

## **ORDINANCE NO. 2024-812**

**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, Ord. No. 2002-123, and Ord. No. 2007-338 and further completed its last update of land use assumptions, capital improvements plans and impact fees through adoption of Ord. No. 2012-478; and

**WHEREAS**, the City of Cedar Hill has appointed a Capital Improvements Advisory Committee to advise the City Council concerning 2024 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 2024 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 AND UPDATED CAPITAL IMPROVEMENTS PLANS**

a. 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. 2012-478 with Exhibit 1 of this amendatory ordinance, which updates the land use assumptions and roadway 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 of the Cedar Hill Code of Ordinances, subsection (b), hereby is amended by replacing Exhibit 2 of Ord. No. 2012-478, being in part the water and wastewater capital improvements plan, with Exhibit 2 of this amendatory ordinance, in part, which updates the water and wastewater 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. 2012-478 with Exhibit 3 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. 2012-478, being Schedule 1, with Exhibit 4 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. 2012-478, being Schedule 2, with Exhibit 5 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, 1" water meters shall be deemed to be one (1) service unit equivalent, with a reduction of 40% for single family and townhouse uses."

### **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.

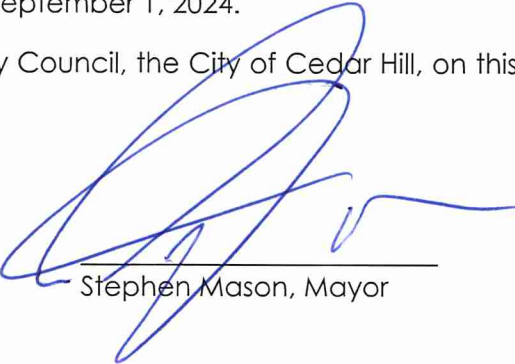
## SECTION 7. CONFLICTS

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 1, 2024.

PASSED AND APPROVED by the City Council, the City of Cedar Hill, on this the 23rd day of July 2024.

  
\_\_\_\_\_  
Stephen Mason, Mayor

ATTEST:

  
\_\_\_\_\_  
Belinda Berg, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ron G. MacFarlane, Jr., City Attorney

