

ORDINANCE NO. 2012-478

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING CITY CODE OF ORDINANCES SECTIONS. 18-64 THROUGH 18-66.2, CONCERNING IMPACT FEES; ADOPTING UPDATED LAND USE ASSUMPTIONS; ADOPTING UPDATED CAPITAL IMPROVEMENTS PLANS FOR WATER, WASTEWATER AND ROADWAY FACILITIES; ADOPTING A REVISED LAND USE EQUIVALENCY TABLE; ADOPTING REVISED SCHEDULES 1 AND 2; AMENDING ADMINISTRATIVE PROVISIONS FOR THE IMPACT FEE PROGRAM; PROVIDING FOR CONFLICTS; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 395, Tex. Loc. Gov't Code, provides procedures for updating land use assumptions, capital improvements plans and impact fees, including procedures for determining that no update is required; and

WHEREAS, the City of Cedar Hill adopted revised impact fees for water and wastewater facilities in accordance with the statutory procedures for updating such fees, and adopted initial impact fees for roadway facilities, now termed the Cedar Hill Impact Fee Regulations, by Ordinance No. 95-199, as subsequently amended by Ord. Nos. 95-203, 95-211, Ord. No. 98-392, and Ord. No. 2002-123, and further completed its last update of land use assumptions, capital improvements plans and impact fees through adoption of Ord. No. 2007-338; and

WHEREAS, the City of Cedar Hill has appointed a Capital Improvements Advisory Committee to advise the City Council concerning 2012 amendments to the land use assumptions, impact fee capital improvements plans and impact fees for water and wastewater facilities and for roadway facilities; and

WHEREAS, the City has retained consultants to prepare land use assumptions, impact fee capital improvements plans, impact fees and ordinance provisions in order to meet 2012 update requirements; and

WHEREAS, notice has been published, public hearings held and the written recommendations of the Advisory Committee received concerning revised land use assumptions and impact fee capital improvements plans for water and wastewater facilities and for roadway facilities, as prepared by a qualified professional engineer; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City to adopt revised land use assumptions, impact fee capital improvements plans, and impact fees for water, wastewater and roadway facilities; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL:

SECTION 1. UPDATED LAND USE ASSUMPTIONS

The land use assumptions for the City of Cedar Hill hereby are updated, as provided for in Section 18-65 of the Cedar Hill Code of Ordinances, by replacing Exhibit 1 of Ord. No. 2007-338 with Exhibit 1 of this amendatory ordinance, which updates the

land use assumptions for the City, and which is attached hereto and incorporated herein by reference as if fully set forth.

SECTION 2. UPDATED CAPITAL IMPROVEMENTS PLANS.

a. Section 18-66 of the Cedar Hill Code of Ordinances, subsection (b), hereby is amended by replacing Exhibit 2 of Ord. No. 2007-338, being in part the water capital improvements plan, with Exhibit 2 of this amendatory ordinance, in part, which updates the water capital improvements plan for the City, and which is attached hereto and incorporated herein by reference as if fully set forth.

b. Section 18-66.1 of the Cedar Hill Code of Ordinances, subsection (b), hereby is amended by replacing Exhibit 2 of Ord. No. 2007-338, being in part the wastewater capital improvements plan, with Exhibit 2 of this amendatory ordinance, in part, which updates the wastewater capital improvements plan for the City, and which is attached hereto and incorporated herein by reference as if fully set forth.

c. Section 18-66.2 of the Cedar Hill Code of Ordinances, subsection (b), hereby is amended by replacing Exhibit 3 of Ord. No. 2007-338 with Exhibit 3 of this amendatory ordinance, which updates the roadway capital improvements plan for the City, and which is attached hereto and incorporated herein by reference as if fully set forth.

SECTION 3. REVISED LAND USE EQUIVALENCY TABLE.

Section 18-64(g)(1) of the Cedar Hill Code of Ordinances hereby is amended by replacing Exhibit 4 of Ord. No. 2007-338 with Exhibit 4 of this amendatory ordinance, which updates the land use equivalency table for impact fees, and which is attached hereto and incorporated herein by reference as if fully set forth.

SECTION 4. UPDATED SCHEDULES 1 AND 2.

a. Sections 18-64, 18-66, 18-66.1 and 18-66.2 of the Cedar Hill Code of Ordinances hereby are amended by replacing Exhibit 5 of Ord. No. 2007-338, being Schedule 1, with Exhibit 5 of this amendatory ordinance, which updates Schedule 1, setting forth the maximum impact fees per service unit to be assessed against new development for water, wastewater and roadway facilities, and which is attached hereto and incorporated herein by reference as if fully set forth.

b. Sections 18-64, 18-66, 18-66.1 and 18-66.2 of the Cedar Hill Code of Ordinances hereby are amended by replacing Exhibit 6 of Ord. No. 2007-338, being Schedule 2, with Exhibit 6 of this amendatory ordinance, which updates Schedule 2, setting forth the impact fees per service unit to be collected from new development for water, wastewater and roadway facilities, and which is attached hereto and incorporated herein by reference as if fully set forth.

SECTION 5. AMENDMENT TO SECTION 18-64

Section 18-64 of the Cedar Hill Code of Ordinances, subsection (g), entitled "Service unit determination," is hereby amended by adding subsection (2)(g), to read:

(2)(g) For purposes of calculating the number of service units for water or wastewater impact fees attributable to a single family dwelling, both $\frac{3}{4}$ " water meters and 1" water meters shall be deemed to be one (1) service unit equivalent."

SECTION 6. SEVERABILITY

The terms and provisions of this ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this ordinance.

SECTION 7. CONFLICTS

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances for the City of Cedar Hill, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and Code hereby are superseded.

SECTION 8. EFFECTIVE DATE.

This ordinance shall take effect on September 25, 2012.

PASSED AND APPROVED by the City Council, the City of Cedar Hill, on this the 28th day of August, 2012.

A handwritten signature in black ink, appearing to read "Rob Franke", is written over a solid horizontal line.

Rob Franke, Mayor
City of Cedar Hill, Texas

ATTEST:

A handwritten signature in black ink, appearing to read "Lynn Hille", is written over a solid horizontal line.

City Secretary

Exhibit 1 – [2012 Land Use Assumptions](#)

Exhibit 2 – [2012 Water & Wastewater Study](#)

Exhibit 3 – [2012 Roadway Impact Study](#)

EQUIVALENCY TABLES

Exhibit 4

WATER AND WASTEWATER

Table 4-1 Service Unit Equivalencies

Meter Size	Meter Type	Safe Maximum Operating Capacity (gpm)⁽¹⁾	Service Unit Equivalent
3/4"	Displacement	25	1.0
1"	Displacement	40	1.7
1-1/2"	Displacement	50	3.3
2"	Displacement	100	5.3
3"	Compound	320	10.7
4"	Compound	500	16.7
6"	Compound	1,000	33.3
8"	Compound	1,600	53.3
10"	Compound	2,300	76.7

⁽¹⁾ Safe maximum operating capacity is based on AWWA standards C700 and C702



Table 8. Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal	030	Acre	6.55			6.55	10.02	50%	5.01	4.00	26.20
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	4.00	3.88
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	4.00	2.72
Industrial Park	130	1,000 SF GFA	0.86			0.86	10.02	50%	5.01	4.00	3.44
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	4.00	1.28
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	4.00	1.04
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.01			1.01	17.21	50%	8.61	4.00	4.04
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	4.00	2.48
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	4.00	2.08
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	0.59			0.59	17.21	50%	8.61	4.00	2.36
Senior Adult Housing-Detached	251	Dwelling Unit	0.27			0.27	17.21	50%	8.61	4.00	1.08
Senior Adult Housing-Attached	252	Dwelling Unit	0.16			0.16	17.21	50%	8.61	4.00	0.64
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	4.00	0.88
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.90
Motel / Other Lodging Facilities	320	Room	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Golf Driving Range	432	Tee	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acre	0.30			0.30	6.43	50%	3.22	3.22	0.97
Recreational Community Center	495	1,000 SF GFA	1.45			1.45	6.43	50%	3.22	3.22	4.67
Ice Skating Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf Course	431	Hole	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex/Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Court	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.46	44%	B	6.98	4.20	50%	2.10	2.10	14.66
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Junior / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.21			0.21	4.20	50%	2.10	2.10	0.44
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.31			1.31	7.55	50%	3.78	3.78	4.95
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.40			1.40	10.92	50%	5.46	4.00	5.60
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	4.00	5.96
Medical-Dental Office Building	720	1,000 SF GFA	3.46			3.46	10.92	50%	5.46	4.00	13.84
Single Tenant Office Building	715	1,000 SF GFA	1.73			1.73	10.92	50%	5.46	4.00	6.92
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	4.00	5.92
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF Occ. GLA	3.38	40%	B	2.03	6.43	50%	3.22	3.22	6.54
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Casoline/Service Station	944	Vehicle Fueling Position	13.87	42%	A	8.04	1.20	50%	0.60	0.60	4.82
Casoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	13.38	56%	B	5.89	1.20	50%	0.60	0.60	3.53
Casoline/Service Station w/ Conv Market and C	946	Vehicle Fueling Position	13.94	56%	A	6.13	1.20	50%	0.60	0.60	3.68
New Car Sales	841	1,000 SF GFA	2.59	20%	B	2.07	6.43	50%	3.22	3.22	6.67
Quick Lubrication Vehicle Shop	941	Service Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	28%	A	2.99	6.43	50%	3.22	3.22	9.63
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.84	50%	A	16.92	4.79	50%	2.40	2.40	40.61
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	26.15	50%	B	13.08	4.79	50%	2.40	2.40	31.39
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	11.15	43%	A	6.36	4.79	50%	2.40	2.40	15.26
Quality Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	42.93	70%	A	12.88	4.79	50%	2.40	2.40	30.91
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	5.00	30%	C	3.50	6.43	50%	3.22	3.22	11.27
Nursery (Garden Center)	817	1,000 SF GFA	3.80	30%	B	2.66	6.43	50%	3.22	3.22	8.57
Home Improvement Superstore	862	1,000 SF GFA	2.37	48%	A	1.23	6.43	50%	3.22	3.22	3.96
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.42	53%	A	3.96	6.43	50%	3.22	3.22	12.75
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.35	49%	A	5.28	6.43	50%	3.22	3.22	17.00
Shopping Center	820	1,000 SF GLA	3.73	34%	A	2.46	6.43	50%	3.22	3.22	7.92
Supermarket	850	1,000 SF GFA	10.50	36%	A	6.72	6.43	50%	3.22	3.22	21.64
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
Department Store	875	1,000 SF GFA	1.78	30%	B	1.25	6.43	50%	3.22	3.22	4.03
Video Rental Store	896	1,000 SF GFA	13.60	50%	B	6.80	6.43	50%	3.22	3.22	21.90
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Drive-In Bank	912	Drive-in Lanes	27.41	47%	A	14.53	3.39	50%	1.70	1.70	24.70
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	3.39	50%	1.70	1.70	1.73

Key to Sources of Pass-by Rates:

- A: ITE Trip Generation Handbook 2nd Edition (June 2004)
- B: Estimated by Kimley-Horn based on ITE rates for similar categories
- C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 5
Maximum Impact Fee per Service Unit

City of Cedar Hill

SCHEDULE 1

**MAXIMUM JUSTIFIED
IMPACT FEES PER SERVICE UNIT FOR
WATER, WASTEWATER AND ROADWAY FACILITIES**

	LAND PLATTED PRIOR TO 6/20/87	LAND PLATTED OR REPLATTED BETWEEN 6/21/87 AND 5/22/90	LAND PLATTED OR REPLATTED BETWEEN 5/23/90 AND 2/1/95	LAND PLATTED OR REPLATTED BETWEEN 2/2/95 AND 10/13/98	LAND PLATTED OR REPLATTED BETWEEN 10/13/98 AND 9/24/02	LAND PLATTED OR REPLATTED BETWEEN 9/24/02 AND 9/25/07	LAND PLATTED OR REPLATTED BETWEEN 9/25/07 AND 8/28/12	LAND PLATTED OR REPLATTED AFTER 8/28/12
WATER per SFLUE	\$ 3,574	\$ 675	\$ 1,053	\$ 3,574	\$ 3,574	\$ 4,102	\$ 2,916	\$ 3,519
WASTEWATER per SFLUE	\$ 2,553	\$ 843	\$ 447	\$ 2,553	\$ 2,553	\$ 3,086	\$ 1,258	\$ 1,289
ROADWAY per VEHICLE-MILE								
SVC AREA 1	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 2,366	\$ 1,016	\$ 1,291
SVC AREA 2	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 2,151	\$ 984	\$ 915
SVC AREA 3	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 2,170	\$ 1,037	\$ 1,188
SVC AREA 4	\$ 992	\$ 992	\$ 992	\$ 992	\$ 992	\$ 1,670	\$ 814	\$ 1,316
SVC AREA 5	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830			
SVC AREA 6	\$ 946	\$ 946	\$ 946	\$ 946	\$ 946			
SVC AREA 7	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888			
SVC AREA 8	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830			
SVC AREA 9	NA	NA	NA	NA	\$ 830			

EXHIBIT 6

Maximum Impact Fee per Service Unit to be Collected

City of Cedar Hill

SCHEDULE 2

IMPACT FEE COLLECTION SCHEDULE PER SERVICE UNIT FOR WATER, WASTEWATER AND ROADWAY FACILITIES

	Impact Fee Rate per Service Unit
WATER	
per SFLUE	\$ 2,555
WASTEWATER	
per SFLUE	\$ 945
ROADWAY	
per Vehicle-Mile	
SVC AREA 1	\$ 577
SVC AREA 2	\$ 577
SVC AREA 3	\$ 577
SVC AREA 4	\$ 577