

**1THE LAND USE ASSUMPTIONS REPORT OF THE CAPITAL
IMPROVEMENTS ADVISORY COMMITTEE OF THE TOWN OF SHADY
SHORES.**

The Capital Improvements Advisory Committee (the “Committee”) was appointed by the Town of Shady Shores Town Council to review the subjects identified below and render an opinion on the land use assumptions necessary for the Town to create and adopt lawful impact fees for the Town of Shady Shores public water system. The Committee has reviewed the Comprehensive Plan, the land use data, the current development within Shady Shores, the current zoning within Shady Shores, the Comprehensive Plan for the Town of Shady Shores and its ETJ, the master thoroughfare plan, and the existing water (and sewer) plans for future growth and development. The Committee's report on the Land Use Assumptions required by Texas Local Government Code with relation to the Committee's work on impact fee research is as follows:

I.

Analysis of existing conditions – population, density, zoning classifications, and other land use analyses:

Each member of the Committee is personally familiar with the existing development within the Town of Shady Shores, and has reviewed the areas not yet developed. Each member of the Committee has been advised of the population, the existing zoning, and the comprehensive plan for the Town, with regard to zoning and density planned for the undeveloped areas of Shady Shores, and it’s ETJ.

II.

Determination of service area:

The Town Council's charge to the Committee was to determine capital improvements needed and necessary for future development. The Committee has reviewed the requirements to exclude the provisions and related costs to current development, and has concentrated on the capital improvements necessary to serve future development based on the existing conditions noted in (i) above, and the anticipated use of the comprehensive plan and related development plans of the Town, all as required by the Texas Local Government Code. The service area for a water impact fee would be the entire Town and its ETJ with respect to new development in any portion of the Town or its ETJ.

III.

Projection of 10-year growth patterns – involves a review of land use data, zoning classifications, density calculations, projected growth, population trends, employment projects, and the like:

Based on the review of the factors set forth in I. and II. above, the Committee projects the 10 year growth patterns as they relate to water system capital improvements

are as set forth on the attached Exhibit A. The Committee's findings are based on the following:

Density calculations: The Committee agrees with the Comprehensive Plan of Shady Shores with regard to the future development of Shady Shores and its ETJ. Consequently for those areas zoned SF-Single Family, the Committee has projected single family residential units on lots of not less than 2 acres, with 3 residents per household. For those areas zoned or projected to be zoned SFT, Single Family Transitional, the Committee anticipates 1 acre minimum lots, with a 1.5 acre average size of lots in the subdivision. The population estimate for SFT is also 3 residents per unit. Additional zoning categories such as Special Activities, Agricultural and Manufactured Housing, and non-conforming uses, were all considered in the analysis.

IV.

“Build-out” growth projections – based on the holding capaTown of the land area of the Town, anticipated land use types, densities, and ultimate populations:

The current number of residents and population within Shady Shores and its anticipated growth patterns over the next 10 years are as set forth in Exhibit A. The projections shown on Exhibit A provides Shady Shores's ultimate build-out growth projections, including existing development within Shady Shores, anticipated future development on currently undeveloped land within Shady Shores, and development in the extra-territorial jurisdiction (ETJ).

EXHIBIT A

Land Uses Assumptions

	<u>2018</u>	<u>2023</u>	<u>2028</u>	<u>Buildout</u>
Homes	Current			
- SF				
- SFT				
Manufactured Housing--				
Commercial--				
Public--				
<hr/>				
Totals - -				
Population--				