

TOMBALL
COUGAR COUNTRY

CITY OF TOMBALL

DRAFT 2023 WATER AND WASTEWATER IMPACT FEE UPDATE

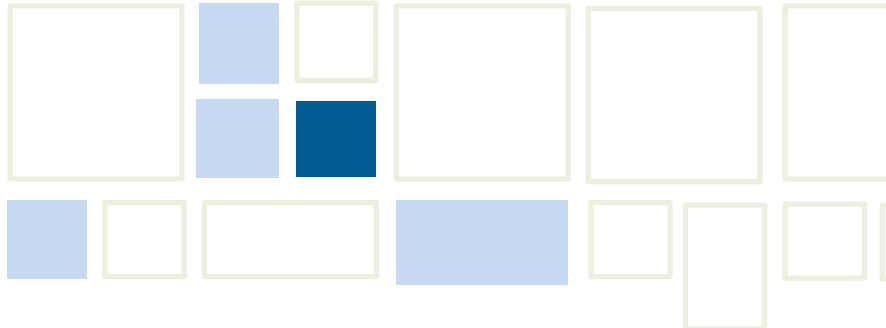
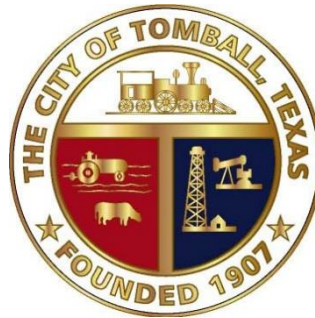


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City of Tomball

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DRAFT WATER AND WASTEWATER IMPACT FEE UPDATE

Prepared for:

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FNI Project Number: TMB22779



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1.0 BACKGROUND AND SCOPE

The City of Tomball (City) currently assesses water and wastewater impact fees for eligible capital improvement projects and facility expansions. These impact fees are implemented under the procedure outlined in Chapter 395 of the Texas Local Government Code (TLGC). Impact fees are defined in Chapter 395 of the TLGC as “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 methodology used herein satisfies the requirements of the TLGC Chapter 395 for impact fees. A copy of the TLGC Chapter 395 is included in **Appendix A**.

1.1 TEXAS LOCAL GOVERNMENT CODE

In September 2001, Texas Senate Bill 243 amended Chapter 395 establishing the current procedure for implementing impact fees. Chapter 395 requires an impact fee analysis before impact fees can be created, updated, and assessed. TLGC Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the capital improvements plan (CIP)
- Projected interest charges and other finance costs for projects identified in the CIP

TLGC Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:

- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan
- Repair, operation, or maintenance of existing or new capital improvements
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development
- Administrative and operating costs of the political subdivision
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above

As a funding mechanism for capital improvements, impact fees allow cities to recover the costs associated with new infrastructure or facility expansions in order to serve future development. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in a capital improvements plan and only the cost attributed (and necessitated) by new growth over a ten-year period may be considered.

1.2 IMPACT FEE UPDATE

According to TLGC §395.052(a) a political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at a minimum of every five years. This report documents Tomball’s update of the water and wastewater impact fee land use assumptions and capital improvement plans, previously updated in 2019. The City retained Freese and Nichols, Inc. (FNI) to conduct this *2023 Water and Wastewater Impact fee Update* (study).

The impact fee update process includes preparation of land use assumptions and development of impact fee eligible CIPs and associated costs. The impact fee calculation is limited to project recommendations within the next 10 years that will serve projected growth. The impact fee eligible water and wastewater capital improvement projects were identified by FNI during this study in collaboration with City staff. This report documents the calculation of the maximum allowable impact fees per service unit equivalents (SUEs) based on the updated land use assumptions and water and wastewater impact fee CIPs. TLGC §395.014(a)(7)(B) allows for “a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.” This method was utilized for the impact fee calculation during this study.

The impact fee update process includes workshops with the City’s appointed Capital Improvement Plan Advisory Committee (CIPAC) and City Council. The CIPAC’s role is to provide written comments on the proposed amendments to the land use assumptions, capital improvement plans, and impact fee to the City Council. The City Council sets the impact fees to be collected.



1.3 LIST OF ABBREVIATIONS

The list of abbreviations used in this report are presented in **Table 1-1**.

Table 1-1: List of Abbreviations

Abbreviation	Full Nomenclature
CCN	Certificate of Convenience and Necessity
CIP	Capital Improvements Plan
CIPAC	Capital Improvement Plan Advisory Committee
EST	Elevated Storage Tank
ETJ	Extra-territorial Jurisdiction
FM	Farm to Market
FNI	Freese and Nichols, Inc.
GIS	Geographic Information Systems
gpad	Gallons per acre per day
gpcd	Gallons per capita per day
gpm	Gallons per minute
GPTC	Grand Parkway Town Center
GST	Ground Storage Tank
LS	Lift Station
MGD	Million Gallons per Day
OPCC	Opinion of Probable Construction Cost
SUE	Service Unit Equivalent
TLGC	Texas Local Government Code
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

2.0 LAND USE ASSUMPTIONS

Population and land use are important elements in the analysis of water distribution and wastewater collection systems. In order to identify impact fee eligible water and wastewater capital projects, a reasonable estimation of 10-year growth is required. FNI worked with the City’s Planning Department to develop the 10-year growth projections and land use assumptions during this study. Following this effort, FNI utilized the development projections to identify ongoing/recently completed impact fee eligible capital improvement projects as well as develop future CIP recommendations that were impact fee eligible.

These land use assumptions were utilized to develop the 10-year service unit equivalent (SUE) projections. A service unit is defined as the equivalent to a water or wastewater connection for a single-family residence.

2.1 IMPACT FEE SERVICE AREAS

Figure 2-1 and **Figure 2-2** present the water and wastewater impact fee service areas, respectively. The water impact fee service area includes the existing City limits and Certificate of Convenience and Necessity (CCN), a portion of the City’s Extra-territorial Jurisdiction (ETJ) and adjacent areas along the Telge Road, Lutheran Church Road, and Farm to Market (FM) 2920. The impact fee service area for Tomball’s wastewater system is similar to the water system impact fee service area, with the exception of the Grand Parkway Town Center (GPTC).

2.2 LAND USE ASSUMPTIONS UPDATE

FNI worked with the City to evaluate the historical population and develop population and commercial acreage projections within the water and wastewater impact fee service areas. A brief description of the methodology utilized is included in the following sections.

Historical Population

Historical city-wide population is presented in **Table 2-1**. The 2023 population within City limits was calculated utilizing 2021 projected census data and comparing 2021 meter billing data to residential developments completed between 2021 and 2023. The water service area population was further calculated by adding the number of customers metered outside the City limits. The wastewater service



area subtracted the number of customers metered within the City limits that are known septic users. The existing population on septic systems was calculated to be 816 people utilizing the assumption of 2.6 people/unit based on the density assumption from the City’s 2009 Comprehensive Plan and the estimated population of Boudreaux Estates based on information from the *2019 Water and Wastewater Impact Fee*.

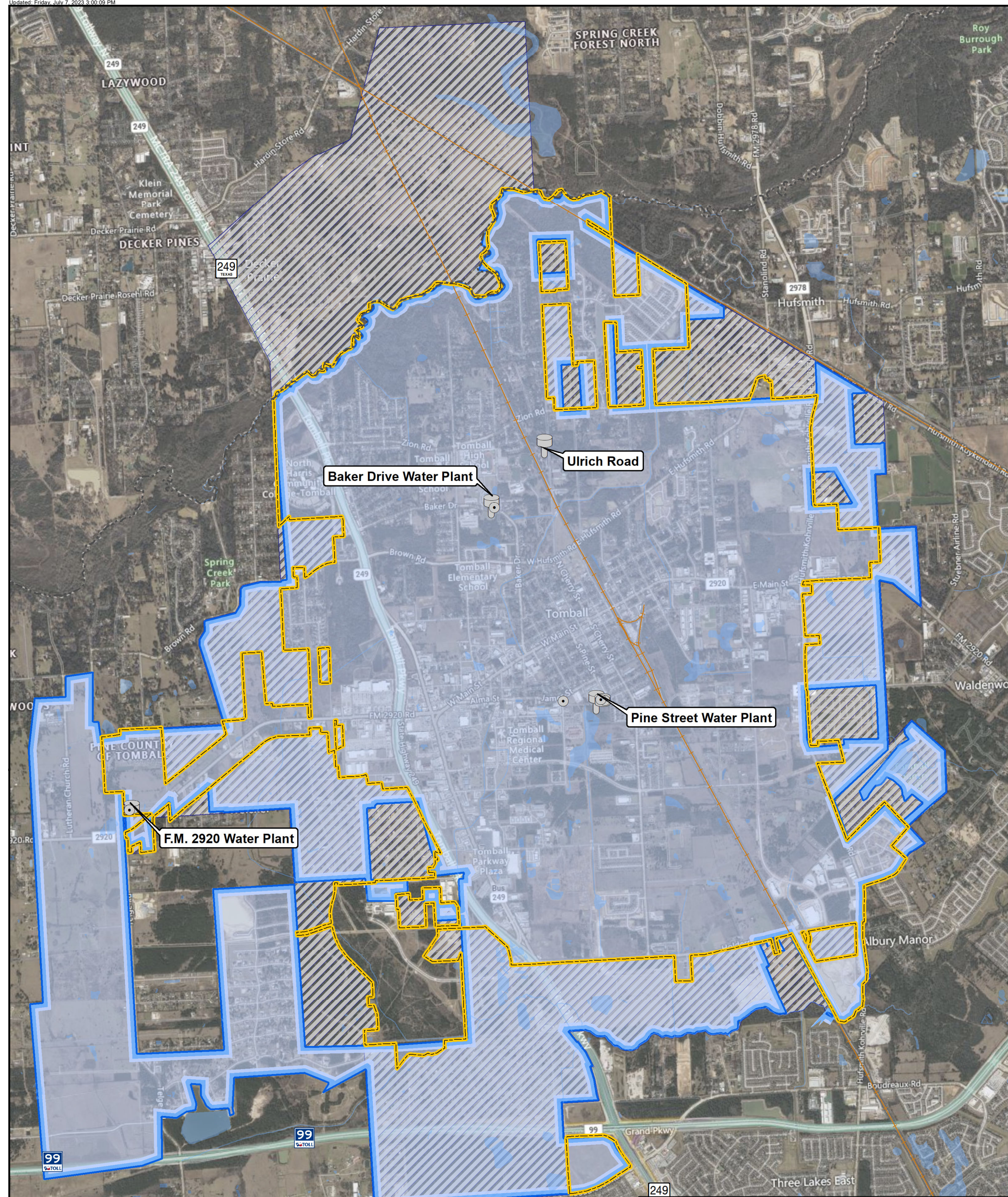
The City’s population data shows that since 2017, Tomball has experienced approximately 4.1% and 3.5% annual average growth in population in the water and wastewater service areas, respectively.

Table 2-1: Historical Population

Year	Water		Wastewater	
	City Limits Population ⁽¹⁾	Annual Growth Rate	City Limits Population ⁽¹⁾⁽²⁾	Annual Growth Rate
2017	11,653		11,448	
2018	11,687	0.3%	11,482	0.3%
2019	11,684	0.0%	11,479	0.0%
2020	12,318	5.4%	12,113	5.5%
2021	12,810	4.0%	12,605	4.1%
2022	13,833	8.0%	13,322	5.7%
2023	14,856	7.4%	14,040	5.4%
Average Annual Growth Rate		4.1%	-	3.5%

(1) Historical population from census data (2020) and projections (2017-2019 and 2021). 2023 populations calculated utilizing 2021 census data and geocoded water meters from recently constructed developments identified via historical aerial imagery. 2022 population interpolated based on 2021 and 2023 data.

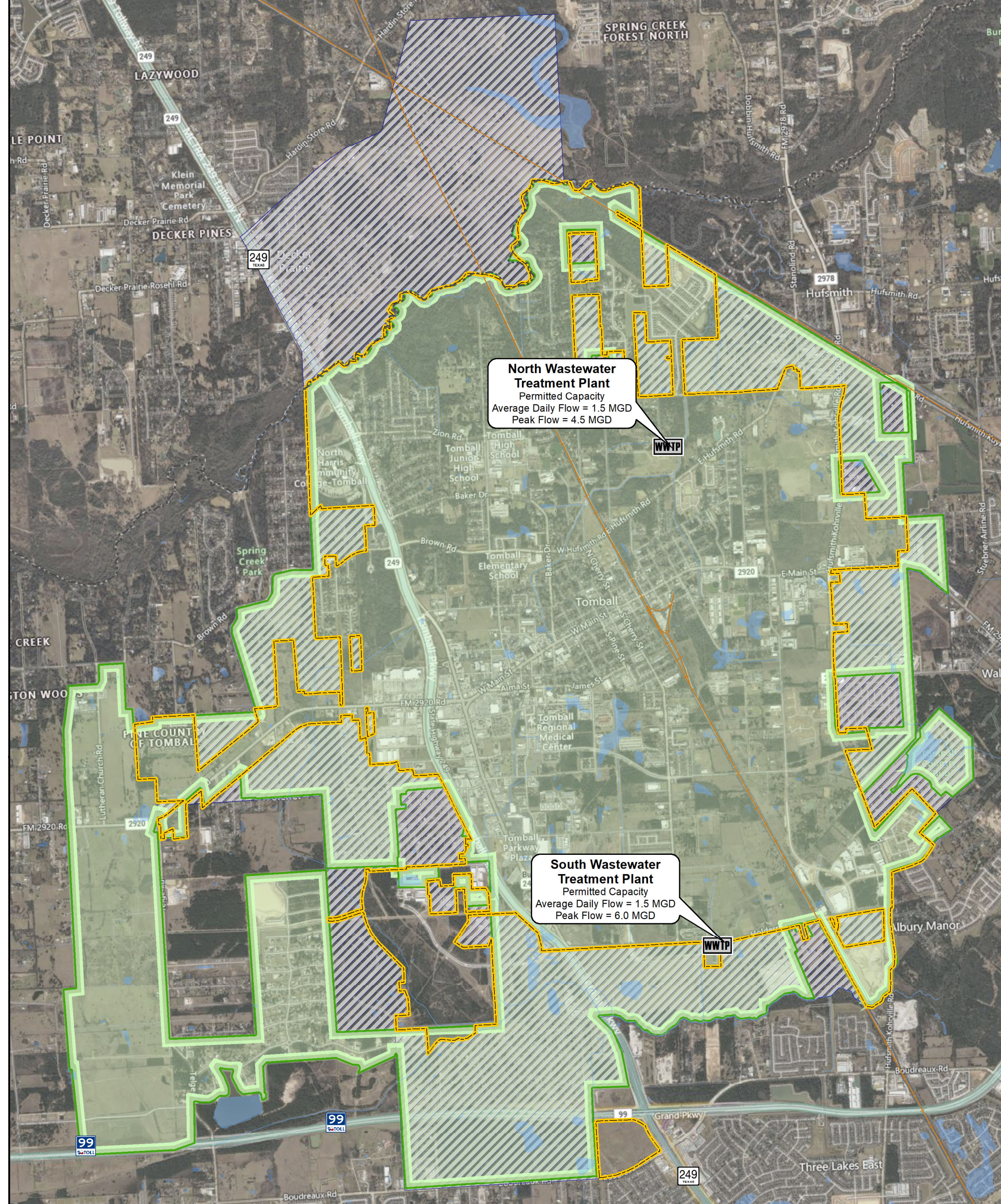
(2) Wastewater population excludes existing septic users within the wastewater service area calculated to be 816 people.



DRAFT FIGURE 2-1
CITY OF TOMBALL
 WATER AND WASTEWATER
 MASTER PLAN AND IMPACT FEE UPDATE
 WATER SERVICE AREA
LEGEND

	Water Well		Stream
	Elevated Storage Tank		Pond
	Ground Storage Tank		Water Service Area
	Railroad		City Limit
			ETJ
			County Boundary

SCALE IN FEET



North Wastewater Treatment Plant
 Permitted Capacity
 Average Daily Flow = 1.5 MGD
 Peak Flow = 4.5 MGD

South Wastewater Treatment Plant
 Permitted Capacity
 Average Daily Flow = 1.5 MGD
 Peak Flow = 6.0 MGD

DRAFT FIGURE 2-2
CITY OF TOMBALL
 WATER AND WASTEWATER
 MASTER PLAN AND IMPACT FEE UPDATE
 WASTEWATER SERVICE AREA
LEGEND

Wastewater Treatment Plant	Pond
Railroad	Wastewater Service Area
Stream	City Limit
ETJ	County Boundary

THE CITY OF TOMBALL, TEXAS
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2.3 PROJECTED FUTURE DEVELOPMENT

The data sets utilized to develop population and commercial acreage projections included:

- Tomball’s latest Future Land Use Plan, version from November 2019
- Information on known developments from the City’s Planning Department
- Latest parcel shapefile
- Active water meter billing data locations and consumption (September 2021)
- Active water meter counts per meter size for April 2023.
- Existing well and septic connections within the City limits
- Density and growth projection assumptions from the City’s 2009 Comprehensive Plan

Utilizing the data sets listed above and in coordination with the City staff, FNI developed projections for the following categories of future growth:

Known Developments

City staff identified areas where future residential and non-residential developments are anticipated to occur as well as an expected timeline of each development. These anticipated known developments are shown in blue on **Figure 2-3**. Where available, the City supplied development-specific information such as number of single-family lots, number of multi-family units, and commercial acreage. FNI utilized Geographic Information System (GIS) tools to identify developable acreage when needed. Detailed information on the known residential and commercial developments is provided in **Appendix E**.

Infill Growth

Where development information was unknown, FNI utilized active water meter locations and future land use information from the City’s latest future land use plan as shown on **Figure 2-4** to identify developable areas. These areas included currently vacant parcels outside of known developments that are not within the *Park & Open Space* land use type per the *2019 Future Land Use Plan* and primarily not in the 100-year flood plain with exception of known developments. Density and growth assumptions for infill parcels were developed utilizing the City’s *2009 Comprehensive Plan* to calculate projected population and commercial acreage. The majority of the infill parcels are projected to be developed beyond the 10-year period with the exception of parcels in the southeast and northeast part of the City. The southeast infill parcels within the 10-year impact fee planning period are located east of South Cherry Street between Holderrieth Road and Agg Road. The northeast infill parcels within 10-year impact fee planning period are along Hufsmith Road and Rudolph Road. The parcels included in the 10-year land use assumptions are shown as solid

purple colored infill parcels on **Figure 2-3**. Infill parcels that are shown to be served beyond the 10-year planning period are shown in **Figure 2-3** as patterned **purple** parcels.

Well/Septic Conversions

This category includes connections that are currently on well and/or septic and are projected to connect to the City's water and wastewater systems in the future. The two areas (R-36 and R-37) west of the existing City limits near Humble Road and Humble Lake Road are currently on wells and septic. These areas are projected to be served water and wastewater by the City within the 10-year impact fee planning period and are shown as solid **pink** parcels in **Figure 2-3**. The City provided the locations of existing septic customers that are being served water by the City. For the purposes of this study, it is anticipated that these connections will be served by the City's wastewater system beyond 10 years. Septic users to be converted to sewer beyond the 10-year planning period are shown in **Figure 2-3** as patterned **pink** parcels.

Additional Areas

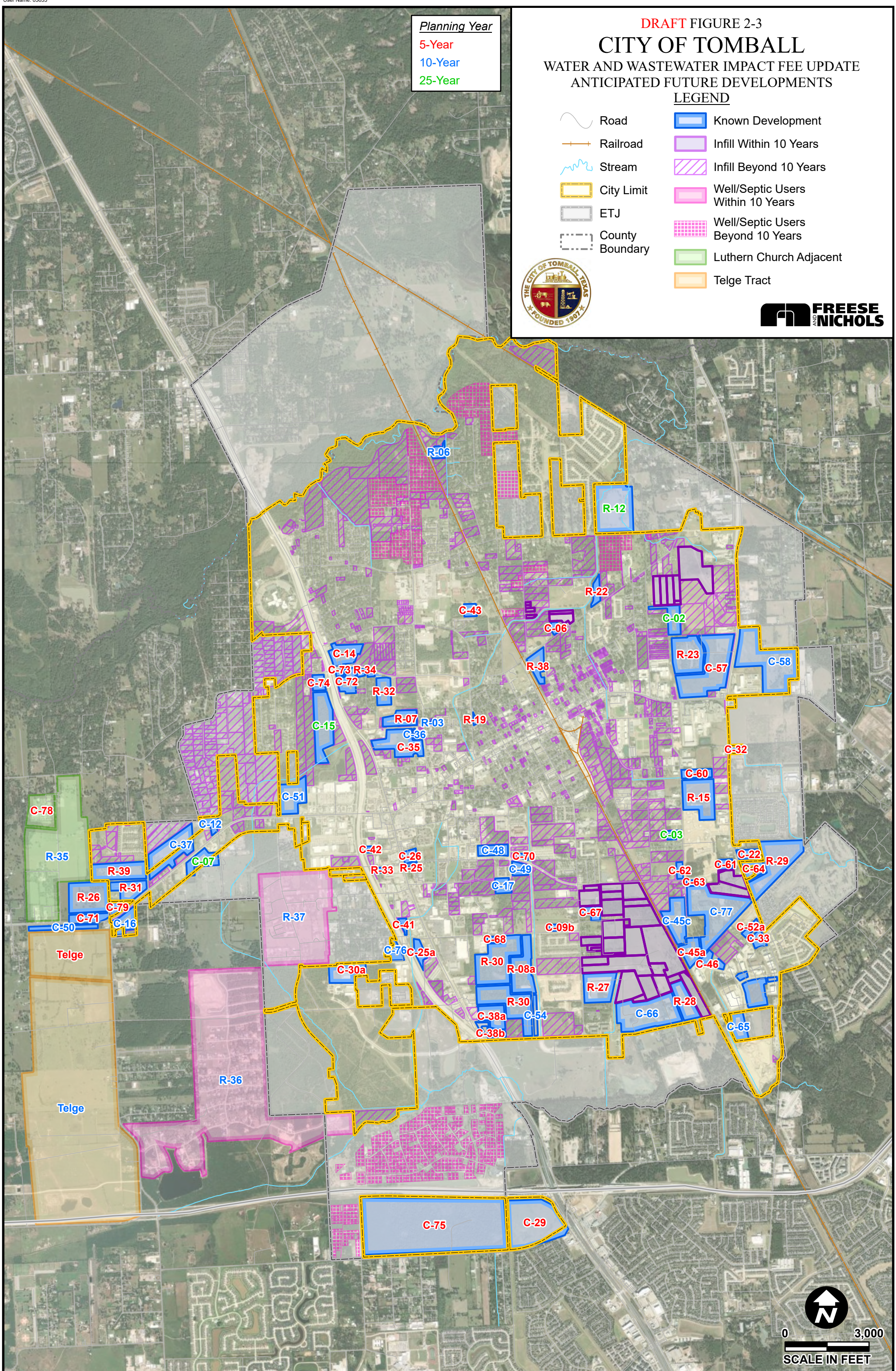


In addition to the areas mentioned above, the City staff anticipates Tomball's future water and wastewater systems to serve areas west of the existing city limits along FM 2920, Telge Road, and Lutheran Church Road. These are mostly residential areas and are shown on **Figure 2-3** as Lutheran Church and adjacent parcels in **green** and Telge Tract in **yellow**. The Lutheran Church area is projected to be developed within the 10-year impact fee planning period. The Telge development is anticipated to start construction within the 10-year planning period and will be completed beyond 10 years.

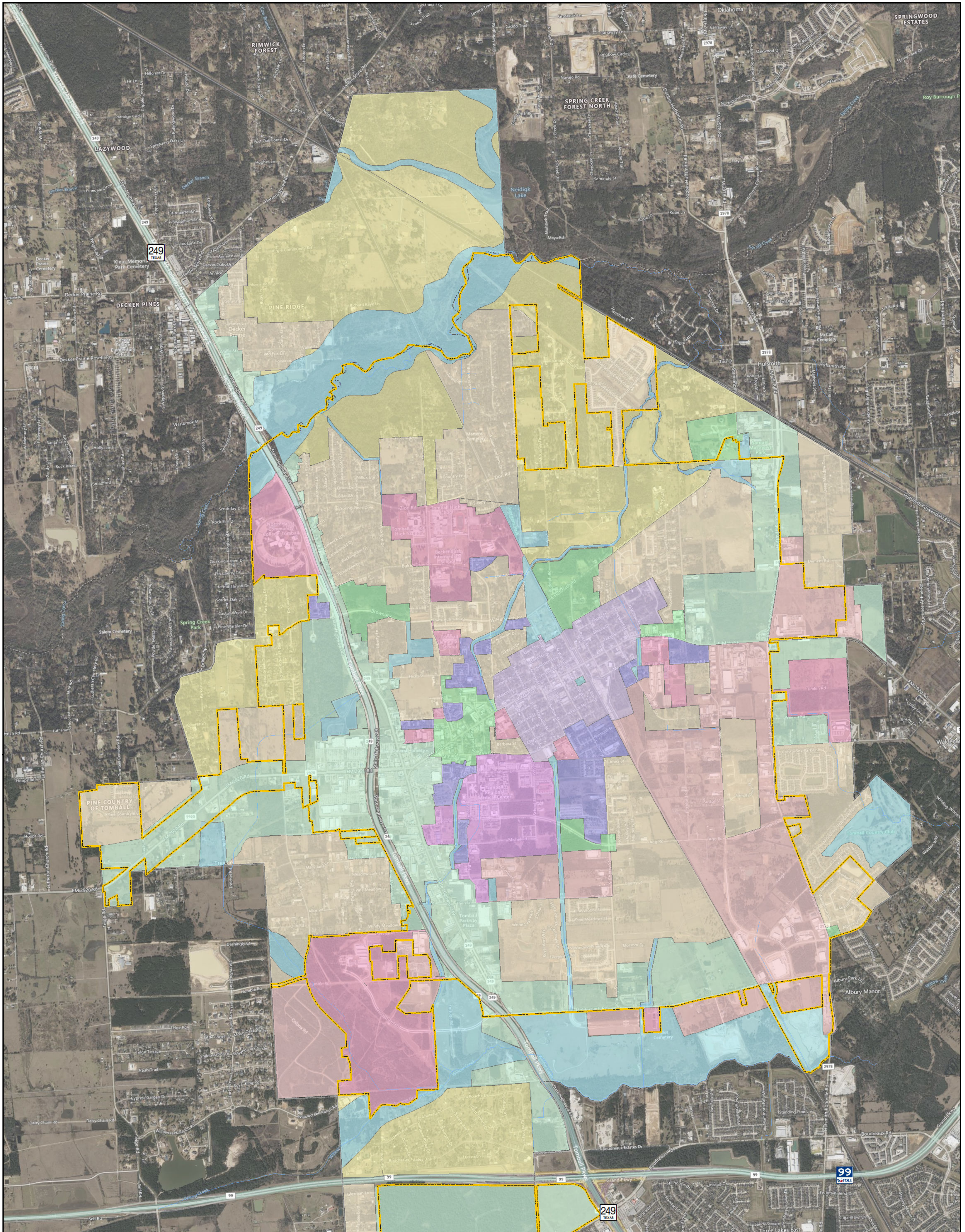
Planning Year
5-Year
10-Year
25-Year

DRAFT FIGURE 2-3
CITY OF TOMBALL
WATER AND WASTEWATER IMPACT FEE UPDATE
ANTICIPATED FUTURE DEVELOPMENTS

LEGEND

	Road		Known Development
	Railroad		Infill Within 10 Years
	Stream		Infill Beyond 10 Years
	City Limit		Well/Septic Users Within 10 Years
	ETJ		Well/Septic Users Beyond 10 Years
	County Boundary		Lutheran Church Adjacent
			Telge Tract





November 2019 Version

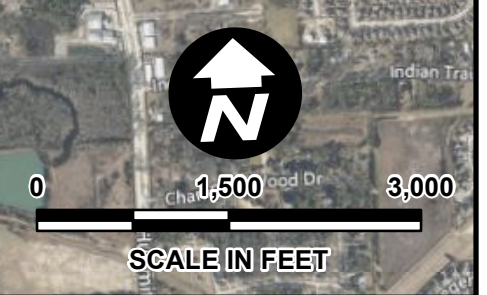
DRAFT FIGURE 2-4
CITY OF TOMBALL
FUTURE LAND USE
LEGEND

- Business Park and Industrial
- Corridor Commercial
- Medical District
- Neighborhood Commercial
- Neighborhood Residential
- Old Town
- Parks & Open Space
- Public & Institutional
- Ranch Rural & Estate
- Transitional Residential

- Stream
- City Limit
- ETJ
- County Line



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SCALE IN FEET

The 10-year water service area population projections are graphed along with historical population data on **Figure 2-5**. Water 10-year growth in commercial acreage is shown on **Figure 2-6**.

Figure 2-5: Historical and Projected 10-year Water Service Area Population

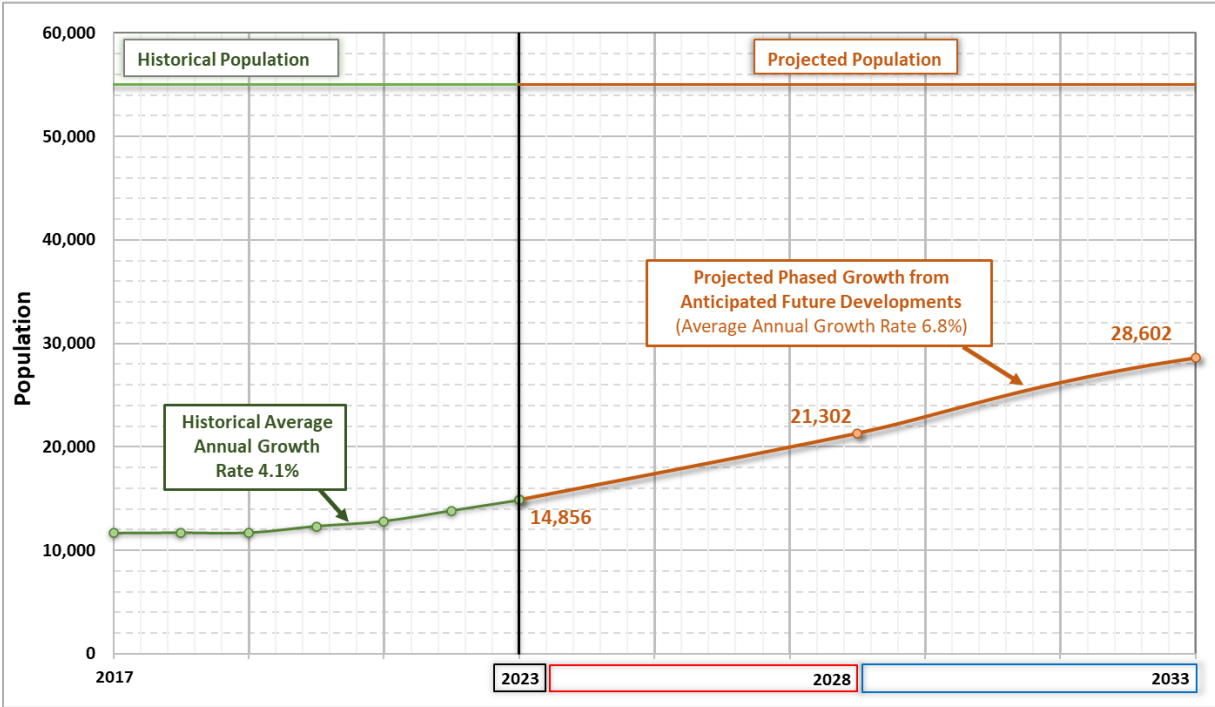
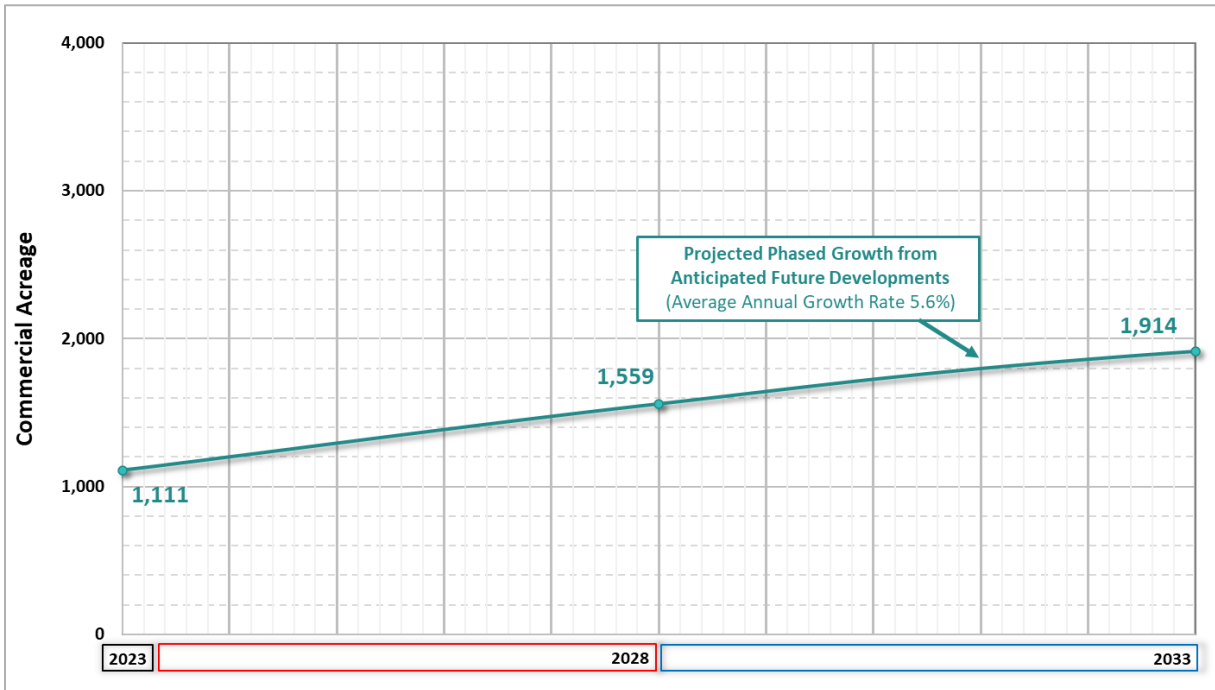


Figure 2-6: Projected 10-year Water Service Area Commercial Acreage



The 10-year wastewater service area population projections are graphed along with historical population data on **Figure 2-7**. Wastewater 10-year growth in commercial acreage is shown on **Figure 2-8**.

Figure 2-7: Historical and Projected 10-year Wastewater Service Area Projections

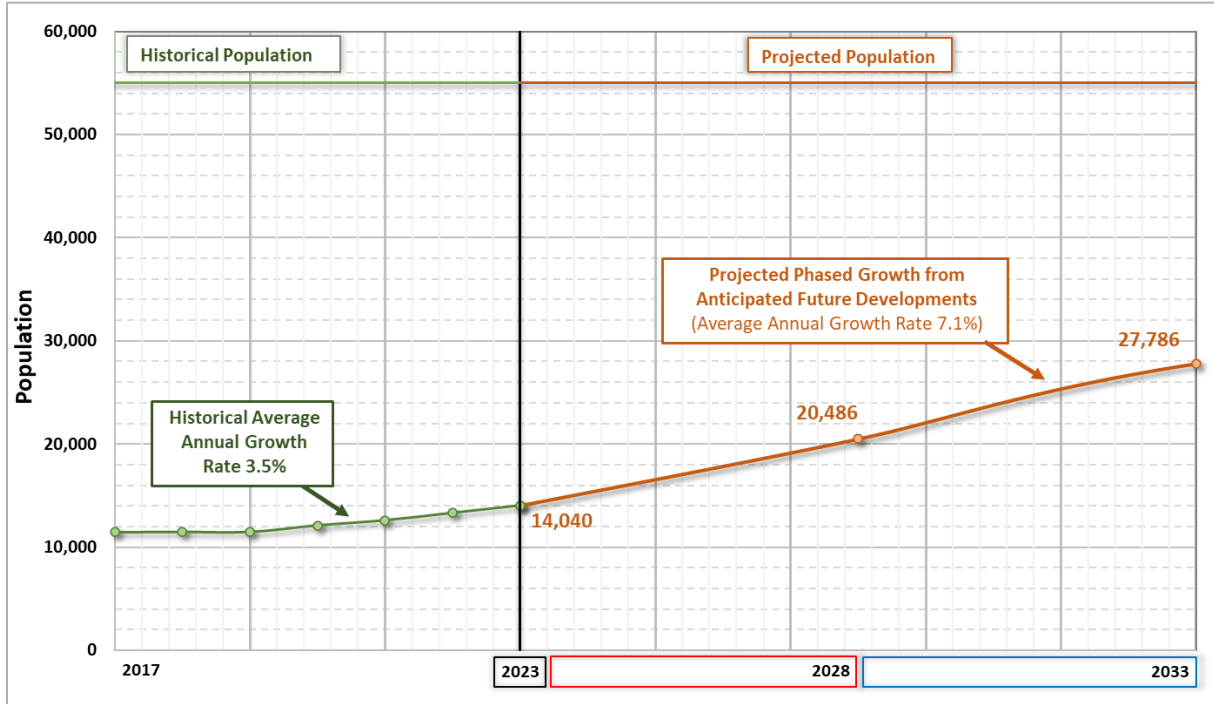
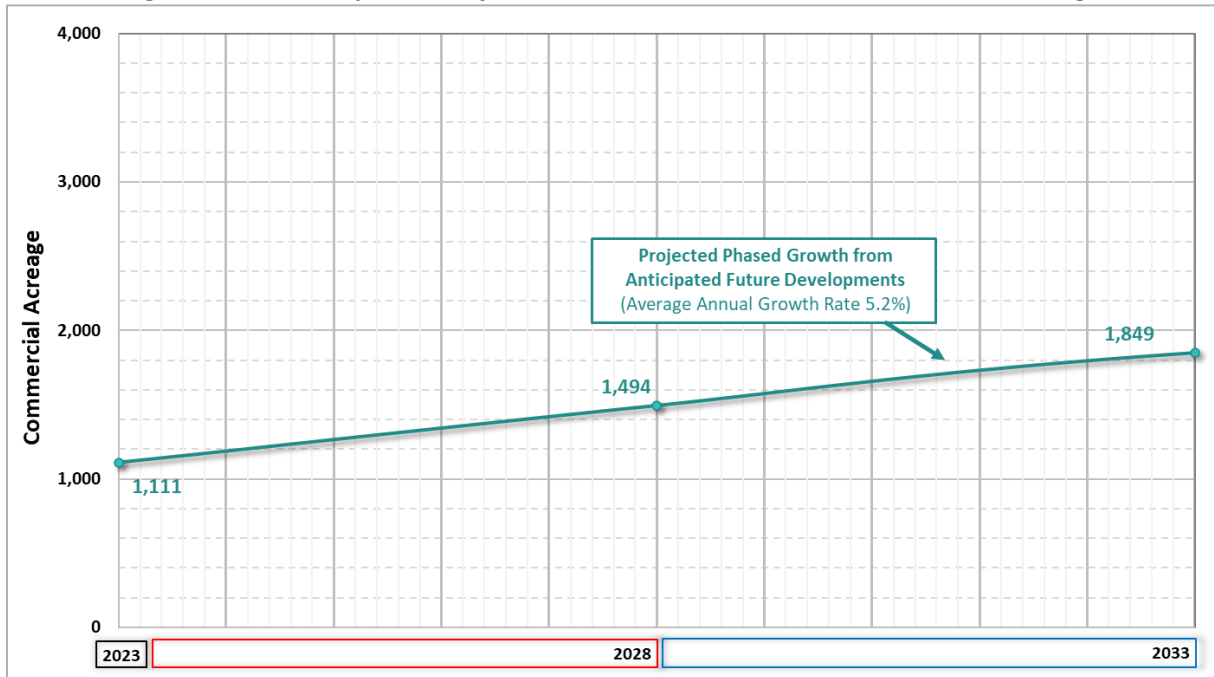


Figure 2-8: Projected 10-year Wastewater Service Area Commercial Acreage



The water and wastewater impact fee service areas differ as described in **Section 2-1**. **Table 2-2** summarizes the 10-year projected growth in population and commercial acreage within the **water** impact fee service area and the **wastewater** impact fee service area.

Table 2-2: Projected 10-year Growth

Category	Population Growth ⁽¹⁾	Commercial Acreage Growth ⁽¹⁾⁽²⁾
Water Impact Fee Service Area	13,746	803
Wastewater Impact Fee Service Area	13,746	738

(1) Population and commercial acreage growth calculated based on anticipated developments.

(2) The Grand Parkway Town Center is excluded from the projected growth in the wastewater impact fee service area.

2.4 SERVICE UNIT EQUIVALENTS

According to TLGC §395.014(a)(7)(B), the maximum allowable impact fee may not exceed the amount determined by dividing the cost of required capital improvements by the total number of service units attributed to new development during the impact fee eligibility period. For Tomball, a water and wastewater service unit is a service unit equivalent (SUE).

Definition of Service Unit Equivalents

A water SUE is defined as the equivalent to a water connection for a single-family residence. This is also known as a single family equivalent. Typically, in Tomball, single-family residences are served with 3/4-inch water meters. The City bills wastewater services based on the customer’s water consumption, as wastewater flows are not directly metered. Therefore, a single wastewater SUE is defined as the wastewater service provided to a single-family residence.

Calculation of SUEs

Impact fee assessment considers developments’ impact on the water system by utilizing the safe maximum operating capacity of each meter to calculate SUEs for all water meters larger than 3/4-inch. The SUE is the ratio of the safe maximum operating capacity for the larger water meter to the safe maximum operating capacity of a 3/4-inch meter.

The City of Tomball utilizes Sensus and Omni water meters. Each water meter size has a safe maximum operating capacity as defined by the manufacturer. **Table 2-3** shows the safe maximum operating capacities for the water meter sizes utilized by the City of Tomball, and the resulting SUEs.



Table 2-3: Service Unit Equivalents (SUEs)

Meter Size	Safe Maximum Operating Capacity ⁽¹⁾⁽²⁾ (gpm)	Service Unit Equivalent ⁽³⁾
3/4"	30	1.0
1"	50	1.6
1-1/2"	160	5.3
2"	200	6.6
3"	400	13.3
4"	800	26.6
6"	1,600	53.3
8"	2,700	90.0

(1) City is currently using Sensus SRI II for 3/4" and 1" meters, Omni R2 for 1-1/2" and 2" meters, and Omni C2 for 3" and larger meters.

(2) Service unit equivalents shown as rounded to a single decimal point.

Projected 10-Year Service Units

The City provided data that included the quantity and size of the existing water meters in Tomball. The 10-year land use assumptions discussed in **Section 2.3** were utilized to estimate the number of water meters in Tomball in 2033. The service units for 2023 and 2033 were calculated by multiplying the number of meters of each meter size by the corresponding service unit equivalent as shown in **Table 2-3**). The projected 10-year growth in service units is the difference between the service units in 2033 and 2023. A summary of the existing and projected service units is included in **Table 2-4**.

Table 2-4: Water and Wastewater Impact fee Service Area Service Units

Year	Water Service Units	Wastewater Service Units
2023⁽¹⁾	8,667	8,353
2033⁽²⁾	15,806	15,439
10-Year Growth in SUEs⁽³⁾	7,139	7,086

(1) Existing SUEs calculated based on historical water meter billing data. Wastewater SUEs is lower than water due to existing septic users that are only served water.

(2) Future SUEs calculated based on projected growth and meters anticipated to serve future developments.

(3) Grand Parkway Town Center would only be served water by the City, not wastewater.



3.0 CAPITAL IMPROVEMENT PLANS

Utilizing the updated land use assumptions, water and wastewater impact fee eligible CIPs were developed for the City of Tomball as part of this study. This included identified existing or ongoing projects that would serve the growth occurring in the next 10 years as well as developing improvements recommendations that will provide the required capacity and reliability to meet projected future water demands and wastewater flows within the impact fee planning period. Information on the City’s existing water and wastewater facility capacities is provided in **Appendix D**.

3.1 WATER DEMAND AND WASTEWATER FLOW PROJECTIONS

FNI reviewed the City’s historical water demand and wastewater flows to evaluate and update the water demand and wastewater flow planning criteria including average day per capita and per acre usage from the 2017 Wastewater Master Plan and 2018 Water Master Plan. FNI utilized the updated planning criteria to develop water demand and wastewater flow projections for the future developments during this update. **Table 3-1** presents the projected water demands, and **Table 3-2** presents the projected wastewater flows in the 10-year planning period within the City’s water and wastewater impact fee service areas, respectively. The planning criteria utilized are documented in the table footnotes.

Table 3-1: Projected Water Demands

Year	Average Daily Demand ⁽¹⁾ (MGD)	Maximum Daily Demand ⁽²⁾ (MGD)
2023	2.44	5.86
2033	5.6	13.46

(1) 2023 average day demand based on historical water production data. 2033 average day demand calculated utilizing 160 gallons per capita per day (gpcd) for residential developments and 1,200 gallons per acre per day (gpac) for commercial developments.

(2) Maximum day demand calculated utilizing 1.7 average to max day peaking factor.

Table 3-2: Projected Wastewater Flows

Year	Average Daily Flow (MGD)
2023 ⁽¹⁾	1.63
2033 ⁽²⁾	3.54

(1) 2023 average daily flow based on available historical wastewater effluent data from 2018 to 2021 and field collected flow monitoring data in 2022.

(2) Projected 10-year flow calculated utilizing 85 gpcd for residential developments and 1,000 gpac for commercial developments.

3.2 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

The impact fee eligible CIP projects were divided into two categories: **1) Existing/Under Design Projects** and **2) Proposed Future Projects**. All impact fee eligible water CIP projects are shown on **Figure 3-1** and in **Table 3-3** and all impact fee eligible wastewater CIP projects are shown on **Figure 3-2** and in **Table 3-4**.

Existing/Under Design Projects

Existing and under design capital improvements that are projected to serve growth within the next 10 years are considered impact fee eligible. These projects are shown in **orange**. As capital improvement projects in the plan are completed, planned costs are updated with actual costs to reflect the capital expenditure of the program more accurately. FNI worked with City staff to document the costs of the existing/under design projects based on the City's latest information.

Proposed Future Projects

Proposed future water projects are shown in **blue**, and proposed future wastewater projects are shown in **green**. Opinions of probable construction cost (OPCCs) for the future water and wastewater projects were developed and are included in **Appendix B** and **Appendix C**, respectively. The planning level capital costs do not include individual service connections or subdivision lines. The costs are provided as estimates based on previous similar engineering experience in 2023 dollars and include an allowance for engineering, surveying, and contingencies.

Table 3-3: Water System Impact fee Eligible Capital Projects

Project ID		Description of Project	Total Capital Cost ⁽¹⁾ (2023 Dollars)
Existing/Under Design Projects	A	Medical Complex Segment 3	\$507,350
	B	Hufsmith Water Extension	\$533,274
	C	Medical Complex Segment 4	\$930,247
	D	Grand Parkway Elevated Storage Tank (EST)	\$2,838,500
	E	East Water Plant Phase I	\$18,198,076
	F	South Persimmon Water Line	\$398,520
	G	12/16-Inch Water Line Along Hufsmith Road	\$665,000
	H	Rudolph Road Water Line	\$63,372
	I	Water Master Plan & Impact Fee Update	\$182,500
	Existing/Under Design Projects Subtotal		
Proposed Future Projects	1	16-inch Water Line along Hufsmith Road	\$2,353,200
	2	12-Inch Water Line along South Persimmon Street from Medical Complex Dr to FM 2920	\$2,730,700
	3	12/16-inch Water Line along Main Street	\$4,414,800
	4	12-inch Water Line along Medical Complex Drive	\$1,166,100
	5	12-inch Water Line Along Oak Street	\$224,300
	6	East Water Plant Phase 2 Expansion	\$12,850,500
	7	12-inch Telge Water Line	\$9,530,700
	8	New Telge Water Plant	\$13,397,300
	Proposed Future Projects Subtotal		
Total Cost for Water Impact Fee Eligible Projects			\$70,984,439

(1) Existing/under design project costs based on portion of capital cost paid by the City. Planning level costs were developed for proposed future projects and include material costs and contingency. Additional expenses related to engineering, environmental, geotechnical, change order contingency, soft costs, and legal fees are not included.

Note: The FNI Team has no control over the cost of labor, materials, equipment, or over the Contractor’s methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided are based on the information available at the time of preparation and represent only the FNI Team’s judgment based on industry experience. The FNI Team cannot and does not guarantee the proposals, bids, or actual construction costs will not vary from the opinion of probable construction costs.



Table 3-4: Wastewater System Impact fee Eligible Capital Projects

Project ID		Description of Project	Total Capital Cost ⁽¹⁾ (2023 Dollars)
Existing/Under Design Projects	A	Medical Complex Segment 3	\$417,820
	B	Medical Complex Segment 4B	\$1,396,268
	C	South WWTP Expansion	\$68,491,000
	D	FM 2920 Lift Station Consolidation	\$14,621,200
	E	Rudolph Road Sewer Extension	\$107,752
	F	Wastewater Master Plan & Impact Fee Update	\$182,500
	Existing/Under Design Projects Subtotal		
Proposed Future Projects	1	Hicks Lift Station (LS) Expansion to 1.2 MGD	\$1,223,100
	2	18-Inch South Persimmon Gravity Line	\$3,757,000
	3	10/18-inch along Lutheran Church Road and FM 2920 Rd Gravity Line	\$4,793,900
	4	21-inch Telge Gravity Line along Humble Road	\$4,650,200
	5	New 1.1 MGD Telge Lift Station, 8-inch Force Main, and 21-inch Gravity Main	\$5,035,100
	Proposed Future Projects Subtotal		
Total Cost for Wastewater Impact Fee Eligible Projects			\$104,675,840

(2) Existing/under design project costs based on portion of capital cost paid by the City. Planning level costs were developed for proposed future projects and include material costs and contingency. Additional expenses related to engineering, environmental, geotechnical, change order contingency, soft costs, and legal fees are not included.

Note: The FNI Team has no control over the cost of labor, materials, equipment, or over the Contractor’s methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided are based on the information available at the time of preparation and represent only the FNI Team’s judgment based on industry experience. The FNI Team cannot and does not guarantee the proposals, bids, or actual construction costs will not vary from the opinion of probable construction costs.

DRAFT FIGURE 3-1
CITY OF TOMBALL
WATER AND WASTEWATER
IMPACT FEE UPDATE
WATER CAPITAL
IMPROVEMENTS PLAN
LEGEND

Under Design/Construction



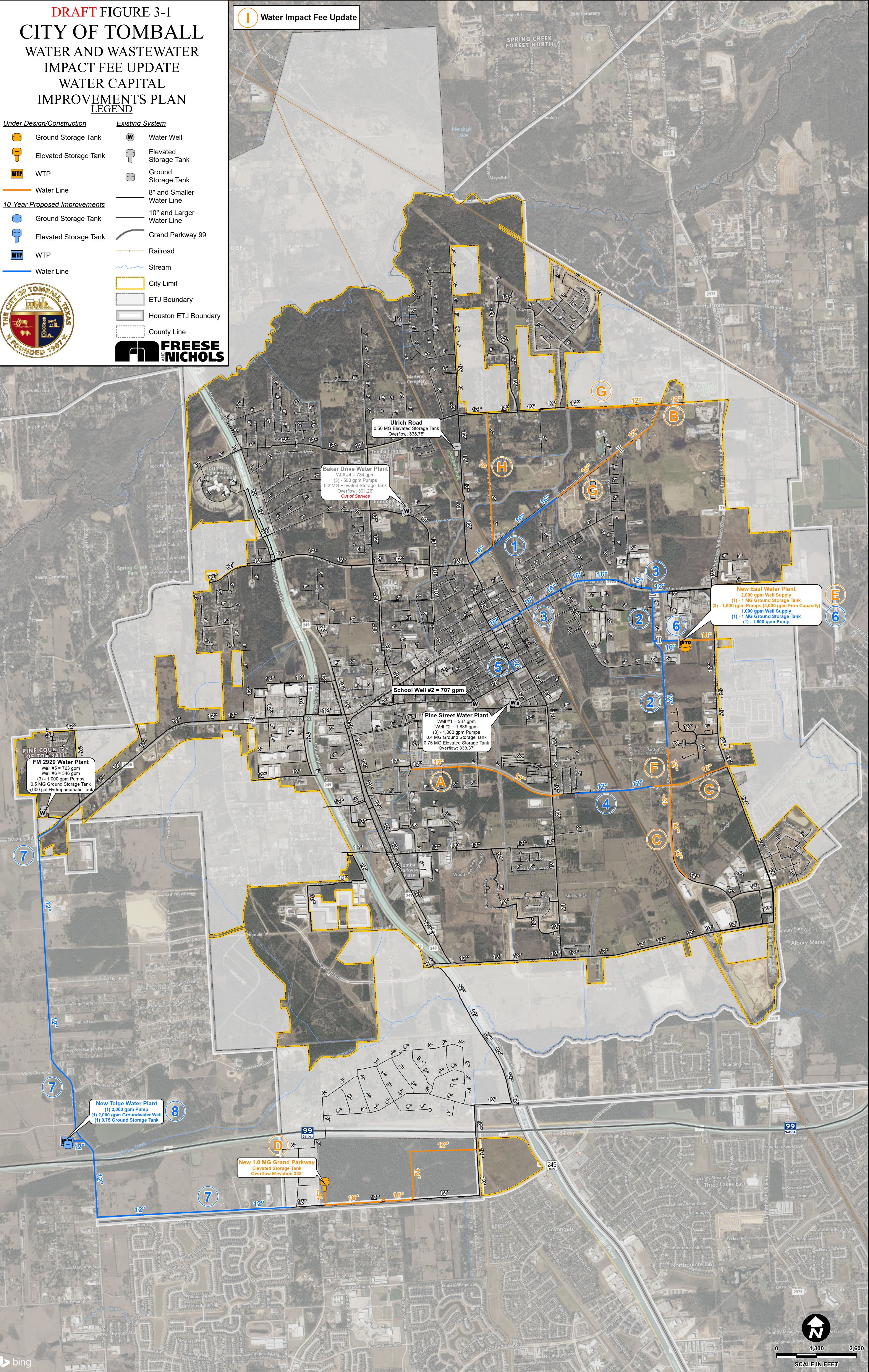
- Ground Storage Tank
- Elevated Storage Tank
- WTP
- Water Line

10-Year Proposed Improvements

- Ground Storage Tank
- Elevated Storage Tank
- WTP
- Water Line

Existing System

- Water Well
- Elevated Storage Tank
- Ground Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Grand Parkway 99
- Railroad
- Stream
- City Limit
- ETJ Boundary
- Houston ETJ Boundary
- County Line

The timing of projects shown is subject to change based on development patterns. The utility alignments shown in this figure are for illustration purposes only and do not set the alignments. The alignment of each utility will be determined at the time of the engineering design.

F Wastewater Impact Fee Update

DRAFT FIGURE 3-2
CITY OF TOMBALL
WATER AND WASTEWATER
IMPACT FEE UPDATE
WASTEWATER CAPITAL
IMPROVEMENTS PLAN
LEGEND

Developer Improvements

- LS Lift Station
- Force Main

Under Design/Construction

- LS Lift Station
- WWTP Wastewater Treatment Plant

Proposed Impact Fee Improvements

- LS Lift Station
- Gravity Main

Existing Wastewater System

- Private Lift Station
- Lift Station

WWTP Wastewater Treatment Plant



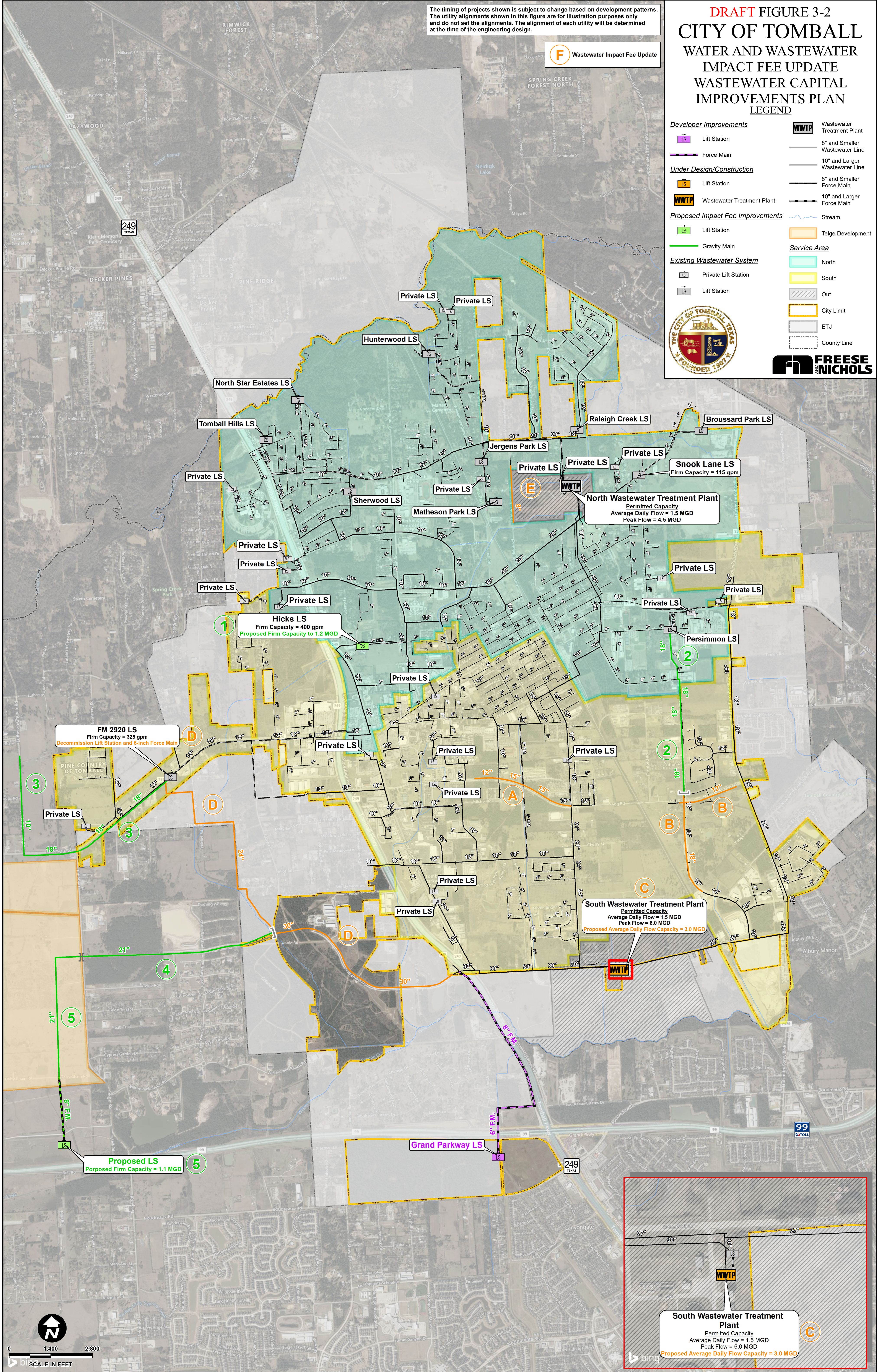
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- 8" and Smaller Force Main
- 10" and Larger Force Main

Proposed Impact Fee Improvements

- Stream
- Teige Development

Service Area

- North
- South
- Out
- City Limit
- ETJ
- County Line

South Wastewater Treatment Plant

Permitted Capacity
 Average Daily Flow = 1.5 MGD
 Peak Flow = 6.0 MGD
 Proposed Average Daily Flow Capacity = 3.0 MGD





4.0 WATER AND WASTEWATER IMPACT FEE ANALYSIS

The water and wastewater impact fee analyses involve assessing the utilization of existing and proposed projects within the impact fee eligible capital improvement plans (**Section 3.0**) required to serve new development over the next 10-year time period. For these projects, the impact fee is calculated as a percentage of the project cost, based upon the percentage of the project’s capacity to serve development projected to occur between 2023 and 2033. The capacity serving existing development and development projected to occur beyond the 10-year period is not impact fee eligible.

4.1 WATER AND WASTEWATER CAPACITY ANALYSES

FNI assessed the impact fee eligible water and wastewater projects to quantify the portion of the projects that are projected to be utilized within the next 10 years. The 10-year utilization is the percentage of the project cost that is impact fee eligible.

Summaries of the water and wastewater costs for infrastructure to serve the projected 10-year growth are shown in **Table 4-1** and **Table 4-2**, respectively. The percent utilization columns in the tables are defined as follows:

- The **2023 Percent Utilization** is the portion of the project’s capacity that serves existing development and is therefore not included in the impact fee eligible cost.
- The **2033 Percent Utilization** is the portion of the project’s capacity that is projected to be utilized by 2033.
- The **2023 to 2033 Percent Utilization** is the portion of the project’s capacity that is projected to serve the 10-year growth. This percentage is multiplied by the total project cost to calculate the impact fee eligible portion of the project.

The **10-year Impact Fee Eligible Cost** column is the portion of the capital project cost that is utilized in the calculation of the maximum allowable impact fee.

Table 4-1: Cost Allocation for Water Projects Impact Fee Calculation

Water Project ID	Description of Project	Percent Utilization			10-Year Impact Fee Eligible Cost ⁽¹⁾ (2023-2033)	
		2023 ⁽¹⁾	2033	2023-2033		
Existing/Under Design Water Projects	A	Medical Complex Segment 3	5%	15%	10%	\$50,735
	B	Hufsmith Water Extension	0%	15%	15%	\$79,991
	C	Medical Complex Segment 4	5%	20%	15%	\$139,537
	D	Grand Parkway EST	0%	25%	25%	\$709,625
	E	East Water Plant Phase I ⁽²⁾	0%	95%	95%	\$18,012,072
	F	South Persimmon Water Line	0%	45%	45%	\$179,334
	G	12/16-Inch Water Line Along Hufsmith Road	10%	20%	10%	\$66,500
	H	Rudolph Road Water Line	0%	10%	10%	\$6,337
	I	Water Master Plan & Impact Fee Update	0%	100%	100%	\$182,500
Existing/Under Design Water Projects Subtotal					\$19,426,631	
Proposed Future Water Projects	1	16-inch Water Line along Hufsmith Road	10%	20%	10%	\$247,209
	2	12-Inch Water Line along South Persimmon Street from Medical Complex Dr to FM 2920	0%	45%	45%	\$1,290,900
	3	12/16-inch Water Line along Main Street	0%	40%	40%	\$1,920,073
	4	12-inch Water Line along Medical Complex Drive	0%	25%	25%	\$316,973
	5	12-inch Water Line Along Oak Street	0%	20%	20%	\$48,775
	6	East Water Plant Phase 2 Expansion	0%	95%	95%	\$15,764,932
	7	12-inch Telge Water Line	0%	40%	40%	\$4,923,038
	8	New Telge Water Plant	0%	95%	95%	\$17,010,994
Proposed Future Water Projects Subtotal					\$41,522,894	
Total 10-Year Impact fee Eligible Water Capital Improvement Project Costs					\$60,949,525	

(1) Costs for proposed future projects include 3.5% inflation based on the projected start year.

(2) Design and construction phases of the East Water Plant project planned for FY24 and FY25.

Table 4-2: Cost Allocation for Wastewater Projects Impact Fee Calculation

Wastewater Project ID	Description of Project	Percent Utilization			10-Year Impact Fee Eligible Cost ⁽¹⁾ (2023-2033)	
		2023 ⁽¹⁾	2033	2023-2033		
Existing/Under Design Wastewater Projects	A	Medical Complex Segment 3	0%	10%	10%	\$41,782
	B	Medical Complex Segment 4B	5%	35%	30%	\$418,880
	C	South WWTP Expansion ⁽²⁾	0%	85%	85%	\$58,572,900
	D	FM 2920 Lift Station Consolidation ⁽²⁾	10%	60%	50%	\$7,457,600
	E	Rudolph Road Sewer Extension	0%	5%	5%	\$5,387
	F	Wastewater Master Plan & Impact Fee Update	0%	100%	100%	\$182,500
Existing/Under Design Wastewater Projects Subtotal					\$66,679,049	
Proposed Future Wastewater Projects	1	Hicks LS Expansion to 1.2 MGD	85%	90%	5%	\$68,820
	2	18-Inch South Persimmon Gravity Line	5%	35%	30%	\$1,406,276
	3	10/18-inch along Lutheran Church Road and FM 2920 Rd Gravity Line	10%	90%	80%	\$4,169,900
	4	21-inch Telge Gravity Line along Humble Road	0%	40%	40%	\$2,166,501
	5	New 1.1 MGD Telge Lift Station, 8-inch Force Main, and 21-inch Gravity Main	0%	40%	40%	\$2,427,928
Proposed Future Wastewater Projects Subtotal					\$10,239,425	
Total 10-Year Impact fee Eligible Wastewater Capital Improvement Project Costs					\$76,918,474	

(1) Costs for proposed future projects include 3.5% inflation based on the projected start year.

(2) Design and construction phases of the South WWP Expansion and FM 2920 Lift Station Consolidation projects planned for FY24 and FY25.



4.2 MAXIMUM IMPACT FEE CALCULATION

TLGC Chapter 395 states that the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period (2023 – 2033). TLGC provides two options for calculating water and wastewater impact fees. A City may utilize:

- §395.014(a)(7)(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”
- §395.014(a)(7)(B) “in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.”

The City of Tomball has elected the 50% credit option. The 2023 maximum allowable water and wastewater impact fees for the City of Pearland are calculated in **Section 4.2.1** and **Section 4.2.2** respectively.

4.2.1 Maximum Allowable Water Impact fees

Table 4-3 summarizes the calculation of the maximum allowable water impact fees for Tomball. These calculations include the eligible costs of the water capital projects serving growth in the next 10 years, as well as financing costs.

Table 4-3: Water Impact Fee Calculation

2023 Water Impact Fee Calculation	
Total IF Eligible Capital Improvement Costs	\$60,949,525
Total Eligible Financing Costs ⁽¹⁾	\$26,911,113
<i>Total Eligible Impact Fee Costs</i>	<i>\$87,860,638</i>
<i>50% Credit</i>	<i>\$43,930,319</i>
Total Eligible Impact Fee Costs with 50% Credit Applied ①	\$43,930,319
10-Year Growth in Service Unit Equivalents ②	7,139
Maximum Allowable Water Impact Fee ① ÷ ②	\$6,153

(1) 20-year finance costs calculated utilizing 4.0% interest rate.

4.2.2 Maximum Allowable Wastewater Impact fees

Table 4-4 summarizes the calculation of the maximum allowable wastewater impact fees for Tomball. These calculations include the eligible costs of the wastewater capital projects serving growth in the next 10 years, as well as financing costs.

Table 4-4: Wastewater Impact Fee Calculation

2023 Wastewater Impact Fee Calculation	
Total IF Eligible Capital Improvement Costs	\$76,918,474
Total Eligible Financing Costs ⁽¹⁾	\$35,971,566
<i>Total Eligible Impact Fee Costs</i>	<i>\$112,890,040</i>
<i>50% Credit</i>	<i>\$56,445,020</i>
Total Eligible Impact Fee Costs with 50% Credit Applied ①	\$56,445,020
10-Year Growth in Service Unit Equivalents ②	7,086
Maximum Allowable Water Impact Fee ① ÷ ②	\$7,966

(1) 20-year finance costs calculated utilizing 4.0% interest rate.



4.2.3 Schedule of Maximum Allowable Water and Wastewater Impact Fees

Table 4-5 shows the schedule of 2023 maximum allowable water and wastewater impact fees by water meter size, based on the service unit equivalents discussed in Section 2.4.

Table 4-5: Schedule of Maximum Allowable Water and Wastewater Impact Fee

Meter Size	Service Unit Equivalents ⁽¹⁾	Maximum Allowable Impact Fees		
		Water	Wastewater	Total
3/4"	1	\$6,153	\$7,966	\$14,119
1"	1.6	\$9,845	\$12,746	\$22,590
1-1/2"	5.3	\$32,611	\$42,220	\$74,831
2"	6.6	\$40,610	\$52,576	\$93,185
3"	13.3	\$81,835	\$105,948	\$187,783
4"	26.6	\$163,670	\$211,896	\$375,565
6"	53.3	\$327,955	\$424,588	\$752,543
8"	90	\$553,770	\$716,940	\$1,270,710

(1) Service unit equivalents are rounded down to nearest single decimal point

5.0 IMPACT FEE ADOPTION

5.1 PUBLIC HEARING

The amended Chapter 395 of the Texas Local Government Code requires one public hearing to be held to adopt a revised impact fee. The presentation shall include a discussion of the land use assumptions and capital improvements plan and the proposed ordinance, order, or resolution imposing an impact fee. The required public hearing date was set by Council and advertised more than 30 days in advance. The public is scheduled to be held on September 5, 2023, at the City of Tomball City Hall.

5.2 ORDINANCE

Once the public hearing is held, the political subdivision shall approve or disapprove the amendments of the land use assumptions and capital improvements plan and modification of the impact fee within 30 days after the date of the public hearing.



APPENDIX A
Chapter 395, Texas Local Government Code

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

SUBCHAPTER A. GENERAL PROVISIONS

§ 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, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1989, 71st Leg., ch. 566, § 1(e), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 1, eff. Sept. 1, 2001.

SUBCHAPTER B. AUTHORIZATION OF IMPACT FEE

§ 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, § 82(a), eff. Aug. 28, 1989.

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

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 2, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 3, eff. Sept. 1, 2001.

§ 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 of 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, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 980, § 52, eff. Sept. 1, 1997.

Amended by Acts 2001, 77th Leg., ch. 345, § 4, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 395.022. Authority of Political Subdivision to Pay Fees

Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

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

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 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.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 1396, § 37, eff. Sept. 1, 1997.

Amended by Acts 1999, 76th Leg., ch. 62, § 7.82, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 345, § 9, eff. Sept. 1, 2001.

SUBCHAPTER C. PROCEDURES FOR ADOPTION OF IMPACT FEE

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 5, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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, § 1(b), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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;
- (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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 6, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 7, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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:

(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, § 1(d), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

SUBCHAPTER D. OTHER PROVISIONS

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 441, § 2, eff. Sept. 1, 2001.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

§ 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, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 669, § 107, eff. Sept. 1, 2001.

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

§ 395.081. Fees for Adjoining Landowners in Certain Municipalities

(a) This section applies only to a municipality with a population of 105,000 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, § 1, eff. June 19, 1997.

§ 395.082. Certification of Compliance Required

(a) A political subdivision that imposes an impact fee shall submit a written certification verifying compliance with this chapter to the attorney general each year not later than the last day of the political subdivision's fiscal year.

(b) The certification must be signed by the presiding officer of the governing body of a political subdivision and include a statement that reads substantially similar to the following: "This statement certifies compliance with Chapter 395, Local Government Code."

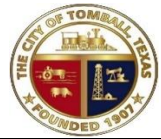
(c) A political subdivision that fails to submit a certification as required by this section is liable to the state for a civil penalty in an amount equal to 10 percent of the amount of the impact fees erroneously charged. The attorney general shall collect the civil penalty and deposit the amount collected to the credit of the housing trust fund.

Added by Acts 2001, 77th Leg., ch. 345, § 8, eff. Sept. 1, 2001.



APPENDIX B
Water Impact fee Eligible CIP
Planning Level Opinions of Probable Construction Costs (OPCCs)
for Proposed Projects

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

1

Phase: 10-Year

Project Name: 16-inch Water Line along Hufsmith Road

Project Description:

This project includes the construction of a new 16-inch water line along Hufsmith Road from Ulrich Road to Timber Trails Lake Place.

Project Drivers:

The recommended water line is sized to serve future peak hourly demand and provide distribution system capacity for maintaining the Ulrich Elevated Storage Tank water level and increasing available fire flow. This project will help alleviate areas of low water system pressure in the northwest area of the City.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	16" WL & Appurtenances	3,700	LF	\$ 320	\$ 1,184,000
2	30" Boring and Casing	500	LF	\$ 660	\$ 330,000
3	Pavement Repair	400	LF	\$ 150	\$ 60,000
SUBTOTAL:					\$ 1,574,000
CONTINGENCY				30%	\$ 472,200
SUBTOTAL:					\$ 2,046,200
ENG/SURVEY				15%	\$ 307,000
SUBTOTAL:					\$ 2,353,200
Estimated Project Total:					\$ 2,353,200

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

2

Phase: **10-Year**

Project Name: 12-Inch Water Line along South Persimmon Street from Medical Complex Dr to FM 2920

Project Description:

This project includes the construction of a 12-inch water line to replace the existing 6-inch water line along South Persimmon St from Medical Complex Dr to FM 2920. The project also includes construction of a 16-inch water line connection from the South Persimmon Street to the East Water Plant.

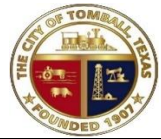
Project Drivers:

The recommended water lines are sized to convey water from the East Water Plant to the system and future peak hourly demand.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	5,100	LF	\$ 240	\$ 1,224,000
2	20" Boring and Casing	500	LF	\$ 440	\$ 220,000
3	Pavement Repair	2,550	LF	\$ 150	\$ 382,500
SUBTOTAL:					\$ 1,826,500
CONTINGENCY				30%	\$ 548,000
SUBTOTAL:					\$ 2,374,500
ENG/SURVEY				15%	\$ 356,200
SUBTOTAL:					\$ 2,730,700
Estimated Project Total:					\$ 2,730,700

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

*Planning Level Cost in 2023 Dollars

CIP Project Number:

3

Phase: 10-Year

Project Name: 12/16-inch Water Line along Main Street

Project Description:

This project includes the construction of a 12-inch water line to replace the existing 6-inch water line along Main Street from Persimmon Street to Snook Lane. This project also includes the construction of a 16-inch water line to replace the existing 6-inch water line along Main Street from Oak Street to Snook Lane.

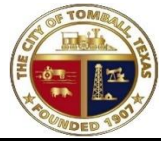
Project Drivers:

The recommended water line is sized to serve future peak hourly demand and provide distribution system capacity for maintaining the Ulrich Elevated Storage Tank water level and increasing available fire flow.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	16" WL & Appurtenances	5,600	LF	\$ 320	\$ 1,792,000
2	12" WL & Appurtenances	900	LF	\$ 240	\$ 216,000
3	30" Boring and Casing	750	LF	\$ 660	\$ 495,000
4	Pavement Repair	3,000	LF	\$ 150	\$ 450,000
SUBTOTAL:					\$ 2,953,000
CONTINGENCY				30%	\$ 885,900
SUBTOTAL:					\$ 3,838,900
ENG/SURVEY				15%	\$ 575,900
SUBTOTAL:					\$ 4,414,800
Estimated Project Total:					\$ 4,414,800

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

4

Phase: **10-Year**

Project Name: 12-inch Water Line along Medical Complex Drive

Project Description:

This project includes the construction of a 12-inch water line along Medical Complex Drive from South Persimmon St to Mulberry St to coincide with Medical Complex Drive expansion.

Project Drivers:

The recommended water lines are sized to convey water from the East Water Plant to the system and future peak hourly demand.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	2,700	LF	\$ 240	\$ 648,000
2	20" Boring and Casing	300	LF	\$ 440	\$ 132,000
				SUBTOTAL:	\$ 780,000
				CONTINGENCY	30%
					\$ 234,000
				SUBTOTAL:	\$ 1,014,000
				ENG/SURVEY	15%
					\$ 152,100
				SUBTOTAL:	\$ 1,166,100
Estimated Project Total:					\$ 1,166,100

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

5

Phase: **10-Year**

Project Name: 12-inch Water Line Along Oak Street

Project Description:

This project includes the construction of a new 12-inch water line to replace the existing 6-inch water line along Oak Street.

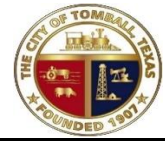
Project Drivers:

The recommended water lines are sized to serve future peak hourly demand and increase available fire flow.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	500	LF	\$ 240	\$ 120,000
2	Pavement Repair	200	LF	\$ 150	\$ 30,000
SUBTOTAL:					\$ 150,000
CONTINGENCY				30%	\$ 45,000
SUBTOTAL:					\$ 195,000
ENG/SURVEY				15%	\$ 29,300
SUBTOTAL:					\$ 224,300
Estimated Project Total:					\$ 224,300

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

6

Phase: 10-Year

Project Name: East Water Plant Phase 2 Expansion

Project Description:

This project includes the addition of a 1,500 gpm pump, a 1,000 gpm groundwater well and construction of a 1 MG ground storage tank at the East Water Plant (Project E). This project also includes the construction of a 16-inch water line from the west side of the East Water Plant to South Persimmon St.

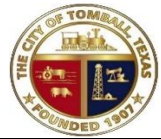
Project Drivers:

The recommended pump station is sized to meet future system demand.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1,500 gpm Pumps	1	EA	\$ 4,320,276	\$ 4,320,276
2	1.0 MG Ground Storage Tank	1	LS	\$ 1,850,000	\$ 1,850,000
3	1,000 gpm Well Supply	1	EA	\$ 1,440,092	\$ 1,440,092
4	16" WL & Appurtenances	1,500	LF	\$ 320	\$ 480,000
5	30" Boring and Casing	200	LF	\$ 660	\$ 132,000
6	Pavement Repair	100	LF	\$ 150	\$ 15,000
				SUBTOTAL:	\$ 8,237,400
				CONTINGENCY	30%
					\$ 2,471,300
				SUBTOTAL:	\$ 10,708,700
				ENG/SURVEY	20%
					\$ 2,141,800
				SUBTOTAL:	\$ 12,850,500
				Estimated Project Total:	\$ 12,850,500

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

7

Phase: **10-Year**

Project Name: 12-inch Telge Water Line

Project Description:

This project includes the construction of a 12-inch water line along Telge Road towards the western part of the City.

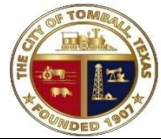
Project Drivers:

This water line will connect the City's existing water distribution system along FM 2920 with water lines along Boudreaux Road to create a loop and connect the system with the future Telge Water Plan (Project 8). This project will help serve peak hour demand in the City's system and help serve future Telge area customers.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	21,000	LF	\$ 240	\$ 5,040,000
2	20" Boring and Casing	1,500	LF	\$ 440	\$ 660,000
3	Pavement Repair	4,500	LF	\$ 150	\$ 675,000
SUBTOTAL:					\$ 6,375,000
CONTINGENCY				30%	\$ 1,912,500
SUBTOTAL:					\$ 8,287,500
ENG/SURVEY				15%	\$ 1,243,200
SUBTOTAL:					\$ 9,530,700
Estimated Project Total:					\$ 9,530,700

City of Tomball



Draft Water CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

8

Phase: **10-Year**

Project Name:

New Telge Water Plant

Project Description:

This project includes the construction of a new water plant in the southwest of the city limits near Telge Road and Grand Parkway intersection with 2,000 gpm supply and 2,000 service pumping along with a 0.75 MG ground storage tank

Project Drivers:

This new water plant will help meet the future projected demands in the City's water distribution system.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1,500 gpm Pumps	1	EA	\$ 4,320,276	\$ 4,320,276
2	0.75 MG Ground Storage Tank	1	LS	\$ 1,387,500	\$ 1,387,500
3	1,500 gpm Groundwater Well	1	EA	\$ 2,880,184	\$ 2,880,184
SUBTOTAL:					\$ 8,588,000
CONTINGENCY				30%	\$ 2,576,400
SUBTOTAL:					\$ 11,164,400
ENG/SURVEY				20%	\$ 2,232,900
SUBTOTAL:					\$ 13,397,300
Estimated Project Total:					\$ 13,397,300



APPENDIX C
Wastewater Impact fee Eligible CIP
Planning Level Opinions of Probable Construction Costs (OPCCs)
for Proposed Projects

City of Tomball



Draft Wastewater CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

1

Phase: **10-Year**

Project Name: Hicks LS Expansion to 1.2 MGD

Project Description:

This project includes expansion of the Hick Lift Station firm pumping capacity to 1.2 MGD.

Project Drivers:

Expansion of the firm pumping capacity at the Hicks Lift Station is needed to serve existing and future peak flows to the lift station. The lift station wet well and force main have capacity to serve the projected flows. The expansion includes replacement pumps, electrical, generator, piping and valves.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Hicks Pumps	1	LS	\$ 240,000	\$ 240,000
2	Hicks Electrical	1	LS	\$ 291,000	\$ 291,000
3	Hicks Generator	1	LS	\$ 132,000	\$ 132,000
4	Hicks Piping and Valves	1	LS	\$ 121,000	\$ 121,000
SUBTOTAL:					\$ 784,000
CONTINGENCY				30%	\$ 235,200
SUBTOTAL:					\$ 1,019,200
ENG/SURVEY				20%	\$ 203,900
SUBTOTAL:					\$ 1,223,100
Estimated Project Total:					\$ 1,223,100

City of Tomball



Draft Wastewater CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

2

Phase: **10-Year**

Project Name: 18-Inch South Persimmon Gravity Line

Project Description:

This project includes the construction of a new 18-inch gravity line along South Persimmon Street between the Persimmon Lift Station and Medical Complex Drive.

Project Drivers:

The recommended replacement gravity line is sized to convey the existing and projected future peak wet weather wastewater flows. The additional capacity provided by this replacement line will help the City maintain regulatory compliance regarding the prevention of surcharging and sanitary sewer overflows in a gravity sewer system (TCEQ §217.53). This project will also consolidation of the existing Persimmon Lift Station.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Decommission Persimmon Lift Station	1	EA	\$ 50,000	\$ 50,000
2	18" Pipe > 16 feet deep	5,700	LF	\$ 360	\$ 2,052,000
3	60" Diameter Manhole (8 - 16 feet deep)	12	EA	\$ 20,000	\$ 240,000
4	30" Boring and Casing	100	LF	\$ 660	\$ 66,000
5	Pavement Repair	700	LF	\$ 150	\$ 105,000
				SUBTOTAL:	\$ 2,513,000
				CONTINGENCY	30%
					\$ 753,900
				SUBTOTAL:	\$ 3,266,900
				ENG/SURVEY	15%
					\$ 490,100
				SUBTOTAL:	\$ 3,757,000
Estimated Project Total:					\$ 3,757,000

CIP Project Number:

3

Phase: **10-Year**

Project Name: 10/18-inch along Lutheran Church Road and FM 2920 Rd Gravity Line

Project Description:

This project includes the construction of a new 10-inch gravity line along Lutheran Church Road and 18 -inch gravity line along FM 2920. The eastern part of the 18-inch line segment will replace the existing 12-inch line along FM 2920.

Project Drivers:

The recommended replacement gravity lines are sized to convey the existing and projected future peak wet weather wastewater flows. The additional capacity provided by this replacement line will help the City maintain regulatory compliance regarding the prevention of surcharging and sanitary sewer overflows in a gravity sewer system (TCEQ §217.53). This line will allow the anticipated developments along the Lutheran Church Road to connect to the City's collection system.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	10" Pipe > 16 feet deep	3,400	LF	\$ 200	\$ 680,000
2	18" Pipe 8- 16 feet deep	5,900	LF	\$ 324	\$ 1,911,600
3	48" Diameter Manhole (16 - 24 feet deep)	7	EA	\$ 20,000	\$ 140,000
4	60" Diameter Manhole (8 - 16 feet deep)	8	EA	\$ 20,000	\$ 160,000
5	30" Boring and Casing	250	LF	\$ 660	\$ 165,000
6	Pavement Repair	1,000	LF	\$ 150	\$ 150,000
SUBTOTAL:					\$ 3,206,600
CONTINGENCY				30%	\$ 962,000
SUBTOTAL:					\$ 4,168,600
ENG/SURVEY				15%	\$ 625,300
SUBTOTAL:					\$ 4,793,900
Estimated Project Total:					\$ 4,793,900

City of Tomball



Draft Wastewater CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

4

Phase: **10-Year**

21-inch Telge Gravity Line along Humble Road

Project Description:

This project includes the construction of a new 21-inch gravity line along Humble Road to the anticipated Telge development.

Project Drivers:

This project will allow conveyance of projected future wastewater flows from the anticipated development along Telge Road to the City's South WWTP. The new 21-inch gravity line is proposed to connect to the currently under -design FM 2920 consolidation line (Project D). The recommended replacement gravity line is sized to convey the existing and projected peak wet weather wastewater flows.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	6,600	LF	\$ 378	\$ 2,494,800
2	60" Diameter Manhole (8 - 16 feet deep)	9	EA	\$ 20,000	\$ 180,000
3	36" Boring and Casing	550	LF	\$ 792	\$ 435,600
SUBTOTAL:					\$ 3,110,400
CONTINGENCY				30%	\$ 933,200
SUBTOTAL:					\$ 4,043,600
ENG/SURVEY				15%	\$ 606,600
SUBTOTAL:					\$ 4,650,200
Estimated Project Total:					\$ 4,650,200

City of Tomball



Draft Wastewater CIP - Opinion of Probable Construction Cost*

July 7, 2023

**Planning Level Cost in 2023 Dollars*

CIP Project Number:

5

Phase: 10-Year

Project Name: New 1.1 MGD Telge Lift Station, 8-inch Force Main, and 21-inch Gravity Main

Project Description:

This project includes the construction of a new 1.1 MGD lift station west of Telge Road along with a 8-inch force main. The project also includes the construction of a 21-inch gravity line that will connect to the proposed 21-inch line along Humble Road (Project 4).

Project Drivers:

The proposed lift station, force main and gravity main are sized to serve projected future peak wet weather flows from the anticipated developments along Telge Road.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	5,100	LF	\$ 378	\$ 1,927,800
2	60" Diameter Manhole (8 - 16 feet deep)	7	EA	\$ 20,000	\$ 140,000
3	36" Boring and Casing	100	LF	\$ 792	\$ 79,200
4	8" Force Main < 8 feet deep	2,400	LF	\$ 144	\$ 345,600
				SUBTOTAL:	\$ 3,227,600
				CONTINGENCY	30%
					\$ 968,300
				SUBTOTAL:	\$ 4,195,900
				ENG/SURVEY	20%
					\$ 839,200
				SUBTOTAL:	\$ 5,035,100
Estimated Project Total:					\$ 5,035,100



APPENDIX D

Existing Water and Wastewater Facility Inventory

2023 Water Facility Inventory

Table D-1: Existing Water Supply Capacity

Facility Name	Address	Well No.	Tested Capacity ⁽¹⁾	
			(gpm)	(MGD)
Pine Street Water Plant	802 S Pine Street	1	537	0.77
		2	1,889	2.72
School Well	707 School St	3	707	1.02
FM 290 Water Plant	15902 FM 2920	5	763	1.10
		6	546	0.79
Total			4,442	6.40

(1) From TCEQ Drinking Water Watch website and City.

Table D-2: Existing Water Storage Capacity

Storage Type	Facility Name	Address	Storage Capacity ⁽¹⁾ (MG)
Ground	Pine Street Water Plant ⁽²⁾	802 S Pine Drive	0.4
	FM 2920 Water Plant	15902 FM 2920	0.5
	Total		0.9
Elevated	Pine Street Water Plant	802 S Pine Drive	0.75
	Ulrich Road	1331 Ulrich St	0.5
	Baker Drive Water Plant	1006 Baker St	0.2
	Total		1.25
Hydropneumatic Tank	FM 2920 Water Plant	15902 FM 2920	0.005

(1) From TCEQ Drinking Water Watch and City.

Table D-3: Existing Water Service Pumping Capacity

Facility Name	Address	Pump No.	Rated Capacity ⁽¹⁾	
			(gpm)	(MGD)
Pine Street Water Plant	802 S Pine Dr	1	1,000	1.44
		2	1,000	1.44
		3	1,000	1.44
FM 2920 Water Plant	15902 FM 2920	1	1,000	1.44
		2	1,000	1.44
		3	1,000	1.44
Total			6,000	8.64
Firm			5,000	7.20

(1) From TCEQ Drinking Water Watch and City.



2023 Wastewater Facility Inventory

Table D-4: Existing Wastewater Treatment Plant Facilities

WWTP Name -- TPDES Permit No.	Permitted Capacities		Permitted Outfall
	Average Daily Flow (MGD)	Peak Flow (MGD)	
North WWTP -- WQ0010616001	1.5	4.5	HCFCO ditch J231-00-00, thence to Bogs Gully, thence to Spring Creek
South WWTP -- WQ0010616002	1.5	6.0	HCFCO ditch M121-00-00, thence to Willow Creek, thence to Spring Creek

Lift Station No.	Lift Station Name	Address	Wet Well				Force Main			Pump							
			Diameter (ft)	Ground Elevation (MSL)	Bottom of Wet Well (MSL)	Influent Pipe Diameter (in)	Influent Pipe Flowline(s) (MSL)	Force Main Diameter (in)	Force Main Length (ft)	Number of Pumps	Model/ Manufacturer/ Serial	Firm Capacity (gpm)	Horse Power	TDH (ft)	1st Pump ON level (MSL)	2nd Pump ON level (MSL)	Pump OFF level (MSL)
1	North Star Estates	31530 Capella Circle	8 x 8	164.67	144.67	8	158.34	8	5480	2	Flygt 3140.180-0628	150	15	-	153	155	151
2	Sherwood Forest	30203 Wickford Dr.	4	210.32	191.65	6 / 12 / 10	195.61 (N) / 203.32 (S)	6	480	2	Flygt 3102 Hydromatic Pump Serial 16503 Model 40 MMP Imp Dia: 7.5"	300	5	-	203.5	204.5	203
3	Hunterwood	13406 Julia Lane	6	181.87	164	8	168.5	4	4610	2	Flygt NP 3127 HT-3 - Adaptive 489	112	7.5	63	167	167.5	165
4	Snook Lane	1035 E. Hufsmith Rd.	5	172	152.25	8	168.17 (N) / 167.17 (S)	4	580	2	Flygt 3085.120-830362	115	2	-	174	194	141
5	Tomball Hills	28106 Chris Lane	8	168.5	141.5	15	145.3	6	4670	2	Flygt Model Np 3171.185 Submersible	410	35	140	144.63	145.3	143
6	Persimmon	303 S.Persimmon	4	179.2	158.8	6 / 8 / 8	6" (NE) 167.25 8" (S) 163.16 8" (E) 163.15	4	120	2	NP3085 Flygt 3085.181-4345	-	3	-	164	170	161.25
7	Jergens Park	Ulrich Rd. at Jergens Park	3	-	-	6	-	2	660	2	Myers 7200 - 0175 H4HN	-	2	-	-	-	-
8	Matheson Park	Ulrich Rd. at Matheson Park	4	-	-	8	-	4	2550	2	Myers 4V50M4-21	-	5	-	-	-	-
9	FM 2920	15303 FM 2920	6	173.93	153.93	12	158.305-W / 159.013-E	8	7950	2	Flygt 3140.090-6068	325	15	77	194	205	179
10	Hicks St.	1519 Hicks St.	8	181	157.1	8	163.88	8	1470	2	Flygt NP3127 LT 3-422	780	7.5	36	161.1	162.1	158.1
11	Raleigh Creek	30615 Raleigh Creek Dr.	8	170	138	12	142	6	185	2	EBARA Submersible Pumps Model 100DLMFU63.7	350	5	30	145	155	142
12	Broussard Park		5	178.37	158.14	8	160	2	2,891	2	-	30	5	111	160	161	162

Data Sources	
As-Built Data	GIS Data
Information From City	Estimate from Pump
Contour Data	Vendor Curves
Field Survey Data	Model Assumption



APPENDIX E

Anticipated Future Developments

Table E-1: Anticipated Future Residential Developments during Impact Fee Period

Development ID	Name ⁽¹⁾	Planning Year ⁽¹⁾	Developable Area ⁽²⁾ 80% of Area	Units/Acre ⁽³⁾	No. of Units ⁽⁴⁾	Population ⁽⁵⁾
R-03	Hicks and Quinn Residential Neighborhood	10	1.2	4.5	6	16
R-06	Bethel Heights Subdivision	10	5.3	4.5	25	65
R-07	Residential	5	12.6	1.0	5	13
R-08	Cherry Pines	5	25.6	7.0	126	328
R-39	New 130 homes	5			130	338
R-13	Telge Tract	5	800	4.0	350	910
		10			950	2,470
R-15	Hines Rayburn Development	5	83.2		291	757
R-19	SF Residential (6,000 sf lots)	5	1.5	7.0	6	16
R-22	SF Residential (43,560) sf lots)	5	5.6	1.0	3	8
R-23	Townhomes	5	27.8		113	390
R-25	Multi Family	5	0.9	13.0	11	29
R-26	Residential	5	30.5	4.5	137	357
R-27	Residential	5	22.9		65	169
R-28	Residential	5	15.8		145	377
R-29	Residential	5	39.5	4.5	90	234
R-30	Residential	5	75.4		350	910
R-31	Multi Family	5	14.3		360	936
R-32	Residential	5	0.0		50	130
R-33	Tomball Senior Village	5	2.8	13.0	37	37
R-34	Senior Living	5	3.7		48	48
R-35	Church Adjacent	10	148.9	4.5	670	1,743
R-37	Additional Septic	25			100	260
R-38	Residential	5			177	460
R-36	Telge Well/ Septic	10	434.8		290	754
Impact Fee Total			1,752		4,536	11,753

(1) Developments and projected planning years identified by the City's Planning Department.

(2) Developments follow Parcel boundaries and Development area calculated in GIS with assumption of 80% of the acreage being developable.

(3) Units per acres from City's 2009 Comprehensive Plan or from lot size/density per city input.

(4) Impact fee eligible number of units calculated using input from City or units/acre information.

(5) Population projections using 2.6 persons per dwelling unit assumption from City's 2009 Comprehensive Plan.

Table E-2: Anticipated Future Commercial Developments during Impact Fee Period



Development ID	Name ⁽¹⁾	Planning Year ⁽¹⁾	Developable Area ⁽²⁾ 80% of Area
C-06	Tennis Ventures	5	3.1
C-09b	Commercial	5	4.1
C-11e	General Electric/Office	5	2.0
C-11f	General Electric/Office	5	2.2
C-12	Commercial	10	5.0
C-14	Future Commercial	5	15.1
C-16	Gas Station	10	11.6
C-17	Commercial	10	6.7
C-19a	Commercial (No Concept Yet)	5	14.8
C-19c	Commercial	5	1.5
C-22	Commercial	5	6.5
C-25a	Commercial	5	6.4
C-26	Commercial	5	4.8
C-29 ⁽⁴⁾⁽⁵⁾	Grand Parkway Town Center ⁽³⁾⁽⁴⁾	5	65.0
C-30 ⁽⁵⁾	HCID17 Commercial	5	16.1
C-32	Retail/Office/Warehouse	5	2.4
C-33	Zoned Industrial expecting office warehouse	5	5.5
C-35	Church	5	25.4
C-36	Office/Warehouse	10	0.8
C-37	Office/Warehouse	10	30.1
C-38a	Costco	5	14.1
C-38b	Commercial	5	6.7
C-41	Retail	5	2.9
C-42	Retail	5	1.6
C-43	Commercial	5	4.7
C-45a	Commercial (No Concept Yet)	5	11.8
C-45c	Commercial (No Concept Yet)	10	20.5
C-46	Commercial (No Concept Yet)	5	3.9
C-48	Commercial (No Concept Yet)	10	9.1
C-49	Commercial (No Concept Yet)	10	5.7
C-50	Commercial	10	9.7
C-51	Commercial (No Concept Yet)	10	19.7
C-54	Commercial (No Concept Yet)	10	5.4
C-57	Winfrey Lane	5	52.2
C-58	Commercial	10	57.7
C-60	Commercial	5	7.8
C-61	Commercial	5	4.2
C-62	Commercial	5	3.5
C-63	Commercial	5	2.2
C-64	Commercial	5	9.4
C-65	Commercial	10	10.2
C-66	Commercial	10	44.1
C-67	Commercial	5	5.9
C-68	Commercial	5	2.6
C-70	Commercial	5	1.8
C-71	Commercial	5	9.7
C-72	Commercial	5	10.3
C-73	Commercial	5	1.7
C-74	Commercial	5	5.6
C-75	Commercial	5	72.8
C-76	Commercial	10	5.9
C-77	Commercial	10	54.0
C-79	Crawfish Restaurant	5	4.2
C-78	Salem Lutheran Church & School	5	22.7
Impact Fee Total			733.0

(1) Developments and projected planning years identified by the City's Planning Department.

(2) Developments follow Parcel boundaries and Development area calculated in GIS with assumption of 80% of the acreage being developable.

(3) Grand Parkway Acreage from Brochure

(4) Nabor acreage per City input