

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING CHAPTER 86, ARTICLE 5, DIVISION 4 OF THE SAN MARCOS CITY CODE REGARDING IMPACT FEES TO, AMONG OTHER THINGS, CHANGE THE METHODOLGY FOR ESTABLISHING IMPACT FEES FOR INDUSTRIAL AND COMMERCIAL USES HAVING PEAK FLOW RATES IN EXCESS OF 500 GALLONS PER MINUTES, AND TO ADD HOMES CONSTRUCTED WITH FEDERAL FUNDS AWARDED TO THE CITY AND CITY FACILITIES AS PROJECTS EXEMPT FROM THE ASSESSMENT OF IMPACT FEES; INCLUDING PROCEDURAL PROVISIONS; PROVIDING FOR THE REPEAL OF ANY CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Purpose of Impact Fee Ordinance Update:

- Clarify methodology to calculate the Living Unit Equivalentents (LUEs) in excess of 500 gallons per minute (gpm.)
- Other minor changes are also made to clarify the situations for impact fee exemptions.

Summary of Changes:

- Sec. 86.294 – Definitions: Schedule 1 Table and Service Unit Table are updated with LUE calculation for flows above 500 gallons per minute.
- Sec. 86.295(b) Exemptions:
 - (3) clarified exemption for Habitat and Housing Authority.
 - (5) adds City federally funded projects and City facilities.
- Sec. 86.295 (c): Reference Council's affordable housing guidelines
- Sec. 86.299 (b) (1) a. & b.: Updated language for computation for industrial or commercial equipment and calculation for demands over 500 gpm.