



Legislation Details (With Text)

File #:	22-5056	Version:	1	Name:	Resolution - A Public Hearing and Resolution for Proposed City-Wide Amendments to the Master Thoroughfare Plan.
Type:	Ordinance	Status:			Passed
File created:	11/4/2022	In control:			City Council
On agenda:	11/14/2022	Final action:			11/14/2022
Title:	Ordinance - Public Hearing and First and Final Reading of an Ordinance Adopting Updated Land Use Assumptions, Roadway Capital Improvement Plans, and Revised Roadway Impact Fees				
Sponsors:	David Boski				
Indexes:					
Code sections:					
Attachments:	1. Ordinance, 2. Ordinance Exhibits, 3. CIAC Written Comments, 4. Impact Fee Comparisons				

Date	Ver.	Action By	Action	Result
11/14/2022	1	City Council	Approved on First and Final Reading	Pass

Ordinance - Public Hearing and First and Final Reading of an Ordinance Adopting Updated Land Use Assumptions, Roadway Capital Improvement Plans, and Revised Roadway Impact Fees

Consider the subject documents and revised impact fees

Approval of the subject documents and revised impact fees.

A work session was held with the City Council on October 10, 2022 at which time the proposed Land Use Assumptions and Impact Fee Capital Improvement Plan were discussed.

Please refer to the written comments of the Capital Improvement Advisory Committee (CIAC) filed with the City Council on November 8, 2022.

- Chapter 395 of the Local Government Code requires that impact fees be reviewed at least once every five years. The current roadway impact fee was adopted on July 27, 2015. This current update began on August 24, 2020.
- The revised fees are based on the updated Land Use Assumptions and Capital Improvement Plans. The consultant who prepared these documents, Kimley-Horn and Associates Inc. will make a presentation at the public hearing.
- A Public Hearing notice was published in Star Telegram with circulation in Tarrant, Johnson and Ellis County as required by state law. This notice was published on Wednesday, October 12, 2022.
- State law requires that municipalities provide an ad valorem tax credit or 50% reduction during impact fee calculations. An ad valorem tax credit has been incorporated into the maximum allowable impact fees.
- In accordance with state law, developments on properties that were preliminary or final platted will not be charged the new impact fees for 12 months and will pay the current fees during this period.

The recommended residential fee of \$1,303.19 per service unit (\$4,900 per single family home) is primary based upon inflation and is similar to fees that are being adapted by comparison cities. The non-residential uses are proposed at \$716.75 per service unit which is consistent with the 55% of the residential fee that was adopted with the 2015 update. This fee will be comparable to other cities in the metroplex.

The Assistant Director of Public Works - Transportation along with the Consultant will attend the meeting to present the information and answer Council's questions.

N/A

Additional Info. (attachments)

- Written comments from the Capital Improvements Advisory Committee (CIAC)
- Fee Comparison
- Proposed ordinance

David Boski
Assistant Director of Public Works / Transportation