive loss properties located within the City limits, ETJ, and unincorporated Harris County.

J131

The J131 drainage area will require channel conveyance improvements for existing development.

There are over 600 structures within J131 determined to be at risk of flooding by HCFCD. Of that number, almost 500 are located within the City limits of Tomball. Within the City, these properties tend to be clustered in three areas:

- A residential neighborhood located south of East Hufsmith Road and west of Snook Lane;
- A mixed use area east of the BNSF RR tracks, south of East Hufsmith Road, north of East Main Street and west of the J131-03-00 channel, and including a cluster of structures just to the east of North Willow Street; and,
- The Old Town/mixed use area bounded by Hufsmith Road on the north, the BNSF RR tracks to the east, West Main to the south, and the J131-00-00 drainage alignment to the west, with an additional cluster located between the alignment and Quinn Road.

In addition, there are several properties located within the Old Town/mixed use area that have recorded NFIP flood claims. Information from the Infrastructure GIS database, along with the expertise of Engineering Division staff, should be utilized to assess the flood risk in these areas to determine if the infrastructure meets current performance standards.

J100E

The J100E drainage area does not require channel conveyance improvements for existing development.

Detention System

The City of Tomball currently provides offsite detention capacity for sub-basins M118, M121 & M125 suitable for future land use development.

Projected Improvements

Projected increases in development acreage is within all watershed sub-basins, however for 10-year constructability, sub-basins selected for improvements are limited to M118, M121, M124, & J131. Projected drainage system improvements identified for end of FY 2022, with acreage distributed utilizing land use and density projections include:

M118

A preliminary engineering report (PER) for construction of M118-00-00 and the associated detention facility was issued in November, 2009. The detention basin south of Holderrieth Road is partially excavated, and the channel is partially completed south of Holderrieth Road. The Tomball Economic Development Corporation (TEDC) is expected to fund a portion of channel construction which is to be completed by the end of 2014. The expected completion date for remaining channel improvements is unknown. The improvements are being constructed to provide drainage for existing and future development in this area while eliminating the need for on-site stormwater detention.

M121

A PER was published in November 2009 that recommended channel improvements allowing for full development in the M121 basin. A major portion (volume) of M500 (M121 Detention - 258.38 acres) has been excavated by private parties under contract with HCFCD who owns and administers this facility. The proposed improvements are being constructed to alleviate localized flooding and to provide drainage infrastructure for new development in this area while eliminating the need for on-site stormwater detention.

M125

The FY 2012-2015 CIP status report, dated November 2011, states that an inter-local agreement was signed by the City and HCFCD in February 2008 for M125-00-00 channel improvements between Barbara Street and Willow Creek. The detention basin serves drainage from existing development. The City of Tomball will be responsible for funding expansion of the detention pond to provide storage volume for new development. On-site detention is required for new development. The proposed channel and detention improvements to serve existing development have been achieved and drainage regulations are adequate to assure that increased runoff from future development is managed appropriately.

M124

A feasibility study for extension improvements to M124-00-00 was prepared September 2013. According to the report, the preferred plan for improvements would include a channel designed to accommodate flows from the 1% 100-year event and detention storage to “mitigate increased conveyance from the proposed channel improvements and the loss of floodplain in the overbanks of the proposed channel.” The cost of the project was estimated to be \$48.2 million. Planning and execution of the project would require coordination with Harris County and HCFCD. The FY 2013-2017 CIP status report states that the proposed project has been divided into two phases: M124 North (from FM 2920 to SH 249) and M124 South (from FM 2920 southward). Also, a southern drainage area to be served by a future channel to M124-00-00, flowing east to west and just south of Hirschfield Farms should be considered in future planning for improvements to the M124-00-00 channel.

Summary

Estimated channel drainage system project costs for projected growth to 2022 amounts to \$46.95M. Estimated detention improvements costs for projected growth to 2022 amounts to \$42.17M. Drainage Unit Cost Data used to calculate the 10-year Drainage Channel & Detention System CIP costs can be found in APPENDIX C.

Future Drainage System Projects, 2012 to 2022

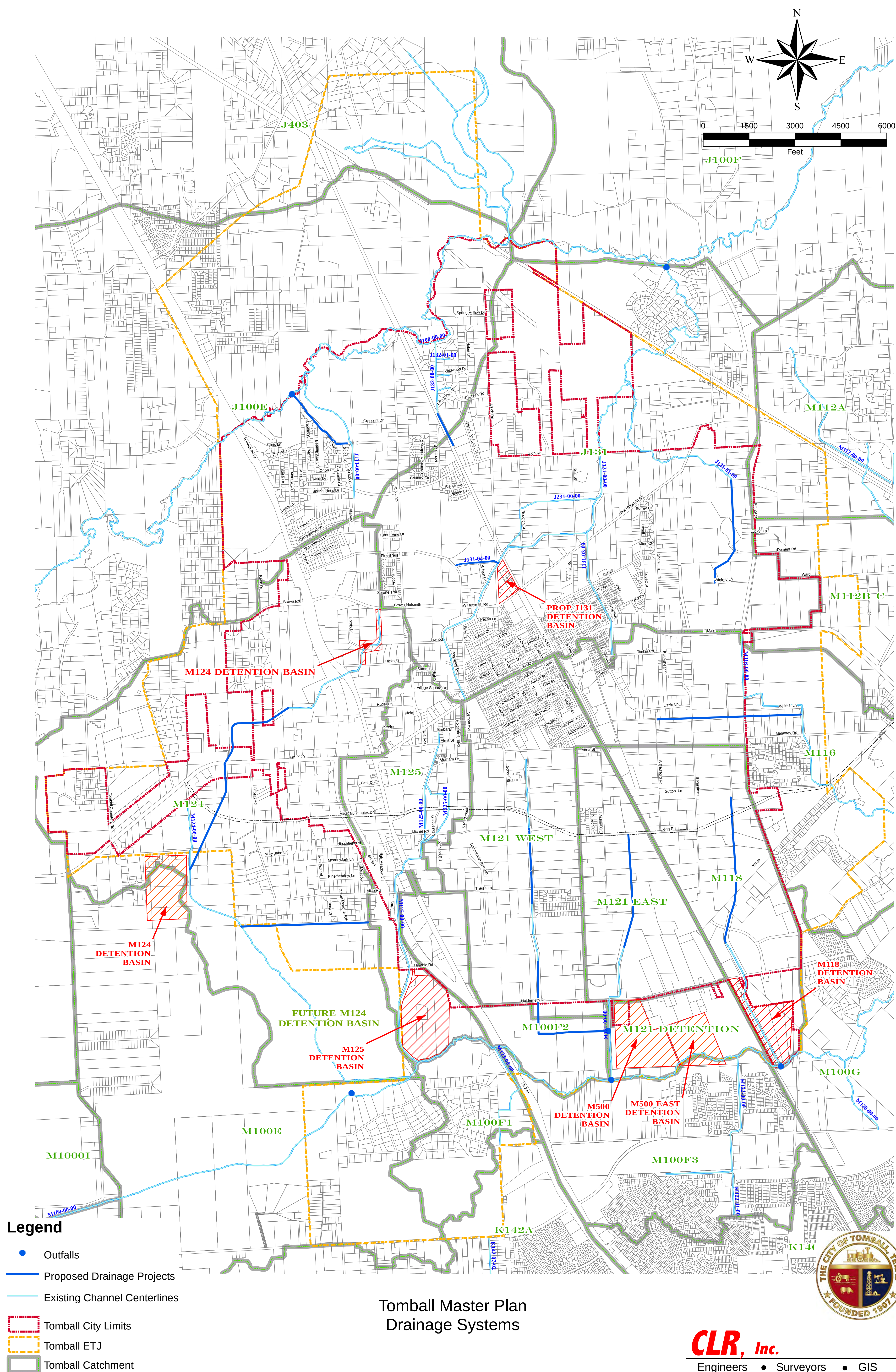
HCFC Channel No.	Total Basin Area Served (Acres)	Construction Project	Estimated Length (Ft)	Estimated Volume (Acre-Ft)	Unit Cost	Estimated Channel Improvement Costs ¹	Estimated Detention Improvement Costs ¹
J131 ²	3,156	Detention & Conveyance	3,750		N/A ⁴	\$2,216,433	
J132 ²	250	Channel	1,250		\$ 591.05	\$738,811	
J133 ²	500	Channel	2,500		\$ 591.05	\$1,477,622	
M116 ²	1,575	Channel	4,750		\$ 591.05	\$2,807,482	
M116 ²	1,575	Detention		300	\$ 27,616.87		\$8,285,060
M118	732	N of EDC Project	4,100		\$ 591.05	\$2,423,300	
M118	732	EDC Project	2,300		\$ 591.05	\$1,359,412	
M118	732	S of Holderrieth + Detention	1,200	226	\$ 591.05	\$709,259	\$1,790,741
M121 East	629	Channel	3,750		\$ 591.05	\$2,216,433	
M121 East	629	Detention		157	\$ 27,616.87		\$4,335,848
M121 West	1,161	Channel	2,450		\$ 591.05	\$1,448,070	
M121 West	1,161	Channel	4,750		\$ 591.05	\$2,807,482	
M121 West	1,161	Detention		215	\$ 27,616.87		\$5,937,626
M124 ²	2,930	Channel	4,000		\$ 591.05	\$2,364,196	
M124 ^{2,3}	2,930	Channel	10,400			\$26,377,589	
M124 ^{2,3}	2,930	Detention		642			\$21,818,344
		Totals	45,200	1,540		\$46,946,090	\$42,167,620

(1) Limited to Proposed Facilities estimates, including engineering & contingencies when no improvements exist.

(2) The current CIP does not include channel or detention construction within the next ten years.

(3) From 2013 LAN Estimate of Probable Costs; Includes Pipeline Adjustments and Land Acquisition

(4) Projects and costs identified in the Downtown Specific Plan



8.0 Traffic and Transportation

Introduction

The City of Tomball is located 28 miles northwest of downtown Houston in Harris County. The City and its ETJ are situated along three major highway corridors, SH 249, FM 2978, and FM 2920. SH 249 runs north and south on the western side of Tomball, connecting southward into Houston and northward into Montgomery County and eventually Navasota via other roadways. FM 2978 runs north-south from the FM 2920 (E. Main Street) and continues north toward Lake Conroe. FM 2920 (Waller-Tomball Road) travels east and west through the center of the City, extending westward to US 290 at Waller and eastward at IH 45 near Spring, Texas.

The roadway classifications for existing and proposed roadways in this report are based on the 2009 City of Tomball Major Thoroughfare Plan (MTP). The 2009 City of Tomball MTP was an update to the 2007 MTP, where a modified classification hierarchy system was established and clearly defined.

Regional arterials in or near Tomball's city limits and ETJ include Holderrieth Road, Brown Road, Hufsmith Road, and Hufsmith-Kohrville Road.

The roadway system is the City's primary form of transportation; however, the City, along with Houston-Galveston Area Council, has developed a bicycle and pedestrian trails network. Tomball is not in the METRO service area; although the surrounding portion of unincorporated Harris County is in the service area. The nearest bus service is approximately five miles to the south, where the #86 bus terminates at Hewlett Packard's office campus at State Highway 249 and Louetta Road.

Description of Major and Minor Existing Routes

The 2009 City of Tomball Major Thoroughfare Plan defines roadways through a hierarchy classification system of Collector, Minor Arterial, Major Arterial, and State Highway/Farm-to-Market Road. This classification system is based on right-of-way width, number of lanes, divided vs. undivided, pavement width, and median width.

Ulrich Road begins three miles north of Zion road as a two-lane minor arterial that runs north-south until Hufsmith Road, where it becomes Cherry Street.

Cherry Street begins at Hufsmith Road as Ulrich Road and continues south to Holderrieth Road, where it ends. Cherry is a two-lane minor arterial that runs north-south through the center of Tomball.

FM 2920 (Main Street) is a four-lane state highway/farm-to-market road. It begins west of Tomball near the City of Waller and becomes Main Street, which continues through downtown Tomball then east toward IH-45, where it terminates. This east-west roadway runs through the middle of the City of Tomball.

Holderrieth Road is a two-lane major arterial roadway that runs east-west on the southern edge of the City of Tomball. It begins at State Highway 249 and ends at Hufsmith-Kohrville Road.

Hufsmith Road is a southwest-northeast, undivided, two-lane major arterial roadway. It begins at Baker Drive and continues northeast to FM 2978, where Hufsmith Road ends and Hufsmith-Kueukendahl Road begins.

Brown Road is an east-west, undivided, two-lane major arterial roadway. The road begins at Lutheran Cemetery Road, which is west of Tomball, and currently ends at Baker Drive where it becomes Hufsmith Road to the east.

Hufsmith-Kohrville Road/FM 2978 is a north-south facility that spurs off of SH 249 in northern Harris County and forms the east city limit boundary of Tomball, then extends north into Montgomery County. North of Tomball city limits, FM 2978 becomes a five lane road at Stanolind Road/Bogs Road until E. Main Street, where it becomes a four lane road. Additionally, FM 2978 will be widened from 2 to 4 lanes from south of Dry Creek to Conroe-Hufsmith Rd. with construction expected to begin in 2013.

South Persimmon Street is a north-south two-lane minor arterial facility which begins at FM 2920 and continues south 1.5 miles where it terminates and becomes a gravel road.

State Highway 249, commonly referred to as Tomball Parkway, is a north-south state highway that traverses the City of Tomball. Its northernmost terminus is at the intersection of FM 1774 and FM 149 in Pinehurst. It extends approximately 27 miles south, crosses Beltway 8, and terminates in northern Houston at Interstate Highway 45. Its major intersections are FM 2920, Spring-Cypress Road, Louetta Road, and FM 1960.

Zion Road is a two-lane minor arterial that extends from SH 249 to Hufsmith Road. It is an east-west roadway that runs across the northern area of Tomball.

Description of Major Proposed Routes

Grand Parkway (State Highway 99) is a proposed 180+ mile scenic highway encircling the Greater Houston Region. At completion, it will traverse seven counties and provide easier access for suburban communities. Currently, 28.3 miles of the highway, Segment D from US 59 near Sugar Land to IH 10 near Katy (19.5 miles) and part of Segment I-2 from IH 10 to FM 1405 (8.8 miles), have been constructed as toll free roads. Segment D has been open to the public since 1994 and Segment I-2 since 2008. Segment F-1 is a proposed 12.0 mile, four-lane, controlled access toll road with intermittent frontage roads from US 290-Northwest Freeway to SH 249-Tomball Parkway with construction beginning in 2013. Segment F-2 is a proposed 12.1 mile, four-lane, controlled access toll road with intermittent frontage roads from SH 249-Tomball Parkway to IH 45-North Freeway, also beginning construction in 2013. Both segments have the potential to greatly affect Tomball, as this portion of the highway will travel east to west roughly in the vicinity of Boudreaux Road, just to the south of Tomball's ETJ. The opening of this facility, currently scheduled for 2015, will greatly affect traffic patterns in the region and serve as an additional east-west arterial.

State Highway 249 is an existing four lane roadway that runs along the western side of the City of Tomball. It is proposed to be developed into a six lane tollway from Brown Road to Harris County Line. The expansion is currently under construction and will be completed in 2015.

FM 2978/Hufsmith-Kohrville Road is an existing four-lane roadway that runs along the eastern side of the City of Tomball. This road is proposed to be widened to four lanes from South of Dry Creek to Conroe-Hufsmith Road and from FM 2920 to the future Grand Parkway (SH 99).

Medical Complex Drive is a four-lane boulevard that will serve potential commercial and industrial facilities, as well as the existing Tomball Regional Hospital. Medical Complex Drive currently extends eastward half a mile from SH 249 (Tomball Parkway). The City can benefit greatly from an additional east-west route. Currently, Main Street (FM 2920) serves as the primary route when traveling east or west through the City. This through traffic on the corridor mixes with traffic trying to access shopping and other Main Street attractions. The extension of Medical Complex Drive will allow the roadway to serve as an east-west arterial in the City of Tomball, shown in Exhibit 8-1. The proposed extension of Medical Complex Drive is a four lane roadway and extend southeast from FM 2920 at Triechel Road and connect with the existing segment of Medical Complex Drive. East of the existing roadway, it will continue southeast to join the existing Agg Road. Past Agg Road, Medical Complex Drive will continue northeast and run north of Tomball Country Club and south of the Willow Creek Estates subdivision. The road will then align with the existing Mahaffey Road and continue east to connect to FM 2920. East of the existing roadway, Medical Complex Drive is currently under design and is scheduled to be completed by April 2015, between Lawndale and South Cherry Street.

Other area roadways are in various stages of project development and can be found in Table 8-1. A map of Regional Transportation Plan (RTP) and Transportation Improvement Plan (TIP) projects can be seen in Exhibit 8-2.

Connections to Houston ETJ

Texas state law allocates ETJ based on a city's population. Tomball, with a 2010 Census population of 10,753, falls in the "5,000 to 24,999" category, and is thus entitled to a 1-mile ETJ. The ETJ will increase to 2 miles when the population reaches 25,000, and 3 ½ miles at 50,000. Tomball's actual ETJ is smaller than the allotted 1 mile in places, as it is surrounded on three sides by the ETJ of the City of Houston, who is entitled to a 5-mile ETJ, based on a population of 100,000 or more. Houston and Tomball have agreed to several ETJ exchanges to the east and west of Tomball.

Holderrieth Road, where it exits Tomball's ETJ and enters Houston's, is shown as a major thoroughfare (100 foot ROW) "to be acquired" in the City of Houston Major Thoroughfare and Freeway Plan. The connection would continue westward, parallel to FM 2920, until it merges with FM 2920 between Bauer and Backer Roads, approximately 10 miles west of Tomball. East of Tomball, Holderrieth is proposed to turn southward and connect to the existing Champions Forest Drive.

Hufsmith-Kuykendahl Road is shown as a major collector (minimum 70 foot ROW) with sufficient width from where it exits Tomball's eastern edge, to the road's current terminus at Kuykendahl Road.

Boudreaux Road, which is entirely in Houston's ETJ, is shown as a major thoroughfare. Other than the state facilities of FM 2920 and proposed Grand Parkway (SH 99), no other east-west roadways are shown in the vicinity of Tomball.

Trieichel Road (extending eastward from FM 2920 near Telge Road) is shown as a major thoroughfare "to be widened". It ends at the Tomball city limits. This corridor was originally planned to connect to Tomball's Medical Complex Drive. It is located south of Medical Complex but north of Alice Road (the western extension of Theis Lane).

Hufsmith Road is a southwest-northeast, undivided, two-lane major arterial roadway that connects Tomball to the City of Houston's ETJ on the northeast side of the City. It extends out of the Tomball City limits into the City of Houston ETJ for only a quarter of a mile before the road becomes Hufsmith Kuykendahl Road.

Brown Road is an east-west, undivided, two-lane major arterial roadway which connects the City of Tomball to the City of Houston's ETJ on the west side of the City. Brown Road extends 1.5 miles outside of the Tomball City Limits and into the City of Houston ETJ before its ending point at Lutheran Cemetery Road.

Table 8-1 Other Future Roadway Projects – Tomball Vicinity

County	Sponsor	Street	From Limit	To Limit	Project Description	Fiscal Year	Project Status
Harris	Harris County	Cypress Rosehill Rd	Juerger Rd	Lake Cypress Hill Rd	4 Lane Asphalt Section W/ Bridge	2013	TIP
Montgomery	TxDOT Houston	FM 2978	S Of Dry Creek	Conroe Hufsmith Rd	Widen From 2 To 4 Lanes	2013	TIP
Harris	TxDOT Houston	SH 249	Willow Creek	1.5 mi. N Of Spring Cypress Rd	Construct 6 Lane Toll Road With Grade Separations	2015	TIP
Harris	TxDOT Houston	SH 249	Brown Rd	Willow Creek	Construct 6-Lane Toll Road With Bridges	2015	TIP
Harris	TxDOT Houston	SH 249	Montgomery C/L	Brown Rd	Reconstruct 6-Lane Toll Road With Grade Separations	2015	TIP
Montgomery	TxDOT Houston	SH 249	FM 1774/FM 149 In Pinehurst	Spring Creek/Harris C/L	Construct 6-Lane Toll Road With Grade Separations	2015	TIP
Harris	TxDOT Houston	SH 99	At SH 249		Construct 4 Direct Connectors (Toll)	2015	TIP
Multiple	TxDOT Houston	SH 99	US 290	US 59 N	Design And Construct 4-Lane Toll Road	2013	TIP
Montgomery	Montgomery County	Gosling Rd	Panther Creek Pines	Spring Creek	Widen 2 To 4 Lane; Construct 1/2 Bridge at Spring Creek	2023	RTP
Harris	Harris County	Gosling Rd	Montgomery C/L	FM 2920	Widen To 4-Lanes Undivided	2023	RTP
Harris	Harris County	Hufsmith-Kohrville Rd	FM 2920	SH 99	Widen To 4-Lane Undivided Asphalt	2023	RTP
Harris	Harris County	Louetta Rd	Steubner Airline Rd	T.C. Jester Blvd	Widen 5 Lane to 7-Lane	2023	RTP
Harris	Harris County	Louetta Rd	T. C. Jester	Kuykendahl Rd	Widen 5 Lane to 7-Lane	2023	RTP
Montgomery	Montgomery County	Nichols Sawmill Rd	S. of Butera Rd	FM 2920 In Harris Co	Construct New 2-Lane Road	2018	RTP
Harris	TxDOT Houston	SH 99	At SH 249		Construct 4 Direct Connectors (Toll)	2030	RTP
Montgomery	Montgomery County	Stagecoach Rd	Walnut Creek Rd	SH 249	Widen From 2 To 4-Lanes	2030	RTP
Harris	Harris County	Stuebner Airline Rd	Spring Cypress Rd	Louetta Rd	Widen To 6 Lane Concrete Blvd W/ S	2023	RTP

Existing and Proposed Capacity of Streets

An analysis of existing and projected roadway capacity was done for major roadways near the City of Tomball. The population growth factor which Houston-Galveston Area Council (H-GAC) used to develop the volume projections for 2017 & 2035 was much higher than that received from CLR, Inc. The volumes projections for 2017 & 2035 obtained from H-GAC were used to analyze existing roadway configuration capacity. Lane Levels of Service (LOS), found in Table 8-2, are based on the City of Houston's Major Thoroughfare and Freeway Plan 2012 Policy Statement. These Levels of Service were used to determine if existing capacity will be enough for future years. LOS A being ideal traffic conditions with free flow of vehicles, and LOS F being grid-lock of traffic and unacceptable conditions. Based on the results, by 2035 there are two segments of roadway that will be LOS F, and should therefore be widened, seen in Table 8-3.

Hufsmith-Kuykendahl Road from Stuebner-Airline Road to Kuykendahl Road exists as a two-lane roadway. By 2035, the volumes on this roadway indicate that this segment will be operating at LOS F. In order to bring the roadway LOS to LOS C, this segment of the road should be widened to four lanes.

FM 2920 (Main Street) from Telge Road to SH 249 exists as a four-lane roadway. Based on volume projections, by 2035 the roadway will be operating at LOS F. To bring the roadway LOS to an acceptable LOS D, this segment should be widened to six lanes. .

Table 8-2: Roadway Level of Service	
Level of Service (LOS)	Vehicle Trips per Day
A	0-199
B	200-349
C	350-499
D	500-649
E	650-799
F	800 or more

Table 8-3: Roadway Capacity Level of Service

Street		Segment	Classification	Existing Lanes	2035 Proposed Lanes	2017 Roadway LOS	2035 No-Build Roadway LOS	2035 Proposed Roadway LOS
1	Zion	SH 249 to Ulrich	Minor Arterial	2	2	A	B	B
2	Zion	Ulrich to Hufsmith	Minor Arterial	2	2	A	B	B
3	Hufsmith-Kuykendahl	FM 2978 to Stuebner-Airline	Major Arterial	2	2	B	D	D
4	Hufsmith-Kuykendahl	Stuebner-Airline to Kuykendahl	Major Arterial	2	4	D	F	C
5	FM 2978/ Hufsmith-Kohrville	Hufsmith-Kuykendahl to Main	State Highway	4	4	A	D	D
6	FM 2978/ Hufsmith-Kohrville	Holderrieth to SH 99	Major Arterial	2	4	A	C	C
7	Medical Complex Drive	FM 2920 to SH 249	Major Arterial	2	2	A	C	C
8	Medical Complex Drive	SH 249 to Hufsmith-Kohrville	Major Arterial	4	4	B	D	D
9	Medical Complex Drive	Hufsmith-Kohrville to FM 2920	Major Arterial	4	4	A	D	D
10	Ulrich	North of Hufsmith Rd	Minor Arterial	2	2	A	A	A
11	N. Cherry	Hufsmith to Main	Minor Arterial	2	2	A	B	B
12	S. Cherry	Main to Holderrieth	Minor Arterial	2	2	A	C	C
13	Holderrieth	Telge to SH 249	Major Arterial	2	2	A	C	C
14	Holderrieth	SH 249 to Hufsmith-Kohrville	Major Arterial	2	2	A	A	A
15	Main St (FM 2920)	Telge to SH 249	Major Arterial	4	6	E	F	D
16	Main St (FM 2920)	SH 249 to Hufsmith-Kohrville	State Highway	4	4	A	C	C
17	Main St (FM 2920)	Hufsmith-Kohrville to Stuebner-Airline	State Highway	4	4	A	A	A
18	Main St (FM 2920)	Stuebner-Airline to Hufsmith	State Highway	4	4	A	A	A
19	Hufsmith	N. Cherry to Hospital	Minor Arterial	2	2	B	C	C
20	Hufsmith	Hospital to Zion	Minor Arterial	2	2	B	C	C
21	Hufsmith	Zion to Hufsmith-Kohrville	Minor Arterial	2	2	C	D	D

Updates to the 2009 City of Tomball Major Thoroughfare Plan

Local Streets was added to the existing roadway classification hierarchy system. Local Streets is defined as an undivided, two-lane roadway with 50'-60' right-of-way serving primarily residential areas.

Medical Complex Drive will be extended along the existing Mahaffey Road. This extension will provide a complete east-west arterial that will connect to FM 2920 in the east.

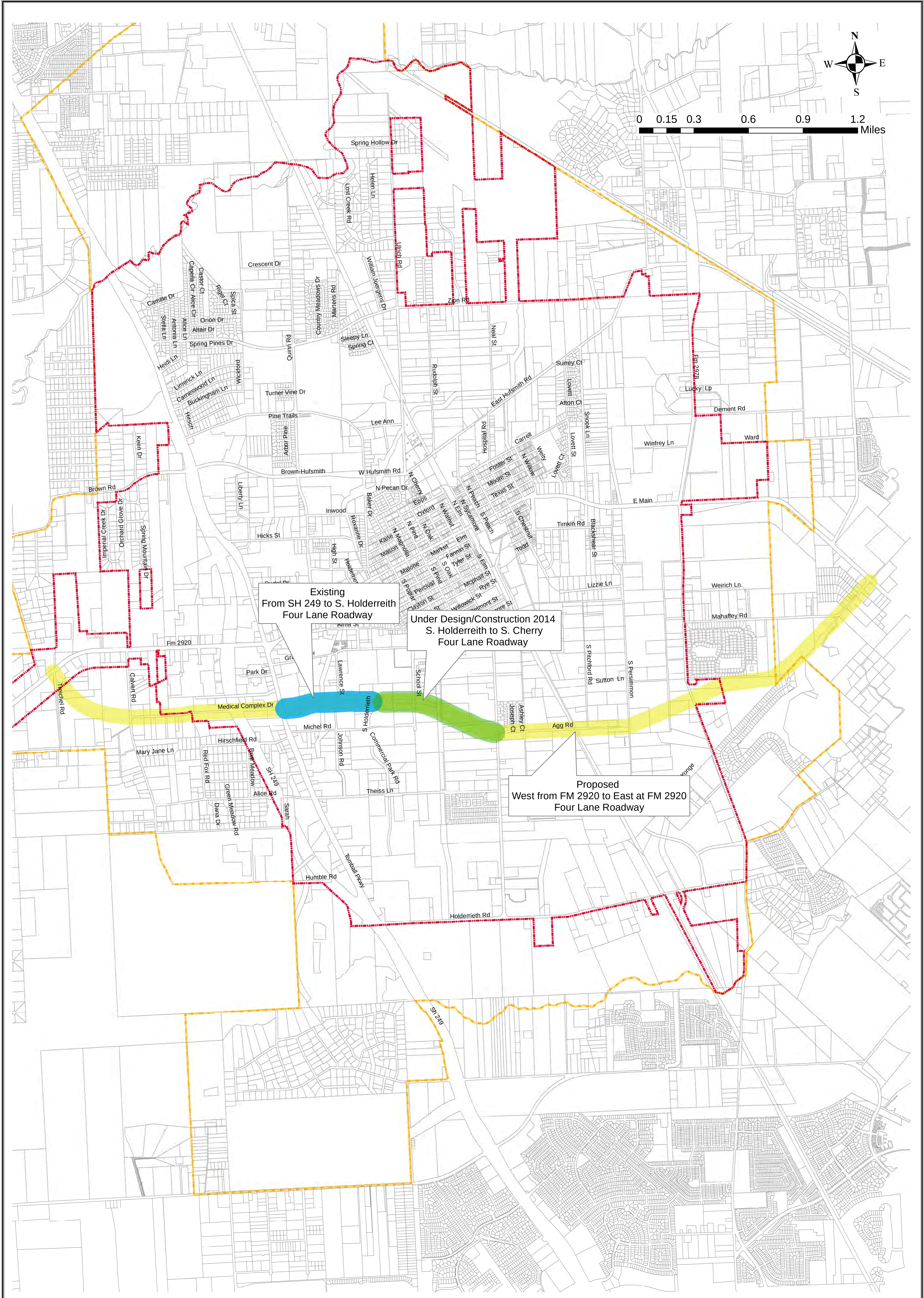
Tomball Parkway was updated to be consistent with the H-GAC Transportation Improvement Project (TIP) to construct a six-lane toll road from Brown Road to Harris County Line.

Hufsmith-Kohrville Road will be extended as a four-lane roadway south of Holderrieth Road and will connect to Tomball Parkway south of Tomball.

Grand Parkway will be constructed south of Tomball as a four-lane toll road in the future, providing improved access to surrounding areas.

The Hike and Bike Trail, which connects parks, schools, and other land uses, as shown on the Tomball Parks and Recreation Exhibit.

The City of Tomball Major Thoroughfare Plan with updates can be seen in Exhibit 8-3.

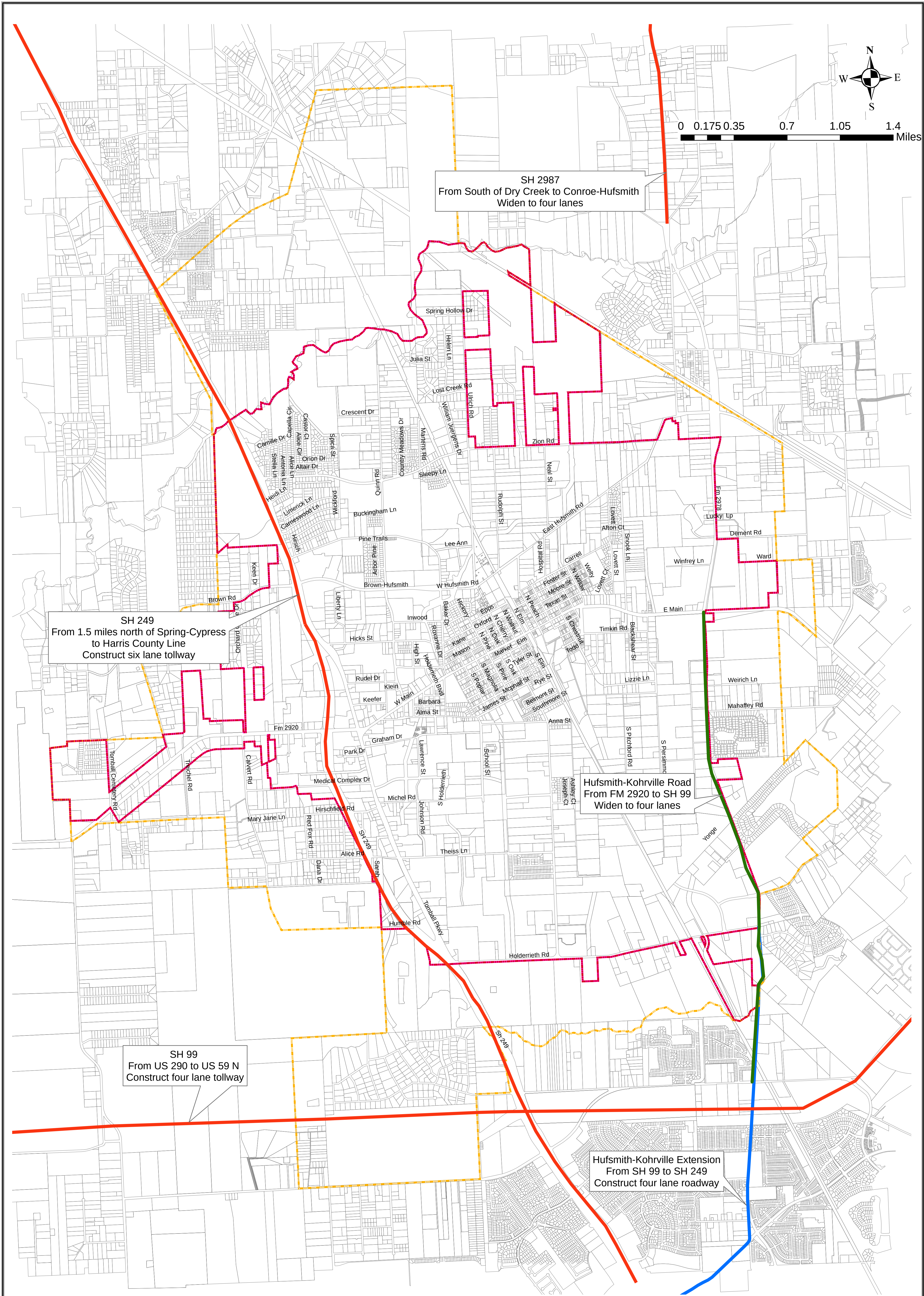


Legend

-  Under Design/Construction
-  Existing Medical Complex Drive
-  Future Medical Complex Drive
-  Tomball City Limits
-  Tomball ETJ

Exhibit 8-1:
Tomball Infrastructure Master Plan
Medical Complex Drive





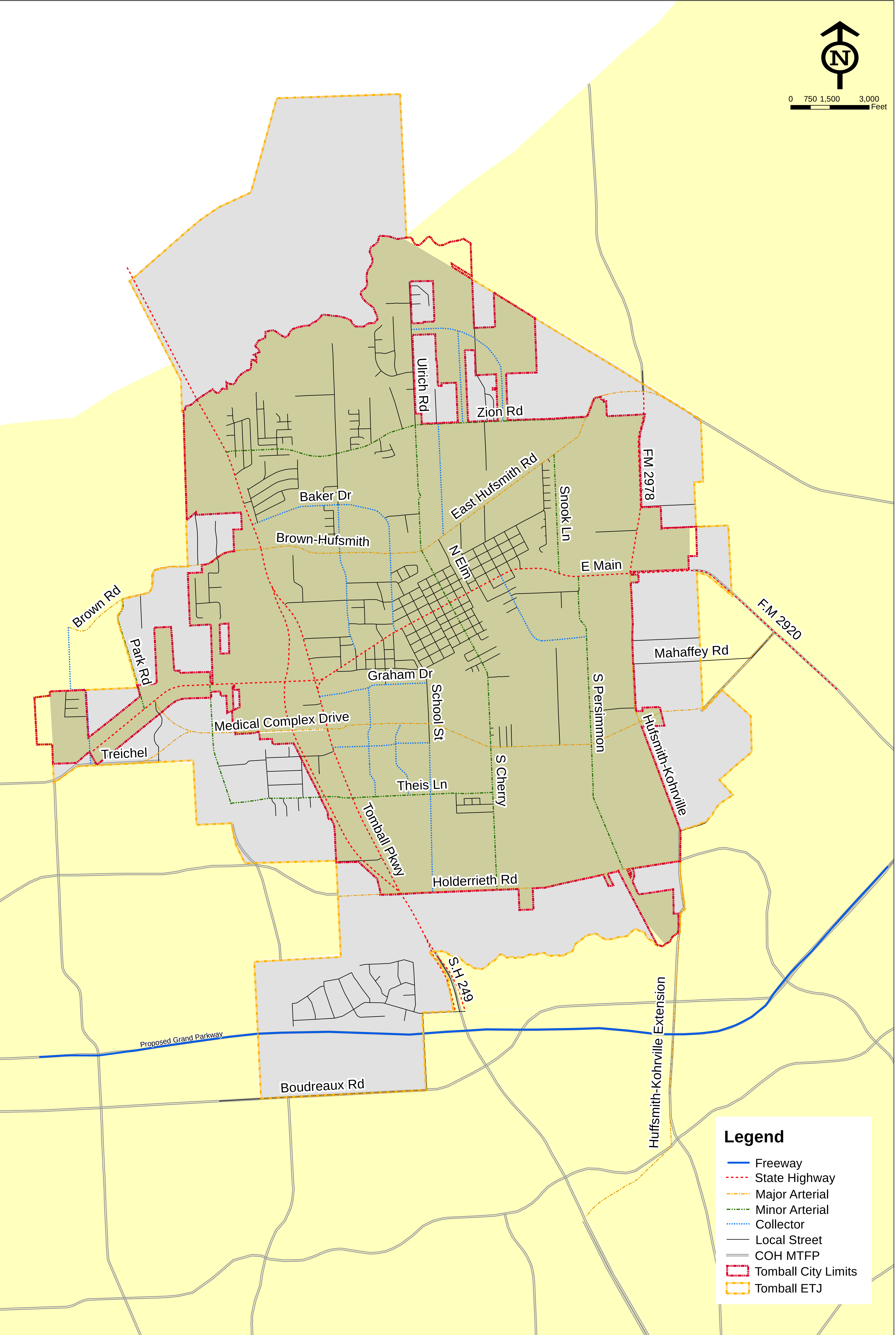
Legend

- Roadway Extension
- RTP
- TIP
- City Limits

Exhibit 8-2:
Tomball Infrastructure Master Plan
Transportation Improvement Program (TIP)
and Regional Transportation Plan (RTP) Future Projects



City of Tomball Major Thoroughfare Plan



9.0 Parks, Trails, & Sidewalks

In 1995, the City developed its first park master plan, which included a list of existing parks and a plan for acquiring and developing new park land. Currently, the City owns approximately 43.5 acres of developed park land. There are also three Harris County park facilities either within the City or nearby that are available for Tomball residents. There are no regulations for park space, but the National Recreation and Park Association (NRPA) prior to 1997 did promote the goal of 10 acres of local park land per 1,000 residents, an attainable goal for the City of Tomball. The NRPA subsequently encouraged guidelines using need analysis to determine a recommended level of service for park elements.

Existing Parks

As seen in the **Parks and Recreation Exhibit**, there are six developed parks within the City's ETJ including one Harris County park. There are also two Harris County parks within 4 miles of the City. All of these parks are in good condition.

Parks within the City

Juergens Park is a 10 acre facility located at 1331 Ulrich Road. The park includes a large, lighted pavilion with covered picnic tables, a basketball court, sand volleyball court, barbeque and picnic facilities, restrooms, water fountains, 3 playgrounds, a lighted ½ mile asphalt walking trail, and a parking area. Overall, the park is in good condition, but vandalism has been a recurring problem.

Jerry Mattheson Park is a 9.8 acre facility located across from Juergens Park at 1240 Ulrich Road. The park includes four fenced & lighted tennis courts, a peewee baseball field, a large playground, a municipal swimming pool with a shower and restroom facilities, and a parking area. The park is in excellent condition.

Martin Luther King, Jr. Park is a 0.7 acre facility located at Timkin Road and South Chesnut Street. This park includes a restrooms, a covered and lighted basketball court, a playground, and two picnic tables with barbeque grills. The park is in excellent condition.

The Wayne Stovall Memorial Sports Complex is located on a 19 acre tract on the corner of West Hufsmith Road and North Cherry Street. The facility is owned by the City and leased to the Tomball Sports Association for operations and maintenance. The site includes eight baseball fields, two concession stands, a League office, a small playground, and large parking areas.

The Theis Attaway Nature Center is a 4 acre nature preserve located at 13509 Theis Lane between SH 249 and Commercial Park Drive. The park includes a nature pond with a pier, a grassy amphitheater, a bird/wildlife observation blind, 6-ft wide ¼ mile asphalt walking trail, benches, tables, restrooms, and a parking area.

Parks within the ETJ

Samuel Matthews Park is a 6 acre Harris County Precinct 4 facility located within the City's ETJ at 1728 Hufsmith Road near Stanolind Road. The park includes a covered and lighted basketball court, one open basketball court, one volleyball court, a playground, a lighted baseball field, picnic tables, restrooms, a 1/3 mile walking trail, a community building, restrooms, and parking area. The park is in very good condition.

Additional Harris County Parks outside the ETJ

The Harris County Park System consists of four precincts including 22,500 acres of park facilities available for Tomball residents. Examples of these local park lands are Spring Creek Park and Roy Campbell Burroughs Park.

Spring Creek Park is a 114 acre facility located west of the City at 15012 Brown Road just outside the ETJ. The park includes RV/camper hookups, tent camping sites, a pavilion with picnic tables, a separate small barbeque pavilion, volleyball court, covered basketball court, two lighted tennis courts, baseball backstop, restroom facilities, camping/picnic areas, multiple playgrounds, and nature trails.

Roy Campbell Burroughs Park is a 320 acre facility located northeast of the City at 9738 Hufsmith Road about 3 miles from the ETJ. The park includes nine soccer fields, four baseball fields, two volleyball courts, 3 restroom facilities, over 8 miles of nature trails, dog park, a small fishing lake, picnic tables, multiple playground areas, and a large barbeque pavilion.

Existing Park Lands to be Developed

The City currently owns four additional sites totaling 64.9 acres which may be used for park land.

Martin Park is a 3 acre wooded site located on East Hufsmith Road at Peach Street. The site is located next to an assisted living facility that has an agreement with a regional non-profit group to develop a 1 acre park on the site in exchange for the use of the remainder of the property. The park development may include walking trails, benches, picnic tables, playground equipment, and native plantings and landscaping.

Tomball City Park is a 9.9 acre wooded site west of Rudolph Road. HCFCD Unit #J131-00-00 divides the tract into two sections, and the 5 acre Cortez Tract separates Tomball City Park from Jerry Mattheson Park. The City's 1995 park plan suggested the park include two large covered pavilions, picnic facilities, one softball field, restrooms, parking area, and walking trails with a wooden foot bridge crossing the drainage channel.

The City landfill is a 19 acre site between Neal Street and Rudolph Street that can be made available for possible park development. Harris County Flood District and the City jointly own a 75 acre site south of Holderrieth Road at Cherry Street for a storm water detention pond. When the construction of the pond is completed, the site will have approximately 35 acres available for possible park development.

Possibilities of development for both tracts include splash pads, skateboard, skating, or rollerblade facilities, baseball fields, soccer fields, walking trails, restrooms, picnic areas, playgrounds, and parking areas.

Proposed Parks

The Cortez Tract is a 5 acre site located on Ulrich Road between Jerry Mattheson Park and the future Tomball City Park. The acquisition of this tract will connect the two parks and complete the master park plan for Jerry Mattheson Park.

Tomball Outlots are small parcels between Ulrich Road, East Hufsmith Road, and the railroad without any road frontage. The City owns most of the parcels and is currently negotiating to acquire the rest of the parcels in order to designate the land for public use.

Pedestrian Sidewalks

The 1995 Park Plan proposed an interconnected system of pedestrian sidewalks that would connect existing parks as well as neighborhoods, schools, the community college, medical center, and other parts of the City. Existing pedestrian trails and sidewalks can also be seen in the **Parks and Recreation Exhibit**. The pedestrian trails are planned to be constructed in open areas and drainage easements where possible, and they will utilize approximately 1 mile of existing sidewalks along Baker Drive and Quinn Road. When complete, the project will consist of approximately 9.4 miles of trails throughout the City.

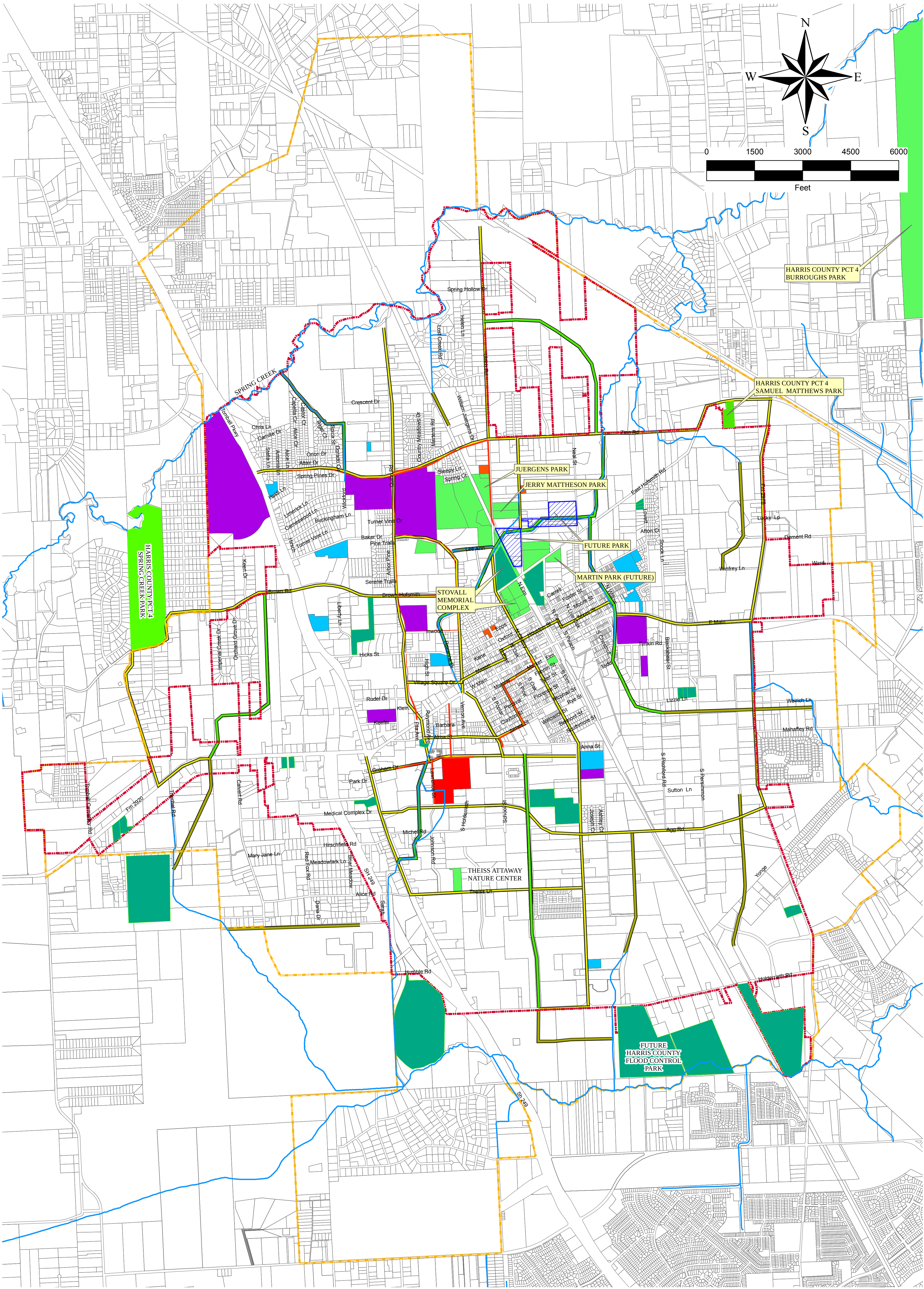
Bicycle Trails

Houston-Galveston Area Council (H-GAC), the Metropolitan Planning Organization (MPO) for Tomball, has developed a bicycle trails plan which identifies share use paths/trails for bicyclist to take that will connect residential, retail, and recreational areas of the City. The plan, which is incorporated in the **Parks and Recreation Exhibit**, is currently in the proposal stage. The sponsors for the bicycle trail plan are Harris County, TxDOT, and The Woodlands Development Corporation.

Summary

The City of Tomball currently maintains about 43.5 acres of park space available to residents within the City limits. This relates to approximately 3.91 acres per 1,000 residents based on the 2012 estimated population of 11,121 residents. Including the existing Harris County park system of approximately 22,500 acres of park space available to 4,092,459 residents within the county, approximately 5.50 acres per 1,000 residents, local public park land is at 9.41 acres per 1,000 residents.

For the 2022 population projection of 13,156, existing park space will proportion to approximately 3.31 acres per 1,000 residents, bringing local public park land to about 8.81 acres per 1,000 residents. Approximately 15.7 acres of City of Tomball park development will be necessary to meet 10 acres per 1,000 residents by the end of 2022. If the City of Tomball continues to acquire and develop the parks discussed previously, a goal of 10 acres of local park land per 1,000 residents is attainable.

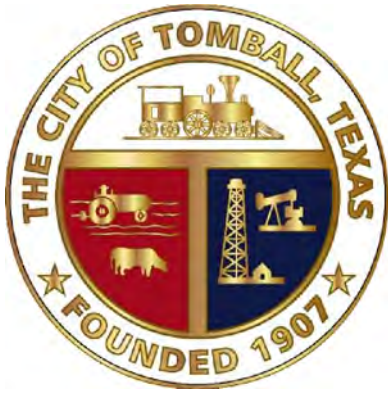


- Legend**

 - Parks
 - College or University; School
 - Cultural Facility; Social/Fraternal Hall
 - Hospitals
 - Religious
 - Detention Pond
- Trails
 - Bikeways
 - HCFC Channels
 - Tomball City Limits
 - Tomball ETJ
- Sidewalk**

 - Existing
 - Proposed

Tomball
Parks and Recreation



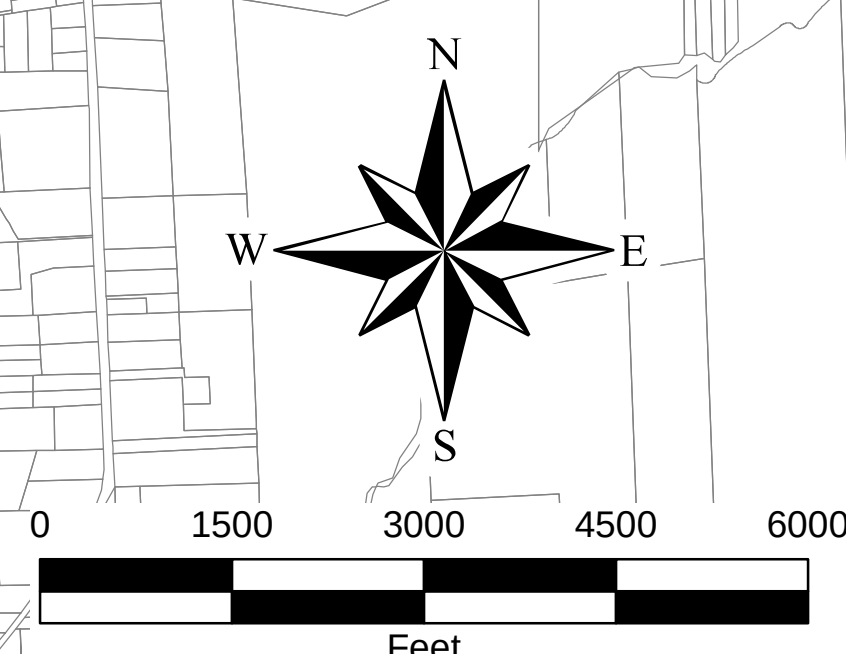
CLR, Inc.
Engineers • Surveyors • GIS
19530 FM-362, Waller, Texas 77484 Phone: (713) 462-0993

10.0 Natural Gas Distribution

The City of Tomball is the retail natural gas provider within the corporate boundaries of the City. Currently the City maintains and operates approximately 55.8 miles of distribution line ranging in size from 2 to 6 inch diameter. The system is currently supplied through two separate contracts with private wholesale providers.

Historically the City natural gas infrastructure system has not been included in this report. However, a decision was made to include basic information for the system in this report to help consolidate all City maintained and operated infrastructure systems. Typically the City will assess natural gas needs for an area and construct necessary improvements with and parallel to City water lines.

The City is currently in the process of evaluating the system to identify deficiencies such as under sized lines and/or in need of line looping. The **Tomball Master Plan Gas Distribution System** exhibit included in this report represents the existing lines in the system.



 Tomball City Limits
 Tomball ETJ
 <all other values>

Existing
Proposed

Engineers • Surveyors • GIS
19530 FM-362, Waller, Texas 77487 Phone: (713) 462-0993

11.0 Capital Improvement Plan & Maximum Capital Recovery Fee Determination

Capital Improvement Plan (CIP)

This section contains a discussion of the technical basis used in the calculation of Tomball's maximum impact fees as set forth in Local Government Code, Title 12, Planning and Development, Chapter 395, et seq, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments (Included in Appendix A for reference). Tomball Code, Part II, Chapter 82, Utilities, Article IV, Water and Wastewater Capital Recovery Fees, adopted by Ordinance No. 90-01 and amended by Ordinance 93-11, 96-20, 99-21, 2003-02, and 2009-12 implements Local Government Code §395.

In accordance with Chapter 395, a Capital Improvement Plan must be developed by qualified professional and contain the following:

1. A description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards.
2. An analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements.
3. A description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions.
4. A definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.
5. The total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria.
6. The projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years.
7. A plan for awarding:
 - A. A credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
 - B. In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.

Chapter 395 stipulates updates to the CIP are to be completed within 5 years of the previous impact fee adoption. This document represents an update to the 2007 CIP, which impact fee was adopted May 18, 2009. The Impact Fee CIP process calculates the maximum allowable fees, also in conformance to Chapter 395.

Existing Capital Improvements

Existing capital improvements were identified earlier in this report. Costs to upgrade to regulatory standards are summarized below.

- Water - Existing Water Treatment Plants and Water Distribution facilities meet or exceed TCEQ minimum requirements; no upgrade costs associated with existing needs.
- Wastewater - Existing Wastewater Treatment Plants, Lift Stations, and Sanitary Sewer Collection facilities meet or exceed TCEQ minimum requirements; no upgrade costs associated with existing needs.
- Drainage – Several properties located within the Old Town/mixed use area have recorded NFIP flood claims. Evaluation of flood risk in these areas should be assessed to determine the extent infrastructure meets current performance standards. All existing City and ETJ drainage channel 1% 100-yr design flows are in bank per HCFCD requirements. Existing stormwater detention facilities exceed regulatory requirements of the City of Tomball and HCFCD. No costs within this CIP are associated to upgrading existing facilities.

Existing Capacity & Usage

An analysis of the total capacities, the levels of current usage, and commitments for usage of the capacities of the existing capital improvements have been identified in the Infrastructure Master Plan earlier sections. These values are summarized in the tables below:

Water Supply & Distribution

2012 Existing Water Production was compared to TCEQ Minimum Capacity Requirements as follows:

	Existing Capacity	Required Capacity	Level of Usage
Wells	5,293 gpm	3,992 gpm	75.4%
Firm Booster Pump Capacity	8,800 gpm	4,656 gpm	52.9%
Total Storage	2,350,000 gal	1,330,800 gal	56.6%
Elevated Storage	1,250,000 gal	665,400 gal	53.2%
Nominal Operating Pressure	55 psi	35 psi	Sufficient

Note: Pressure range is from 50 to 60 psi within the City of Tomball.

Analysis of City of Tomball 2012 data for existing Water System conditions yielded 6,654 connections at 2.26 MGD ADD.

Wastewater Collection & Treatment

2012 Existing Wastewater Collection was compared to actual capacity as follows:

North Wastewater Treatment Plant		South Wastewater Treatment Plant	
Annual Flow (MG)	203.3	Annual Flow (MG)	346.8
Average Daily Flow (MGD)	0.557	Average Daily Flow (MGD)	0.950
Plant Capacity (MGD)	1.500	Plant Capacity (MGD)	1.500
% of Total Plant Capacity Usage	37.1%	% of Total Plant Capacity Usage	63.3%

Analysis of City of Tomball 2012 data for existing Wastewater System conditions yielded 6,654 connections at 1.507 MGD ADF.

Drainage & Detention

Existing Land Use estimated for 2012, distributed by characteristic category, includes 1,578.5 acres in developed residential land, 1,200.8 acres in developed commercial land and 3.5 acres of Industrial land use. Existing City of Tomball storm sewer system capacities and levels of current usage are undetermined. Evaluation of flood risk areas is required for shortfall capacity requirements, and undeveloped or partially developed areas cannot be assessed to determine the extent that infrastructure does meet current performance standards.

Existing stormwater drainage channels 100yr design conveyance capacities are not sufficient for existing development.

Existing stormwater detention facilities are not sufficient and/or do not exist for existing development.

Land Use Assumptions

In accordance with State code Sec. 395.052. Periodic Update of Land Use Assumptions and Capital Improvements Plan Required

- (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years.
- (b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Further, according to Sec. 395.042, to impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

"Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.

Description of Service Area

The current corporate boundaries of the City of Tomball encompass approximately 12 square miles (7,670 acres) in area with an additional 8.6 square miles (5,515 acres) included in Tomball's ETJ. In accordance with State code, service area definitions for the infrastructure master plan have been divided into three categories as follows:

1. Potable water and wastewater facilities – service area is defined as the area within the current corporate boundaries and the extraterritorial jurisdiction (ETJ) of the City of Tomball.
2. Roadway facilities – service area is defined as the area within the current corporate boundaries of the City of Tomball not to exceed six miles.
3. Drainage facilities – for storm water, drainage, and flood control facilities the service area is defined as the area within the current corporate boundaries and the ETJ of the City of Tomball. Individual drainage service areas for seven basins with the current corporate boundaries and the extraterritorial jurisdiction have been defined earlier in this report and include Basins M116, M118, M121, M124, M125, J131, & J100E (which includes J132 & J133). These areas represent the areas actually served by their respective improvements.

10-year Service Area Land Use Projections

Land use and population projections were prepared earlier in this report as part of the Infrastructure Master Plan and are summarized below.

- Land Use changes projected for 2022, distributed by characteristic categories, include an increase in developed residential land use calculated to be 440 acres, in developed commercial land use of 227 acres.
- The Population Density within the current corporate boundaries of the City of Tomball is expected to increase from 1.45 capita per acre to 1.72 capita per acre for 2022. The Population Density within the current ETJ boundaries is expected to increase from 0.59 capita per acre to 0.70 capita per acre for 2022.
- Intensities of land use projections from 2012 to 2022 are an effective percentage increase in developed residential land use of 27.9% and in developed commercial land use of 18.9%.
- The 2012 estimated population of the City of Tomball is 11,121, plus an additional 3,241 in the extra-territorial jurisdiction (ETJ), for a total estimated population of 14,362. The 2022 population forecast for the City of Tomball is 13,156, plus an additional 3,834 in the extra-territorial jurisdiction (ETJ), for a total estimated population of 16,990. Population from 2012 to 2022 is projected to increase 18.3%, at an annualized growth rate of approximately 1.7%.

Capital Improvements Due to New Development

Capital improvements including facility expansions, necessitated and attributable to new development, were identified earlier in this report and are summarized below. The improvements identified conform to the approved land use assumptions described earlier in this report.

Water Supply & Distribution

Based on the projected water demands of the study period, the City of Tomball will be required by TCEQ criteria to increase its well production by 216 gpm. For practical water well construction to also serve water demands beyond 2022, CLR recommends Standard Water Plant sizing to include a 1,000 gpm Well, a 400,000 gal GST, 3 - 600 gpm total booster pumps, a maintenance building and emergency generator. With contingencies, engineering, and surveying, the total Water Plant cost estimate amounts to \$3.83M.

Projected water distribution system improvements were identified earlier in this report for end of FY 2022 with loads distributed utilizing land use and density projections. The 20.8 mile total of additions represents a 21% increase in the water distribution network. Estimated future Water Distribution costs in 2013 dollars, amounts to \$13.22M.

Wastewater Collection & Treatment

The City of Tomball is not expected to be required by new development to design a wastewater treatment plant expansion. However, TCEQ regulations are expected to cause the design, and possibly the construction, of an expansion at the South Wastewater Treatment Plant. With contingencies, engineering and surveying, the total Wastewater Treatment Plant expansion cost estimate amounts to \$4.2M.

Projected development may overload existing lift stations. Individual lift station demand vs capacity will have to be monitored to determine time of needed pump or wet well upgrades. Three new lift stations are included in the CIP collection line estimate.

To meet projected needs, the City will require additional sanitary sewer collection lines to serve developing areas for end of FY 2022, with loads distributed utilizing land use and density projections. The 15.7 mile of additional lines represents a 19.7% increase in the wastewater collection network. Estimated future wastewater collection system costs in 2013 dollars, amounts to \$13.5M.

Drainage & Detention

Using the 2022 assumptions of the Capital Improvement Plan, specifically projected land use and density projections, increased demand was projected within four (4) impact fee basins (out of seven total basins). Projected drainage system improvements were identified earlier in this report. Based on the 2022 projected demand, an increased length of 6.24 miles of drainage channel will be required for conveyance, amounting to an estimated cost of \$39.71M. Based on the same projected demand, estimated detention improvements amount to \$33.88M.

Total Costs of Capital Improvements and facility expansions necessitated and attributable to new development, are adjusted by calculated credits, then divided by projected service units, to calculate the impact fee per service unit.

Service Units and Conversion Table

State code requires establishment of a standard unit of measure for consumption, use, generation, or discharge attributable to an individual unit of development.

For utilities, the City of Tomball, Article IV, Sections 82-134 establishes living unit equivalents (LUE) as a basis for establishing equivalency for the various customer classifications relative to water and wastewater demands. Each single family home is served by a ¾-inch meter and this classification is considered one LUE. The following table shows LUE equivalences for various meter sizes and types. Conversion table applies equally to all land uses, with City ordinance provisions for exceptions based on professional engineering reports and/or staff recommendations.

LUE Equivalencies for Various Types and Sizes of Water Meters			
Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm)	Living Unit Equivalent (LUE)
Simple	¾"	15	1.0
Simple	1"	25	2.5
Simple	1-1/2"	50	5.0
Compound	2"	80	8.0
Turbine	2"	100	10.0
Compound	3"	160	16.0
Turbine	3"	240	24.0
Compound	4"	250	25.0
Turbine	4"	420	42.0
Compound	6"	500	50.0
Turbine	6"	920	92.0
Compound	8"	800	80.0
Turbine	8"	1600	160.0
Compound	10"	1150	115.0
Turbine	10"	2500	250.0
Turbine	12"	3300	330.0
LUE is determined on the basis of the American Water Works Association (AWWA) standards C700-09, C701-12, and C702-10 recommended maximum rate for continuous duty flow of the meter, purchased at the sale of tap based on the Uniform Plumbing Code meter size and type.			

LUE has also been used as the “service unit” for calculation of applicable potable water and wastewater fees presented in this report.

For Fiscal Years 2008 to 2012 the historical average daily demand per LUE required 335.9 gpd of water production. This report uses 370 gpd/LUE for annual variations in demand.

For Calendar Years 2008 to 2012 the historical maximum average annual daily flow per LUE was 227.0 gpd of wastewater treatment. This report recognizes that wastewater facilities are normally design at 300 gpd/LUE.

Calculation of impact fees associated with drainage improvements are based on actual acreage served by each basin as the “service unit”.

Projected Service Units

Projected service unit increases for Water Production, Wastewater Collection, and Drainage & Detention were calculated earlier in this report. Water Production and Wastewater Collection are both projected for 7,874 connections by end of FY 2022, an increase of 1,195 in service units. Additional drainage areas projected for end of FY 2022 include 440 acres of residential land and 227 acres of commercial land, for a total 667 acres of projected development within the City Limits.

Projected Demands to Satisfy New Development

Projected service demands for Water Production, Wastewater Collection, and Drainage & Detention were calculated earlier in this report.

Water Production Average Daily Demand (ADD) is projected at 2,913,380 gpd for 7,874 connections for end of FY 2022.

Wastewater Collection Average Daily Flow (ADF) is projected at 2.362 MGD for 7,874 connections for end of FY 2022.

Future facilities will satisfy the drainage and detention storage requirements of the 2022 projected 667 acres of new development within the four basins.

Plan for Awarding Capital Improvement Plan Credits

As allowed by Chapter 395, City of Tomball Infrastructure Master Plan & Capital Recovery Fee Determination for 2012 to 2022 Credits will be calculated as a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan. Credit calculation is included under Maximum Capital Recovery Fee Determination.

Maximum Capital Recovery Fee Determination

The City of Tomball may enact or impose impact fees on land within the service area defined previously and by complying with other requirements defined in Texas Local Government Code Chapter 395. Items payable by fee for constructing capital improvements or facility expansions, established in the capital improvement plan only, include and are limited to:

1. Construction contract price
2. Surveying and engineering fees
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.

Other eligible costs provided by Chapter 395.012 include Cost of Indebtedness:

“Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.”

Applicable Capital Improvement Plan Costs

1. Capital Improvements Construction Costs for projected development was calculated per LUE for water and wastewater, and per acre for drainage. Existing costs include the City's currently outstanding bonds for Capital Improvement Plan (CIP) projects (See APPENDIX D).

Facility	Service Unit	CIP costs
Water Production	LUE	\$ 4,394.20
Wastewater Collection	LUE	\$ 3,074.64
Drainage System (by sub-basin)		
M118	Per Acre	\$ 7,622.23
M121East	Per Acre	\$ 10,440.45
M121West	Per Acre	\$ 8,858.92
M124	Per Acre	\$ 17,264.24
M125	Per Acre	\$ 873.76

2. Surveying and engineering fees are included in the above estimates.
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees are not included in this report.
4. Total consultant fees actually paid for updating the capital improvements plan - \$151,000. Fees were allocated equally to the three cost calculations (i.e., water, wastewater, and drainage) included above.

Cost of Indebtedness

Per Chapter 395.012 Impact fees of this CIP are to be used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the City of Tomball to finance the capital improvements or facility expansions identified in this capital improvements plan. No bond funds will be expended for facilities that are not identified in this capital improvements plan. Projected Cost of Implementing the CIP, including indebtedness, thus may be included in determining the amount of impact fees.

Interest charges and other finance costs were estimated and added to the Capital Improvement Plan Costs as shown in APPENDIX D.

Credits

Capital Improvement Plan Credits were calculated as follows:

A credit equal to 50 percent of the total projected cost of implementing the capital improvements plan was calculated and subtracted from the total costs.

See APPENDIX D Capital Improvement Plan Debt Service Credit and Maximum Impact Fees for calculation.

Maximum Impact Fees

The impact fee per service unit may not exceed the amount determined by subtracting the amount in Capital Improvement Plan Credits *Section 395.014(a)(7)* from the costs of the capital improvements described by Capital Improvements Due to New Development *Section 395.014(a)(3)* and dividing that amount by the total number of projected service units described by Projected Service Units *Section 395.014(a)(5)*.

The maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by *Section 395.014(a)(6)* by the projected new service units described in that section.

The Maximum Impact Fees were calculated per LUE for water and wastewater, and per acre for drainage as follows (See APPENDIX D Capital Improvement Plan Debt Service Credit and Maximum Impact Fees for calculation):

Facility	Service Unit	Effective Date	Current Fee	Maximum Fee Per 2007 Report	Maximum Fee Calculated By This Report
Water Production	LUE	06/01/2012	\$ 1,329.12	\$ 2,000.54	\$ 3,319.37
Wastewater Collection	LUE	06/01/2012	\$ 1,653.23	\$ 4,523.54	\$ 2,322.57
Drainage System (by sub-basin)					
M118	Per Acre	06/01/2009	\$ 6,023.00	\$ 6,023.90	\$ 5,757.81
M121E	Per Acre	06/01/2009	\$ 6,828.71	\$ 6,828.71	\$ 7,886.69
M121W	Per Acre	06/01/2009	\$ 4,985.14	\$ 4,985.14	\$ 6,692.00
M124	Per Acre	-	\$ -	N/A	\$13,041.36
M125	Per Acre	06/01/2009	\$ 574.40	\$ 574.40	\$ 436.88

Maximum Impact Fee for Various Types and Sizes of Water Meters is also included in APPENDIX D.

Disposition of Previous Impact Fees

Fees previously collected under the City of Tomball impact fee program as of October 30, 2013 are listed in APPENDIX D.

APPENDIX A

TEXAS LOCAL GOVERNMENT CODE CHAPTER 395

The following requirements, extracted from the Texas Local Government Code Chapter 395, were utilized for preparation of this report.

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO MORE THAN ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL GOVERNMENTS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 395.001. DEFINITIONS. In this chapter:

- (1) "Capital improvement" means any of the following facilities that have a life expectancy of three or more years and are owned and operated by or on behalf of a political subdivision:
 - (A) water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage, and flood control facilities; whether or not they are located within the service area; and
 - (B) roadway facilities.
- (2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.
- (3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.
- (4) "Impact fee" means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:
 - (A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;
 - (B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
 - (C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or
 - (D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

- (5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.
- (6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
- (7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.
- (8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.
- (9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.
- (10) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1989, 71st Leg., ch. 566, Sec. 1(e), eff. Aug. 28, 1989; Acts 2001, 77th Leg., ch. 345, Sec. 1, eff. Sept. 1, 2001.

SUBCHAPTER B. AUTHORIZATION OF IMPACT FEE

Sec. 395.011. AUTHORIZATION OF FEE.

- (a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.
- (b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.
- (c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.012. ITEMS PAYABLE BY FEE.

- (a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:

- (1) construction contract price;
 - (2) surveying and engineering fees;
 - (3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
 - (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.
- (b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.
 - (c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.
 - (d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:
 - (1) the improvement or expansion is identified in a capital improvements plan; and
 - (2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.
 - (e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 90, Sec. 1, eff. May 16, 1995.

Sec. 395.013. ITEMS NOT PAYABLE BY FEE. Impact fees may not be adopted or used to pay for:

- (1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;
- (2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;
- (3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;
- (6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.014. CAPITAL IMPROVEMENTS PLAN.

- (a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:
- (1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;
 - (5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;
 - (6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and
 - (7) a plan for awarding:
 - (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
 - (B) in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.
- (b) The analysis required by Subsection (a)(3) may be prepared on a systemwide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.
- (c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 2, eff. Sept. 1, 2001.

Sec. 395.015. MAXIMUM FEE PER SERVICE UNIT.

- (a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

- (b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 3, eff. Sept. 1, 2001.

Sec. 395.016. TIME FOR ASSESSMENT AND COLLECTION OF FEE.

- (a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.
- (d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:
- (1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;
 - (2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or
 - (3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.
- (e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (f) An "assessment" means a determination of the amount of the impact fee in effect on the date or occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.
- (g) Notwithstanding Subsections (a)-(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not

constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 980, Sec. 52, eff. Sept. 1, 1997; Acts 2001, 77th Leg., ch. 345, Sec. 4, eff. Sept. 1, 2001.

Sec. 395.017. ADDITIONAL FEE PROHIBITED; EXCEPTION. After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.018. AGREEMENT WITH OWNER REGARDING PAYMENT. A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.019. COLLECTION OF FEES IF SERVICES NOT AVAILABLE. Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

- (1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;
- (2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or
- (3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.020. ENTITLEMENT TO SERVICES. Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.021. AUTHORITY OF POLITICAL SUBDIVISIONS TO SPEND FUNDS TO REDUCE FEES. Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.022. AUTHORITY OF POLITICAL SUBDIVISION TO PAY FEES. (a) Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

(b) A school district is not required to pay impact fees imposed under this chapter unless the board of trustees of the district consents to the payment of the fees by entering a contract with the political subdivision that imposes the fees. The contract may contain terms the board of trustees considers advisable to provide for the payment of the fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 250, Sec. 1, eff. May 25, 2007.

Sec. 395.023. CREDITS AGAINST ROADWAY FACILITIES FEES. Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.024. ACCOUNTING FOR FEES AND INTEREST.

(a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.

(b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.

(c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.

(d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.025. REFUNDS.

(a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).

(b) Repealed by Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.

(c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.

(d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.

(e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

April 10, 2014

Page A - 7 of 29

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 1396, Sec. 37, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 62, Sec. 7.82, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.

SUBCHAPTER C. PROCEDURES FOR ADOPTION OF IMPACT FEE

Sec. 395.041. COMPLIANCE WITH PROCEDURES REQUIRED. Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.0411. CAPITAL IMPROVEMENTS PLAN. The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Added by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.042. HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.043. INFORMATION ABOUT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN AVAILABLE TO PUBLIC. On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.044. NOTICE OF HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

- (a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain:

- (1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;
 - (3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and
 - (4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.045. APPROVAL OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.
- (b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.
- (c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.0455. SYSTEMWIDE LAND USE ASSUMPTIONS.

- (a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt systemwide land use assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.
- (b) Prior to adopting systemwide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.
- (c) After adoption of systemwide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the systemwide land use assumptions.

Added by Acts 1989, 71st Leg., ch. 566, Sec. 1(b), eff. Aug. 28, 1989.

Sec. 395.047. HEARING ON IMPACT FEE. On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.049. NOTICE OF HEARING ON IMPACT FEE.

- (a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain the following:
 - (1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;

April 10, 2014

Page A - 9 of 29

- (3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;
- (4) the amount of the proposed impact fee per service unit; and
- (5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.050. ADVISORY COMMITTEE COMMENTS ON IMPACT FEES. The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.051. APPROVAL OF IMPACT FEE REQUIRED.

- (a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.
- (b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.052. PERIODIC UPDATE OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.
- (b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 6, eff. Sept. 1, 2001.

Sec. 395.053. HEARING ON UPDATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.054. HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE. A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.055. NOTICE OF HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE.

- (a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.

(b) The notice of a hearing under this section must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 7, eff. Sept. 1, 2001.

Sec. 395.056. ADVISORY COMMITTEE COMMENTS ON AMENDMENTS. The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.057. APPROVAL OF AMENDMENTS REQUIRED.

(a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.

(b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.0575. DETERMINATION THAT NO UPDATE OF LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES IS NEEDED.

(a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052-395.057, do the following:

(1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).

(2) The political subdivision shall publish notice of its determination once a week for three consecutive weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

(b) The notice must contain the following:

April 10, 2014

Page A - 11 of 29

(1) a headline to read as follows:

"NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES";

- (2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;
 - (3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;
 - (4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052-395.057; and
 - (5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.
- (c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plans, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.
- (d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052-395.057.
- (e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 566, Sec. 1(d), eff. Aug. 28, 1989.

Sec. 395.058. ADVISORY COMMITTEE.

- (a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.
- (b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.
- (c) The advisory committee serves in an advisory capacity and is established to:
- (1) advise and assist the political subdivision in adopting land use assumptions;
 - (2) review the capital improvements plan and file written comments;
 - (3) monitor and evaluate implementation of the capital improvements plan;

(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

SUBCHAPTER D. OTHER PROVISIONS

Sec. 395.071. DUTIES TO BE PERFORMED WITHIN TIME LIMITS. If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.072. RECORDS OF HEARINGS. A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.073. CUMULATIVE EFFECT OF STATE AND LOCAL RESTRICTIONS. Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.074. PRIOR IMPACT FEES REPLACED BY FEES UNDER THIS CHAPTER. An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988, pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.075. NO EFFECT ON TAXES OR OTHER CHARGES. This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.076. MORATORIUM ON DEVELOPMENT PROHIBITED. A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 441, Sec. 2, eff. Sept. 1, 2001.

Sec. 395.077. APPEALS.

- (a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.
- (b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.
- (c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.
- (d) This section does not require construction of a specific facility to provide the services.
- (e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.078. SUBSTANTIAL COMPLIANCE WITH NOTICE REQUIREMENTS. An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.079. IMPACT FEE FOR STORM WATER, DRAINAGE, AND FLOOD CONTROL IN POPULOUS COUNTY.

- (a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.
- (b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052-395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.
- (c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.
- (d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:
 - (1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and
 - (2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 669, Sec. 107, eff. Sept. 1, 2001.

Sec. 395.080. CHAPTER NOT APPLICABLE TO CERTAIN WATER-RELATED SPECIAL DISTRICTS.

- (a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:
 - (1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or

(2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.

- (b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 76, Sec. 11.257, eff. Sept. 1, 1995.

Sec. 395.081. FEES FOR ADJOINING LANDOWNERS IN CERTAIN MUNICIPALITIES.

- (a) This section applies only to a municipality with a population of 115,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.
- (b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:
- (1) the governing body of the municipality has adopted a finding under Subsection (c); and
 - (2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.
- (c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.
- (d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.

Added by Acts 1997, 75th Leg., ch. 1150, Sec. 1, eff. June 19, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. [1043](#), Sec. 5, eff. June 17, 2011.

Acts 2011, 82nd Leg., R.S., Ch. [1163](#), Sec. 100, eff. September 1, 2011.

APPENDIX B

References

"City of Tomball Infrastructure Master Plan and Capital Recovery Fee Determination 2002 to 2012", PBS&J, Houston, Texas, May 2002.

"City of Tomball Infrastructure Master Plan and Impact Fee Determination 2007 to 2017", LAN, Houston, Texas, October 2008.

"Tomball Comprehensive Plan - Vision 2030", adopted by Ordinance No. 2009-33, December 7, 2009.

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"Expansion of 249 moving plans for Aggie Expressway along", www.yourhoustonnews.com, by Lindsey Vaculin, posted December 19, 2012.

"Work to begin on Hwy. 249 tollway...", Community Impact Newspaper, Northwest Houston Edition, Volume 4, Issue 9, May 16 – June 19, 2013.

APPENDIX C

Unit Cost Data

Water System Unit Cost Data				
8-inch Water Line				
8-inch Water Line		Unit	Unit Price	
8-inch Water Line		LF	\$	35.00
Fire Hydrant ⁽¹⁾		LF	\$	6.86
Trench Safety		LF	\$	1.00
Subtotal			\$	43.00
Augering & Roadway Repairs	20%	LF	\$	8.60
Easement Acquisition	15%	LF	\$	6.45
Pipeline Relocation	30%	LF	\$	12.90
Contingencies	15%	LF	\$	6.45
Engineering & Surveying	25%	LF	\$	10.75
Total 8-inch Water Line per LF			\$	88.00
12-Inch Water Line				
12-inch Water Line		Unit	Unit Price	
12-inch Water Line		LF	\$	54.00
Fire Hydrant ⁽¹⁾		LF	\$	6.86
Trench Safety		LF	\$	1.00
Subtotal			\$	62.00
Augering & Roadway Repairs	20%	LF	\$	12.40
Easement Acquisition	15%	LF	\$	9.30
Pipeline Relocation	30%	LF	\$	18.60
Contingencies	15%	LF	\$	9.30
Engineering & Surveying	25%	LF	\$	15.50
Total 12-inch Water Line per LF			\$	127.00
(1) Assumes Fire Hydrants are spaced every 350 feet				
Miscellaneous Items Used in Water Lines above				
Fire Hydrant Assembly		EA	\$	2,400.00
Water Well Plant Estimate				
	Qty		Unit Cost Est	Total Cost
Well	1000	gpm	\$ 1,420.00	\$1,420,000.00
GST	400000	gal	\$ 2.50	\$1,000,000.00
Boosters	1800	gpm	\$ 37.00	\$ 66,600.00
Maintenance Bldg	1	LS	\$ 216,000.00	\$ 216,000.00
HPT	10000	gal	\$ 4.15	\$ 41,500.00
Emer. Gen 275kW	300	kW	\$ 300.00	\$ 90,000.00
				\$2,834,100.00
Contingencies	15%			\$ 283,410.00
Engineering & Surveying	25%			\$ 708,525.00
				\$3,826,035.00

Sanitary Sewer Unit Cost Data

Item		Unit	Unit Price
<u>8-inch Gravity Sanitary Sewer</u>			
8-inch Gravity Sanitary Sewer (all depths)		LF	\$ 40.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 46.00
Augering & Roadway Repairs	15%	LF	\$ 6.90
Easement Acquisition	15%	LF	\$ 6.90
Pipeline Relocation	30%	LF	\$ 13.80
Contingencies	15%	LF	\$ 6.90
Engineering & Surveying	25%	LF	\$ 11.50
Indirect Cost Subtotal	100%		\$ 46.00
<u>8-inch Gravity Sanitary Sewer Total</u>			\$ 92.00
<u>10-Inch Gravity Sanitary Sewer</u>			
10-inch Gravity Sanitary Sewer (all depths)		LF	\$ 50.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 56.00
Indirect Cost Subtotal (2)		LF	\$ 56.00
<u>10-Inch Gravity Sanitary Sewer Total</u>			\$ 112.00
<u>12-Inch Gravity Sanitary Sewer</u>			
12-inch Gravity Sanitary Sewer (all depths)		LF	\$ 65.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 71.00
Indirect Cost Subtotal (2)		LF	\$ 71.00
<u>12-Inch Gravity Sanitary Sewer Total</u>			\$ 142.00
<u>15-Inch Gravity Sanitary Sewer</u>			
15-inch Gravity Sanitary Sewer (all depths)		LF	\$ 85.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 91.00
Indirect Cost Subtotal (2)		LF	\$ 91.00
<u>15-Inch Gravity Sanitary Sewer Total</u>			\$ 182.00
<u>18-Inch Gravity Sanitary Sewer</u>			
18-inch Gravity Sanitary Sewer (all depths)		LF	\$ 105.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 111.00
Indirect Cost Subtotal (2)		LF	\$ 111.00
<u>18-Inch Gravity Sanitary Sewer Total</u>			\$ 222.00

Sanitary Sewer Unit Cost Data (Cont.)			
21-Inch Gravity Sanitary Sewer			
21-inch Gravity Sanitary Sewer (all depths)	LF	\$	120.00
Sanitary Sewer Manhole(1)	LF	\$	5.00
Trench Safety	LF	\$	1.00
Subtotal		\$	126.00
Indirect Cost Subtotal (2)	LF	\$	126.00
21-Inch Gravity Sanitary Sewer Total		\$	252.00
4-Inch Force Main			
4-Inch Force Main	LF	\$	25.00
Trench Safety	LF	\$	1.00
Subtotal		\$	26.00
Indirect Cost Subtotal (2)	LF	\$	26.00
4-Inch Force Main Total		\$	52.00
6-Inch Force Main			
6-Inch Force Main	LF	\$	30.00
Trench Safety	LF	\$	1.00
Subtotal		\$	31.00
Indirect Cost Subtotal (2)	LF	\$	31.00
6-Inch Force Main Total		\$	62.00
8-Inch Force Main			
8-Inch Force Main	LF	\$	35.00
Trench Safety	LF	\$	1.00
Subtotal		\$	36.00
Indirect Cost Subtotal (2)	LF	\$	36.00
8-Inch Force Main Total		\$	72.00
Miscellaneous Items Used in Sanitary Sewer Lines Above			
Sanitary Sewer Manhole	EA	\$	2,000.00
Lift Station (300-500 gpm)			
Lift Station (300-500 gpm) including contingencies	EA	\$	320,000.00
Engineering & Testing	EA	\$	80,000.00
Total		\$	400,000.00
Lift Station (1,000-1,500 gpm)			
Lift Station (1,000-1,500 gpm) including contingencies	EA	\$	440,000.00
Engineering & Testing	EA	\$	110,000.00
Total		\$	550,000.00
Lift Station (1,500-2,000 gpm)			
Lift Station (1,500-2,000 gpm) including contingencies	EA	\$	820,000.00
Engineering & Testing	EA	\$	205,000.00
Total		\$	1,025,000.00
Wastewater Treatment Plant Capacity			
Wastewater Treatment Plant Capacity incl. contg.	gpd	\$	6.00
Contingencies	gpd	\$	0.90
Engineering & Testing	gpd	\$	1.50
Total per gpd		\$	8.40
(1) Manhole spaced every 400 feet.			
(2) Indirect cost percentages are the same for all sizes of sanitary sewer lines and force mains. The percentages are shown in the cost data for an 8-inch sanitary sewer line.			

Drainage Unit Cost Calculation			
Item		Unit	Unit Price
<u>Drainage Ditch</u>			
Drainage Channel Excavation (10' bottom, 12' depth, 4:1 SS)*		LF	\$ 257.78
Backslope Swale & Interceptor**		LF	\$ 56.00
Sod (160' ROW)		LF	\$ 53.33
Misc (Clearing, SWPPP, Etc)	15%	LF	\$ 55.07
Subtotal			\$ 422.18
Contingencies	15%	LF	\$ 63.33
Engineering & Surveying	25%	LF	\$ 105.54
Indirect Cost Subtotal	40%		\$ 168.87
<u>Drainage Ditch Total</u>			\$ 591.05
* Excavation Haul Off Assumed			
** 250 ft spacing			

Detention Unit Cost Calculation			
Item		Unit	Unit Price
<u>Detention Facility</u>			
Detention Excavation (12' depth, 4:1 SS)*		Acre-Ft	\$16,130.00
Backslope Swale & Interceptor**		Acre-Ft	\$ 583.33
Sod		Acre-Ft	\$ 440.00
Misc (Clearing, SWPPP, Etc)	15%	Acre-Ft	\$ 2,573.00
Subtotal			\$19,726.33
Contingencies	15%	Acre-Ft	\$ 2,958.95
Engineering & Surveying	25%	Acre-Ft	\$ 4,931.58
Indirect Cost Subtotal	40%		\$ 7,890.53
<u>Detention Facility Total</u>			\$27,616.87
* Excavation Haul Off Assumed			
** 250 ft spacing			

Unit Cost Data			
Item		Unit	Unit Price
Mobilization			4%
SWPPP			2.5%
Excavation - Haul Off		CY	\$ 10.00
Backslope Swale		Ea	\$ 6,000.00
Backslope Interceptor		LF	\$ 4.00
Sod		SY	\$ 3.00
Sod		Acre	\$ 4,840.00
Clearing & Grubbing		Acre	\$ 5,000.00

APPENDIX D Maximum Capital Recovery Fee Determination Spreadsheets

Water System Capital Improvements Construction Costs per LUE, 2012 to 2022

Total Connections in City Only, 2012 =	6,679	LUE
Total Projected Connections in City & ETJ, 2022 =	7,874	LUE
Total Projected Additional Connections =	1,195	LUE

Component	Outstanding Capital Cost	LUE Capacity	Cost Basis per LUE	New LUE's Served from 2012 to 2022	Cost Distribution 2012 to 2022	Total Capital Cost per LUE 2012 to 2022
<u>Facilities constructed with 2007 CIP⁽¹⁾</u>						
Distribution Lines	\$535,900	7,874	\$68.06	1,195	\$81,331	
Water Wells	\$4,491,570	1,667	\$2,694.94	979	\$2,638,348	
<u>Proposed Facilities with 2012 CIP</u>						
Water Well	\$1,420,000	1,667	\$852.00	216	\$184,032	
Ground Storage Tanks	\$1,000,000	2,000	\$500.00	216	\$108,000	
Booster Pumps	\$66,600	1,667	\$39.96	216	\$8,631	
Facility (Bldg, H-Tank & Generator)	\$347,500	1,667	\$208.50	216	\$45,036	
WP Engineering, Surveying & Contingencies	\$991,935	1,667	\$595.16	216	\$128,555	
Distribution Lines	\$13,223,100	7,874	\$1,679.34	1,195	\$2,006,808	
Water (1/3 2012-2022 CIP Preparation Fees)					<u>\$50,333</u>	
Total				1,195	\$5,251,075	\$4,394.20

(1) Existing facility costs are from Tomball staff.

Wastewater System Capital Improvements Construction Costs per LUE, 2012 to 2022

Total Connections in City Only, 2012 =	6,679	LUE
Total Projected Connections in City & ETJ, 2022 =	7,874	LUE
Total Projected Additional Connections =	1,195	LUE

Component	Outstanding Bond Principal	Outstanding Capital Cost	LUE Capacity	Cost Basis per LUE	New LUE's Served from 2012 to 2022	Cost Distribution 2012 to 2022	Total Capital Cost per LUE 2012 to 2022
<u>Facilities constructed with 1996 & 1999 CIP⁽¹⁾</u>							
South Wastewater Treatment Plant	\$2,465,000		3,333	\$739.50	753	\$556,733	
<u>Facilities constructed with 2002 CIP⁽¹⁾</u>							
Trunklines		\$4,263,701	7,874	\$541.49	1,195	\$647,082	
<u>Facilities constructed with 2007 CIP⁽¹⁾</u>							
Trunk Lines 2007 CIP		\$888,503	7,874	\$112.84	1,195	\$134,844	
<u>Proposed Facilities with 2012CIP</u>							
Lift Stations 2012 CIP		\$1,350,000	6,804	\$198.41	1,195	\$237,098	
Trunk Lines 2012 CIP		\$13,495,200	7,874	\$1,713.89	1,195	\$2,048,103	
Water (1/3 2012-2022 CIP Preparation Fees)						<u>\$50,333</u>	
Total					1,195	\$3,674,193	\$3,074.64

(1) Existing Facility costs from Tomball staff. Costs shown are outstanding bond amounts.

(2) Buildout to WWTP's maximum capacities.

Projected Cost of Implementing the CIP

Component	Capital Cost per LUE 2012 to 2022	Estimated Bond Soft Costs per LUE ⁽¹⁾	Estimated Total Bond Amount per LUE	Interest per LUE ⁽²⁾	Total Debt Service per LUE
Water	\$4,394.20	\$351.54	\$4,745.74	\$1,893.00	\$6,638.74
Wastewater	\$3,074.64	\$245.97	\$3,320.61	\$1,324.54	\$4,645.15

Drainage Service Area	Capital Cost per Acre 2012 to 2022	Estimated Bond Soft Costs	Estimated Bond Amount per Acre ⁽¹⁾	Interest per Acre ⁽²⁾	Total Debt Service per Acre
J131	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
J132	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
J133	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M116	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M118	\$7,622.23	\$609.78	\$8,232.01	\$3,283.61	\$11,515.62
M121E	\$10,440.45	\$835.24	\$11,275.69	\$4,497.69	\$15,773.37
M121W	\$8,858.92	\$708.71	\$9,567.63	\$3,816.37	\$13,384.01
M124	\$17,264.24	\$1,381.14	\$18,645.38	\$7,437.34	\$26,082.71
M125	\$873.76	\$0.00	\$0.00	\$0.00	\$873.76

(1) Assumes a bond soft costs of 8.0%

(2) Assumes an interest rate of 3.5% and 40 semi-annual payments

**Capital Improvement Plan Debt Service Credit and
Maximum Impact Fees**

Component	Total Debt Service per LUE	Debt Service Credit per LUE (1)	Maximum Impact Fee per LUE
Water	\$6,638.74	\$3,319.37	\$3,319.37
Wastewater	\$4,645.15	\$2,322.57	\$2,322.57

Drainage Service Area	Total Debt Service per Acre	Debt Service Credit per Acre (1)	Maximum Impact Fee per Acre
J131	\$0.00	\$0.00	\$0.00
J132	\$0.00	\$0.00	\$0.00
J133	\$0.00	\$0.00	\$0.00
M116	\$0.00	\$0.00	\$0.00
M118	\$11,515.62	\$5,757.81	\$5,757.81
M121E	\$15,773.37	\$7,886.69	\$7,886.69
M121W	\$13,384.01	\$6,692.00	\$6,692.00
M124	\$26,082.71	\$13,041.36	\$13,041.36
M125	\$873.76	\$436.88	\$436.88

(1) Credit equal to 50% of the total projected cost of implementing the CIP.

Maximum Impact Fee for Various Types and Sizes of Water Meters

Meter Type	Meter Size	Living Unit Equivalent (LUE)	Water Impact Fee by Meter Size		Wastewater Impact Fee by Meter Size	Total Impact Fee by Meter Size
Simple	3/4"	1.0	\$ 3,319.37	s	\$ 2,322.57	\$ 5,641.94
Simple	1"	2.5	\$ 8,298.42		\$ 5,806.43	\$ 14,104.86
Simple	1-1/2"	5.0	\$ 16,596.85		\$ 11,612.87	\$ 28,209.71
Compound Turbine	2"	8.0	\$ 26,554.96		\$ 18,580.58	\$ 45,135.54
	2"	10.0	\$ 33,193.70		\$ 23,225.73	\$ 56,419.43
Compound Turbine	3"	16.0	\$ 53,109.92		\$ 37,161.17	\$ 90,271.09
	3"	24.0	\$ 79,664.88		\$ 55,741.75	\$ 135,406.63
Compound Turbine	4"	25.0	\$ 82,984.25		\$ 58,064.33	\$ 141,048.57
	4"	42.0	\$ 139,413.53		\$ 97,548.07	\$ 236,961.60
Compound Turbine	6"	50.0	\$ 165,968.49		\$ 116,128.65	\$ 282,097.14
	6"	92.0	\$ 305,382.02		\$ 213,676.72	\$ 519,058.74
Compound Turbine	8"	80.0	\$ 265,549.58		\$ 185,805.84	\$ 451,355.43
	8"	160.0	\$ 531,099.17		\$ 371,611.68	\$ 902,710.85
Compound Turbine	10"	115.0	\$ 381,727.53		\$ 267,095.90	\$ 648,823.42
	10"	250.0	\$ 829,842.45		\$ 580,643.25	\$ 1,410,485.70
Turbine	12"	330.0	\$ 1,095,392.04		\$ 766,449.09	\$ 1,861,841.13

LUE is determined on the basis of the American Water Works Association (AWWA) standards C700-09, C701-12, and C702-10 recommended maximum rate for continuous duty flow of the meter, purchased at the sale of tap based on the Uniform Plumbing Code meter size and type.

Disposition of Collected Impact Fees

Water Impact Fees Collected and Interest Earnings as of 12/31/12 \$2,460,861

Water System Improvements, completed from 1996 CIP

	<u>Amount</u>	<u>Wells</u>	<u>EST</u>	<u>Water lines</u>
1. 12" water main along Zion Road from Ulrich to Neal St.	\$97,200			\$97,200
2. 12" water main along SH 249 from Brown to Baker	\$50,000			\$50,000
3. 12" water main along S. Cherry from Agg to Theis	\$210,600			\$210,600
4. 12" water main along Theis from S. Cherry to SH 249	\$194,499			\$194,499
5. 2000 gpm water well	<u>\$600,000</u>	<u>\$600,000</u>		
Total	\$1,152,299	\$600,000	\$0	\$552,299

Water System Improvements, completed from 1999 CIP

1. 12" water main along FM 2920 from Lowes to Calvert	\$54,810			\$54,810
2. 750,000 gallon elevated storage tank	\$1,200,000		\$1,200,000	
3. 6" parallel water main on Graham and Holderreith	<u>\$124,981</u>			<u>\$124,981</u>
Total	\$1,379,791	\$0	\$1,200,000	\$179,791

Total Water System Improvements from 1996 and 1999 CIP **\$2,532,090** **\$600,000** **\$1,200,000** **\$732,090**

Water System Improvements, completed from 2002 CIP

	<u>Amount</u>	<u>Wells</u>	<u>EST</u>	<u>Water lines</u>
1. 12" Water main on SH 249 from Theis to Holderreith	\$172,800			\$172,800
2. 12" Water main on Holderreith from School St ext. to SH 249	\$86,400			\$86,400
3. 12" Water main on Holderreith from School St ext. to Cherry	\$103,680			\$103,680
4. 12" Water main on Holderreith from S. Cherry to Hufsmith-Korhville	\$311,040			\$311,040
5. 12" Water main along S. Cherry from Theis to Holderreith	\$164,160			\$164,160
6. 12" Water main along Brown Rd to E. Hufsmith Extension	\$216,000			\$216,000
7. 8" Water main along Johnson Rd from Michel to shopping center	\$37,260			\$37,260
8. 12" Water main along Hufsmith-Kohrville from FM 2920 to Holderreith	\$492,480			\$492,480
9. Install 1200 gpm pump at Baker St. well	\$270,000	\$270,000		
10. 12" Water main along Alice Rd from SH 249 to SH 249 Bypass	\$86,400			\$86,400
11. 12" Water mian along FM 2920 from Persimmon to ETJ	\$181,440			\$181,440
12. 8" Water main on Willow St from Carrell to Texas	<u>\$34,155</u>			<u>\$34,155</u>
Total	\$2,155,815	\$270,000	\$0	\$1,885,815

Water System Improvements, completed from 2007 CIP

1. 8-Inch Water Line along the Future Michel Road extension from Commercial Park Drive to	<u>\$796</u>			<u>\$796</u>
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April 10, 2014

Page A - 27 of 29

School Street				
2. 12-inch Water Line along Quinn Road from Baker Drive to Inwood Street	\$195,978			\$195,978
3. 12-inch Water Line along Future Brown-Hufsmith Road from SH 249 to Quinn Road	\$407,486			\$407,486
4. 12-inch Water Line along Tomball Cemetery Road North of 2920 (Private Funding)	\$0			
5. 12-inch Water Line along Future Brown-Hufsmith Road from Quinn Road to Baker Drive	\$126,058			\$126,058
6. Water Line Extension on Mechanic Street	\$20,878			\$20,878
7. Water Wells 5 and 6/Plant	\$4,491,570	\$4,491,570		
Total	\$5,242,766	\$4,491,570	\$0	\$751,196
Not 50% Funded by Impact fee as of 12/13/2012	\$5,045,993	\$4,491,570	\$0	\$554,422
Less Impact Fee Balance	-\$18,522	0		-\$18,522
Remaining to be paid by Impact fees	\$5,027,471	\$4,491,570		\$535,900

Wastewater Impact Fees Collected and Interest Earnings as of 12/31/12 \$2,600,215
Balance as of 3/31/2008 \$83,046

Wastewater System Improvements, completed from 1996 CIP

	<u>Amount</u>	<u>N. WWTP</u>	<u>S. WWTP</u>	<u>Trunklines</u>
1. 10" gravity sewer along SH 249 from McCoy's to FM 2920	\$103,200			\$103,200
2. 10" gravity sewer along Hooper from Bypass to SH 249	\$50,000			\$50,000
3. 10" gravity sewer along Hirschfield from SH 249 to Bypass	\$40,000			\$40,000
4. 1.5 MGD Wastewater Treatment Plant	\$6,117,000		\$6,117,000	
Total	\$6,310,200	\$0	\$6,117,000	\$193,200

Wastewater System Improvements, completed from 1999 CIP

1. 10" gravity line along FM 2920: Kroger to City Limit	\$14,144			\$14,144
2. 12" gravity line along FM 2920: City Limit to Calvert	\$151,948			\$151,948
3. 10" gravity line along Hirschfield: SH 249 and bypass	\$56,253			\$56,253
4. Temporaty Lift Station at Calvert FM 2920	\$80,000			\$80,000
5. 6" force main along FM 2920 from temporary Lift Station to gravity sewer at Sh 249	\$39,387			\$39,387
6. 18" gravity trunk along Cherry from McPhail to Agg Road	\$127,374			\$127,374
7. 21" gravity trunk along Cherry from Agg to Theis	\$120,745			\$120,745
8. 24" gravity trunk along Cherry from Theis to Holderreith	\$305,597			\$305,597
9. 27" gravity trunk along Cherry from Holderreith to WWTP	\$158,165			\$158,165
10. 18" gravity line along Theis from LS to Cherry	\$83,278			\$83,278
11. Abandon Theis Lift Station	\$360			\$360
Total	\$1,137,251	\$0	\$0	\$1,137,251

Total Wastewater System Imp from 1996 and 1999 CIP \$7,447,451 \$0 \$6,117,000 \$1,330,451

Wastewater System Improvements, completed from 2002 CIP

	<u>Amount</u>	<u>N. WWTP</u>	<u>S. WWTP</u>	<u>Trunklines</u>
1. (8) 12" gravity line along W. Hufsmith from Quin Ext to SH 249	\$164,160			\$164,160
2. (10) 18" gravity line along FM 2920 from Calvert to Park St	\$228,960			\$228,960
3. (11) 6" force main from Temp Lift Station at Park/FM 2920 to Calvert	\$73,440			\$73,440
4. (12) 12" gravity line along FM 2920 from Park Rd to Tomball Cem. Rd	\$145,935			\$145,935
5. (14) Temp Lift Station at FM 2920 and Park Rd	\$107,933			\$107,933
6. (16) 10" gravity line on SH 249 from Hirschfield Rd to Alice Rd	\$64,800			\$64,800
7. (17) 21" gravity line on SH 249 from Alice Rd to Holderreith Rd	\$528,255			\$528,255
8. (18) 18" gravity line on Alice Rd from SH 249 Bypass to SH 249	\$128,790			\$128,790
9. (19) 30" gravity line on Holderreith Ext west of SH 249	\$79,488			\$79,488
10. (20) 30" gravity line on Holderreith from SH 249 and S. WWTP	\$864,000			\$864,000
11. (25) 8" gravity line along Johnson	\$40,500			\$40,500
12. (28) Abandon Cherry St Lift Station	\$13,500			\$13,500
13. (29) 27" gravity line on Holderreith from S. WWTP Trunk Line to BNRR	\$577,800			\$577,800
14. (30) 27" gravity line on Holderrieth from BNRR to Hufsmith-Kohrville Rd	\$288,900			\$288,900
15. (31) 24" gravity line on Hufsmith-Kohrville Rd from Holderreith to Sutton Ln	\$790,560			\$790,560
16. (32) 18" gravity line on Hufsnith-Kohrville Rd from Sutton Ln to FM 2920	<u>\$357,750</u>			<u>\$357,750</u>
Total	\$4,454,771	\$0	\$0	\$4,454,771
Not 50% Funded by Impact fee as of 12/13/2012	\$4,290,611			\$4,290,611
Less Impact Fee Balance	-\$26,910			-\$26,910
Remaining to be paid by Impact fees	\$4,263,701			\$4,263,701

Wastewater System Improvements, completed from 2007 CIP

1. 10-inch Gravity Sanitary Sewer along Future Brown-Hufsmith Road from SH 249 to Quinn Road	\$329,227			\$329,227
2. 12-inch Gravity Sanitary Sewer along Tomball Cementery Road (Private Funding)	\$0			\$0
3. 8-inch Gravity Sanitary Sewer along Future Brown-Hufsmith Road from Quinn Road to Baker Drive	\$88,565			\$88,565
4. 8" gravity line on Mechanic Street	\$4,378			\$4,378
5. Tomball Hills Lift Station	<u>\$466,333</u>			<u>\$466,333</u>
Total	\$888,503	\$0	\$0	\$888,503

APPENDIX A

TEXAS LOCAL GOVERNMENT CODE CHAPTER 395

The following requirements, extracted from the Texas Local Government Code Chapter 395, were utilized for preparation of this report.

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO MORE THAN ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL GOVERNMENTS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 395.001. DEFINITIONS. In this chapter:

- (1) "Capital improvement" means any of the following facilities that have a life expectancy of three or more years and are owned and operated by or on behalf of a political subdivision:
 - (A) water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage, and flood control facilities; whether or not they are located within the service area; and
 - (B) roadway facilities.
- (2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.
- (3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.
- (4) "Impact fee" means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:
 - (A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;
 - (B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
 - (C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or
 - (D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

- (5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.
- (6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
- (7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.
- (8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.
- (9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.
- (10) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1989, 71st Leg., ch. 566, Sec. 1(e), eff. Aug. 28, 1989; Acts 2001, 77th Leg., ch. 345, Sec. 1, eff. Sept. 1, 2001.

SUBCHAPTER B. AUTHORIZATION OF IMPACT FEE

Sec. 395.011. AUTHORIZATION OF FEE.

- (a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.
- (b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.
- (c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.012. ITEMS PAYABLE BY FEE.

- (a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:

- (1) construction contract price;
 - (2) surveying and engineering fees;
 - (3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
 - (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.
- (b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.
 - (c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.
 - (d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:
 - (1) the improvement or expansion is identified in a capital improvements plan; and
 - (2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.
 - (e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 90, Sec. 1, eff. May 16, 1995.

Sec. 395.013. ITEMS NOT PAYABLE BY FEE. Impact fees may not be adopted or used to pay for:

- (1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;
- (2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;
- (3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;
- (6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.014. CAPITAL IMPROVEMENTS PLAN.

- (a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:
- (1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;
 - (5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;
 - (6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and
 - (7) a plan for awarding:
 - (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
 - (B) in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.
- (b) The analysis required by Subsection (a)(3) may be prepared on a systemwide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.
- (c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 2, eff. Sept. 1, 2001.

Sec. 395.015. MAXIMUM FEE PER SERVICE UNIT.

- (a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

- (b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 3, eff. Sept. 1, 2001.

Sec. 395.016. TIME FOR ASSESSMENT AND COLLECTION OF FEE.

- (a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.
- (d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:
- (1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;
 - (2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or
 - (3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.
- (e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (f) An "assessment" means a determination of the amount of the impact fee in effect on the date or occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.
- (g) Notwithstanding Subsections (a)-(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not

constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 980, Sec. 52, eff. Sept. 1, 1997; Acts 2001, 77th Leg., ch. 345, Sec. 4, eff. Sept. 1, 2001.

Sec. 395.017. ADDITIONAL FEE PROHIBITED; EXCEPTION. After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.018. AGREEMENT WITH OWNER REGARDING PAYMENT. A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.019. COLLECTION OF FEES IF SERVICES NOT AVAILABLE. Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

- (1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;
- (2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or
- (3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.020. ENTITLEMENT TO SERVICES. Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.021. AUTHORITY OF POLITICAL SUBDIVISIONS TO SPEND FUNDS TO REDUCE FEES. Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.022. AUTHORITY OF POLITICAL SUBDIVISION TO PAY FEES. (a) Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

(b) A school district is not required to pay impact fees imposed under this chapter unless the board of trustees of the district consents to the payment of the fees by entering a contract with the political subdivision that imposes the fees. The contract may contain terms the board of trustees considers advisable to provide for the payment of the fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 250, Sec. 1, eff. May 25, 2007.

Sec. 395.023. CREDITS AGAINST ROADWAY FACILITIES FEES. Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.024. ACCOUNTING FOR FEES AND INTEREST.

(a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.

(b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.

(c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.

(d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.025. REFUNDS.

(a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).

(b) Repealed by Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.

(c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.

(d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.

(e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

April 10, 2014

Page A - 7 of 29

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 1396, Sec. 37, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 62, Sec. 7.82, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.

SUBCHAPTER C. PROCEDURES FOR ADOPTION OF IMPACT FEE

Sec. 395.041. COMPLIANCE WITH PROCEDURES REQUIRED. Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.0411. CAPITAL IMPROVEMENTS PLAN. The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Added by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.042. HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.043. INFORMATION ABOUT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN AVAILABLE TO PUBLIC. On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.044. NOTICE OF HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

- (a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain:

- (1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;
 - (3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and
 - (4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.045. APPROVAL OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.
- (b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.
- (c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.0455. SYSTEMWIDE LAND USE ASSUMPTIONS.

- (a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt systemwide land use assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.
- (b) Prior to adopting systemwide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.
- (c) After adoption of systemwide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the systemwide land use assumptions.

Added by Acts 1989, 71st Leg., ch. 566, Sec. 1(b), eff. Aug. 28, 1989.

Sec. 395.047. HEARING ON IMPACT FEE. On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.049. NOTICE OF HEARING ON IMPACT FEE.

- (a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain the following:
 - (1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;

April 10, 2014

Page A - 9 of 29

- (3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;
- (4) the amount of the proposed impact fee per service unit; and
- (5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.050. ADVISORY COMMITTEE COMMENTS ON IMPACT FEES. The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.051. APPROVAL OF IMPACT FEE REQUIRED.

- (a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.
- (b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.052. PERIODIC UPDATE OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.
- (b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 6, eff. Sept. 1, 2001.

Sec. 395.053. HEARING ON UPDATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.054. HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE. A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.055. NOTICE OF HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE.

- (a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.

(b) The notice of a hearing under this section must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 7, eff. Sept. 1, 2001.

Sec. 395.056. ADVISORY COMMITTEE COMMENTS ON AMENDMENTS. The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.057. APPROVAL OF AMENDMENTS REQUIRED.

(a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.

(b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.0575. DETERMINATION THAT NO UPDATE OF LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES IS NEEDED.

(a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052-395.057, do the following:

(1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).

(2) The political subdivision shall publish notice of its determination once a week for three consecutive weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

(b) The notice must contain the following:

April 10, 2014

Page A - 11 of 29

(1) a headline to read as follows:

"NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES";

- (2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;
 - (3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;
 - (4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052-395.057; and
 - (5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.
- (c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plans, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.
- (d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052-395.057.
- (e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 566, Sec. 1(d), eff. Aug. 28, 1989.

Sec. 395.058. ADVISORY COMMITTEE.

- (a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.
- (b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.
- (c) The advisory committee serves in an advisory capacity and is established to:
- (1) advise and assist the political subdivision in adopting land use assumptions;
 - (2) review the capital improvements plan and file written comments;
 - (3) monitor and evaluate implementation of the capital improvements plan;

(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

SUBCHAPTER D. OTHER PROVISIONS

Sec. 395.071. DUTIES TO BE PERFORMED WITHIN TIME LIMITS. If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.072. RECORDS OF HEARINGS. A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.073. CUMULATIVE EFFECT OF STATE AND LOCAL RESTRICTIONS. Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.074. PRIOR IMPACT FEES REPLACED BY FEES UNDER THIS CHAPTER. An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988, pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.075. NO EFFECT ON TAXES OR OTHER CHARGES. This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.076. MORATORIUM ON DEVELOPMENT PROHIBITED. A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 441, Sec. 2, eff. Sept. 1, 2001.

Sec. 395.077. APPEALS.

- (a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.
- (b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.
- (c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.
- (d) This section does not require construction of a specific facility to provide the services.
- (e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.078. SUBSTANTIAL COMPLIANCE WITH NOTICE REQUIREMENTS. An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.079. IMPACT FEE FOR STORM WATER, DRAINAGE, AND FLOOD CONTROL IN POPULOUS COUNTY.

- (a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.
- (b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052-395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.
- (c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.
- (d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:
 - (1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and
 - (2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 669, Sec. 107, eff. Sept. 1, 2001.

Sec. 395.080. CHAPTER NOT APPLICABLE TO CERTAIN WATER-RELATED SPECIAL DISTRICTS.

- (a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:
 - (1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or

(2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.

- (b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 76, Sec. 11.257, eff. Sept. 1, 1995.

Sec. 395.081. FEES FOR ADJOINING LANDOWNERS IN CERTAIN MUNICIPALITIES.

- (a) This section applies only to a municipality with a population of 115,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.
- (b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:
- (1) the governing body of the municipality has adopted a finding under Subsection (c); and
 - (2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.
- (c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.
- (d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.

Added by Acts 1997, 75th Leg., ch. 1150, Sec. 1, eff. June 19, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. [1043](#), Sec. 5, eff. June 17, 2011.

Acts 2011, 82nd Leg., R.S., Ch. [1163](#), Sec. 100, eff. September 1, 2011.

APPENDIX B

References

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"City of Tomball Infrastructure Master Plan and Impact Fee Determination 2007 to 2017", LAN, Houston, Texas, October 2008.

"Tomball Comprehensive Plan - Vision 2030", adopted by Ordinance No. 2009-33, December 7, 2009.

"2035 Regional Growth Forecast", Houston-Galveston Area Council

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APPENDIX C

Unit Cost Data

Water System Unit Cost Data				
8-inch Water Line				
8-inch Water Line		Unit	Unit Price	
8-inch Water Line		LF	\$	35.00
Fire Hydrant ⁽¹⁾		LF	\$	6.86
Trench Safety		LF	\$	1.00
Subtotal			\$	43.00
Augering & Roadway Repairs	20%	LF	\$	8.60
Easement Acquisition	15%	LF	\$	6.45
Pipeline Relocation	30%	LF	\$	12.90
Contingencies	15%	LF	\$	6.45
Engineering & Surveying	25%	LF	\$	10.75
Total 8-inch Water Line per LF			\$	88.00
12-Inch Water Line				
12-inch Water Line		Unit	Unit Price	
12-inch Water Line		LF	\$	54.00
Fire Hydrant ⁽¹⁾		LF	\$	6.86
Trench Safety		LF	\$	1.00
Subtotal			\$	62.00
Augering & Roadway Repairs	20%	LF	\$	12.40
Easement Acquisition	15%	LF	\$	9.30
Pipeline Relocation	30%	LF	\$	18.60
Contingencies	15%	LF	\$	9.30
Engineering & Surveying	25%	LF	\$	15.50
Total 12-inch Water Line per LF			\$	127.00
(1) Assumes Fire Hydrants are spaced every 350 feet				
Miscellaneous Items Used in Water Lines above				
Fire Hydrant Assembly		EA	\$	2,400.00
Water Well Plant Estimate				
	Qty		Unit Cost Est	Total Cost
Well	1000	gpm	\$ 1,420.00	\$1,420,000.00
GST	400000	gal	\$ 2.50	\$1,000,000.00
Boosters	1800	gpm	\$ 37.00	\$ 66,600.00
Maintenance Bldg	1	LS	\$ 216,000.00	\$ 216,000.00
HPT	10000	gal	\$ 4.15	\$ 41,500.00
Emer. Gen 275kW	300	kW	\$ 300.00	\$ 90,000.00
				\$2,834,100.00
Contingencies	15%			\$ 283,410.00
Engineering & Surveying	25%			\$ 708,525.00
				\$3,826,035.00

Sanitary Sewer Unit Cost Data

Item		Unit	Unit Price
<u>8-inch Gravity Sanitary Sewer</u>			
8-inch Gravity Sanitary Sewer (all depths)		LF	\$ 40.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 46.00
Augering & Roadway Repairs	15%	LF	\$ 6.90
Easement Acquisition	15%	LF	\$ 6.90
Pipeline Relocation	30%	LF	\$ 13.80
Contingencies	15%	LF	\$ 6.90
Engineering & Surveying	25%	LF	\$ 11.50
Indirect Cost Subtotal	100%		\$ 46.00
<u>8-inch Gravity Sanitary Sewer Total</u>			\$ 92.00
<u>10-Inch Gravity Sanitary Sewer</u>			
10-inch Gravity Sanitary Sewer (all depths)		LF	\$ 50.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 56.00
Indirect Cost Subtotal (2)		LF	\$ 56.00
<u>10-Inch Gravity Sanitary Sewer Total</u>			\$ 112.00
<u>12-Inch Gravity Sanitary Sewer</u>			
12-inch Gravity Sanitary Sewer (all depths)		LF	\$ 65.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 71.00
Indirect Cost Subtotal (2)		LF	\$ 71.00
<u>12-Inch Gravity Sanitary Sewer Total</u>			\$ 142.00
<u>15-Inch Gravity Sanitary Sewer</u>			
15-inch Gravity Sanitary Sewer (all depths)		LF	\$ 85.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 91.00
Indirect Cost Subtotal (2)		LF	\$ 91.00
<u>15-Inch Gravity Sanitary Sewer Total</u>			\$ 182.00
<u>18-Inch Gravity Sanitary Sewer</u>			
18-inch Gravity Sanitary Sewer (all depths)		LF	\$ 105.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 111.00
Indirect Cost Subtotal (2)		LF	\$ 111.00
<u>18-Inch Gravity Sanitary Sewer Total</u>			\$ 222.00

Sanitary Sewer Unit Cost Data (Cont.)			
21-Inch Gravity Sanitary Sewer			
21-inch Gravity Sanitary Sewer (all depths)	LF	\$	120.00
Sanitary Sewer Manhole(1)	LF	\$	5.00
Trench Safety	LF	\$	1.00
Subtotal		\$	126.00
Indirect Cost Subtotal (2)	LF	\$	126.00
21-Inch Gravity Sanitary Sewer Total		\$	252.00
4-Inch Force Main			
4-Inch Force Main	LF	\$	25.00
Trench Safety	LF	\$	1.00
Subtotal		\$	26.00
Indirect Cost Subtotal (2)	LF	\$	26.00
4-Inch Force Main Total		\$	52.00
6-Inch Force Main			
6-Inch Force Main	LF	\$	30.00
Trench Safety	LF	\$	1.00
Subtotal		\$	31.00
Indirect Cost Subtotal (2)	LF	\$	31.00
6-Inch Force Main Total		\$	62.00
8-Inch Force Main			
8-Inch Force Main	LF	\$	35.00
Trench Safety	LF	\$	1.00
Subtotal		\$	36.00
Indirect Cost Subtotal (2)	LF	\$	36.00
8-Inch Force Main Total		\$	72.00
Miscellaneous Items Used in Sanitary Sewer Lines Above			
Sanitary Sewer Manhole	EA	\$	2,000.00
Lift Station (300-500 gpm)			
Lift Station (300-500 gpm) including contingencies	EA	\$	320,000.00
Engineering & Testing	EA	\$	80,000.00
Total		\$	400,000.00
Lift Station (1,000-1,500 gpm)			
Lift Station (1,000-1,500 gpm) including contingencies	EA	\$	440,000.00
Engineering & Testing	EA	\$	110,000.00
Total		\$	550,000.00
Lift Station (1,500-2,000 gpm)			
Lift Station (1,500-2,000 gpm) including contingencies	EA	\$	820,000.00
Engineering & Testing	EA	\$	205,000.00
Total		\$	1,025,000.00
Wastewater Treatment Plant Capacity			
Wastewater Treatment Plant Capacity incl. contg.	gpd	\$	6.00
Contingencies	gpd	\$	0.90
Engineering & Testing	gpd	\$	1.50
Total per gpd		\$	8.40
(1) Manhole spaced every 400 feet.			
(2) Indirect cost percentages are the same for all sizes of sanitary sewer lines and force mains. The percentages are shown in the cost data for an 8-inch sanitary sewer line.			

Drainage Unit Cost Calculation			
Item		Unit	Unit Price
<u>Drainage Ditch</u>			
Drainage Channel Excavation (10' bottom, 12' depth, 4:1 SS)*		LF	\$ 257.78
Backslope Swale & Interceptor**		LF	\$ 56.00
Sod (160' ROW)		LF	\$ 53.33
Misc (Clearing, SWPPP, Etc)	15%	LF	\$ 55.07
Subtotal			\$ 422.18
Contingencies	15%	LF	\$ 63.33
Engineering & Surveying	25%	LF	\$ 105.54
Indirect Cost Subtotal	40%		\$ 168.87
<u>Drainage Ditch Total</u>			\$ 591.05
* Excavation Haul Off Assumed			
** 250 ft spacing			

Detention Unit Cost Calculation			
Item		Unit	Unit Price
<u>Detention Facility</u>			
Detention Excavation (12' depth, 4:1 SS)*		Acre-Ft	\$16,130.00
Backslope Swale & Interceptor**		Acre-Ft	\$ 583.33
Sod		Acre-Ft	\$ 440.00
Misc (Clearing, SWPPP, Etc)	15%	Acre-Ft	\$ 2,573.00
Subtotal			\$19,726.33
Contingencies	15%	Acre-Ft	\$ 2,958.95
Engineering & Surveying	25%	Acre-Ft	\$ 4,931.58
Indirect Cost Subtotal	40%		\$ 7,890.53
<u>Detention Facility Total</u>			\$27,616.87
* Excavation Haul Off Assumed			
** 250 ft spacing			

Unit Cost Data			
Item		Unit	Unit Price
Mobilization			4%
SWPPP			2.5%
Excavation - Haul Off		CY	\$ 10.00
Backslope Swale		Ea	\$ 6,000.00
Backslope Interceptor		LF	\$ 4.00
Sod		SY	\$ 3.00
Sod		Acre	\$ 4,840.00
Clearing & Grubbing		Acre	\$ 5,000.00

APPENDIX D Maximum Capital Recovery Fee Determination Spreadsheets

Water System Capital Improvements Construction Costs per LUE, 2012 to 2022

Total Connections in City Only, 2012 =	6,679	LUE
Total Projected Connections in City & ETJ, 2022 =	7,874	LUE
Total Projected Additional Connections =	1,195	LUE

Component	Outstanding Capital Cost	LUE Capacity	Cost Basis per LUE	New LUE's Served from 2012 to 2022	Cost Distribution 2012 to 2022	Total Capital Cost per LUE 2012 to 2022
<u>Facilities constructed with 2007 CIP⁽¹⁾</u>						
Distribution Lines	\$535,900	7,874	\$68.06	1,195	\$81,331	
Water Wells	\$4,491,570	1,667	\$2,694.94	979	\$2,638,348	
<u>Proposed Facilities with 2012 CIP</u>						
Water Well	\$1,420,000	1,667	\$852.00	216	\$184,032	
Ground Storage Tanks	\$1,000,000	2,000	\$500.00	216	\$108,000	
Booster Pumps	\$66,600	1,667	\$39.96	216	\$8,631	
Facility (Bldg, H-Tank & Generator)	\$347,500	1,667	\$208.50	216	\$45,036	
WP Engineering, Surveying & Contingencies	\$991,935	1,667	\$595.16	216	\$128,555	
Distribution Lines	\$13,223,100	7,874	\$1,679.34	1,195	\$2,006,808	
Water (1/3 2012-2022 CIP Preparation Fees)					<u>\$50,333</u>	
Total				1,195	\$5,251,075	\$4,394.20

(1) Existing facility costs are from Tomball staff.

Wastewater System Capital Improvements Construction Costs per LUE, 2012 to 2022

Total Connections in City Only, 2012 =	6,679	LUE
Total Projected Connections in City & ETJ, 2022 =	7,874	LUE
Total Projected Additional Connections =	1,195	LUE

Component	Outstanding Bond Principal	Outstanding Capital Cost	LUE Capacity	Cost Basis per LUE	New LUE's Served from 2012 to 2022	Cost Distribution 2012 to 2022	Total Capital Cost per LUE 2012 to 2022
<u>Facilities constructed with 1996 & 1999 CIP⁽¹⁾</u>							
South Wastewater Treatment Plant	\$2,465,000		3,333	\$739.50	753	\$556,733	
<u>Facilities constructed with 2002 CIP⁽¹⁾</u>							
Trunklines		\$4,263,701	7,874	\$541.49	1,195	\$647,082	
<u>Facilities constructed with 2007 CIP⁽¹⁾</u>							
Trunk Lines 2007 CIP		\$888,503	7,874	\$112.84	1,195	\$134,844	
<u>Proposed Facilities with 2012CIP</u>							
Lift Stations 2012 CIP		\$1,350,000	6,804	\$198.41	1,195	\$237,098	
Trunk Lines 2012 CIP		\$13,495,200	7,874	\$1,713.89	1,195	\$2,048,103	
Water (1/3 2012-2022 CIP Preparation Fees)						<u>\$50,333</u>	
Total					1,195	\$3,674,193	\$3,074.64

(1) Existing Facility costs from Tomball staff. Costs shown are outstanding bond amounts.

(2) Buildout to WWTP's maximum capacities.

Projected Cost of Implementing the CIP

Component	Capital Cost per LUE 2012 to 2022	Estimated Bond Soft Costs per LUE ⁽¹⁾	Estimated Total Bond Amount per LUE	Interest per LUE ⁽²⁾	Total Debt Service per LUE
Water	\$4,394.20	\$351.54	\$4,745.74	\$1,893.00	\$6,638.74
Wastewater	\$3,074.64	\$245.97	\$3,320.61	\$1,324.54	\$4,645.15

Drainage Service Area	Capital Cost per Acre 2012 to 2022	Estimated Bond Soft Costs	Estimated Bond Amount per Acre ⁽¹⁾	Interest per Acre ⁽²⁾	Total Debt Service per Acre
J131	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
J132	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
J133	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M116	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M118	\$7,622.23	\$609.78	\$8,232.01	\$3,283.61	\$11,515.62
M121E	\$10,440.45	\$835.24	\$11,275.69	\$4,497.69	\$15,773.37
M121W	\$8,858.92	\$708.71	\$9,567.63	\$3,816.37	\$13,384.01
M124	\$17,264.24	\$1,381.14	\$18,645.38	\$7,437.34	\$26,082.71
M125	\$873.76	\$0.00	\$0.00	\$0.00	\$873.76

(1) Assumes a bond soft costs of 8.0%

(2) Assumes an interest rate of 3.5% and 40 semi-annual payments

**Capital Improvement Plan Debt Service Credit and
Maximum Impact Fees**

Component	Total Debt Service per LUE	Debt Service Credit per LUE (1)	Maximum Impact Fee per LUE
Water	\$6,638.74	\$3,319.37	\$3,319.37
Wastewater	\$4,645.15	\$2,322.57	\$2,322.57

Drainage Service Area	Total Debt Service per Acre	Debt Service Credit per Acre (1)	Maximum Impact Fee per Acre
J131	\$0.00	\$0.00	\$0.00
J132	\$0.00	\$0.00	\$0.00
J133	\$0.00	\$0.00	\$0.00
M116	\$0.00	\$0.00	\$0.00
M118	\$11,515.62	\$5,757.81	\$5,757.81
M121E	\$15,773.37	\$7,886.69	\$7,886.69
M121W	\$13,384.01	\$6,692.00	\$6,692.00
M124	\$26,082.71	\$13,041.36	\$13,041.36
M125	\$873.76	\$436.88	\$436.88

(1) Credit equal to 50% of the total projected cost of implementing the CIP.

Maximum Impact Fee for Various Types and Sizes of Water Meters

Meter Type	Meter Size	Living Unit Equivalent (LUE)	Water Impact Fee by Meter Size		Wastewater Impact Fee by Meter Size	Total Impact Fee by Meter Size
Simple	3/4"	1.0	\$ 3,319.37	s	\$ 2,322.57	\$ 5,641.94
Simple	1"	2.5	\$ 8,298.42		\$ 5,806.43	\$ 14,104.86
Simple	1-1/2"	5.0	\$ 16,596.85		\$ 11,612.87	\$ 28,209.71
Compound Turbine	2"	8.0	\$ 26,554.96		\$ 18,580.58	\$ 45,135.54
	2"	10.0	\$ 33,193.70		\$ 23,225.73	\$ 56,419.43
Compound Turbine	3"	16.0	\$ 53,109.92		\$ 37,161.17	\$ 90,271.09
	3"	24.0	\$ 79,664.88		\$ 55,741.75	\$ 135,406.63
Compound Turbine	4"	25.0	\$ 82,984.25		\$ 58,064.33	\$ 141,048.57
	4"	42.0	\$ 139,413.53		\$ 97,548.07	\$ 236,961.60
Compound Turbine	6"	50.0	\$ 165,968.49		\$ 116,128.65	\$ 282,097.14
	6"	92.0	\$ 305,382.02		\$ 213,676.72	\$ 519,058.74
Compound Turbine	8"	80.0	\$ 265,549.58		\$ 185,805.84	\$ 451,355.43
	8"	160.0	\$ 531,099.17		\$ 371,611.68	\$ 902,710.85
Compound Turbine	10"	115.0	\$ 381,727.53		\$ 267,095.90	\$ 648,823.42
	10"	250.0	\$ 829,842.45		\$ 580,643.25	\$ 1,410,485.70
Turbine	12"	330.0	\$ 1,095,392.04		\$ 766,449.09	\$ 1,861,841.13

LUE is determined on the basis of the American Water Works Association (AWWA) standards C700-09, C701-12, and C702-10 recommended maximum rate for continuous duty flow of the meter, purchased at the sale of tap based on the Uniform Plumbing Code meter size and type.

Disposition of Collected Impact Fees

Water Impact Fees Collected and Interest Earnings as of 12/31/12 \$2,460,861

Water System Improvements, completed from 1996 CIP

	<u>Amount</u>	<u>Wells</u>	<u>EST</u>	<u>Water lines</u>
1. 12" water main along Zion Road from Ulrich to Neal St.	\$97,200			\$97,200
2. 12" water main along SH 249 from Brown to Baker	\$50,000			\$50,000
3. 12" water main along S. Cherry from Agg to Theis	\$210,600			\$210,600
4. 12" water main along Theis from S. Cherry to SH 249	\$194,499			\$194,499
5. 2000 gpm water well	<u>\$600,000</u>	<u>\$600,000</u>		
Total	\$1,152,299	\$600,000	\$0	\$552,299

Water System Improvements, completed from 1999 CIP

1. 12" water main along FM 2920 from Lowes to Calvert	\$54,810			\$54,810
2. 750,000 gallon elevated storage tank	\$1,200,000		\$1,200,000	
3. 6" parallel water main on Graham and Holderreith	<u>\$124,981</u>			<u>\$124,981</u>
Total	\$1,379,791	\$0	\$1,200,000	\$179,791

Total Water System Improvements from 1996 and 1999 CIP **\$2,532,090** **\$600,000** **\$1,200,000** **\$732,090**

Water System Improvements, completed from 2002 CIP

	<u>Amount</u>	<u>Wells</u>	<u>EST</u>	<u>Water lines</u>
1. 12" Water main on SH 249 from Theis to Holderreith	\$172,800			\$172,800
2. 12" Water main on Holderreith from School St ext. to SH 249	\$86,400			\$86,400
3. 12" Water main on Holderreith from School St ext. to Cherry	\$103,680			\$103,680
4. 12" Water main on Holderreith from S. Cherry to Hufsmith-Korhville	\$311,040			\$311,040
5. 12" Water main along S. Cherry from Theis to Holderreith	\$164,160			\$164,160
6. 12" Water main along Brown Rd to E. Hufsmith Extension	\$216,000			\$216,000
7. 8" Water main along Johnson Rd from Michel to shopping center	\$37,260			\$37,260
8. 12" Water main along Hufsmith-Kohrville from FM 2920 to Holderreith	\$492,480			\$492,480
9. Install 1200 gpm pump at Baker St. well	\$270,000	\$270,000		
10. 12" Water main along Alice Rd from SH 249 to SH 249 Bypass	\$86,400			\$86,400
11. 12" Water mian along FM 2920 from Persimmon to ETJ	\$181,440			\$181,440
12. 8" Water main on Willow St from Carrell to Texas	<u>\$34,155</u>			<u>\$34,155</u>
Total	\$2,155,815	\$270,000	\$0	\$1,885,815

Water System Improvements, completed from 2007 CIP

1. 8-Inch Water Line along the Future Michel Road extension from Commercial Park Drive to	<u>\$796</u>			<u>\$796</u>
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April 10, 2014

Page A - 27 of 29

School Street				
2. 12-inch Water Line along Quinn Road from Baker Drive to Inwood Street	\$195,978			\$195,978
3. 12-inch Water Line along Future Brown-Hufsmith Road from SH 249 to Quinn Road	\$407,486			\$407,486
4. 12-inch Water Line along Tomball Cemetery Road North of 2920 (Private Funding)	\$0			
5. 12-inch Water Line along Future Brown-Hufsmith Road from Quinn Road to Baker Drive	\$126,058			\$126,058
6. Water Line Extension on Mechanic Street	\$20,878			\$20,878
7. Water Wells 5 and 6/Plant	\$4,491,570	\$4,491,570		
Total	\$5,242,766	\$4,491,570	\$0	\$751,196
Not 50% Funded by Impact fee as of 12/13/2012	\$5,045,993	\$4,491,570	\$0	\$554,422
Less Impact Fee Balance	-\$18,522	0		-\$18,522
Remaining to be paid by Impact fees	\$5,027,471	\$4,491,570		\$535,900

Wastewater Impact Fees Collected and Interest Earnings as of 12/31/12 \$2,600,215
Balance as of 3/31/2008 \$83,046

Wastewater System Improvements, completed from 1996 CIP

	<u>Amount</u>	<u>N. WWTP</u>	<u>S. WWTP</u>	<u>Trunklines</u>
1. 10" gravity sewer along SH 249 from McCoy's to FM 2920	\$103,200			\$103,200
2. 10" gravity sewer along Hooper from Bypass to SH 249	\$50,000			\$50,000
3. 10" gravity sewer along Hirschfield from SH 249 to Bypass	\$40,000			\$40,000
4. 1.5 MGD Wastewater Treatment Plant	\$6,117,000		\$6,117,000	
Total	\$6,310,200	\$0	\$6,117,000	\$193,200

Wastewater System Improvements, completed from 1999 CIP

1. 10" gravity line along FM 2920: Kroger to City Limit	\$14,144			\$14,144
2. 12" gravity line along FM 2920: City Limit to Calvert	\$151,948			\$151,948
3. 10" gravity line along Hirschfield: SH 249 and bypass	\$56,253			\$56,253
4. Temporary Lift Station at Calvert FM 2920	\$80,000			\$80,000
5. 6" force main along FM 2920 from temporary Lift Station to gravity sewer at Sh 249	\$39,387			\$39,387
6. 18" gravity trunk along Cherry from McPhail to Agg Road	\$127,374			\$127,374
7. 21" gravity trunk along Cherry from Agg to Theis	\$120,745			\$120,745
8. 24" gravity trunk along Cherry from Theis to Holderreith	\$305,597			\$305,597
9. 27" gravity trunk along Cherry from Holderreith to WWTP	\$158,165			\$158,165
10. 18" gravity line along Theis from LS to Cherry	\$83,278			\$83,278
11. Abandon Theis Lift Station	\$360			\$360
Total	\$1,137,251	\$0	\$0	\$1,137,251

Total Wastewater System Imp from 1996 and 1999 CIP \$7,447,451 \$0 \$6,117,000 \$1,330,451

Wastewater System Improvements, completed from 2002 CIP

	<u>Amount</u>	<u>N. WWTP</u>	<u>S. WWTP</u>	<u>Trunklines</u>
1. (8) 12" gravity line along W. Hufsmith from Quin Ext to SH 249	\$164,160			\$164,160
2. (10) 18" gravity line along FM 2920 from Calvert to Park St	\$228,960			\$228,960
3. (11) 6" force main from Temp Lift Station at Park/FM 2920 to Calvert	\$73,440			\$73,440
4. (12) 12" gravity line along FM 2920 from Park Rd to Tomball Cem. Rd	\$145,935			\$145,935
5. (14) Temp Lift Station at FM 2920 and Park Rd	\$107,933			\$107,933
6. (16) 10" gravity line on SH 249 from Hirschfield Rd to Alice Rd	\$64,800			\$64,800
7. (17) 21" gravity line on SH 249 from Alice Rd to Holderreith Rd	\$528,255			\$528,255
8. (18) 18" gravity line on Alice Rd from SH 249 Bypass to SH 249	\$128,790			\$128,790
9. (19) 30" gravity line on Holderreith Ext west of SH 249	\$79,488			\$79,488
10. (20) 30" gravity line on Holderreith from SH 249 and S. WWTP	\$864,000			\$864,000
11. (25) 8" gravity line along Johnson	\$40,500			\$40,500
12. (28) Abandon Cherry St Lift Station	\$13,500			\$13,500
13. (29) 27" gravity line on Holderreith from S. WWTP Trunk Line to BNRR	\$577,800			\$577,800
14. (30) 27" gravity line on Holderrieth from BNRR to Hufsmith-Kohrville Rd	\$288,900			\$288,900
15. (31) 24" gravity line on Hufsmith-Kohrville Rd from Holderreith to Sutton Ln	\$790,560			\$790,560
16. (32) 18" gravity line on Hufsnith-Kohrville Rd from Sutton Ln to FM 2920	<u>\$357,750</u>			<u>\$357,750</u>
Total	\$4,454,771	\$0	\$0	\$4,454,771
Not 50% Funded by Impact fee as of 12/13/2012	\$4,290,611			\$4,290,611
Less Impact Fee Balance	-\$26,910			-\$26,910
Remaining to be paid by Impact fees	\$4,263,701			\$4,263,701

Wastewater System Improvements, completed from 2007 CIP

1. 10-inch Gravity Sanitary Sewer along Future Brown-Hufsmith Road from SH 249 to Quinn Road	\$329,227			\$329,227
2. 12-inch Gravity Sanitary Sewer along Tomball Cementery Road (Private Funding)	\$0			\$0
3. 8-inch Gravity Sanitary Sewer along Future Brown-Hufsmith Road from Quinn Road to Baker Drive	\$88,565			\$88,565
4. 8" gravity line on Mechanic Street	\$4,378			\$4,378
5. Tomball Hills Lift Station	<u>\$466,333</u>			<u>\$466,333</u>
Total	\$888,503	\$0	\$0	\$888,503

APPENDIX A

TEXAS LOCAL GOVERNMENT CODE CHAPTER 395

The following requirements, extracted from the Texas Local Government Code Chapter 395, were utilized for preparation of this report.

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO MORE THAN ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL GOVERNMENTS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 395.001. DEFINITIONS. In this chapter:

- (1) "Capital improvement" means any of the following facilities that have a life expectancy of three or more years and are owned and operated by or on behalf of a political subdivision:
 - (A) water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage, and flood control facilities; whether or not they are located within the service area; and
 - (B) roadway facilities.
- (2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.
- (3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.
- (4) "Impact fee" means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:
 - (A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;
 - (B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
 - (C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or
 - (D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

- (5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.
- (6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
- (7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.
- (8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.
- (9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.
- (10) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1989, 71st Leg., ch. 566, Sec. 1(e), eff. Aug. 28, 1989; Acts 2001, 77th Leg., ch. 345, Sec. 1, eff. Sept. 1, 2001.

SUBCHAPTER B. AUTHORIZATION OF IMPACT FEE

Sec. 395.011. AUTHORIZATION OF FEE.

- (a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.
- (b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.
- (c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.012. ITEMS PAYABLE BY FEE.

- (a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:

- (1) construction contract price;
 - (2) surveying and engineering fees;
 - (3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
 - (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.
- (b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.
 - (c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.
 - (d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:
 - (1) the improvement or expansion is identified in a capital improvements plan; and
 - (2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.
 - (e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 90, Sec. 1, eff. May 16, 1995.

Sec. 395.013. ITEMS NOT PAYABLE BY FEE. Impact fees may not be adopted or used to pay for:

- (1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;
- (2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;
- (3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;
- (6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.014. CAPITAL IMPROVEMENTS PLAN.

- (a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:
- (1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
 - (4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;
 - (5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;
 - (6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and
 - (7) a plan for awarding:
 - (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
 - (B) in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.
- (b) The analysis required by Subsection (a)(3) may be prepared on a systemwide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.
- (c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 2, eff. Sept. 1, 2001.

Sec. 395.015. MAXIMUM FEE PER SERVICE UNIT.

- (a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

- (b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 3, eff. Sept. 1, 2001.

Sec. 395.016. TIME FOR ASSESSMENT AND COLLECTION OF FEE.

- (a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.
- (d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:
- (1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;
 - (2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or
 - (3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.
- (e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (f) An "assessment" means a determination of the amount of the impact fee in effect on the date or occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.
- (g) Notwithstanding Subsections (a)-(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not

constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 980, Sec. 52, eff. Sept. 1, 1997; Acts 2001, 77th Leg., ch. 345, Sec. 4, eff. Sept. 1, 2001.

Sec. 395.017. ADDITIONAL FEE PROHIBITED; EXCEPTION. After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.018. AGREEMENT WITH OWNER REGARDING PAYMENT. A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.019. COLLECTION OF FEES IF SERVICES NOT AVAILABLE. Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

- (1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;
- (2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or
- (3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.020. ENTITLEMENT TO SERVICES. Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.021. AUTHORITY OF POLITICAL SUBDIVISIONS TO SPEND FUNDS TO REDUCE FEES. Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.022. AUTHORITY OF POLITICAL SUBDIVISION TO PAY FEES. (a) Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

(b) A school district is not required to pay impact fees imposed under this chapter unless the board of trustees of the district consents to the payment of the fees by entering a contract with the political subdivision that imposes the fees. The contract may contain terms the board of trustees considers advisable to provide for the payment of the fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 250, Sec. 1, eff. May 25, 2007.

Sec. 395.023. CREDITS AGAINST ROADWAY FACILITIES FEES. Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.024. ACCOUNTING FOR FEES AND INTEREST.

(a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.

(b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.

(c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.

(d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.025. REFUNDS.

(a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).

(b) Repealed by Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.

(c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.

(d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.

(e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

April 10, 2014

Page A - 7 of 29

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 1396, Sec. 37, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 62, Sec. 7.82, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.

SUBCHAPTER C. PROCEDURES FOR ADOPTION OF IMPACT FEE

Sec. 395.041. COMPLIANCE WITH PROCEDURES REQUIRED. Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.0411. CAPITAL IMPROVEMENTS PLAN. The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Added by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.042. HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.043. INFORMATION ABOUT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN AVAILABLE TO PUBLIC. On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.044. NOTICE OF HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

- (a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain:

- (1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;
 - (3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and
 - (4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.045. APPROVAL OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.
- (b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.
- (c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.0455. SYSTEMWIDE LAND USE ASSUMPTIONS.

- (a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt systemwide land use assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.
- (b) Prior to adopting systemwide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.
- (c) After adoption of systemwide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the systemwide land use assumptions.

Added by Acts 1989, 71st Leg., ch. 566, Sec. 1(b), eff. Aug. 28, 1989.

Sec. 395.047. HEARING ON IMPACT FEE. On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.049. NOTICE OF HEARING ON IMPACT FEE.

- (a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain the following:
 - (1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;

April 10, 2014

Page A - 9 of 29

- (3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;
- (4) the amount of the proposed impact fee per service unit; and
- (5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.050. ADVISORY COMMITTEE COMMENTS ON IMPACT FEES. The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.051. APPROVAL OF IMPACT FEE REQUIRED.

- (a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.
- (b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 5, eff. Sept. 1, 2001.

Sec. 395.052. PERIODIC UPDATE OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.
- (b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 6, eff. Sept. 1, 2001.

Sec. 395.053. HEARING ON UPDATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.054. HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE. A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.055. NOTICE OF HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE.

- (a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.

(b) The notice of a hearing under this section must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 345, Sec. 7, eff. Sept. 1, 2001.

Sec. 395.056. ADVISORY COMMITTEE COMMENTS ON AMENDMENTS. The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.057. APPROVAL OF AMENDMENTS REQUIRED.

(a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.

(b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.0575. DETERMINATION THAT NO UPDATE OF LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES IS NEEDED.

(a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052-395.057, do the following:

(1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).

(2) The political subdivision shall publish notice of its determination once a week for three consecutive weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

(b) The notice must contain the following:

April 10, 2014

Page A - 11 of 29

(1) a headline to read as follows:

"NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES";

- (2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;
 - (3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;
 - (4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052-395.057; and
 - (5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.
- (c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plans, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.
- (d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052-395.057.
- (e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 566, Sec. 1(d), eff. Aug. 28, 1989.

Sec. 395.058. ADVISORY COMMITTEE.

- (a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.
- (b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.
- (c) The advisory committee serves in an advisory capacity and is established to:
- (1) advise and assist the political subdivision in adopting land use assumptions;
 - (2) review the capital improvements plan and file written comments;
 - (3) monitor and evaluate implementation of the capital improvements plan;

(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

SUBCHAPTER D. OTHER PROVISIONS

Sec. 395.071. DUTIES TO BE PERFORMED WITHIN TIME LIMITS. If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.072. RECORDS OF HEARINGS. A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.073. CUMULATIVE EFFECT OF STATE AND LOCAL RESTRICTIONS. Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.074. PRIOR IMPACT FEES REPLACED BY FEES UNDER THIS CHAPTER. An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988, pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.075. NO EFFECT ON TAXES OR OTHER CHARGES. This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.076. MORATORIUM ON DEVELOPMENT PROHIBITED. A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 441, Sec. 2, eff. Sept. 1, 2001.

Sec. 395.077. APPEALS.

- (a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.
- (b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.
- (c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.
- (d) This section does not require construction of a specific facility to provide the services.
- (e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.078. SUBSTANTIAL COMPLIANCE WITH NOTICE REQUIREMENTS. An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Sec. 395.079. IMPACT FEE FOR STORM WATER, DRAINAGE, AND FLOOD CONTROL IN POPULOUS COUNTY.

- (a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.
- (b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052-395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.
- (c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.
- (d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:
 - (1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and
 - (2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 2001, 77th Leg., ch. 669, Sec. 107, eff. Sept. 1, 2001.

Sec. 395.080. CHAPTER NOT APPLICABLE TO CERTAIN WATER-RELATED SPECIAL DISTRICTS.

- (a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:
 - (1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or

(2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.

- (b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 76, Sec. 11.257, eff. Sept. 1, 1995.

Sec. 395.081. FEES FOR ADJOINING LANDOWNERS IN CERTAIN MUNICIPALITIES.

- (a) This section applies only to a municipality with a population of 115,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.
- (b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:
- (1) the governing body of the municipality has adopted a finding under Subsection (c); and
 - (2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.
- (c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.
- (d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.

Added by Acts 1997, 75th Leg., ch. 1150, Sec. 1, eff. June 19, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. [1043](#), Sec. 5, eff. June 17, 2011.

Acts 2011, 82nd Leg., R.S., Ch. [1163](#), Sec. 100, eff. September 1, 2011.

APPENDIX B

References

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"City of Tomball Infrastructure Master Plan and Impact Fee Determination 2007 to 2017", LAN, Houston, Texas, October 2008.

"Tomball Comprehensive Plan - Vision 2030", adopted by Ordinance No. 2009-33, December 7, 2009.

"2035 Regional Growth Forecast", Houston-Galveston Area Council

2010 U.S. Census Report SF-1, City of Tomball, Texas, U.S. Census Bureau and the Texas State Data Center, 2011.

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"Expansion of 249 moving plans for Aggie Expressway along", www.yourhoustonnews.com, by Lindsey Vaculin, posted December 19, 2012.

"Work to begin on Hwy. 249 tollway...", Community Impact Newspaper, Northwest Houston Edition, Volume 4, Issue 9, May 16 – June 19, 2013.

APPENDIX C

Unit Cost Data

Water System Unit Cost Data				
8-inch Water Line				
8-inch Water Line		Unit	Unit Price	
8-inch Water Line		LF	\$	35.00
Fire Hydrant ⁽¹⁾		LF	\$	6.86
Trench Safety		LF	\$	1.00
Subtotal			\$	43.00
Augering & Roadway Repairs	20%	LF	\$	8.60
Easement Acquisition	15%	LF	\$	6.45
Pipeline Relocation	30%	LF	\$	12.90
Contingencies	15%	LF	\$	6.45
Engineering & Surveying	25%	LF	\$	10.75
Total 8-inch Water Line per LF			\$	88.00
12-Inch Water Line				
12-inch Water Line		Unit	Unit Price	
12-inch Water Line		LF	\$	54.00
Fire Hydrant ⁽¹⁾		LF	\$	6.86
Trench Safety		LF	\$	1.00
Subtotal			\$	62.00
Augering & Roadway Repairs	20%	LF	\$	12.40
Easement Acquisition	15%	LF	\$	9.30
Pipeline Relocation	30%	LF	\$	18.60
Contingencies	15%	LF	\$	9.30
Engineering & Surveying	25%	LF	\$	15.50
Total 12-inch Water Line per LF			\$	127.00
(1) Assumes Fire Hydrants are spaced every 350 feet				
Miscellaneous Items Used in Water Lines above				
Fire Hydrant Assembly		EA	\$	2,400.00
Water Well Plant Estimate				
	Qty		Unit Cost Est	Total Cost
Well	1000	gpm	\$ 1,420.00	\$1,420,000.00
GST	400000	gal	\$ 2.50	\$1,000,000.00
Boosters	1800	gpm	\$ 37.00	\$ 66,600.00
Maintenance Bldg	1	LS	\$ 216,000.00	\$ 216,000.00
HPT	10000	gal	\$ 4.15	\$ 41,500.00
Emer. Gen 275kW	300	kW	\$ 300.00	\$ 90,000.00
				\$2,834,100.00
Contingencies	15%			\$ 283,410.00
Engineering & Surveying	25%			\$ 708,525.00
				\$3,826,035.00

Sanitary Sewer Unit Cost Data

Item		Unit	Unit Price
<u>8-inch Gravity Sanitary Sewer</u>			
8-inch Gravity Sanitary Sewer (all depths)		LF	\$ 40.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 46.00
Augering & Roadway Repairs	15%	LF	\$ 6.90
Easement Acquisition	15%	LF	\$ 6.90
Pipeline Relocation	30%	LF	\$ 13.80
Contingencies	15%	LF	\$ 6.90
Engineering & Surveying	25%	LF	\$ 11.50
Indirect Cost Subtotal	100%		\$ 46.00
<u>8-inch Gravity Sanitary Sewer Total</u>			\$ 92.00
<u>10-Inch Gravity Sanitary Sewer</u>			
10-inch Gravity Sanitary Sewer (all depths)		LF	\$ 50.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 56.00
Indirect Cost Subtotal (2)		LF	\$ 56.00
<u>10-Inch Gravity Sanitary Sewer Total</u>			\$ 112.00
<u>12-Inch Gravity Sanitary Sewer</u>			
12-inch Gravity Sanitary Sewer (all depths)		LF	\$ 65.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 71.00
Indirect Cost Subtotal (2)		LF	\$ 71.00
<u>12-Inch Gravity Sanitary Sewer Total</u>			\$ 142.00
<u>15-Inch Gravity Sanitary Sewer</u>			
15-inch Gravity Sanitary Sewer (all depths)		LF	\$ 85.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 91.00
Indirect Cost Subtotal (2)		LF	\$ 91.00
<u>15-Inch Gravity Sanitary Sewer Total</u>			\$ 182.00
<u>18-Inch Gravity Sanitary Sewer</u>			
18-inch Gravity Sanitary Sewer (all depths)		LF	\$ 105.00
Sanitary Sewer Manhole(1)		LF	\$ 5.00
Trench Safety		LF	\$ 1.00
Subtotal			\$ 111.00
Indirect Cost Subtotal (2)		LF	\$ 111.00
<u>18-Inch Gravity Sanitary Sewer Total</u>			\$ 222.00

Sanitary Sewer Unit Cost Data (Cont.)			
21-Inch Gravity Sanitary Sewer			
21-inch Gravity Sanitary Sewer (all depths)	LF	\$	120.00
Sanitary Sewer Manhole(1)	LF	\$	5.00
Trench Safety	LF	\$	1.00
Subtotal		\$	126.00
Indirect Cost Subtotal (2)	LF	\$	126.00
21-Inch Gravity Sanitary Sewer Total		\$	252.00
4-Inch Force Main			
4-Inch Force Main	LF	\$	25.00
Trench Safety	LF	\$	1.00
Subtotal		\$	26.00
Indirect Cost Subtotal (2)	LF	\$	26.00
4-Inch Force Main Total		\$	52.00
6-Inch Force Main			
6-Inch Force Main	LF	\$	30.00
Trench Safety	LF	\$	1.00
Subtotal		\$	31.00
Indirect Cost Subtotal (2)	LF	\$	31.00
6-Inch Force Main Total		\$	62.00
8-Inch Force Main			
8-Inch Force Main	LF	\$	35.00
Trench Safety	LF	\$	1.00
Subtotal		\$	36.00
Indirect Cost Subtotal (2)	LF	\$	36.00
8-Inch Force Main Total		\$	72.00
Miscellaneous Items Used in Sanitary Sewer Lines Above			
Sanitary Sewer Manhole	EA	\$	2,000.00
Lift Station (300-500 gpm)			
Lift Station (300-500 gpm) including contingencies	EA	\$	320,000.00
Engineering & Testing	EA	\$	80,000.00
Total		\$	400,000.00
Lift Station (1,000-1,500 gpm)			
Lift Station (1,000-1,500 gpm) including contingencies	EA	\$	440,000.00
Engineering & Testing	EA	\$	110,000.00
Total		\$	550,000.00
Lift Station (1,500-2,000 gpm)			
Lift Station (1,500-2,000 gpm) including contingencies	EA	\$	820,000.00
Engineering & Testing	EA	\$	205,000.00
Total		\$	1,025,000.00
Wastewater Treatment Plant Capacity			
Wastewater Treatment Plant Capacity incl. contg.	gpd	\$	6.00
Contingencies	gpd	\$	0.90
Engineering & Testing	gpd	\$	1.50
Total per gpd		\$	8.40
(1) Manhole spaced every 400 feet.			
(2) Indirect cost percentages are the same for all sizes of sanitary sewer lines and force mains. The percentages are shown in the cost data for an 8-inch sanitary sewer line.			

Drainage Unit Cost Calculation			
Item		Unit	Unit Price
<u>Drainage Ditch</u>			
Drainage Channel Excavation (10' bottom, 12' depth, 4:1 SS)*		LF	\$ 257.78
Backslope Swale & Interceptor**		LF	\$ 56.00
Sod (160' ROW)		LF	\$ 53.33
Misc (Clearing, SWPPP, Etc)	15%	LF	\$ 55.07
Subtotal			\$ 422.18
Contingencies	15%	LF	\$ 63.33
Engineering & Surveying	25%	LF	\$ 105.54
Indirect Cost Subtotal	40%		\$ 168.87
<u>Drainage Ditch Total</u>			\$ 591.05
* Excavation Haul Off Assumed			
** 250 ft spacing			

Detention Unit Cost Calculation			
Item		Unit	Unit Price
<u>Detention Facility</u>			
Detention Excavation (12' depth, 4:1 SS)*		Acre-Ft	\$16,130.00
Backslope Swale & Interceptor**		Acre-Ft	\$ 583.33
Sod		Acre-Ft	\$ 440.00
Misc (Clearing, SWPPP, Etc)	15%	Acre-Ft	\$ 2,573.00
Subtotal			\$19,726.33
Contingencies	15%	Acre-Ft	\$ 2,958.95
Engineering & Surveying	25%	Acre-Ft	\$ 4,931.58
Indirect Cost Subtotal	40%		\$ 7,890.53
<u>Detention Facility Total</u>			\$27,616.87
* Excavation Haul Off Assumed			
** 250 ft spacing			

Unit Cost Data			
Item		Unit	Unit Price
Mobilization			4%
SWPPP			2.5%
Excavation - Haul Off		CY	\$ 10.00
Backslope Swale		Ea	\$ 6,000.00
Backslope Interceptor		LF	\$ 4.00
Sod		SY	\$ 3.00
Sod		Acre	\$ 4,840.00
Clearing & Grubbing		Acre	\$ 5,000.00

APPENDIX D Maximum Capital Recovery Fee Determination Spreadsheets

Water System Capital Improvements Construction Costs per LUE, 2012 to 2022

Total Connections in City Only, 2012 =	6,679	LUE
Total Projected Connections in City & ETJ, 2022 =	7,874	LUE
Total Projected Additional Connections =	1,195	LUE

Component	Outstanding Capital Cost	LUE Capacity	Cost Basis per LUE	New LUE's Served from 2012 to 2022	Cost Distribution 2012 to 2022	Total Capital Cost per LUE 2012 to 2022
<u>Facilities constructed with 2007 CIP⁽¹⁾</u>						
Distribution Lines	\$535,900	7,874	\$68.06	1,195	\$81,331	
Water Wells	\$4,491,570	1,667	\$2,694.94	979	\$2,638,348	
<u>Proposed Facilities with 2012 CIP</u>						
Water Well	\$1,420,000	1,667	\$852.00	216	\$184,032	
Ground Storage Tanks	\$1,000,000	2,000	\$500.00	216	\$108,000	
Booster Pumps	\$66,600	1,667	\$39.96	216	\$8,631	
Facility (Bldg, H-Tank & Generator)	\$347,500	1,667	\$208.50	216	\$45,036	
WP Engineering, Surveying & Contingencies	\$991,935	1,667	\$595.16	216	\$128,555	
Distribution Lines	\$13,223,100	7,874	\$1,679.34	1,195	\$2,006,808	
Water (1/3 2012-2022 CIP Preparation Fees)					<u>\$50,333</u>	
Total				1,195	\$5,251,075	\$4,394.20

(1) Existing facility costs are from Tomball staff.

Wastewater System Capital Improvements Construction Costs per LUE, 2012 to 2022

Total Connections in City Only, 2012 =	6,679	LUE
Total Projected Connections in City & ETJ, 2022 =	7,874	LUE
Total Projected Additional Connections =	1,195	LUE

Component	Outstanding Bond Principal	Outstanding Capital Cost	LUE Capacity	Cost Basis per LUE	New LUE's Served from 2012 to 2022	Cost Distribution 2012 to 2022	Total Capital Cost per LUE 2012 to 2022
<u>Facilities constructed with 1996 & 1999 CIP⁽¹⁾</u>							
South Wastewater Treatment Plant	\$2,465,000		3,333	\$739.50	753	\$556,733	
<u>Facilities constructed with 2002 CIP⁽¹⁾</u>							
Trunklines		\$4,263,701	7,874	\$541.49	1,195	\$647,082	
<u>Facilities constructed with 2007 CIP⁽¹⁾</u>							
Trunk Lines 2007 CIP		\$888,503	7,874	\$112.84	1,195	\$134,844	
<u>Proposed Facilities with 2012CIP</u>							
Lift Stations 2012 CIP		\$1,350,000	6,804	\$198.41	1,195	\$237,098	
Trunk Lines 2012 CIP		\$13,495,200	7,874	\$1,713.89	1,195	\$2,048,103	
Water (1/3 2012-2022 CIP Preparation Fees)						<u>\$50,333</u>	
Total					1,195	\$3,674,193	\$3,074.64

(1) Existing Facility costs from Tomball staff. Costs shown are outstanding bond amounts.

(2) Buildout to WWTP's maximum capacities.

Projected Cost of Implementing the CIP

Component	Capital Cost per LUE 2012 to 2022	Estimated Bond Soft Costs per LUE ⁽¹⁾	Estimated Total Bond Amount per LUE	Interest per LUE ⁽²⁾	Total Debt Service per LUE
Water	\$4,394.20	\$351.54	\$4,745.74	\$1,893.00	\$6,638.74
Wastewater	\$3,074.64	\$245.97	\$3,320.61	\$1,324.54	\$4,645.15

Drainage Service Area	Capital Cost per Acre 2012 to 2022	Estimated Bond Soft Costs	Estimated Bond Amount per Acre ⁽¹⁾	Interest per Acre ⁽²⁾	Total Debt Service per Acre
J131	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
J132	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
J133	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M116	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M118	\$7,622.23	\$609.78	\$8,232.01	\$3,283.61	\$11,515.62
M121E	\$10,440.45	\$835.24	\$11,275.69	\$4,497.69	\$15,773.37
M121W	\$8,858.92	\$708.71	\$9,567.63	\$3,816.37	\$13,384.01
M124	\$17,264.24	\$1,381.14	\$18,645.38	\$7,437.34	\$26,082.71
M125	\$873.76	\$0.00	\$0.00	\$0.00	\$873.76

(1) Assumes a bond soft costs of 8.0%

(2) Assumes an interest rate of 3.5% and 40 semi-annual payments

**Capital Improvement Plan Debt Service Credit and
Maximum Impact Fees**

Component	Total Debt Service per LUE	Debt Service Credit per LUE (1)	Maximum Impact Fee per LUE
Water	\$6,638.74	\$3,319.37	\$3,319.37
Wastewater	\$4,645.15	\$2,322.57	\$2,322.57

Drainage Service Area	Total Debt Service per Acre	Debt Service Credit per Acre (1)	Maximum Impact Fee per Acre
J131	\$0.00	\$0.00	\$0.00
J132	\$0.00	\$0.00	\$0.00
J133	\$0.00	\$0.00	\$0.00
M116	\$0.00	\$0.00	\$0.00
M118	\$11,515.62	\$5,757.81	\$5,757.81
M121E	\$15,773.37	\$7,886.69	\$7,886.69
M121W	\$13,384.01	\$6,692.00	\$6,692.00
M124	\$26,082.71	\$13,041.36	\$13,041.36
M125	\$873.76	\$436.88	\$436.88

(1) Credit equal to 50% of the total projected cost of implementing the CIP.

Maximum Impact Fee for Various Types and Sizes of Water Meters

Meter Type	Meter Size	Living Unit Equivalent (LUE)	Water Impact Fee by Meter Size		Wastewater Impact Fee by Meter Size	Total Impact Fee by Meter Size
Simple	3/4"	1.0	\$ 3,319.37	s	\$ 2,322.57	\$ 5,641.94
Simple	1"	2.5	\$ 8,298.42		\$ 5,806.43	\$ 14,104.86
Simple	1-1/2"	5.0	\$ 16,596.85		\$ 11,612.87	\$ 28,209.71
Compound Turbine	2"	8.0	\$ 26,554.96		\$ 18,580.58	\$ 45,135.54
	2"	10.0	\$ 33,193.70		\$ 23,225.73	\$ 56,419.43
Compound Turbine	3"	16.0	\$ 53,109.92		\$ 37,161.17	\$ 90,271.09
	3"	24.0	\$ 79,664.88		\$ 55,741.75	\$ 135,406.63
Compound Turbine	4"	25.0	\$ 82,984.25		\$ 58,064.33	\$ 141,048.57
	4"	42.0	\$ 139,413.53		\$ 97,548.07	\$ 236,961.60
Compound Turbine	6"	50.0	\$ 165,968.49		\$ 116,128.65	\$ 282,097.14
	6"	92.0	\$ 305,382.02		\$ 213,676.72	\$ 519,058.74
Compound Turbine	8"	80.0	\$ 265,549.58		\$ 185,805.84	\$ 451,355.43
	8"	160.0	\$ 531,099.17		\$ 371,611.68	\$ 902,710.85
Compound Turbine	10"	115.0	\$ 381,727.53		\$ 267,095.90	\$ 648,823.42
	10"	250.0	\$ 829,842.45		\$ 580,643.25	\$ 1,410,485.70
Turbine	12"	330.0	\$ 1,095,392.04		\$ 766,449.09	\$ 1,861,841.13

LUE is determined on the basis of the American Water Works Association (AWWA) standards C700-09, C701-12, and C702-10 recommended maximum rate for continuous duty flow of the meter, purchased at the sale of tap based on the Uniform Plumbing Code meter size and type.

Disposition of Collected Impact Fees

Water Impact Fees Collected and Interest Earnings as of 12/31/12 \$2,460,861

Water System Improvements, completed from 1996 CIP

	<u>Amount</u>	<u>Wells</u>	<u>EST</u>	<u>Water lines</u>
1. 12" water main along Zion Road from Ulrich to Neal St.	\$97,200			\$97,200
2. 12" water main along SH 249 from Brown to Baker	\$50,000			\$50,000
3. 12" water main along S. Cherry from Agg to Theis	\$210,600			\$210,600
4. 12" water main along Theis from S. Cherry to SH 249	\$194,499			\$194,499
5. 2000 gpm water well	<u>\$600,000</u>	<u>\$600,000</u>		
Total	\$1,152,299	\$600,000	\$0	\$552,299

Water System Improvements, completed from 1999 CIP

1. 12" water main along FM 2920 from Lowes to Calvert	\$54,810			\$54,810
2. 750,000 gallon elevated storage tank	\$1,200,000		\$1,200,000	
3. 6" parallel water main on Graham and Holderreith	<u>\$124,981</u>			<u>\$124,981</u>
Total	\$1,379,791	\$0	\$1,200,000	\$179,791

Total Water System Improvements from 1996 and 1999 CIP \$2,532,090 \$600,000 \$1,200,000 \$732,090

Water System Improvements, completed from 2002 CIP

	<u>Amount</u>	<u>Wells</u>	<u>EST</u>	<u>Water lines</u>
1. 12" Water main on SH 249 from Theis to Holderreith	\$172,800			\$172,800
2. 12" Water main on Holderreith from School St ext. to SH 249	\$86,400			\$86,400
3. 12" Water main on Holderreith from School St ext. to Cherry	\$103,680			\$103,680
4. 12" Water main on Holderreith from S. Cherry to Hufsmith-Korhville	\$311,040			\$311,040
5. 12" Water main along S. Cherry from Theis to Holderreith	\$164,160			\$164,160
6. 12" Water main along Brown Rd to E. Hufsmith Extension	\$216,000			\$216,000
7. 8" Water main along Johnson Rd from Michel to shopping center	\$37,260			\$37,260
8. 12" Water main along Hufsmith-Kohrville from FM 2920 to Holderreith	\$492,480			\$492,480
9. Install 1200 gpm pump at Baker St. well	\$270,000	\$270,000		
10. 12" Water main along Alice Rd from SH 249 to SH 249 Bypass	\$86,400			\$86,400
11. 12" Water mian along FM 2920 from Persimmon to ETJ	\$181,440			\$181,440
12. 8" Water main on Willow St from Carrell to Texas	<u>\$34,155</u>			<u>\$34,155</u>
Total	\$2,155,815	\$270,000	\$0	\$1,885,815

Water System Improvements, completed from 2007 CIP

1. 8-Inch Water Line along the Future Michel Road extension from Commercial Park Drive to	<u>\$796</u>			<u>\$796</u>
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April 10, 2014

Page A - 27 of 29

School Street				
2. 12-inch Water Line along Quinn Road from Baker Drive to Inwood Street	\$195,978			\$195,978
3. 12-inch Water Line along Future Brown-Hufsmith Road from SH 249 to Quinn Road	\$407,486			\$407,486
4. 12-inch Water Line along Tomball Cemetery Road North of 2920 (Private Funding)	\$0			
5. 12-inch Water Line along Future Brown-Hufsmith Road from Quinn Road to Baker Drive	\$126,058			\$126,058
6. Water Line Extension on Mechanic Street	\$20,878			\$20,878
7. Water Wells 5 and 6/Plant	\$4,491,570	\$4,491,570		
Total	\$5,242,766	\$4,491,570	\$0	\$751,196
Not 50% Funded by Impact fee as of 12/13/2012	\$5,045,993	\$4,491,570	\$0	\$554,422
Less Impact Fee Balance	-\$18,522	0		-\$18,522
Remaining to be paid by Impact fees	\$5,027,471	\$4,491,570		\$535,900

Wastewater Impact Fees Collected and Interest Earnings as of 12/31/12 \$2,600,215
Balance as of 3/31/2008 \$83,046

Wastewater System Improvements, completed from 1996 CIP

	<u>Amount</u>	<u>N. WWTP</u>	<u>S. WWTP</u>	<u>Trunklines</u>
1. 10" gravity sewer along SH 249 from McCoy's to FM 2920	\$103,200			\$103,200
2. 10" gravity sewer along Hooper from Bypass to SH 249	\$50,000			\$50,000
3. 10" gravity sewer along Hirschfield from SH 249 to Bypass	\$40,000			\$40,000
4. 1.5 MGD Wastewater Treatment Plant	\$6,117,000		\$6,117,000	
Total	\$6,310,200	\$0	\$6,117,000	\$193,200

Wastewater System Improvements, completed from 1999 CIP

1. 10" gravity line along FM 2920: Kroger to City Limit	\$14,144			\$14,144
2. 12" gravity line along FM 2920: City Limit to Calvert	\$151,948			\$151,948
3. 10" gravity line along Hirschfield: SH 249 and bypass	\$56,253			\$56,253
4. Temporary Lift Station at Calvert FM 2920	\$80,000			\$80,000
5. 6" force main along FM 2920 from temporary Lift Station to gravity sewer at Sh 249	\$39,387			\$39,387
6. 18" gravity trunk along Cherry from McPhail to Agg Road	\$127,374			\$127,374
7. 21" gravity trunk along Cherry from Agg to Theis	\$120,745			\$120,745
8. 24" gravity trunk along Cherry from Theis to Holderreith	\$305,597			\$305,597
9. 27" gravity trunk along Cherry from Holderreith to WWTP	\$158,165			\$158,165
10. 18" gravity line along Theis from LS to Cherry	\$83,278			\$83,278
11. Abandon Theis Lift Station	\$360			\$360
Total	\$1,137,251	\$0	\$0	\$1,137,251

Total Wastewater System Imp from 1996 and 1999 CIP \$7,447,451 \$0 \$6,117,000 \$1,330,451

Wastewater System Improvements, completed from 2002 CIP

	<u>Amount</u>	<u>N. WWTP</u>	<u>S. WWTP</u>	<u>Trunklines</u>
1. (8) 12" gravity line along W. Hufsmith from Quin Ext to SH 249	\$164,160			\$164,160
2. (10) 18" gravity line along FM 2920 from Calvert to Park St	\$228,960			\$228,960
3. (11) 6" force main from Temp Lift Station at Park/FM 2920 to Calvert	\$73,440			\$73,440
4. (12) 12" gravity line along FM 2920 from Park Rd to Tomball Cem. Rd	\$145,935			\$145,935
5. (14) Temp Lift Station at FM 2920 and Park Rd	\$107,933			\$107,933
6. (16) 10" gravity line on SH 249 from Hirschfield Rd to Alice Rd	\$64,800			\$64,800
7. (17) 21" gravity line on SH 249 from Alice Rd to Holderreith Rd	\$528,255			\$528,255
8. (18) 18" gravity line on Alice Rd from SH 249 Bypass to SH 249	\$128,790			\$128,790
9. (19) 30" gravity line on Holderreith Ext west of SH 249	\$79,488			\$79,488
10. (20) 30" gravity line on Holderreith from SH 249 and S. WWTP	\$864,000			\$864,000
11. (25) 8" gravity line along Johnson	\$40,500			\$40,500
12. (28) Abandon Cherry St Lift Station	\$13,500			\$13,500
13. (29) 27" gravity line on Holderreith from S. WWTP Trunk Line to BNRR	\$577,800			\$577,800
14. (30) 27" gravity line on Holderrieth from BNRR to Hufsmith-Kohrville Rd	\$288,900			\$288,900
15. (31) 24" gravity line on Hufsmith-Kohrville Rd from Holderreith to Sutton Ln	\$790,560			\$790,560
16. (32) 18" gravity line on Hufsnith-Kohrville Rd from Sutton Ln to FM 2920	<u>\$357,750</u>			<u>\$357,750</u>
Total	\$4,454,771	\$0	\$0	\$4,454,771
Not 50% Funded by Impact fee as of 12/13/2012	\$4,290,611			\$4,290,611
Less Impact Fee Balance	-\$26,910			-\$26,910
Remaining to be paid by Impact fees	\$4,263,701			\$4,263,701

Wastewater System Improvements, completed from 2007 CIP

1. 10-inch Gravity Sanitary Sewer along Future Brown-Hufsmith Road from SH 249 to Quinn Road	\$329,227			\$329,227
2. 12-inch Gravity Sanitary Sewer along Tomball Cementery Road (Private Funding)	\$0			\$0
3. 8-inch Gravity Sanitary Sewer along Future Brown-Hufsmith Road from Quinn Road to Baker Drive	\$88,565			\$88,565
4. 8" gravity line on Mechanic Street	\$4,378			\$4,378
5. Tomball Hills Lift Station	<u>\$466,333</u>			<u>\$466,333</u>
Total	\$888,503	\$0	\$0	\$888,503

NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES

CITY OF TOMBALL, TEXAS



**MONDAY, JULY 21, 2014
6:00 P.M.**

Notice is hereby given that a **PUBLIC HEARING** will be held by the Tomball City Council, as the Governing Body of the City of Tomball, at a Regular City Council Meeting on **Monday, July 21, 2014 at 6:00 p.m.**, at City Hall, 401 Market Street, Tomball, Texas 77375, as follows:

NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES.

The City Council of the City of Tomball, Texas, will hold a Public Hearing at 6:00 p.m. on Monday, July 21, 2014, for the purpose of receiving public comments regarding the adoption of Impact Fees imposed for water, wastewater, drainage and roadway facilities.

2014 Impact Fee Review	
Component	2014 Maximum Allowable Fee
Water (LUE)	\$3,319.37
Sewer (LUE)	\$2,322.57
Drainage (per acre)	
M118	\$5,757.81
M121E	\$7,886.69
M121W	\$6,692.00
M124	\$13,041.36
M125	\$436.88

Any member of the public has the right to appear at the hearing and present evidence for or against the adoption of Impact Fees.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **4th** day of **June** 2014 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer

Doris Speer, City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 4, 2014

Topic:

Award Contract for Project No. 2014-08, Asphalt Overlay Improvements, to Low Bidder Forde Construction Co., Inc., in the Amount of \$162,079.54, and Authorize the City Manager to Execute the Necessary Agreement

Background:

The maintenance and overlay of asphalt streets serves two purposes. In addition to improving the quality and driving safety of street surfaces, this also serves to minimize damage to the underlying base material. When cracks in asphalt surfaces become apparent, surface water can penetrate through to the underlying base material causing extensive damage and costly repairs or creating the necessity for complete reconstruction of asphalt streets. The asphalt overlay maintenance program serves to prolong the life of asphalt streets while improving the overall surface quality.

A total of three bids were received for the 2014-08 Asphalt Overlay Improvements Project, with Forde Construction being the apparent low bidder. This contractor is a prequalified TxDOT pavement contractor and has performed quality work for the City of Tomball in the past.

Public Works staff recommends awarding the contract for asphalt overlay improvements to the low bidder, Forde Construction Company, Inc., in the amount of \$162,079.54.

Attached to this item for your review are copies of the 2014-08 Asphalt Overlay Improvements Bid Form and the 2014-08 Asphalt Overlay Improvements Bid Tabulation.

Origination:

Public Works

Recommendation:

Public Works staff recommends awarding contract for asphalt overlay improvements to low Bidder, Forde Construction Company, Inc., in the amount of \$162,079.54.

Funding: Yes

Account Number: 100-154-6207

Party(ies) responsible for placing this item on agenda:

Director of Public Works

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

2014-08 Asphalt Improvements Bid Form

2014-08 Asphalt Improvements Bid Tabulation

2014-08 Asphalt Overlay Improvements – Bid Detail Items

Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
1	2,429' x 23'	6,207.44	1-1/2" compacted asphalt overlay of James Street beginning at the approach to S. Pine Street and extending 2,429' West. Work to include all cleaning, sweeping, application of tack coat per specifications, re-striping of all stop bars, and additional striping to include double 4" yellow solid striping. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>50,590.64</u>
2	2,140' x 23'	5,468.89	1-1/2" compacted asphalt overlay of Alma Street beginning at the transition to James Street and extending 2,140' West and ending at the approach and tie-in to F.M.2920. Work to include all cleaning, sweeping, application of tack coat per specifications, re-striping of all stop bars, and additional striping to include double 4" yellow solid striping. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>44,571.45</u>
3	49' x 2'	10.88	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 501 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>66.37</u>
4	43' x 2'	9.55	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 501 B James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>58.26</u>
5	22' x 2'	4.89	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 611 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>29.83</u>
6	109' x 2'	24.22	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 611 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor	\$ <u>147.74</u>

2014-08 Asphalt Overlay Improvements – Bid Detail Items

			Density.	
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
7	45' x 2'	10	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 647 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>61.00</u>
8	47' x 2'	10.44	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 647 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>63.68</u>
9	65' x 31'	223.89	1-1/2" compacted asphalt overlay of the approach and tie-in of School Street to James Street. Work to include milling of entire area to insure smooth transition onto James Street, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>3,190.43</u>
10	22' x 2'	4.88	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 721 James Street. Work to include all cleaning, sweeping, and application of Tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>29.77</u>
11	19' x 2'	4.22	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 723 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>25.74</u>

2014-08 Asphalt Overlay Improvements – Bid Detail Items

12	20' x 2'	4.44	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 727 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>27.08</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
13	27' x 2'	6	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 729 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>36.60</u>
14	15' x 2'	3.33	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 731 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% standard Proctor Density.	\$ <u>20.31</u>
15	21' x 2'	4.66	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 733 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>28.43</u>
16	18' x 2'	4.0	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 735 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>24.40</u>
17	52' x 2'	11.56	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 739 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>70.52</u>
18	30' x 2'	6.67	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 739 James Street. Work to	

2014-08 Asphalt Overlay Improvements – Bid Detail Items

			include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>40.69</u>
19	44' x 2'	9.77	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 801 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor	\$ <u>59.60</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
20	30' x 2'	6.67	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 1025 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>40.69</u>
21	30' x 2'	6.67	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 1025 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>40.69</u>
22	35' x 2'	7.78	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1101 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>47.46</u>
23	39' x 2'	8.67	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1101 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>52.89</u>
24	37' x 2'	8.22	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1123 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>50.14</u>

2014-08 Asphalt Overlay Improvements – Bid Detail Items

25	46' x 2'	10.00	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1131 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>61.00</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
26	86' x 2'	19.11	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1131 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density,	\$ <u>116.57</u>
27	36' x 2'	8	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1225 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>48.80</u>
28	63' x 2'	14	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>85.40</u>
29	38' x 2'	8.44	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>51.48</u>
30	28' x 2'	6.22	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>37.94</u>

2014-08 Asphalt Overlay Improvements – Bid Detail Items

31	37' x 2'	8.22	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>50.14</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
32	25' x 2'	5.56	1-1/2" compacted asphalt tie-in to concrete driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>33.92</u>
33	40' x 2'	8.89	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>54.23</u>
34	80' x 40'	355.6	1-1/2" compacted asphalt overlay of the approach and tie-in of Ella Ave. to Alma Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping, re-striping as existing, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>3,911.60</u>
35	37' x 2'	8.22	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>50.14</u>
36	47' x 16'	83.56	1-1/2" compacted asphalt overlay of the approach and tie-in of Raymond Ave. to James Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping,	

2014-08 Asphalt Overlay Improvements – Bid Detail Items

			application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	<u>\$ 2,339.68</u>
37	43' x 17'	81.22	1-1/2" compacted asphalt overlay of the approach and tie in of Lawrence Street to Alma Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	<u>\$ 2,274.16</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
38	28' x 2'	6.22	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	<u>\$ 37.94</u>
39	68' x 14'	105.78	1-1/2" compacted asphalt overlay of Northbound approach and tie-in of Holderrieth Blvd. to Alma Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	<u>\$ 4,760.10</u>
40	68' x 14'	105.78	1-1/2" compacted asphalt overlay of Southbound approach and tie-in of Holderrieth Blvd. to Alma Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	<u>\$ 4,760.10</u>
41	32' x 2'	7.11	1-1/2" compacted asphalt tie-in to concrete driveway entrance on Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	<u>\$ 43.37</u>
42	77' x 21'	179.67	1-1/2" compacted asphalt overlay of the approach and tie in of Vernon Ave. to James	

2014-08 Asphalt Overlay Improvements – Bid Detail Items

			Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>2,874.72</u>
43	25' x 2'	5.56	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 744 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>33.92</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
44	48' x 2'	10.67	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 740 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>65.09</u>
45	25' x 2'	5.56	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 738 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>33.92</u>
46	18' x 2'	4	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 736 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>24.40</u>
47	24' x 2'	5.33	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 732 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>32.46</u>
48	28' x 2'	6.22	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 730 James Street. Work to include all cleaning, sweeping, and application of	

2014-08 Asphalt Overlay Improvements – Bid Detail Items

			tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>37.94</u>
49	66' x 16'	117.33	1-1/2" compacted asphalt overlay of the approach and tie-in of Barbara Street to James Street. Work to include milling of entire area to allow for smooth transition, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>2,463.93</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
50	18' x 2'	4	1-1/2" compacted asphalt tie in to concrete driveway entrance at 710 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>24.40</u>
51	24' x 2'	5.33	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 708 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>32.46</u>
52	17' x 2'	3.78	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 706 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>23.06</u>
53	50' x 18'	100	1-1/2" compacted asphalt overlay of approach and tie-in of Poplar Street to James Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to 95% Standard Proctor Density.	\$ <u>2,400.00</u>
54	25' x 2'	5.56	1-1/2" compacted asphalt tie-in to concrete	

2014-08 Asphalt Overlay Improvements – Bid Detail Items

			driveway entrance at 620 James Street. Work to include all cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>33.92</u>
55	24' x 2'	5.33	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 616 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>32.51</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
56	25' x 2'	5.56	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 612 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications.	\$ <u>33.92</u>
57	23' x 2'	5.11	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 606 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications.	\$ <u>31.17</u>
58	43' x 21'	100.33	1-1/2" compacted asphalt overlay of approach and tie-in of Magnolia Street to James Street. Work to include milling of entire area to insure smooth transition, cleaning, sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>2,407.92</u>
59	20' x 2'	4.44	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 516 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>27.08</u>
60	16' x 2'	3.56	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 504 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be	

2014-08 Asphalt Overlay Improvements – Bid Detail Items

			compacted to approximate 95% Standard Proctor Density.	\$ <u>21.72</u>
61	148' x 2'	32.89	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1311 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>200.63</u>
62	67' x 2'	14.89	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 1231 Alma Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>90.83</u>
Item	Length & Width	Quantity Square Yards	Item Description	Item Cost
63	104' x 2'	23.11	1-1/2" compacted asphalt tie-in to asphalt driveway entrance on Alma Street at 1327 W. Main. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>140.97</u>
64	45' x 2'	10.0	1-1/2" compacted asphalt tie-in to asphalt driveway entrance at 501 James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>61.00</u>
65	52' x 2'	11.56	1-1/2" compacted asphalt tie-in to concrete driveway entrance at 501 B James Street. Work to include all cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>70.52</u>
66	58' x 30'	193.33	1-1/2" compacted asphalt overlay of the approach and tie in of Joseph Ct. to Agg Road. Work to include all cleaning sweeping, application of tack coat per specifications, and re-striping as existing. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>3,238.28</u>

2014-08 Asphalt Overlay Improvements – Bid Detail Items

67	716' x 25'	1,988.89	1-1/2" compacted asphalt overlay of Joseph Ct. beginning at the approach to Agg Road and extending 716' North. Work to include milling of the Northbound and Southbound lanes to allow for curb and gutter drainage, cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>19,192.79</u>
78	76' (Diameter)	504	1-1/2" compacted asphalt overlay of the cul-de-sac at the Northern end of Joseph Ct. Work to include milling to allow for curb and gutter drainage, cleaning, sweeping, and application of tack coat per specifications. Asphalt to be compacted to approximate 95% Standard Proctor Density.	\$ <u>9,576.00</u>
Item			Item Description	Item Cost
79	N/A	N/A	Remove and replace existing thermoplastic left and right turn arrows and stop bar at the Northbound intersection of Holderrieth Blvd. and Village Square Dr.	\$ <u>783.00</u>

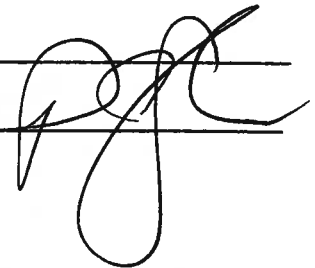
Total Bid Submitted: \$ 162,079.54

Company Submitting Bid: Forde Construction Company, Inc.

Name & Title of Person Submitting Bid: Paul Forde, Vice President

Telephone Number: 713-466-0511

Fax Number: 713-466-1791



2014-08 Asphalt Overlay Improvements – Bid Detail Items

Accepted and agreed to this _____ day of _____ 2014

By: _____

George Shackelford, City Manager
City of Tomball, Texas

REPORT OF OPENING AND TABULATION OF BIDS

DATE: 7/22/14	TIME: 2:00 PM	PROJECT NO. 2014-08
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PROJECT	Asphalt Overlay Improvements
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MEETS ALL BID

EQUIREMENTS

BIDDER	ADDRESS	BID*	YES	NO
Forde Construction Co.	6842 Calle Lozano Houston, TX 77041	\$162,079.54	X	
AAA Asphalt Paving, Inc.	10526 Tanner Rd. Houston, TX 77041	\$230,969.02	X	
Pavecon, Ltd	9900 Windfern, Houston, TX 77064	\$213,302.00	X	

*All Prices FOB Tomball

RECOMMENDATION: Forde Construction Co. – Low Bidder

DEPT. HEAD SIGNATURE

FUND: GENERAL X UTILITY _____
 FUND ACCOUNT NO. 100-154
 BUDGETED ACCOUNT NO. 6207

WITHIN BUDGET: YES ✓ NO _____

REMARKS:

Regular City Council Agenda Item Data Sheet

Meeting Date: August 4, 2014

Topic:

Reappoint Presiding Municipal Court Judge and Alternate Municipal Court Judge

Background:

Presiding Municipal Court Judge Andrea Walker was reappointed in August 2012 for a two-year term; Alternate Municipal Court Judge Blair Bruce was appointed in November 5, 2012 to fill an unexpired two-year term.

Judge Walker has been a tremendous asset to the court and has helped the Court Administrator both modernize and improve the Court's practices and procedures. Judge Walker is a part-time employee of the City of Tomball, but her position requires Council reappointment for an additional two-year term.

Judge Bruce has also provided excellent service to the Court and has proven his ability to work successfully with the City's other judges, prosecutors, and City staff.

In order to realign the terms of office to the City's Code of Ordinances, Section 28-3, City staff requests the reappointment of Presiding Municipal Court Judge Andrea Walker to a two-year term, beginning September 1, 2014 and expiring August 31, 2016 and the reappointment of Alternate Municipal Court Judge Blair Bruce to a one-year term, beginning September 1, 2014 and expiring August 31, 2015.

The three Alternate Municipal Court Judge appointments will be presented to Council in August 2015.

Origination:

Doris Speer, City Secretary

Recommendation:

Reappoint Judge Walker for a two-year term as Presiding Municipal Court Judge and reappoint Judge Bruce for a one-year term as Alternate Municipal Court Judge.

Funding: Yes

Account Number:

Party(ies) responsible for placing this item on agenda:

Doris Speer, City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular City Council Agenda Item Data Sheet

Meeting Date: August 4, 2014

Topic:

Approve Renewal of Medical Insurance Contract with Blue Cross Blue Shield and Approve Change of Dental Providers from United Concordia to Aetna

Background:

In April of 2014, our insurance brokers, IPS Advisors, informed us that the City was on track to receive a 20% increase to premium payments on medical insurance and that our dental insurance was going to be at the end of its contract in September. In June, the City of Tomball accepted proposals for medical and dental insurance for the coming year.

Our initial renewal offer from Blue Cross Blue Shield (BCBS) was a 15% increase. Due to high claims, only one other company put forth a proposal and it had a 30% increase. After further negotiations with BCBS and a slight modification to the plan design, we were able to bring the cost down to an 8.5% increase. We will continue to offer a PPO plan and an HSA plan.

We had several dental proposals to consider. Our current carrier offered to renew the contract with a 7% increase, but IPS Advisors recommends switching to Aetna with a 5% decrease in rates.

The estimated cost of medical and dental insurance for the next fiscal year is \$2,350,090. The City's share will be reduced by the contributions paid by the employees, which have not yet been finalized.

The total amount was included in the budget for 2014-2015 fiscal year.

Origination:

Human Resources Department

Recommendation:

Staff recommends approval of the renewal of BCBS as our medical provider and the change to Aetna as our dental provider.

Funding:**Party(ies) responsible for placing this item on agenda:**

Lisa Coe

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 4, 2014

Topic:

Adopt, on First Reading, Ordinance No. 2014-19, an Ordinance of the City of Tomball, Texas, Extending the City Limits of Said City to Include All of the Territory within Certain Limits and Boundaries and Annexing to the City of Tomball All of the Territory within Such Limits and Boundaries; Approving a Service Plan for All of the Area within Such Limits and Boundaries; Containing Other Provisions Relating to the Subject; and Providing a Savings and Severability Clause [70.36 Acres of Land Located on FM 2978 (Hufsmith-Kohrville Road), North of Spell Road; Located within the Extraterritorial Jurisdictional of the City of Tomball, Harris County, Texas].

Background:

Ordinance No. 2014-19 annexes property located on on FM 2978 (Hufsmith-Kohrville Road), north of Spell Road, for the proposed development of approximately 70.36 acres of land.

Request for annexation was made by the property owner, Doug Eibsen; Mr. Eibsen and Harold Ellis, Jones & Carter, will be available to respond to Council. Water, sewer and gas utilities are located along Hufsmith-Kohrville.

The required public hearings were held on July 7 and July 14; the second reading of Ordinance No. 2014-19 will be on August 18, 2014.

Origination:

Doug Eibsen, Property Owner, and Harold Ellis, Jones and Carter

Recommendation:

Adopt Ordinance No. 2014-19 on First Reading

Funding:

Party(ies) responsible for placing this item on agenda:

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Ordinance No. 2014-19

Alexander Estates - Map

ORDINANCE NO. 2014-19

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, EXTENDING THE CITY LIMITS OF SAID CITY TO INCLUDE ALL OF THE TERRITORY WITHIN CERTAIN LIMITS AND BOUNDARIES AND ANNEXING TO THE CITY OF TOMBALL ALL OF THE TERRITORY WITHIN SUCH LIMITS AND BOUNDARIES; APPROVING A SERVICE PLAN FOR ALL OF THE AREA WITHIN SUCH LIMITS AND BOUNDARIES; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING A SAVINGS AND SEVERABILITY CLAUSE [70.36 ACRES OF LAND LOCATED ON FM 2978 (HUFSMITH-KOHRVILLE ROAD), NORTH OF SPELL ROAD; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS].

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The boundaries and limits of the City of Tomball, Texas, are hereby extended to embrace and include all of the territory described in **Exhibit "A"** attached hereto and made a part hereof and such territory hereby annexed to and made a part of the city.

Section 2. The plan for extension of municipal services into the territory annexed to the City of Tomball by the provisions of this ordinance is set forth in the "Municipal Service Plan" attached hereto as **Exhibit "B"** and made a part hereof for all purposes. Such Municipal Service Plan is hereby approved.

Section 3. If any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect; and should this Ordinance for any reason be ineffective as to any part of the territory hereby annexed to the

City of Tomball, such ineffectiveness of this Ordinance as to any such part or parts of any such territory shall not affect the effectiveness of this ordinance as to all of the remainder of such territory or area, and the City Council hereby declares it to be its purpose to annex to the City of Tomball every part of the territory described in Section 1 of this ordinance, regardless of whether any other part of such described territory is hereby effectively annexed to the City. Provided, further, that if there is included in the general description of territory set out in Section 1 of this Ordinance to be hereby annexed to the City of Tomball any territory which is already a part of and included within the general limits of the City of Tomball, or which is presently part of and included in the limits or extraterritorial jurisdiction of any other city, town, or village, or which is not within the City of Tomball's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted territory were especially and specifically described herein.

Section 4. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 4TH DAY OF
AUGUST 2014

COUNCILMAN HUDGENS	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 18TH DAY OF
AUGUST 2014.

COUNCILMAN HUDGENS	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

GRETCHEN FAGAN, Mayor

ATTEST:

DORIS SPEER, City Secretary

EXHIBIT "A"

Alexander Estates
70.3604 Acres

Elizabeth Smith Survey
Abstract Number 70

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES AND BOUNDS** description of a 70.3604 acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; being a portion of Unrestricted Reserve "C" of Tomball Greens Final Plat as shown on a plat filed for record under Film Code Number 440128 of the Harris County Map Records, being the remainder of a called 78.4754 acre tract conveyed to BCDE, LTD. by Special Warranty Deed With Vendor's Lien dated December 30, 2002 and filed for record under Clerk's File No. W332593 of the Harris County Official Public Records of Real Property and being all of a called 4.882 acres conveyed to Eibsen & Associates, Inc. by Warranty Deed dated March 31, 2014 and filed for record under Clerk's File No. 20140133968 of the Harris County Official Public Records of Real Property; said 70.3604 acres being more particularly described as follows with all bearings based on a call of South 59°56'55" West along the southeast line of said Unrestricted Reserve "C":

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way of Huffsmith-Kohrville Road (called 60-foot wide), for the south corner of Country Club Greens Partial Replat as shown on a plat filed for record under Film Code No. 519229 of the Harris County Map Records and the northwest corner of said Unrestricted Reserve "C" and the herein described tract;

THENCE, North 45°27'56" East, 399.99 feet, departing said northeast right-of-way of Huffsmith-Kohrville Road, along the southeast line of said Country Club Greens Partial Replat, the northwest line of said Unrestricted Reserve "C" to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 49°06'40" East, 1333.88 feet, continuing along the southeast line of said Country Club Greens Partial Replat, the southeast line of Country Club Greens Partial Replat – Phase Two as shown on a plat filed for record under Film Code No. 540231 of the Harris County Map Records, the southeast line of Final Plat Country Club Greens as shown on a plat filed for record under Film Code No. 453082 of the Harris County Map Records, the northwest line of said Unrestricted Reserve "C" and said 78.4754 acres to a point for the north corner of said Unrestricted Reserve "C", the west corner of Lot 25, Block 3 of said Country Club Greens Partial Replat – Phase Two, same being the north corner of the herein described tract, from which a found 5/8-inch iron rod (with cap stamped "Terra Surveying") bears North 86°46'38" East 0.32 feet;

THENCE, South 40°44'59" East, 1111.89 feet along a northeast line of said 78.4754 acres, said Unrestricted Reserve "C", a southwest line of said Country Club Greens Partial Replat – Phase Two, and a southwest line of said Final Plat Country Club Greens as shown on a plat filed for record under Film Code No. 453082 of the Harris County Map Records to a point in the north line of a called 13.00 acre tract conveyed to J.D. Slaughter by Warranty Deed dated January 28, 2011 and filed for record under Clerk's File No. 20110042996 of the Harris County Official Public Records of Real Property for an interior corner of said Unrestricted Reserve "C" and the south corner of said Country Club Greens Partial Replat – Phase Two, same being the most northerly east corner of the herein described tract, from which a found 5/8-inch iron rod bears South 62°31'41" East, 0.24 feet;

THENCE, South 45°07'42" West, 813.03 feet along the northeast line of said 13.00 acres to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the west corner of said 13.00 acres, same being an interior corner of the herein described tract;

EXHIBIT "A"

Alexander Estates
70.3604 Acres

Elizabeth Smith Survey
Abstract Number 70

THENCE, South 44°36'57" East, 646.34 feet along the southwest line of said 13.00 acres to a point in the northwest right-of-way of Spell Road (called 60-foot wide) and the southeast line of said Unrestricted Reserve "C", for the south corner of said 13.00 acres and the most southerly east corner of the herein described tract, from which a found 3/4-inch iron rod bears North 09°17'51" East, 0.24 feet;

THENCE, South 37°14'37" West, 452.09 feet along the northwest right-of-way of said Spell Road and the southeast line of said Unrestricted Reserve "C" to a found 5/8-inch iron rod, beginning a non-tangent curve to the right;

THENCE, in a southwest direction, continuing along the northwest right-of-way of said Spell Road and the southeast line of said Unrestricted Reserve "C" and said 4.822 acres, with the arc of said non-tangent curve to the right, passing a found 5/8-inch iron rod (with cap stamped "J.G.T. 1494") at an arc length of 183.48 feet for the east corner of said 4.822 acres, having a radius of 579.03 feet, a central angle of 37°34'11", an arc length of 379.68 feet, and a chord bearing South 56°12'14" West, 372.91 feet to a found 5/8-inch iron rod (with cap stamped "J.G.T. 1494");

THENCE, South 75°09'52" West, continuing along the northwest right-of-way of said Spell Road, the southeast line of said 4.822 acres and said Unrestricted Reserve "C", passing a found 5/8-inch iron rod (with cap stamped "J.G.T. 1494") at a distance of 228.98 feet, continuing for a total distance of 463.49 feet to a found 3/4-inch iron (with cap stamped "Cotton Surveying") for the southwest corner of said 4.882 acres and the most southerly southwest corner of the herein described tract;

THENCE, North 17°58'51" West, 350.00 feet, departing the northwest right-of-way of said Spell Road and the southeast line of said 4.822 acres to a found 3/4-inch iron (with cap stamped "Cotton Surveying") for the northwest corner of said 4.822 acres and an interior corner of the herein described tract;

THENCE, South 75°09'52" West, along the northwest line of the remainder of a called 8.000 acres conveyed to Ruth A. Hughes-Deaton by Warranty Deed with Vendor's Lien dated August 31, 2006 and filed for record under Clerk's File No. 20060029232 of the Harris County Official Public Records of Real Property, passing a found 5/8-inch iron rod (with cap stamped "King 4503") at a distance of 4.83 feet, continuing for a total distance of 388.70 feet to a found 5/8-inch iron rod (with cap stamped "King 4503") in the northeast right-of-way of said Huffsmith-Kohrville Road and the southwest line of said Unrestricted Reserve "C", for the northwest corner of said 8.000 acres and the most westerly southwest corner of said 78.4754 acres and the herein described tract;

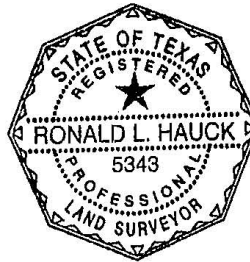
EXHIBIT "A"

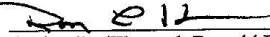
Alexander Estates
70.3604 Acres

Elizabeth Smith Survey
Abstract Number 70

THENCE, North 17°59'55" West, 1235.43 feet along northeast right-of-way of said Huffsmith-Kohrville Road, the southwest line of said Unrestricted Reserve "C" to the **POINT OF BEGINNING**, **CONTAINING 70.3604 acres** of land in Harris County, Texas

Cotton Surveying Company
8701 New Trails Drive, Suite 200
The Woodlands, TX 77381-4241
(281) 363-4039




Acting By/Through Ronald L. Hauck
Registered Professional Land Surveyor
No. 5343
rhauck@jonescarter.com
Texas Board of Professional Land Surveying
Registration No. 10046106

June 24, 2014

P:\PROJECTS\12592 - BCDE\12592-0001-00 Tomball Spell\Survey\Legal Desc\M&B-70.3604 Ac.Docx

EXHIBIT "B"

CITY OF TOMBALL, TEXAS

MUNICIPAL SERVICE PLAN

I. INTRODUCTION

This Municipal Service Plan (the "Plan") is made by the City of Tomball, Texas (the "City"), pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation by the City of the tract of land ("Tract") described by metes and bounds in "Exhibit A," which is attached to this Plan and to the annexation ordinance of which this Plan is a part.

II. EFFECTIVE TERM

This Plan shall be in effect for a period of ten (10) years commencing on the effective date of the annexation of the Tract, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

III. INTENT

It is the intent of the City that services under this Plan shall equal the number of services and the level of services in existence within the Tract prior to annexation and which are available in other parts of the City with land uses and population densities similar to those reasonably contemplated or projected within the Tract. However, it is not the intent of this Plan to require that a uniform level of service be provided to all areas of the City, including the Tract, where differing characteristics of topography, land utilization, and population density are considered as a sufficient basis for providing differing service levels.

The City reserves the right, granted to it by Section 43.056(k), Texas Local Government Code, to amend this Plan, if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Texas Local Government Code, or other Texas laws to make this Plan unworkable, obsolete, or unlawful.

IV. SERVICE PROGRAMS

A. In General.

1. This Plan includes the following service programs: A 60-Day Program and a Capital Improvement Program.

2. As used in this Plan, “providing services” shall include having services provided by any method or means by which the City may extend municipal services to any other area of the City. The City shall provide the area, or cause the area to be provided, with services in accordance with the Plan. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other public service organizations to provide such services, in whole or in part.

As used in this Plan, the phrase "standard policies and procedures" shall mean those policies and procedures of the City applicable to a particular service, which are in effect either at the time that the service is requested or at the time the service is made available or provided. Such policies and procedures may require a specific type of request be made, such as an application or a petition, may require that fees or charges be paid, and may include eligibility requirements or other similar provisions.

- B. 60-Day Program. The following services will be provided within the Tract within the period required by State law. State law requires the City to provide the following services within sixty (60) days after the effective date of the annexation: police protection, fire protection, solid waste collection, operation and maintenance of water, wastewater, and gas facilities, operation and maintenance of roads and streets, including lighting, operation and maintenance of parks, playgrounds, and swimming pools, and maintenance of any other publicly owned facility, building or service. The 60-Day Program plan is as follows:

1. Police Protection. The Police Department of the City will provide protection and law enforcement within the Tract. These activities will include routine patrols and responses, handling of complaints and incident reports, and, as appropriate, support by special units. In order to provide the above services, the Police Department will operate from a City facility.
2. Fire Protection. The Fire Department of the City currently provides fire protection to the Tract. Fire protection will be provided from either the southside or central fire stations. Fire protection will remain at the current level of service.
3. Solid Waste Collection. All eligible residences and businesses will be provided solid waste collection service, either by City personnel or by contract.
4. Maintenance of Water, Wastewater, and Gas Facilities. There are no City water, wastewater, or gas facilities currently located within the Tract. If any such facilities are constructed or acquired by the City within the Tract, the City’s Department of Public Works will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

5. Operation and Maintenance of Roads and Streets (including lighting). The City's Department of Public Works will provide for the maintenance of roads and streets over which the City will have jurisdiction. Such Department will also provide services relating to traffic control devices and will provide street lighting for such roads and streets through an electric utility company or by other means. The operation and maintenance of roads and streets, including street lighting and traffic control devices, shall be provided at levels of service and maintenance comparable to those available for other roads and streets in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
6. Operation and Maintenance of Parks, Playground and Swimming Pools. There are no public parks, playgrounds, or swimming pools currently located within the Tract. If, as a result of acquisition of park land, any such facilities are constructed by the City within the Tract, the City's Department of Parks and Recreation will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
7. Operation and Maintenance of Any Other Publicly-Owned Facility, Building, or Service. Those drainage facilities associated with City-maintained public streets will be maintained by the City's Department of Public Works, as needed. Any other facility, building, or service existing or which may be constructed or located by the City within the Tract, will be operated and maintained by an appropriate City department at levels of service and maintenance comparable to those available to other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

- C. Capital Improvement Program. It is the intent of the City to provide full City services within the Tract not less than four and one-half (4-1/2) years after the effective date of annexation of the Tract, in accordance with the Texas Local Government Code, § 43.056(e).

The City will initiate the acquisition and construction of the capital improvements necessary to provide municipal services adequate to serve the Tract. Any necessary construction or acquisition is indicated below, and any such construction or acquisition shall begin within two (2) years of the effective date of this Plan and shall be substantially completed within 4-1/2 years, except as otherwise indicated:

1. Police Protection. No capital improvements are necessary at this time to provide police protection services within the Tract. The Tract will be

included with other City territory in connection with planning for new, revised, or expanded police facilities.

2. Fire Protection. No capital improvements are necessary at this time to provide fire protection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded fire facilities.
3. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded solid waste facilities and/or services.
4. Wastewater Facilities. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public wastewater facilities. Wastewater services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of wastewater services is attached to and made a part of this Plan.
5. Water Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public water facilities. Water services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of water services is attached to and made a part of this Plan.
6. Gas Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public gas facilities. Gas services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of gas services is attached to and made a part of this Plan.
7. Roads and Streets (including lighting). The City will acquire jurisdiction in and over all public roads and streets within the Tract upon annexation, pursuant to Section 311.001 of the Texas Transportation Code and other similar provisions, except for public roads and streets subject to the jurisdiction of other governmental entities. Additional roads, streets, or related facilities are not necessary at this time to service the Tract. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices or street lights, within the Tract will be governed by standard policies and procedures of the City. The Tract will be included with other City territory in connection with planning for new, improved, revised, widened, or enlarged roads, streets, or related facilities.
8. Parks, Playgrounds, and Swimming Pools. No capital improvements are necessary at this time to provide park and recreational services to the

Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded parks, playgrounds, and/or swimming pools.

9. Other Publicly-Owned Facilities, Buildings or Services: Additional Services. In general, other City functions and services can be provided to the Tract by using existing capital improvements. At this time, additional capital improvements are not necessary to provide City services. However, the Tract will be included with other City territory in connection with planning for new, revised, or expanded facilities, functions, and services.

V. AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed, except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes at any time. This Plan is subject to, and shall be interpreted in accordance with, the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and any orders, rules, or regulations of any other governmental body having jurisdiction.

VI. FORCE MAJEURE

In the event the City is rendered unable, wholly or in part, by force majeure to carry out its obligations under this Plan, notice shall be given with full particulars of such force majeure, in writing, as soon as reasonably possible after the occurrence of the cause relied on, and the City's obligations, so far as effected by such force majeure, shall be suspended during the continuance of such inability so caused but for no longer period, and such cause shall, so far as possible, be remedied with all reasonable dispatch; provided, however, City shall not be required to settle a strike or dispute with workmen when such settlement is against the will of the City. The term "force majeure" shall mean acts of God, strikes, acts of the public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, arrests and restraints of rulers and people, explosions, breakage or accident to machinery or lines of pipe, droughts, hurricanes and tornadoes, and any other inability of either party, whether similar to those enumerated or otherwise, not within the control of the City, which, by the exercise of reasonable diligence, the City shall not have been able to avoid.

VIII. ENTIRE PLAN

This document contains the entire and integrated Plan relating to the Tract and supersedes all other negotiations, representations, plans, and agreements, whether written or oral.

If one or more provisions of this Plan is held to be invalid, unenforceable, or illegal in any respect, the remainder the Plan shall remain valid and in full force and effect.

SUMMARY OF EXTENSION POLICY FOR WATER, WASTEWATER, AND GAS SERVICE

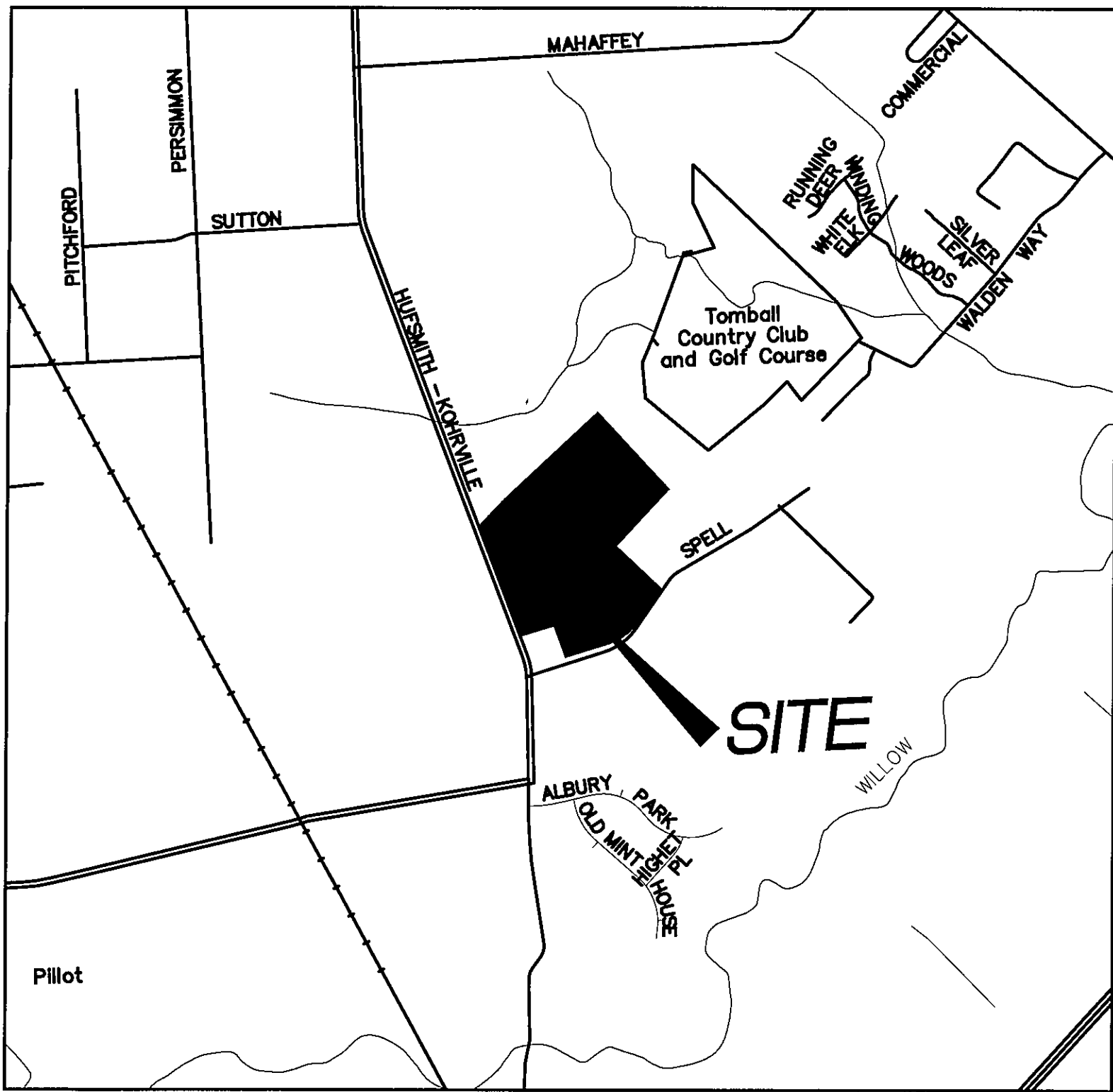
The following information is a summary of the City of Tomball's ("City") policies respecting water, wastewater and gas service extensions. This summary is made in compliance with the Texas Local Government Code, which requires that each annexation plan include a summary of the service extension policy. Nothing herein shall repeal any provision of the Code of Ordinances of the City of Tomball, as amended, or any of the uncodified ordinances that contain the City's policies and procedures.

The City extends water, wastewater, and gas services to existing unserved development as follows:

Construction of such service lines is based on a priority schedule that considers potential health hazards, population density, the number of existing buildings, the reasonable cost of providing service, and the desires of the residents of the unserved areas.

Extensions built by the City at its cost are included in its Capital Improvements Plan, which is updated annually. Placement of an extension or enlargement of any water and/or wastewater lines into the Capital Improvement Plan is based primarily on the following requirements: (1) to provide service to unserved areas, (2) and to provide adequate capacity for projected service requirements.

Persons or entities desiring to develop land within unserved areas must construct water, wastewater, and gas service lines and extensions to connect to City trunk lines to serve the new development.



Regular City Council

Agenda Item

Meeting Date: August 4, 2014

Data Sheet

Topic:

Consideration to approve **COMPREHENSIVE PLAN CASE P14-118**: Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, Inc., to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from Rural Residential & Business/Industrial to Medium Density Residential.

- Conduct a Public Hearing on **COMPREHENSIVE PLAN CASE P14-118**
- Adopt, on First Reading, Ordinance No. 2014-20, an Ordinance of the City of Tomball, Texas, Amending Its Comprehensive Plan by Changing the Future Land Use Classifications of Approximately 70.36 Acres of Land, Legally Described as All of Proposed Alexander Estates Subdivision and Being a Partial Replat of Tomball Greens Unrestricted Reserve "C" as Recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas; from Rural Residential and Business/Industrial to Medium Density Residential; Said Property Being Generally Located East of Hufsmith-Kohrville Road, North of Spell Road; Providing for the Amendment of the Comprehensive Plan of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

Background:

On April 16, 2014, the City of Tomball held a pre-plat meeting with Doug Eibsen and representatives from Jones and Carter, an Engineering, Planning, and Surveying firm, to discuss a proposed 128-unit, detached single-family subdivision known as Alexander Estates. The subdivision is generally located at the northeast corner of Hufsmith-Kohrville and Spell Roads and is approximately 70 acres in size. During the pre-plat meeting, Mr. Eibsen and Jones and Carter inquired into the process of annexing into the City limits. City staff informed those in attendance of the following:

- Annexation requests are handled through the City Secretary's office and if they wished to pursue annexation they would need to make their request directly to the City Secretary's office.
- If they were annexed, their zoning classification would automatically be established as Agricultural District per Section 6.1 of the Zoning Ordinance.
- Their proposed plat did not appear to meet the minimum requirements of the Agricultural District in regards to minimum lot size and building setbacks and they may want to consider changing to the plat to reflect Agricultural District standards or request a Rezoning at the time of annexation to a district which reflects the intent of their development.

On June 2, 2014, the City received a request for annexation for the subject site. On June 16, 2014, City Council approved a resolution declaring its intent to annex. Public hearings for the annexation were held by City Council on July 7 and July 14, 2014 and the first and second readings of the ordinance to annex are scheduled for August 4 and August 18, 2014, respectively.

Upon possible annexation on August 18, 2014, the subject site will be assigned a zoning classification of Agricultural District per Section 6.1 of the Zoning Ordinance. Because the proposed subdivision will require the site to be zoned Single-Family Residential-9 District to be able to construct the subdivision as desired, the property owners have submitted a Rezoning application requesting the property be rezoned from the Agricultural District to the Single-Family Residential-9 District. The Rezoning request will be heard as Zoning Case P14-102. Additionally, the applicant was informed that the Single-Family Residential-9 District would not be compatible with the property's current Future Land Use designations of Rural Residential and Business/Industrial and that he could request the Comprehensive Plan be amended. On June 9, 2014, the applicant submitted a request to change the Future Land Use designation of the subject site from Rural Residential and Business/Industrial to Medium Density Residential to make the Single-Family Residential-9 rezoning request consistent with the Comprehensive Plan.

The Planning & Zoning Commission heard this request on July 14, 2014, and unanimously voted to recommend APPROVAL.

Origination:

Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC.

Recommendation:

Adopt Ordinance No. 2014-20 on First Reading

Funding:

Party(ies) responsible for placing this item on agenda:

Craig Meyers, Community Development Department

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Ordinance No. 2014-20

P14-118 Staff Report

Notice of Public Hearing

Property Owner Notification Letter

ORDINANCE NO. 2014-20

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CLASSIFICATION OF APPROXIMATELY 70.36 ACRES OF LAND, LEGALLY DESCRIBED AS ALL OF PROPOSED ALEXANDER ESTATES SUBDIVISION AND BEING A PARTIAL REPLAT OF TOMBALL GREENS UNRESTRICTED RESERVE "C" AS RECORDED IN F.C. NO. 440128, H.C.M.R. OUT OF THE ELIZABETH SMITH SURVEY, A-70 HARRIS COUNTY, TEXAS, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM RURAL RESIDENTIAL AND BUSINESS/INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL; SAID PROPERTY BEING GENERALLY LOCATED EAST OF HUFSMITH-KOHRVILLE ROAD, NORTH OF SPELL ROAD; PROVIDING FOR THE AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, the owners of approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, in the City of Tomball, Harris County, Texas, (the "Property"), have requested that the Property have its Comprehensive Plan future land use classification changed;

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days written notice of that hearing to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the proposal to change the Comprehensive Plan future land use classification for the Property from Rural Residential & Business/Industrial to Medium Density Residential;

Whereas, the public hearing was held at least forty (40) calendar days after the City's receipt of the request to change the Comprehensive Plan future land use classification for the Property;

Whereas, the Planning & Zoning Commission recommended in its final report that City Council grant such proposed change to the Comprehensive Plan future land use classification for the Property;

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing on the proposal to change the Comprehensive Plan future land use classification for the Property from Rural Residential & Business/Industrial to Medium Density Residential, the City Council held the public hearing on the proposal to change the Comprehensive Plan future land use classification for the Property and the City Council considered the final report of the Planning & Zoning Commission regarding the change of Comprehensive Plan future land use classification; and

Whereas, the City Council deems it appropriate to grant such proposed change in the Comprehensive Plan future land use classification for the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The City Council finds that the facts and matters set forth in the preamble of this Ordinance are true and correct.

Section 2. The Comprehensive Plan future land use classification of the Property is hereby changed from Rural Residential & Business/Industrial to Medium Density Residential subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Comprehensive Plan of the City of Tomball, Texas-Ordinance 2009-33, ("Tomball Comprehensive Plan – Vision 2030"), shall be revised and amended to show the designation of the Property as Medium Density Residential.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in Comprehensive Plan future land use classification of the Property to Medium Density Residential.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 7. City Council finds and determines that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of

said meeting was given as required by the Texas Open Meetings Act, Tex.Gov't. Code ch. 551.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 4TH DAY OF AUGUST 2014.

COUNCILMAN HUDGENS
COUNCILMAN STOLL
COUNCILMAN DEGGES
COUNCILMAN TOWNSEND
COUNCILMAN QUINN

SECOND READING:

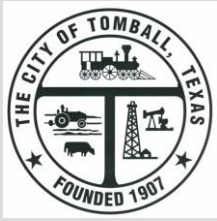
READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 18TH DAY OF AUGUST 2014.

COUNCILMAN HUDGENS
COUNCILMAN STOLL
COUNCILMAN DEGGES
COUNCILMAN TOWNSEND
COUNCILMAN QUINN

ATTEST:

Gretchen Fagan, Mayor

Doris Speer, City Secretary



Comprehensive Plan (CP) Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: July 14, 2014

CP Amendment Case:	P14-118
Property Owner(s):	BCDE, LTD. and Eibsen & Associates, INC.
Applicant(s):	Harold Ellis
Legal Description:	All of proposed Alexander Estates Subdivision and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas
Location:	East of Hufsmith-Kohrville Road, north of Spell Road (Exhibit "A")
Area:	70.36 acres
Present Zoning & Use:	UNZONED City of Tomball extraterritorial jurisdiction (ETJ) (Exhibit "C") ¹ / Former horse training facility and vacant land
FLU Designation:	Rural Residential and Business/Industrial (Exhibit "B")
Proposed FLU:	Medium Density Residential
Adjacent FLU Designation & Land Usage:	
North:	Rural Residential / Single-family residences (Country Club Greens subdivision)
South:	Undesignated / Spell Road and single-family residences
West:	Rural Residential and Business/Industrial / Hufsmith-Kohrville Road, vacant, commercial (CREACOM, Inc.), and a single-family residence
East:	Business/Industrial / Vacant (Exhibit "D")

BACKGROUND

On April 16, 2014, the City of Tomball held a pre-plat meeting with Doug Eibsen and representatives from Jones and Carter, an Engineering, Planning, and Surveying firm, to discuss a proposed 128-unit, detached single-family subdivision known as Alexander Estates. The subdivision is generally located at the northeast corner of Hufsmith-Kohrville and Spell Roads and is approximately 70 acres in size. During the pre-plat meeting, Mr. Eibsen and Jones and Carter inquired into the process of annexing into the City limits. City staff informed those in attendance of the following:

¹ The property owner is currently in the process of requesting annexation. If the property is annexed, it will be given a zoning classification of Agricultural District per Section 6.1 of the Zoning Ordinance. Additionally, the property owner is requesting the property be rezoned from the Agricultural District to the SF-9 District in Zoning Case P14-102.

- Annexation requests are handled through the City Secretary's office and if they wished to pursue annexation they would need to make their request directly to the City Secretary's office.
- If they were annexed, their zoning classification would automatically be established as Agricultural District per Section 6.1 of the Zoning Ordinance.
- Their proposed plat did not appear to meet the minimum requirements of the Agricultural District in regards to minimum lot size and building setbacks and they may want to consider changing to the plat to reflect Agricultural District standards or request a Rezoning at the time of annexation to a district which reflects the intent of their development.

On June 2, 2014, the City received a request for annexation for the subject site. On June 16, 2014, City Council approved a resolution declaring its intent to annex. Public hearings for the annexation are scheduled before City Council for July 7 and July 14, 2014 and the first and second readings of the ordinance to annex are scheduled for August 4 and August 18, 2014, respectively.

Upon possible annexation on August 18, 2014, the subject site will be assigned a zoning classification of Agricultural District per Section 6.1 of the Zoning Ordinance. Because the proposed subdivision will require the site to be zoned Single-Family Residential-9 (SF-9) District to be able to construct the subdivision as desired, the property owners have submitted a Rezoning application requesting the property be rezoned from the Agricultural District to the SF-9 District. The Rezoning request will be heard as Zoning Case P14-102. Additionally, the applicant was informed that the SF-9 District would not be compatible with the property's current FLU designations of Rural Residential and Business/Industrial and that he could request the CP be amended. On June 9, 2014, the applicant submitted a request to change the FLU designation of the subject site from Rural Residential and Business/Industrial to Medium Density Residential to make the SF-9 rezoning request consistent with the CP (Exhibit "E").

ANALYSIS

The proposed FLU designation for this site is Medium Density Residential. The CP states, "Medium Density Residential...includes suburban-type development that is intended to be single family detached residential development. Residential lots sizes range from 6,000 and 20,000 square feet. This designation may also include such supporting land uses as neighborhood shops and services, parks and recreation amenities, religious institutions, small offices and schools to serve local residents where deemed appropriate by the City. A full range of urban services and infrastructure is required. These areas must have an adequate street network to support the amount of residential density."

There are several land uses in the vicinity of the subject site. To the north are single-family residences in Country Club Greens subdivision; to the south are Spell Road and single-family residences; to the west are Hufsmith-Kohrville Road, vacant land, a commercial use (CREACOM, Inc.), and a single-family residence; and to the east is vacant land. The Medium Density Residential FLU designation appears to be consistent and compatible with the existing land uses to the east of Hufsmith-Kohrville Road. The prima facie inconsistency and incompatibility of the request with the existing commercial use to the west appears to be minimized because of their separation by Hufsmith-Kohrville Road which is designated as a Major Arterial in the City's Major Thoroughfare Plan.

The majority of the properties in the vicinity of the subject site are unzoned because they are either in the City's ETJ or not in the City limits/ETJ. However, the properties to the west are zoned Light Industrial District. According to Section 31.1 of the Zoning Ordinance, the Light Industrial District "is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad." The prima facie inconsistency and incompatibility of the request with the Light Industrial District to the west appears to be minimized because of their separation by Hufsmith-Kohrville Road.

The predominant FLU designations in the vicinity are Rural Residential and Business/Industrial. To the north is Rural Residential; to the south is undesignated land because it is not in the City limits/ETJ; to the west are Rural Residential and Business/Industrial; and to the east is Business/Industrial. According to the CP:

- Rural Residential includes residential developments on minimum 1-acre lots that allows up to one house per acre lot. The intent is to provide for a rural lifestyle as well as to encourage appropriate development due to environmental constraints such as waterways, floodplains, and other features.
- Business/Industrial indicates where industrial and intensive employment activities should occur. Activities that will require unenclosed assembly, repair and/or storage and require heavy truck or rail transportation support are acceptable. Also included would be warehousing and distribution facilities, as well as offices and showrooms.

The Medium Density Residential FLU designation appears to be consistent and compatible with the Rural Residential FLU designations to the north and west. Again, the prima facie inconsistency and incompatibility of the request with the Business/Industrial FLU designation west of Hufsmith-Kohrville Road appears to be minimized because of their separation by a major thoroughfare. The Business/Industrial FLU designation to the southwest and east may be compatible with Medium Density Residential if the Business/Industrial land uses are developed with the appropriate design standards (i.e. building setbacks, fencing, landscaping, etc.).

City staff recommends **APPROVAL** of this requested based on the following:

1. The request appears to be consistent and compatible with many of the surrounding land uses, zoning districts, and FLU designations as explained above.
2. The request appears to enhance the City economically by adding 128 residential lots to the tax rolls.
3. The request appears to be consistent with the following CP goals, objectives, and actions:
 - a. Objective LUD 1.2: Promote a cohesive land use pattern by minimizing incompatible land uses.
 - i. The request appears to be consistent and compatible with the existing residential land uses to the north, east, south, and southwest.
 - b. Action LUD 1.1.5: Ensure that new developments invest in and contribute to the community's quality of life and amenities.

- i. Approximately 15% of the development has been restricted to landscape, open space, drainage, detention, access, or utility purposes. These areas are anticipated to contribute to the community's quality of life and amenities.
- c. Action LUD 3.1.2: Partner with the development community to provide a wide variety of housing products that are compatible with existing neighborhoods and meet existing and future residential needs.
 - i. The request appears to allow for the creation of a more diverse housing stock in the area while protecting the general character of the area.
 - ii. With the City's growing population, there is a demand for single-family homes. This request appears to assist in meeting existing and future residential need.
- 4. The request appears to be a better use of land than what is recommended by the CP.
 - a. The existing Business/Industrial classification appears to be inconsistent and incompatible with the existing uses to the east of Hufsmith-Kohrville Road. The request appears to ensure that many of the existing land uses will be protected from incompatible and inconsistent Business/Industrial type uses.
- 5. As described above, the request appears to positively impact adjacent residential areas.
- 6. The request appears to have adequate access and roadway capacity.
- 7. The uses adjacent to the proposed development are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 3, 2014; one public comment was received in support of the request (Exhibit "F") as of July 8, 2014.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends **APPROVAL** of Comprehensive Plan Amendment Case P14-118.

EXHIBITS

- A. Aerial Photo
- B. Future Land Use Map
- C. Zoning Map
- D. Site Photos
- E. Comprehensive Plan Amendment Application
- F. Public Comment Form(s)

Exhibit "A"
Aerial Photo

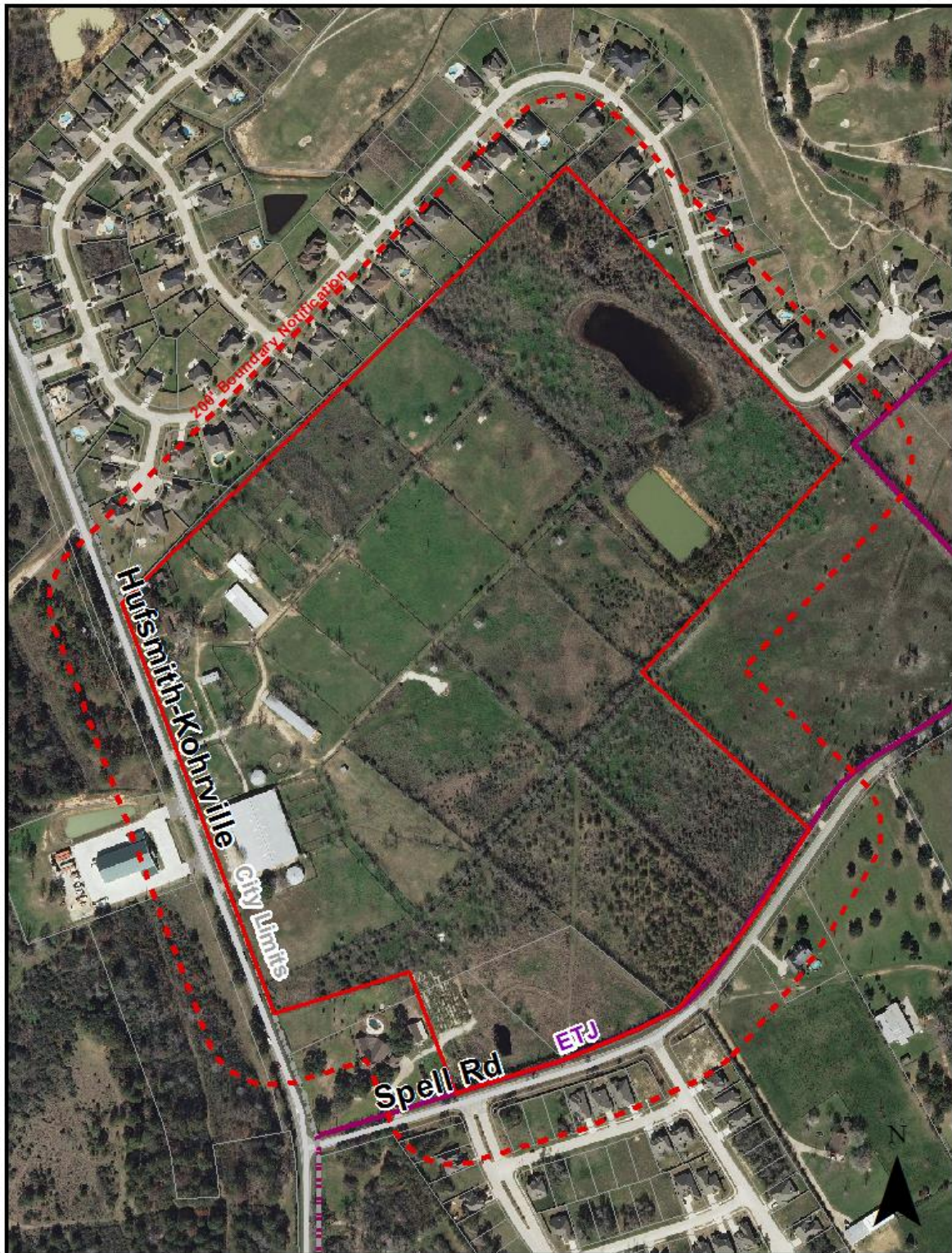


Exhibit "B"
Future Land Use Map

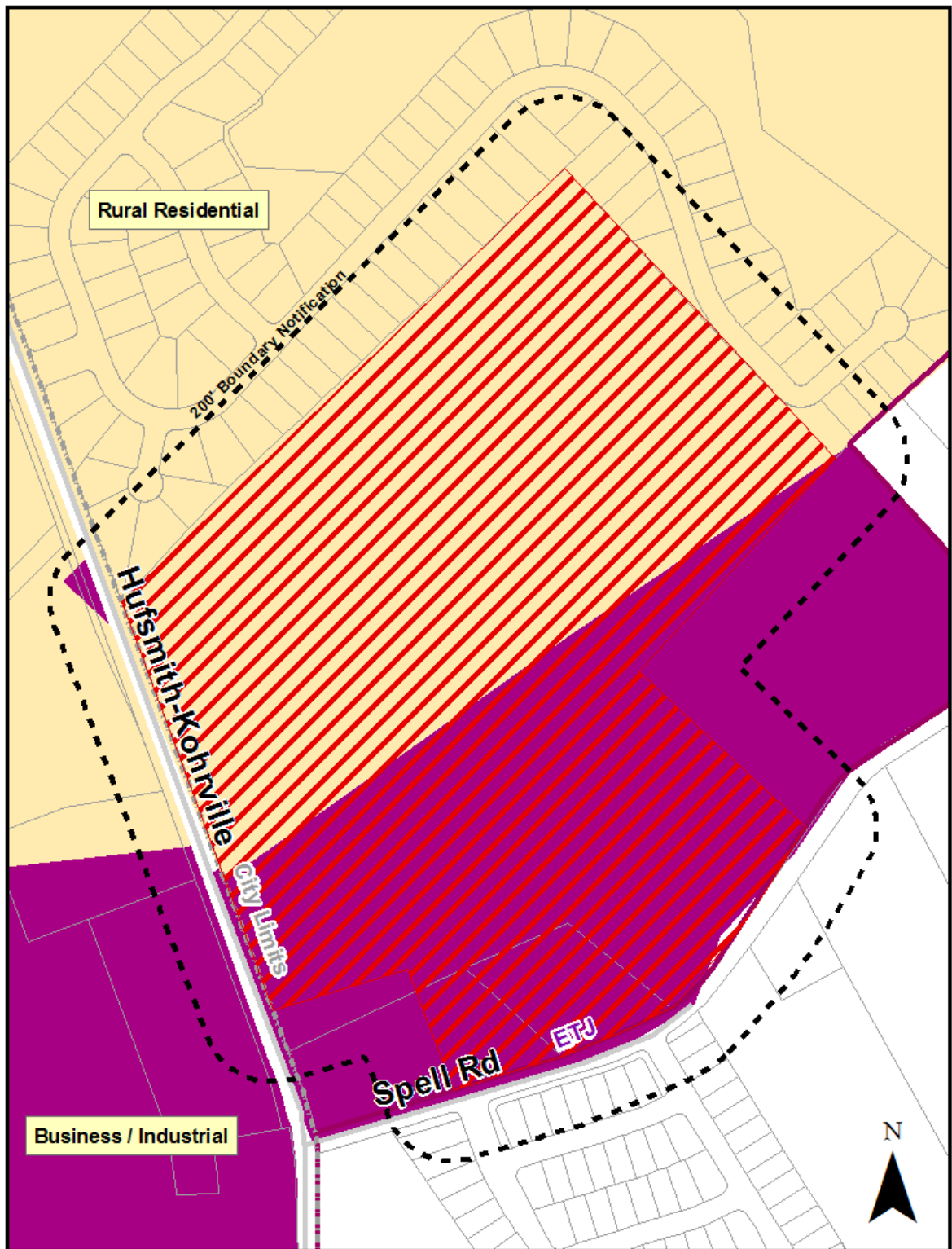
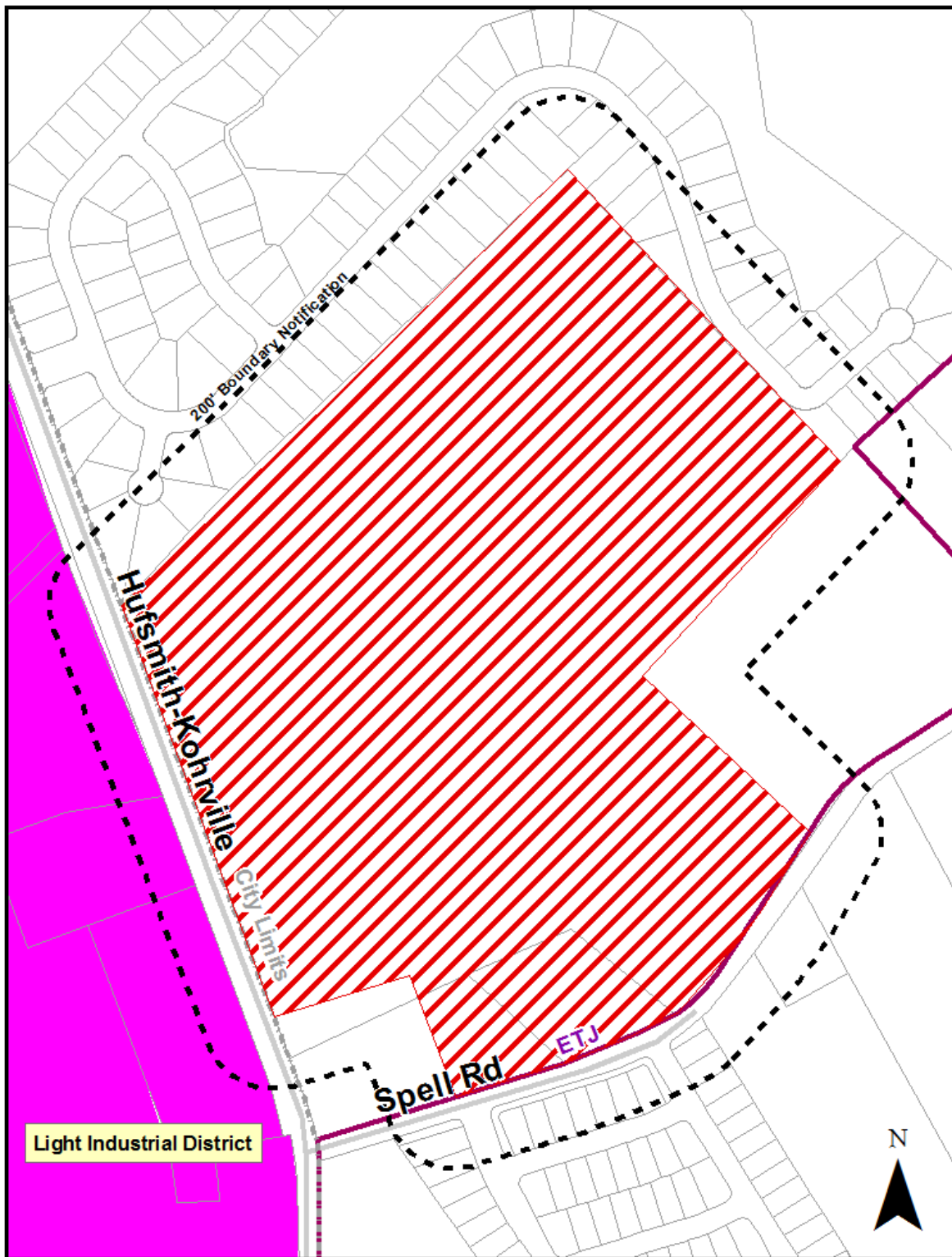


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Figure 1: Subject site.



Figure 2: North



Figure 3: South



Figure 4: West



Figure 5: East

Exhibit "E"
Comprehensive Plan Amendment Application

P14-11J

Revised 1/26/10



**COMPREHENSIVE PLAN
AMENDMENT APPLICATION**
Engineering & Planning Department



APPLICATION SUBMITTAL

The Comprehensive Plan serves as the City's long-range development guide. Local Government Code Section 213.003 authorizes and specifies procedures for amendments and modifications to the City's Comprehensive Plan. The process requires a public hearing and review by the City's Planning and Zoning Commission and final review and approval by the City Council.

Plan amendments for parcels of real property within Tomball may be initiated by property owners or by agents of property owners by written consent. Plan amendment(s) involving textual changes may be initiated by any interested party including the Tomball City Council, Planning & Zoning Commission, staff, or private citizens. It shall be the burden of the party requesting the amendment, not the City of Tomball, to prove that the change constitutes an improvement to the Tomball Comprehensive Plan.

Applications will be *conditionally* accepted on the presumption that the information, materials, and signatures are complete and accurate. If the application is incomplete or inaccurate, your request may be delayed until corrections or additions are received.

CONTACT INFORMATION:

Applicant

Name: Harold Ellis, Jones & Carter, Inc. Title: Planner
Mailing Address: 8701 New Trails Drive, Suite 200 City: The Woodlands State: TX
Zip: 77381
Phone: (281) 363-4039 Fax: (281) 363-3459
Email: HEllis@jonescarter.com

Owner

Name: Doug Eibsen, BCDE/Eibsen & Assoc. Title: General Partner/President
Mailing Address: 24522 Creekview Dr City: Spring State: TX
Zip: 77389
Phone: (281) 628-3628 Fax: () _____
Email: dougeibsen@att.net

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.ci.tomball.tx.us

COMPREHENSIVE PLAN AMENDMENT REQUEST:

Amendment Type (check all that apply): Text ☐ Map ☒

Text Amendment(s)

Text to be modified:

Proposed Text Amendment (exact wording):

Questions to be answered in Comprehensive Plan Amendment Request Letter:

- Will the proposed text amendment enhance the City economically?
- Will the proposed text amendment enhance the City aesthetically?
- Is the proposed text amendment consistent with the City's Goals, Objectives, and Actions?
- Does the proposed text amendment encourage a better use of land/property, both for the owner/developer and the City, than that currently recommended by the Plan?
- Will the proposed text amendment impact adjacent residential areas in a positive or negative manner?
- How will the proposed text amendment impact vehicular and pedestrian access, roadway capacity, ingress and egress, and traffic?
- Will the proposed text amendment encourage land use compatibility?
- Does the proposed text amendment present a significant benefit to the public health, safety and welfare of the community?

Map Amendment(s)

Current Comprehensive Plan Designation: Rural Residential and Business/Industrial

Proposed Comprehensive Plan Designation: Medium Density Residential

Proposed Use of Property: Single Family Residential, typical lot size of 13,500 sq. ft.

Physical Location of Property: Northeast corner of Huffsmith-Kohrville Road and Spell Road

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Being a partial replat of Tomball Greens, Unrestricted Res. C

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: N/A - property is located within Tomball's ETJ

Current Use of Property: 1 single family home/undeveloped

HCAD Identification Number: 1207880000004, 1207880000005, 1207880000006, 1207880000008

Property Acreage: 70.3574 acres

Questions to be answered in Comprehensive Plan Amendment Request Letter:

- Will the proposed map amendment enhance the City economically?
- Will the proposed map amendment enhance the City aesthetically?
- Is the proposed map amendment consistent with the City's Goals, Objectives, and Actions?
- Is the proposed map amendment a better use of land/property, both for the owner/developer and the City, than that recommended by the Plan?
- Will the proposed map amendment impact adjacent residential areas in a positive or negative manner?
- Will the proposed map amendment have adequate access; have considerations been made for roadway capacity, ingress and egress, traffic impact?
- Are uses adjacent to the proposed map amendment similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed map amendment present a significant benefit to the public health, safety and welfare of the community?

** Corrected at applicant's request on 6-10-14.*

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.ci.tomball.tx.us

This is to certify that the information on this form is **COMPLETE, TRUE, and CORRECT** and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  6/6/2014

Signature of Applicant Date

X  6/6/2014

Signature of Owner Date

June 25, 2014

Texas Board of Professional Engineers Registration No. F-439

Ms. Rebecca Guerra
City Planner
City of Tomball
501 James Street
Tomball, TX 77375

Re: Request for Comprehensive Plan Amendment

Ms. Guerra:

This letter serves as a formal request to amend the City of Tomball's Comprehensive plan from Rural Residential and Business/Industrial to Medium Density Residential. This request is associated with a request for annexation, rezoning, and preliminary plat application for proposed Alexander Estates.

The basis for the request is to allow for a residential development located at the northeast corner of Hufsmith-Kohrville Road and Spell Road. The property consists of 70.35 acres and is largely undeveloped. The proposed development, Alexander Estates, consists of 128 single family residential lots, with a typical lot size of 13,500 sq ft.

Below I have addressed the City's prerequisite questions for a proposed map amendment to the Comprehensive Plan:

- Will the proposed map amendment enhance the City economically?

The proposed 128 single-family residential lots, with a typical size of 13,500 square feet will add to the City's inventory of mid to large lot residential subdivisions. The new lots will add to the City's tax base, thus generating revenue for the City of Tomball.

- Will the proposed map amendment enhance the City aesthetically?

The proposed subdivision, with lots significantly larger than the abutting subdivision to the north of the tract, will be an aesthetically pleasing addition to the City of Tomball. In addition to the large lot sizes, the homes proposed for the development will be superior in construction materials and design.

- Is the proposed map amendment consistent with the City's Goals, Objectives, and Actions?

The proposed development will represent an efficient land use philosophy that is fiscally sustainable, and enhance quality of life. It will promote a cohesive land use pattern, encourage rural heritage and lifestyle, ensure high quality, safe, cohesive, and will be an attractive neighborhood which will meet the needs of present and future resident. The development will

Ms. Rebecca Guerra

Page 2

June 25, 2014

also be a distinctive, attractive neighborhood with a strong sense of place, and emphasize smart growth principles, and preserve and enhance the quality and character of Tomball

- Is the proposed map amendment a better use of land/property, both for the owner/developer and the City, than that recommended by the Plan?

As the property is generally located in a residential area, the Business/Industrial land use classification would not be a compatible land use. With regards to the residential land use designation of the property, the proposed lot sizes are larger than the lots north of the subject tract but smaller than the minimum 1 acre lot size called for by the Comprehensive Plan. Therefore, the proposed lot sizes of 13,500 square feet will be both compatible and a better land use than the current Rural Residential land use designation for the property.

- Will the proposed map amendment impact adjacent residential areas in a positive or negative manner?

The proposed map amendment will impact adjacent residential areas in a positive manner. As mentioned above, the lot sizes will be larger than nearby newly developed subdivisions. Additionally, the development plans for the property will result in a product which is not only of superior quality, but will also be an aesthetically pleasing development for the area.

- Will the proposed map amendment have adequate access; have considerations been made for roadway capacity, ingress and egress, traffic impact?

Appropriate considerations have been taken in the design of the proposed subdivision to ensure the minimal impact on nearby roadways. Specifics of the access points and traffic impact considerations will be further detailed at the time of subdivision platting.

- Are uses adjacent to the proposed map amendment similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

The property is located in a generally residential area. The property to the south of the tract (outside Tomball's ETJ) is a residential subdivision, and the property to the east and west is undeveloped. The property to the north is also platted as residential.

- Does the proposed map amendment present a significant benefit to the public health, safety and welfare of the community?

The proposed map amendment will result in residential development of undeveloped property which will blend well with nearby uses. As previously mentioned, the lot sizes will be larger than recently approved residential developments in the area and the residential home product will be superior in quality and design.

Ms. Rebecca Guerra

Page 3

June 25, 2014

Attached to this request for reference is the current recorded plat for the property, as well as a vicinity map and a copy of the proposed plat of Alexander Estates.

Please feel free to contact me if you have any questions or would like any additional information.

Regards,



Harold Ellis
Planner

Exhibit "F"
Public Comment Form(s)

Rodney Schmidt

From: Raymond Taylor <raymond.g.taylorjr@gmail.com>
Sent: Tuesday, July 08, 2014 10:53 AM
To: Rodney Schmidt
Subject: Fwd: Zoning Case P14-102 and P14-118

City of Tomball,

Correction to my last email. I am in favor of the proposal to have the land rezoned as single family resident only!

Raymond Taylor

----- Forwarded message -----

From: **Raymond Taylor** <raymond.g.taylorjr@gmail.com>
Date: Mon, Jul 7, 2014 at 10:54 AM
Subject: Zoning Case P14-102 and P14-118
To: rschmidt@tomballtx.gov

City of Tomball (Rodney),

I am writing this email and in reference to Zoning Case P14-102 and P14-118. I live at 10930 S Country Club Green Drive, Tomball, Texas, 77375, which is within the 200 feet zone of the property that is in question. I would like to express that I am 100 percent AGAINST the requested rezoning. The waste management company that purchased the land is going to cause the property value and quality of life for the surrounding residence to diminish. The desirability of the neighborhood will diminish as well.

Please let me know what I need to do in order to ensure that I get a vote in this matter.

Raymond Taylor
[816-889-8166](tel:816-889-8166)

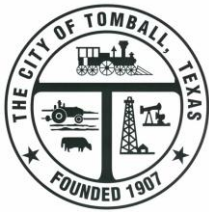
**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION
JULY 14, 2014
&
CITY COUNCIL
AUGUST 4, 2014**

Notice is Hereby Given that a Public Hearing will be held by the Planning & Zoning Commission of the City of Tomball on **Monday, July 14, 2014, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, August 4, 2014, at 6:00 P.M.** at Regular Meetings, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such dates, the Planning & Zoning Commission and City Council will consider the following:

COMPREHENSIVE PLAN CASE P14-118: Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC., to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from Rural Residential & Business/Industrial to Medium Density Residential.

ZONING CASE P14-102: Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC., to amend the City's Zoning Ordinance by rezoning approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from the Agricultural District to the Single-Family Residential-9 District.

Persons interested in these cases will be given an opportunity to be heard. Action by the Planning & Zoning Commission serves as a recommendation to the City Council and is not a final action on the requests. Should the Planning & Zoning Commission vote to table a decision/recommendation on these cases, the date and time of a future meeting will be specified and the City Council will not review the subject cases until such a decision/recommendation is forwarded to the City Council by the Planning & Zoning Commission. The applications are available for public inspection Monday through Friday, holidays excepted, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Rodney Schmidt, at (281) 290-1410, rschmidt@tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND Public Hearings before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P14-118

APPLICANT: Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC.

LOCATION: East of Hufsmith-Kohrville Road, north of Spell Road

PROPOSAL: Request to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, from Rural Residential & Business/Industrial to Medium Density Residential.

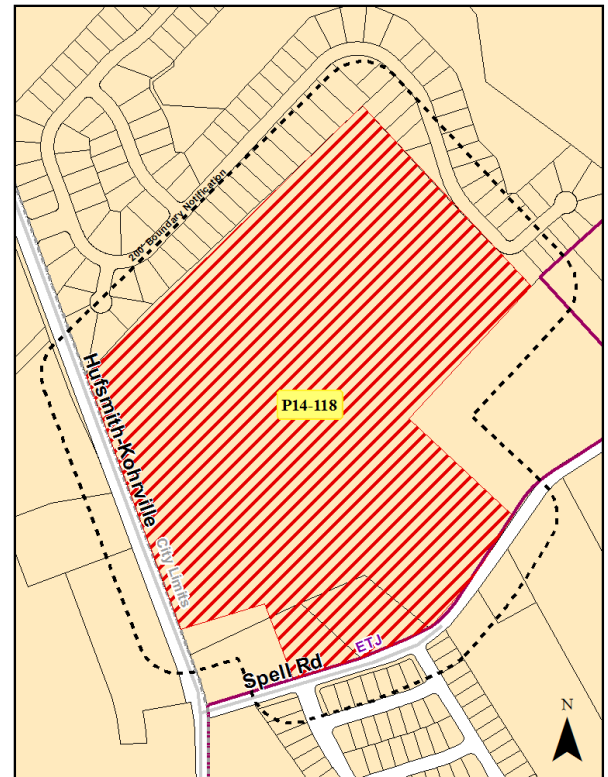
CONTACT: Rodney Schmidt

PHONE: (281) 290-1410

E-MAIL: rschmidt@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll. Interested parties may appear and speak on the project or the staff recommendation at the meeting. Written comments may also be submitted for consideration.



**Planning & Zoning Commission
Public Hearing:**

Monday, July 14, 2014, 6:00 PM

**City Council Public Hearing:
*Monday, August 4, 2014, 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.

Regular City Council

Agenda Item

Meeting Date: August 4, 2014

Data Sheet

Topic:

Consideration to approve **ZONING CASE P14-102**: Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, Inc., to amend the City's Zoning Ordinance by rezoning approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from the Agricultural District to the Single-Family Residential-9 District.

- Conduct a Public Hearing on **ZONING CASE P14-102**
- Adopt, on First Reading, Ordinance No. 2014-21, an Ordinance of the City of Tomball, Texas, Amending Its Zoning Ordinance by Changing the Zoning District Classification of Approximately 70.36 Acres of Land, Legally Described as All of Proposed Alexander Estates Subdivision and Being a Partial Replat of Tomball Greens Unrestricted Reserve "C" as Recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas; from the Agricultural District to the Single-Family Residential-9 District; Said Property Being Generally Located East of Hufsmith-Kohrville Road, North of Spell Road; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed \$2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

Background:

On April 16, 2014, the City of Tomball held a pre-plat meeting with Doug Eibsen and representatives from Jones and Carter, an Engineering, Planning, and Surveying firm, to discuss a proposed 128-unit, detached single-family subdivision known as Alexander Estates. The subdivision is generally located at the northeast corner of Hufsmith-Kohrville and Spell Roads and is approximately 70 acres in size. During the pre-plat meeting, Mr. Eibsen and Jones and Carter inquired into the process of annexing into the City limits. City staff informed those in attendance of the following:

- Annexation requests are handled through the City Secretary's office and if they wished to pursue annexation they would need to make their request directly to the City Secretary's office.
- If they were annexed, their zoning classification would automatically be established as Agricultural District per Section 6.1 of the Zoning Ordinance.
- Their proposed plat did not appear to meet the minimum requirements of the Agricultural District in regards to minimum lot size and building setbacks and they may want to consider changing to the plat to reflect Agricultural District standards or request a Rezoning at the time of annexation to a district which reflects the intent of their development.

On June 2, 2014, the City received a request for annexation for the subject site. On June 16, 2014, City Council approved a resolution declaring its intent to annex. Public hearings for the annexation were held by City Council on July 7 and July 14, 2014 and the first and second readings of the ordinance to annex are scheduled for August 4 and August 18, 2014, respectively.

Upon possible annexation on August 18, 2014, the subject site will be assigned a zoning classification of Agricultural District per Section 6.1 of the Zoning Ordinance. Because the proposed subdivision will require the site to be zoned Single-Family Residential-9 District to be able to construct the subdivision as desired, the property owners have submitted a Rezoning application requesting the property be rezoned from the Agricultural District to the Single-Family Residential-9 District. Additionally, the applicant was informed that the Single-Family Residential-9 District would not be compatible with the property's current Future Land Use designations of Rural Residential and Business/Industrial and that he could request that the Comprehensive Plan be amended. On June 9, 2014, the applicant submitted a request to change the Future Land Use designation of the subject site from Rural Residential and Business/Industrial to Medium Density Residential to make the Single-Family Residential-9 District rezoning request consistent with the Comprehensive Plan. The Comprehensive Plan amendment request will be heard as Comprehensive Plan Case P14-118.

The Planning & Zoning Commission heard this request on July 14, 2014, and unanimously voted to recommend APPROVAL.

Origination:

Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC.

Recommendation:

APPROVAL

Funding:

Party(ies) responsible for placing this item on agenda:

Craig Meyers, Community Development Department

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Ordinance No. 2014-21

P14-102 Staff Report

Notice of Public Hearing

Property Owner Notification Letter

ORDINANCE NO. 2014-21

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 70.36 ACRES OF LAND, LEGALLY DESCRIBED AS ALL OF PROPOSED ALEXANDER ESTATES SUBDIVISION AND BEING A PARTIAL REPLAT OF TOMBALL GREENS UNRESTRICTED RESERVE "C" AS RECORDED IN F.C. NO. 440128, H.C.M.R. OUT OF THE ELIZABETH SMITH SURVEY, A-70 HARRIS COUNTY, TEXAS, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; FROM THE AGRICULTURAL DISTRICT TO THE SINGLE-FAMILY RESIDENTIAL-9 DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED EAST OF HUFSMITH-KOHRVILLE ROAD, NORTH OF SPELL ROAD; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, the owners of the Property have requested that the Property be rezoned; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days written notice of that hearing to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the proposal to change the zoning for the Property from the Agricultural District to the Single-Family Residential-9 District; and

Whereas, the public hearing was held at least forty (40) calendar days after the City's receipt of the request for rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council grant such proposed change in the zoning district classification of the Property; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing on the proposal to change the zoning district classification for the Property from the Agricultural District to the Single-Family Residential-9 District, the City Council held the public hearing on the proposal to change the zoning for the Property and the City Council considered the final report of the Planning & Zoning Commission regarding the change of zoning district classification; and

Whereas, the City Council deems it appropriate to grant such proposed change in the zoning district classification of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The City Council finds that the facts and matters set forth in the preamble of this Ordinance are true and correct.

Section 2. The zoning classification of the Property is hereby changed from the Agricultural District to the Single-Family Residential-9 District subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Single-Family Residential-9 District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Single-Family Residential-9 District as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 7. City Council finds and determines that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Tex.Gov't. Code ch. 551.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 4TH DAY OF AUGUST 2014.

COUNCILMAN HUDGENS _____
COUNCILMAN STOLL _____
COUNCILMAN DEGGES _____
COUNCILMAN TOWNSEND _____
COUNCILMAN QUINN _____

SECOND READING:

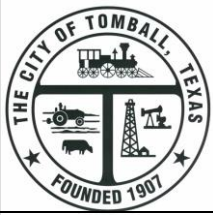
READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 18TH DAY OF AUGUST 2014.

COUNCILMAN HUDGENS _____
COUNCILMAN STOLL _____
COUNCILMAN DEGGES _____
COUNCILMAN TOWNSEND _____
COUNCILMAN QUINN _____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 14, 2014

Rezoning Case:	P14-102
Property Owner(s):	BCDE, LTD. and Eibsen & Associates, INC.
Applicant(s):	Harold Ellis
Legal Description:	All of proposed Alexander Estates Subdivision and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas
Location:	East of Hufsmith-Kohrville Road, north of Spell Road (Exhibit "A")
Area:	70.36 acres
Present Zoning & Use:	UNZONED City of Tomball Extraterritorial Jurisdiction (ETJ) (Exhibit "C") ¹ / Former horse training facility and vacant land
Future Land Use (FLU):	Rural Residential and Business/Industrial (Exhibit "B") ²
Proposed Zoning and Use:	Single-Family Residential-9 (SF-9) District ³ / Detached single-family subdivision
Adjacent Zoning & Use:	
North:	Unzoned / Single-family residences (Country Club Greens subdivision)
South:	Unzoned / Spell Road and single-family residences
West:	Unzoned and Light Industrial District / Hufsmith-Kohrville Road, vacant, commercial (CREACOM, Inc.), and a single-family residence
East:	Unzoned / Vacant (Exhibit "D")

¹ The property owner is currently in the process of requesting annexation. If the property is annexed, it will be given a zoning classification of Agricultural District per Section 6.1 of the Zoning Ordinance.

² The applicant is requesting the FLU be changed to Medium Density Residential in Comprehensive Plan Amendment Case P14-118.

³ Any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning & Zoning Commission and City Council may consider zoning classifications other than that sought by the applicant for this property.

BACKGROUND

On April 16, 2014, the City of Tomball held a pre-plat meeting with Doug Eibsen and representatives from Jones and Carter, an Engineering, Planning, and Surveying firm, to discuss a proposed 128-unit, detached single-family subdivision known as Alexander Estates. The subdivision is generally located at the northeast corner of Hufsmith-Kohrville and Spell Roads and is approximately 70 acres in size. During the pre-plat meeting, Mr. Eibsen and Jones and Carter inquired into the process of annexing into the City limits. City staff informed those in attendance of the following:

- Annexation requests are handled through the City Secretary's office and if they wished to pursue annexation they would need to make their request directly to the City Secretary's office.
- If they were annexed, their zoning classification would automatically be established as Agricultural District per Section 6.1 of the Zoning Ordinance.
- Their proposed plat did not appear to meet the minimum requirements of the Agricultural District in regards to minimum lot size and building setbacks and they may want to consider changing to the plat to reflect Agricultural District standards or request a rezoning at the time of annexation to a district which reflects the intent of their development.

On June 2, 2014, the City received a request for annexation for the subject site. On June 16, 2014, City Council approved a resolution declaring its intent to annex. Public hearings for the annexation are scheduled before City Council for July 7 and July 14, 2014 and the first and second readings of the ordinance to annex are scheduled for August 4 and August 18, 2014, respectively.

Upon possible annexation on August 18, 2014, the subject site will be assigned a zoning classification of Agricultural District per Section 6.1 of the Zoning Ordinance. Because the proposed subdivision will require the site to be zoned Single-Family Residential-9 (SF-9) District to be able to construct the subdivision as desired, the property owners have submitted a Rezoning application requesting the property be rezoned from the Agricultural District to the SF-9 District (Exhibit "E"). Additionally, the applicant was informed that the SF-9 District would not be compatible with the property's current Comprehensive Plan's (CP) Future Land Use (FLU) designations of Rural Residential and Business/Industrial and that he could request that the CP be amended. On June 9, 2014, the applicant submitted a request to change the FLU designation of the subject site from Rural Residential and Business/Industrial to Medium Density Residential to make the SF-9 rezoning request consistent with the CP. The CP amendment request will be heard as Comprehensive Plan Case P14-118.

ANALYSIS

The applicant is requesting that the property be rezoned from the Agricultural District to the SF-9 District. According to Section 16.1 of the Zoning Ordinance, the SF-9 District "is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 9,000 square feet in size, churches, schools and public parks in logical neighborhood units."

There are several land uses in the vicinity of the subject site. To the north are single-family residences in the Country Club Greens subdivision; to the south are Spell Road and single-family residences; to the west are Hufsmith-Kohrville Road, vacant land, a commercial use (CREACOM, Inc.), and a single-family residence; and to the east is vacant land. The SF-9 District appears to be consistent and compatible with the existing single-family residences and vacant land in the vicinity. The prima facie inconsistency and incompatibility of the request with the existing commercial use to the west appears to be minimized because of their separation by Hufsmith-Kohrville Road which is designated as a Major Arterial in the City's Major Thoroughfare Plan.

The subject site and the majority of the properties in the vicinity of the subject site are unzoned because they are either in the City's ETJ or not in the City limits/ETJ. However, the properties to the west are zoned Light Industrial District. According to Section 31.1 of the Zoning Ordinance, the Light Industrial District "is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad." The prima facie inconsistency and incompatibility of the request with the Light Industrial District to the west appears to be minimized because of their separation by Hufsmith-Kohrville Road.

The FLU map identifies the subject site as Rural Residential and Business/Industrial. The predominant FLU designations in the vicinity are also Rural Residential and Business/Industrial. To the north is Rural Residential; to the south is undesignated land because it is not in the City limits/ETJ; to the west are Rural Residential and Business/Industrial; and to the east is Business/Industrial. According to the CP:

- Rural Residential includes residential developments on minimum 1-acre lots that allows up to one house per acre lot. The intent is to provide for a rural lifestyle as well as to encourage appropriate development due to environmental constraints such as waterways, floodplains, and other features.
- Business/Industrial indicates where industrial and intensive employment activities should occur. Activities that will require unenclosed assembly, repair and/or storage and require heavy truck or rail transportation support are acceptable. Also included would be warehousing and distribution facilities, as well as offices and showrooms.

The SF-9 District appears to be consistent and compatible with the Rural Residential FLU designations to the north and west. Again, the prima facie inconsistency and incompatibility of the request with the Business/Industrial FLU designation west of Hufsmith-Kohrville Road appears to be minimized because of their separation by a major thoroughfare. The Business/Industrial FLU designation to the southwest and east may be compatible with SF-9 District if the Business/Industrial land uses are developed with the appropriate design standards (i.e. building setbacks, fencing, landscaping, etc.). Additionally, if the FLU designation of the property is changed to Medium Density Residential as requested in Comprehensive Plan Case P14-118 and per City staff's recommendation, the rezoning request will not be inconsistent with the CP.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning & Zoning Commission shall consider the following factors:

- A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.**

The uses permitted in the SF-9 District appear to be compatible with the single-family residences and vacant land in the vicinity. The prima facie inconsistency and incompatibility of the request with the existing commercial use to the west appears to be minimized because of their separation by Hufsmith-Kohrville Road which is designated as a Major Arterial in the City's Major Thoroughfare Plan.

- B. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.**

The proposed Rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

- C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.**

There are numerous vacant properties elsewhere in the City zoned SF-9 District. There are no vacant properties in the vicinity zoned SF-9 District.

- D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.**

There has been steady development City-wide in the SF-9 District.

- E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.**

If the proposed Rezoning is approved, few, if any affects on other areas designated for similar developments are anticipated.

- F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.**

The proposed Rezoning does not appear to negatively affect the public health, safety, morals, or general welfare.

- G. Whether the request is consistent with the Comprehensive Plan.**

The proposed Rezoning appears to be consistent and compatible with the Rural Residential FLU designations to the north and west. The prima facie inconsistency and incompatibility of the request with the Business/Industrial FLU designation west of Hufsmith-Kohrville Road appears to be minimized because of their separation by a major thoroughfare. The Business/Industrial CP designation to the southwest and east may be compatible with SF-9 District if the Business/Industrial land uses are developed with the appropriate design standards (i.e. building setbacks, fencing, landscaping, etc.). Additionally, if the FLU designation of the property is changed to Medium Density Residential, as requested in Comprehensive Plan Case P14-118 and per City staff's recommendation, the Rezoning request will be consistent with the CP.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 3, 2014; one public comment was received in support of the request (Exhibit "F") as of July 8, 2014.

RECOMMENDATION

Based on the findings outlined in the analysis and zoning considerations sections of this staff report, City staff recommends **APPROVAL** of Rezoning Case P14-102.

EXHIBITS

- A. Aerial Photo
- B. Future Land Use Map
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application
- F. Public Comment Form(s)

Exhibit "A"
Aerial Photo

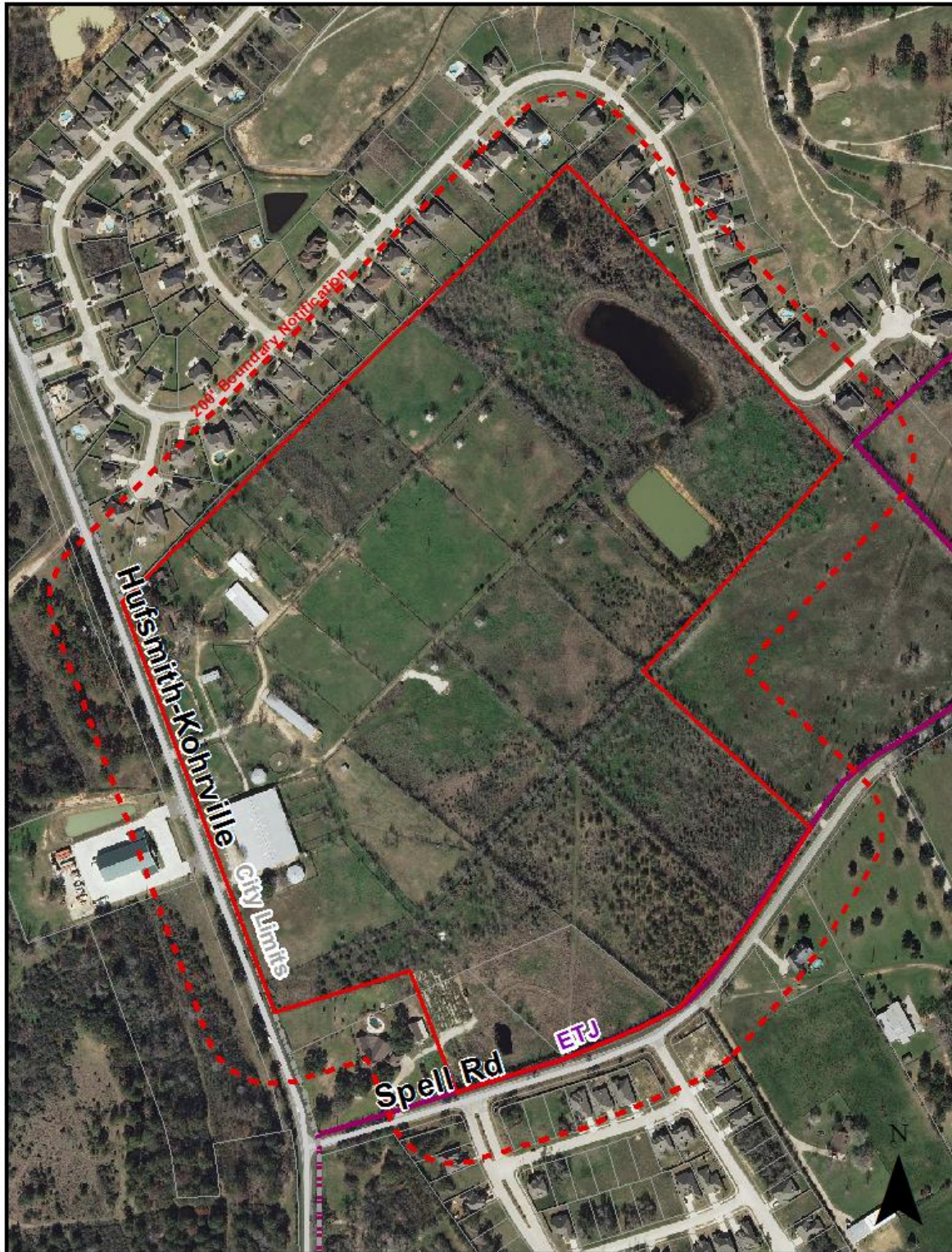


Exhibit "B"
Future Land Use Map

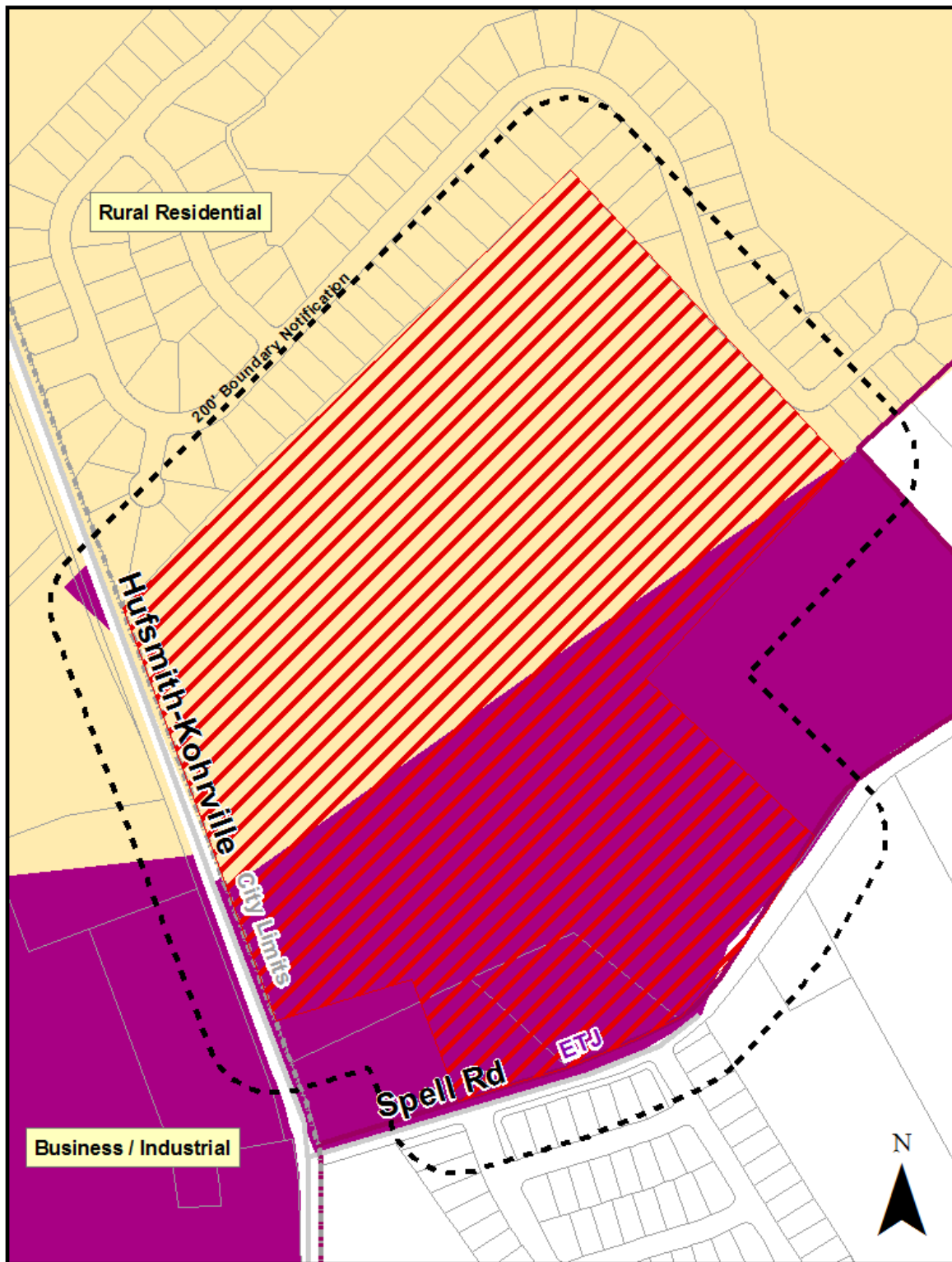


Exhibit "C"
Zoning Map

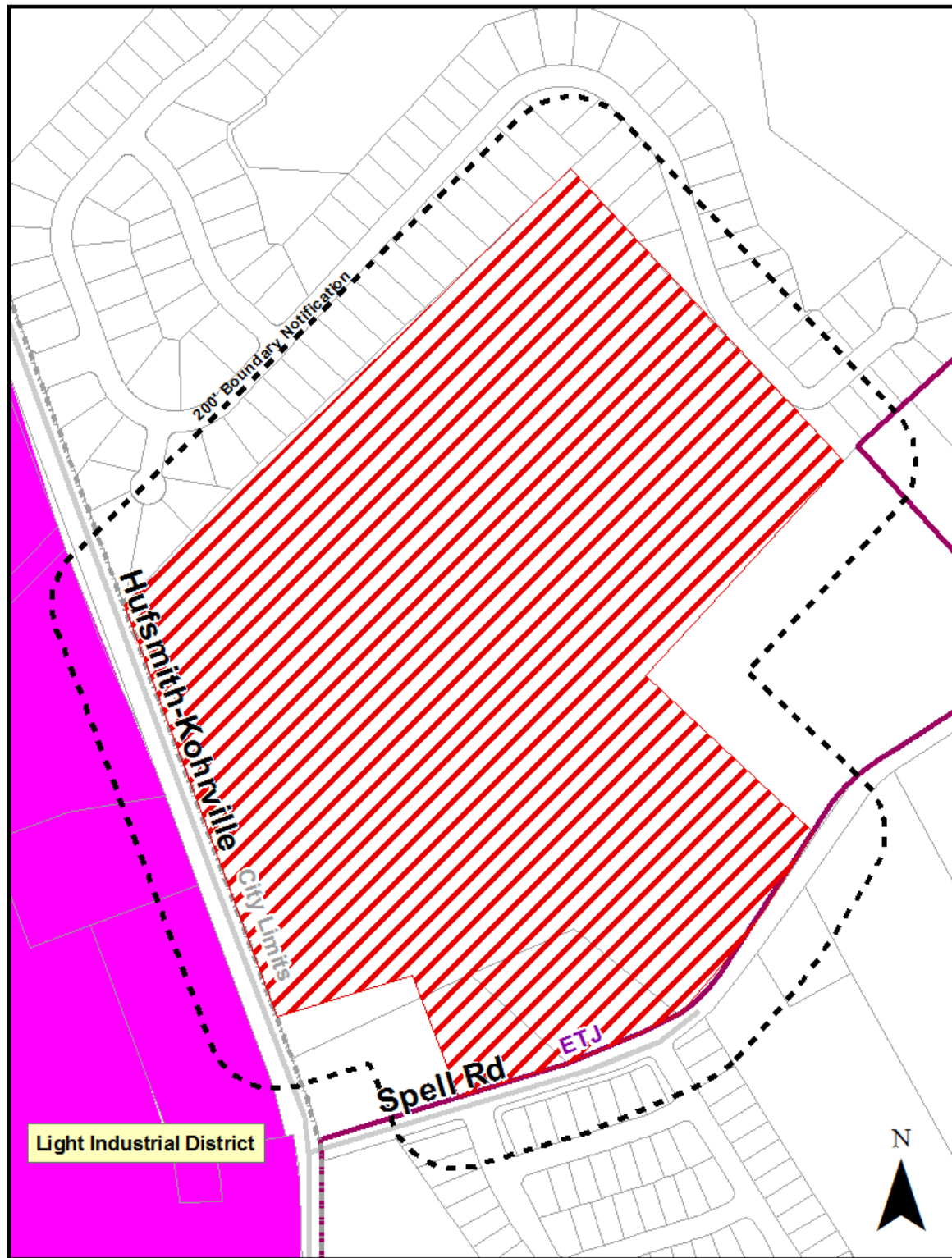


Exhibit "D"
Site Photos



Figure 1: Subject site.



Figure 2: North



Figure 3: South



Figure 4: West



Figure 5: East

Exhibit "E"
Rezoning Application

Revised 1/20/09



APPLICATION FOR REZONING
Engineering & Planning Department



APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Harold Ellis, Jones & Carter, Inc. Title: Planner
Mailing Address: 8701 New Trails Drive, Suite 200 City: The Woodlands State: TX
Zip: 77381
Phone: (281) 363-4039 Fax: (281) 363-3459 Email: HEllis@jonescarter.com

Owner

Name: Doug Eibsen, BCDE, LTD/Eibsen & Assoc. Title: General Partner/President
Mailing Address: 24522 Creekview Dr City: Spring State: TX
Zip: 77389
Phone: (713) 628-3628 Fax: () Email: dougeibsen@att.net

Engineer/Surveyor (if applicable)

Name: Ryan Wade, Jones & Carter, Inc. Title: RWade@jonescarter.com
Mailing Address: 8701 New Trails Drive, Suite 200 City: The Woodlands State: TX
Zip: 77381
Phone: (281) 363-4039 Fax: (281) 363-3459 Email: RWade@jonescarter.com

Description of Proposed Project: Alexander Estates, 128 Single Family Lot Subdivision

Physical Location of Property: Northeast corner of Huffsmith-Kohrville Road and Spell Road
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Being a partial replat of Tomball Greens, Unrestricted Reserve C
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Outside City Limits/AG

Current Use of
Property: Vacant/Undeveloped

Proposed Zoning District: SF-9

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.ci.tomball.tx.us

Proposed Use of Property: Single Family Residential

HCAD Identification Number: 1207880000004 Acreage: 70.3574

1207880000005

1207880000007

1207880000008

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  5/30/14
Signature of Applicant Date

X  6/2/2014
Signature of Owner Date

June 2, 2014

Texas Board of Professional Engineers Registration No. F-439

Ms. Rebecca Guerra
City Planner
City of Tomball
401 Market Street
Tomball, TX 77375

Re: Request for Rezoning

Ms. Guerra:

This letter serves as a formal rezoning request. The property in question is undeveloped and is not currently zoned as it is within the City's Extraterritorial Jurisdiction (ETJ). We are requesting the property be annexed into the corporate limits of Tomball (see associated Annexation Request) and be subsequently zoned Single Family 9 District (SF-9).

The property is located at the northeast intersection of Hufsmith-Kohrville Road and Spell Road, and consists of 70.3574 acres. The property is currently platted as Tomball Greens, and the portion proposed for annexation and development is part of Unrestricted Reserve "C". The proposed development, Alexander Estates, consists of 128 single family residential lots, with a typical lot size of 13,500 sq ft. The proposed lot size exceeds the requested zoning districts minimum lot size of 9,000 sq. ft. The typical lot dimensions are 90' X 150', also exceeding the City's minimum requirements of 75' X 100' for the requested zoning district. Access to the site will be from Spell Road and site detention will be in the form of an amenity lake and associated pedestrian trails. It is not anticipated that the proposed development will adversely impact vehicular or pedestrian access in the area, traffic or roadway capacity.

This zone change request will be consistent with surrounding properties and developments in the area, as the property is surrounded on three sides with existing single family residential properties.

Attached to this request for reference is the current recorded plat for the property, as well as a vicinity map and the proposed subdivision plat of Alexander Estates.

Please feel free to contact me if you have any questions or would like any additional information. We appreciate your assistance and look forward to successfully zoning the referenced property.

Regards,



Harold Ellis, Planner

Exhibit "F"
Public Comment Form(s)

Rodney Schmidt

From: Raymond Taylor <raymond.g.taylorjr@gmail.com>
Sent: Tuesday, July 08, 2014 10:53 AM
To: Rodney Schmidt
Subject: Fwd: Zoning Case P14-102 and P14-118

City of Tomball,

Correction to my last email. I am in favor of the proposal to have the land rezoned as single family resident only!

Raymond Taylor

----- Forwarded message -----

From: Raymond Taylor <raymond.g.taylorjr@gmail.com>
Date: Mon, Jul 7, 2014 at 10:54 AM
Subject: Zoning Case P14-102 and P14-118
To: rschmidt@tomballtx.gov

City of Tomball (Rodney),

I am writing this email and in reference to Zoning Case P14-102 and P14-118. I live at 10930 S Country Club Green Drive, Tomball, Texas, 77375, which is within the 200 feet zone of the property that is in question. I would like to express that I am 100 percent AGAINST the requested rezoning. The waste management company that purchased the land is going to cause the property value and quality of life for the surrounding residence to diminish. The desirability of the neighborhood will diminish as well.

Please let me know what I need to do in order to ensure that I get a vote in this matter.

Raymond Taylor
[816-889-8166](tel:816-889-8166)

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION
JULY 14, 2014
&
CITY COUNCIL
AUGUST 4, 2014**

Notice is Hereby Given that a Public Hearing will be held by the Planning & Zoning Commission of the City of Tomball on **Monday, July 14, 2014, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, August 4, 2014, at 6:00 P.M.** at Regular Meetings, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such dates, the Planning & Zoning Commission and City Council will consider the following:

COMPREHENSIVE PLAN CASE P14-118: Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC., to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from Rural Residential & Business/Industrial to Medium Density Residential.

ZONING CASE P14-102: Request by Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC., to amend the City's Zoning Ordinance by rezoning approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, generally located east of Hufsmith-Kohrville Road, north of Spell Road, from the Agricultural District to the Single-Family Residential-9 District.

Persons interested in these cases will be given an opportunity to be heard. Action by the Planning & Zoning Commission serves as a recommendation to the City Council and is not a final action on the requests. Should the Planning & Zoning Commission vote to table a decision/recommendation on these cases, the date and time of a future meeting will be specified and the City Council will not review the subject cases until such a decision/recommendation is forwarded to the City Council by the Planning & Zoning Commission. The applications are available for public inspection Monday through Friday, holidays excepted, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Rodney Schmidt, at (281) 290-1410, rschmidt@tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND Public Hearings before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P14-102

APPLICANT: Harold Ellis, on behalf of BCDE, LTD. and Eibsen & Associates, INC.

LOCATION: East of Hufsmith-Kohrville Road, north of Spell Road

PROPOSAL: Request to amend the City's Zoning Ordinance by rezoning approximately 70.36 acres of land, legally described as all of proposed Alexander Estates Subdivision and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R out of the Elizabeth Smith Survey, A-70 Harris County, Texas, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Single-Family Residential-9 District.

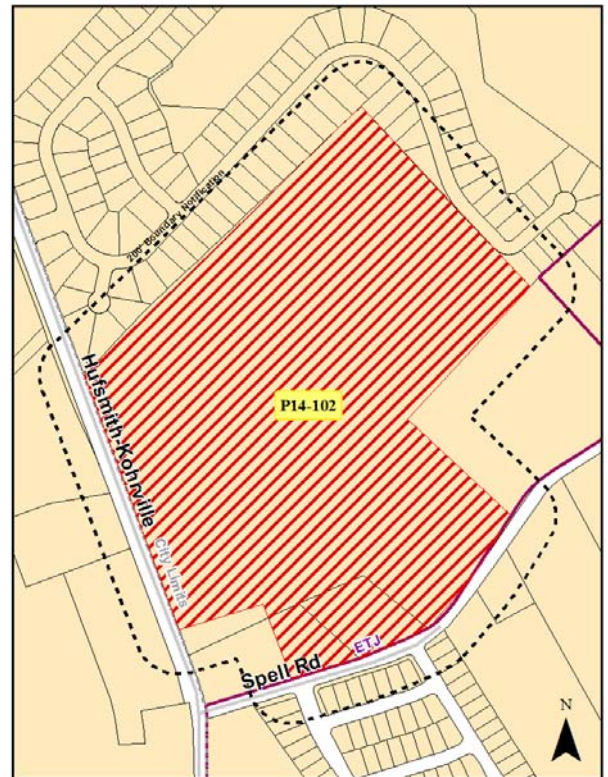
CONTACT: Rodney Schmidt

PHONE: (281) 290-1410

E-MAIL: rschmidt@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll. Interested parties may appear and speak on the project or the staff recommendation at the meeting. Written comments may also be submitted for consideration.



Planning & Zoning Commission

Public Hearing:

Monday, July 14, 2014, 6:00 PM

City Council Public Hearing:

***Monday, August 4, 2014, 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.

Regular City Council Agenda Item Data Sheet

Meeting Date: August 4, 2014

Topic:

Adopt on First Reading, Ordinance No. 2014-24, an Ordinance of the City of Tomball, Texas, Amending the "2009 Major Thoroughfare Plan" for the City of Tomball, Texas; Making Certain Findings; and Providing for Severability

Background:

This ordinance is to amend the 2009 Major Thoroughfare Plan by reclassifying a portion of Medical Complex Drive Segment 2, from SH 249 Expressway to SH 249 Business. The reclassification is from a major arterial (100' right-of-way) to a minor arterial (80' right-of-way).

Origination:

Community Development

Recommendation:

Adopt, on First Reading, Ordinance No. 2014-24

Funding:**Party(ies) responsible for placing this item on agenda:**

Community Development

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Ordinance No. 2014-24

ORDINANCE NO. 2014-24

**AN ORDINANCE OF THE CITY OF TOMBALL TEXAS, AMENDING THE
“2009 MAJOR THOROUGHFARE PLAN” FOR THE CITY OF TOMBALL,
TEXAS; MAKING CERTAIN FINDINGS; AND PROVIDING FOR
SEVERABILITY.**

* * * * *

WHEREAS, the City Council of the City of Tomball by Ordinance No. 2009-08 adopted the “2009 Major Thoroughfare Plan”; and

WHEREAS, the City Council finds it in the best interest of the health, safety and welfare of the citizens of Tomball to amend the 2009 Major Thoroughfare Plan; and

WHEREAS, the City Council, desires to amend the 2009 Major Thoroughfare Plan by reclassifying Medical Complex Drive from S.H. 249 Bypass (Tomball Expressway) to S.H. 249 Business from a major arterial street to a minor arterial street; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct.

Section 2. The 2009 Major Thoroughfare Plan is hereby amended to reclassify Medical Complex Drive from S.H. 249 Bypass (Tomball Expressway) to S.H. 249 Business from a major arterial street to a minor arterial street.

Section 3. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed

each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. This Ordinance shall become effective fourteen days after the final reading and adoption of this Ordinance when the caption hereof is caused to be published once in the official newspaper of the City, by the City Secretary, as required by law. The City Secretary is directed to publish the caption of this Ordinance in the City's official newspaper within 14 days after the passage of the ordinance.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 4TH DAY OF AUGUST 2014.

COUNCILMAN HUDGENS	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 18TH DAY OF AUGUST 2014.

COUNCILMAN HUDGENS	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 4, 2014

Topic:

Receive Report, Discussion and Possible Action regarding Medical Responses and Protocols between the City of Tomball Fire Department and Northwest Emergency Management Services (NWEMS)

Background:

This is a report on the first year of medical response activities of the Tomball Fire Department. Tomball Fire Department units responded to approximately 1,080 medical incidents between July 1, 2013 and June 30, 2014. The Basic Life Support guidelines have been re-written to be less cumbersome and more in line with the wishes of the new Medical Director, NWEMS and TFD.

Tomball Fire Department and Northwest EMS operated for a number of years on certain medical calls without the benefit of a formal set of protocols to provide guidance and limitations to those efforts. In late 2012, we began to create a working set of protocols that could provide guidance to TFD firefighters and firefighter/paramedics on the extent of their involvement on medical incidents or accident scenes. This effort was started with the predecessor Agency Chief and Medical Director and was ultimately implemented in July 2013 and continues under a new Agency Chief, Brian Bayani, and a new Medical Director, Dr. Weisenborn.

As we approached the end of the first year of operations, it was determined we needed to review and update the medical protocols and have them re-signed by the current medical director, Dr. Weisenborn. This has been done and has resulted in a much less cumbersome set of guidelines. These new guidelines still provide the language for a Basic Life Support system of responses **but make provision in emergency circumstances to allow TFD firefighter/paramedics to initiate, only under the direction of the NWEMS in-charge paramedic, and perform paramedic level tasks. TFD will not carry any ALS equipment on its apparatus.**

Origination:

Fire Department

Recommendation:

Staff recommends approval

Funding:

Party(ies) responsible for placing this item on agenda:

Randy Parr

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Memo to George Shackelford

**TOMBALL FIRE DEPARTMENT
1200 RUDEL
TOMBALL, TEXAS 77375**

MEMORANDUM

Date: July 15, 2014

To: George Shackelford

From: Randy Parr

Subject: Report on Tomball Fire Department Medical Responses for the Time Period
July 1, 2013 (inception of the program) through June 30, 2014

A little over a year ago, the Tomball Fire Department initiated a first responder medical program to provide assistance to EMS ambulance crews in caring for the community's sick and/or injured residents. There were multiple reasons for moving the Department in this direction, not the least of which is an increase in customer service to our community. All of our career and part-time paid firefighters are EMTs and several have achieved the Paramedic level. Many of our volunteer firefighters are EMTs as well. These medically certified firefighters increase the capability of our Department to provide meaningful assistance to Northwest EMS on critical incident scenes rather than require that agency to commit multiple units to them. Responding in this manner also allows our medically certified firefighters to retain their medical skills.

Our initial program involved TFD operating under the Basic Life Support (BLS) medical protocols of Northwest EMS and its Medical Director, Dr. Scott Weisenborn. The program allowed for the administration of oxygen, glucose and other life-saving procedures under the direct supervision of a Northwest EMS paramedic.

As we reviewed the first year of this program, TFD units responded to 1078 EMS related incidents, not including motor vehicle accidents. Included in these responses were several incidents of a life threatening nature where the skills of our firefighter/paramedics were requested by NWEMS paramedics to provide treatment beyond the BLS level. In those instances, TFD paramedics were instructed by NWEMS paramedics to start IV lines on critically injured or sick patients while NW personnel performed other tasks more critical to attempting to save the patient's life. TFD firefighter paramedics started 47 IV lines on patients during that time period. Additionally, there were 8 instances of medications

being drawn and checked by NWEMS personnel that were administered through the IV lines by Tomball firefighter/paramedics. There was one attempt made by a TFD firefighter /paramedic at inserting an intubation tube which was requested by NWEMS personnel after their attempts were unsuccessful. Due to the medical condition of the person, the TFD attempt also failed. The table below summarizes the responses under the program.

A review of expenditures and budget projections indicates there has been a negligible financial impact on the Department's fuel and apparatus maintenance budget. Of the approximately \$674,000 increase in the 2014/15 budget over last year, approximately \$590,000 is the absorption of the SAFER grant funded positions and approximately \$52,000 is the increase in the volunteer staffing shifts to increase the volunteer staffing levels. The City's HR department has indicated an approximate increase in the cost of the insurance program of approximately \$1,500 for this activity.

A new, more clearly written set of protocols has been developed and is being circulated for signature. The new set of protocols more clearly defines the roles and responsibilities of all the parties and clearly states the guidelines under which TFD personnel will operate on the medical incident scenes. TFD personnel will continue to be allowed to administer oxygen, glucose, aspirin and nitroglycerine according to patient assessments. **In unusual circumstances, TFD paramedics are protocolled to, only under the guidance of the NWEMS paramedic in charge of the medical incident scene, perform paramedic level procedures. TFD will not have the capability of self-initiating any of these invasive procedures because we will not be carrying the required equipment on any of our vehicles. Only the ambulance units will be carrying advanced life support equipment and medications.** We are requesting your approval of the revised protocols including the occasional use of the Department's paramedics to perform those levels of skills.

Should you have any questions or need any additional information, I am available to discuss this with you.

Tomball Fire Department								
Analysis of EMS Responses								
July 1, 2013 through June 30, 2014								
Responses								
Total number of medical assist responses							1,078	
Total number of medical assists with advanced procedures							56	
Percentage of calls with TFD paramedic certified firefighters performing ALS							5.19%	
Types of Advanced procedures performed								
Initiated IV							47	
Administered drugs drawn & checked by in charge paramedic							8	
Intubation							<u>1</u>	
Total ALS responses							56	

Regular City Council Agenda Item Data Sheet

Meeting Date: August 4, 2014

Topic:

Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

- Sec. 551.071 – Private Consultation with Attorney in Closed Meeting regarding Pending Litigation and Attorney-Client Matters that the Duty of the Attorney Requires be Held in Closed Session.
- Sec. 551.072 – Deliberations Regarding Real Property

Background:**Origination:**

City Manager

Recommendation:

N/A

Funding:**Party(ies) responsible for placing this item on agenda:**

City Secretary

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	