

Date: 6/08/15

Subject: Written Comments of the Capital Improvements Advisory Committee on the Updated Roadway Capital Improvement Plans, Land Use Assumptions and Revised Roadway Impact Fees

Requested Action: No action is required at this time.

Recommendation:

On June 1, 2015, the Capital Improvements Advisory Committee voted by 5 - 1 to forward the attached written comments to the City Council as required by state law pertaining to impact fees. Commissioner Dodson voted nay; Commissioner Smithee was absent.

Description/History:

1. Chapter 395 of the Local Government Code requires cities to base its impact fees on growth and cost projections in capital improvement plans and land use assumptions.
2. State law also requires that the projections and impact fees be updated at least once every five years.
3. The Planning & Zoning Commission has been appointed by the City Council to act as the Capital Improvements Advisory Committee (CIAC) to provide the written comments required by state law.
4. A copy of the updated capital improvement plans and Land Use Assumptions was distributed to the City Council on May 25 2015. The consultants who prepared the document will make presentation at the public hearing on June 22, 2015.

ATTACHMENTS:

Written comments from the Capital Improvements Advisory Committee
Map of service areas and proposed improvements
Fee comparison
Proposed roadway impact fees per land use category per service area

**COMMENTS FROM THE CAPITAL IMPROVEMENTS
ADVISORY COMMITTEE OF THE CITY OF MANSFIELD,
TEXAS, ON THE PROPOSED AMENDMENTS TO LAND USE
ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS FOR
ROADWAY FACILITIES AND ROADWAY IMPACT FEE OF
THE CITY OF MANSFIELD**

Chapter 395 of the Local Government Code requires the Capital Improvements Advisory Committee of the City of Mansfield, Texas (hereinafter "the CIAC") to: 1) advise the City Council of the need to update or revise the land use assumptions, capital improvement plans and impact fees, and 2) file written comments on the proposed amendments to said documents and impact fees.

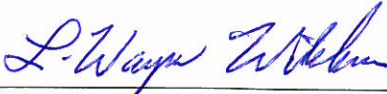
The CIAC reviewed the proposed amendments to the land use assumptions and capital improvement plans for roadway facilities and the proposed amendment on roadway impact fees on June 1, 2015.

The CIAC finds that:

- 1) The updated Capital Improvement Plans for Roadway Impact Fee (hereinafter "the Plans") clearly identify the capital improvements and facility expansions needed in the City's roadway facilities for which impact fees may be assessed;
- 2) The Plans fairly represent the capital improvements and facility expansions necessitated by and attributable to new developments in the service area; and
- 3) The methodologies used to prepare the updated Land Use Assumptions, the Plans and the proposed roadway impact fee are deemed to be acceptable.

The CIAC recommends that the City Council:

- 1) approve the updated Land Use Assumptions, the Plans and the imposition of revised roadway impact fee; and
- 2) adopt the revised roadway impact fee as shown in Exhibit "A" attached hereto and make a part hereof for all purposes.



Wayne Wilshire, Committee Chairman

ATTEST:



Delia Jones, Planning & Zoning Secretary

EXHIBIT “A”

PROPOSED ROADWAY IMPACT FEE PER SERVICE UNIT

(as recommended by the Capital Improvements Advisory Committee on June 1, 2015)

Service Area	Maximum Roadway Impact Fee per Service Unit	Proposed Roadway Impact Fee per Service Unit		
		Residential	Commercial/ Institution	Industrial
A	\$830	\$550	\$300	\$300
B	\$399	\$399	\$300	\$300
C	\$1,195	\$550	\$300	\$300
D	\$1,189	\$550	\$300	\$300

FOR COMPARISON PURPOSES

CURRENT ROADWAY IMPACT FEE PER SERVICE UNIT

Adopted via Ordinance No. OR1757-09

Service Area	Maximum Roadway Impact Fee per Service Unit	Current Collected Roadway Impact Fee per Service Unit		
		Residential	Commercial/ Institution	Industrial
A	\$694	\$272	\$147	\$184
B	\$1,184	\$371	\$320	\$374
C	\$1,132	\$272	\$124	\$155
D	\$1,179	\$495	\$227	\$265