



Roadway Impact Fees Update
Land Use Assumptions and Service Areas
City Council Meeting



Why Impact Fees?

- **Consistent**: This should speed up the process time compared with TIAs. The focus of the TIA can shift to determining site concerns and potential uses for the Impact Fee and not focused on determining development contribution.
- **Equitable**: Development pays an equal fee whether first to develop or last to develop. Every new development pays. **Note**: other ordinances might require certain developments to build adequate infrastructure.
- **Predictable**: Fee schedule will be available online.
- **Proportional**: Directly related to the amount of traffic generated. Calculation based on systemwide impact.



What are the Components?

- Service Areas*
 - Land Use Assumptions*
 - Capital Improvement Plans
 - Service Units
 - Impact Fee Calculation
 - Collection Rate
 - Ordinance (Policy)
- Kimley-Horn Study
- Ordinance / Policy Decision
(Always adjustable)

Today's briefing focuses on the first two components of the study.

*Draft Complete – Input Today's Meeting



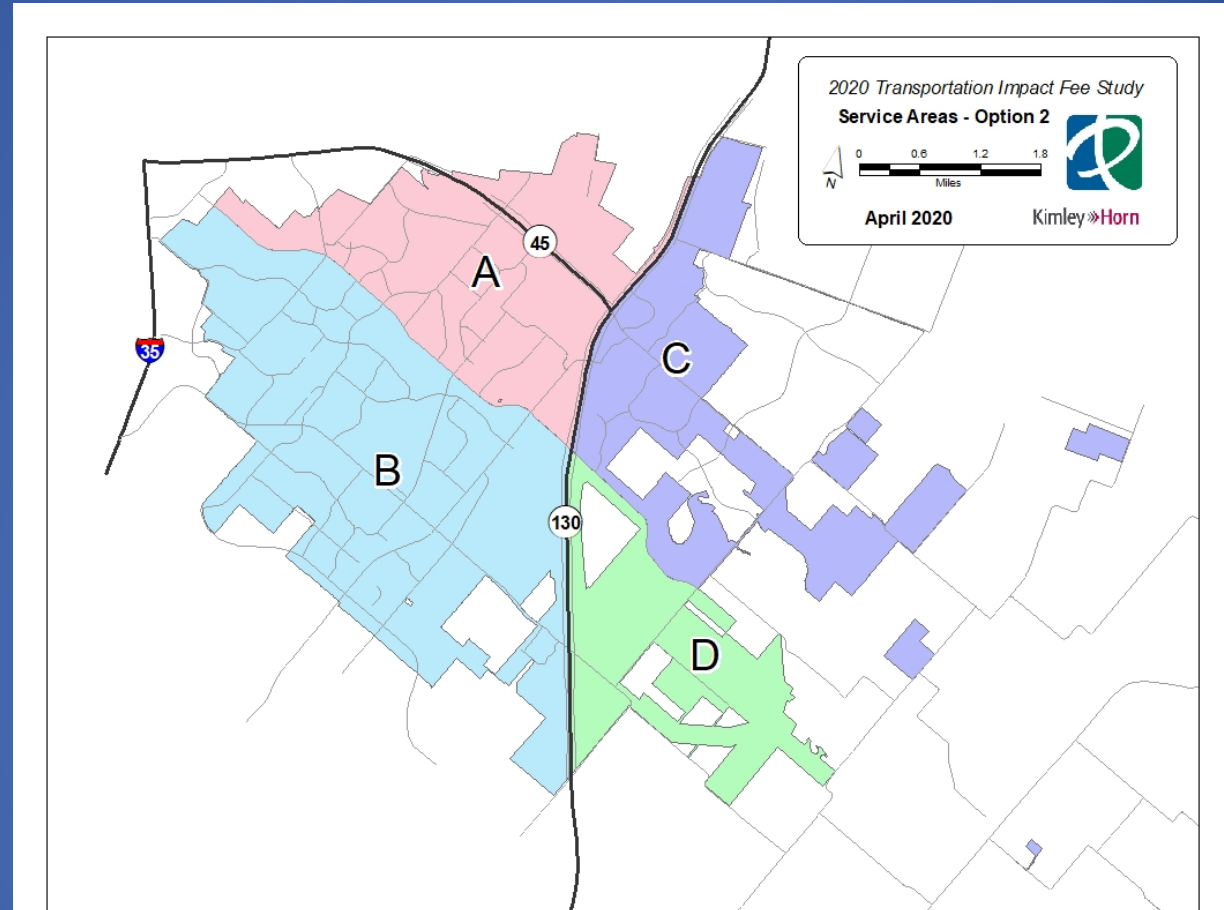
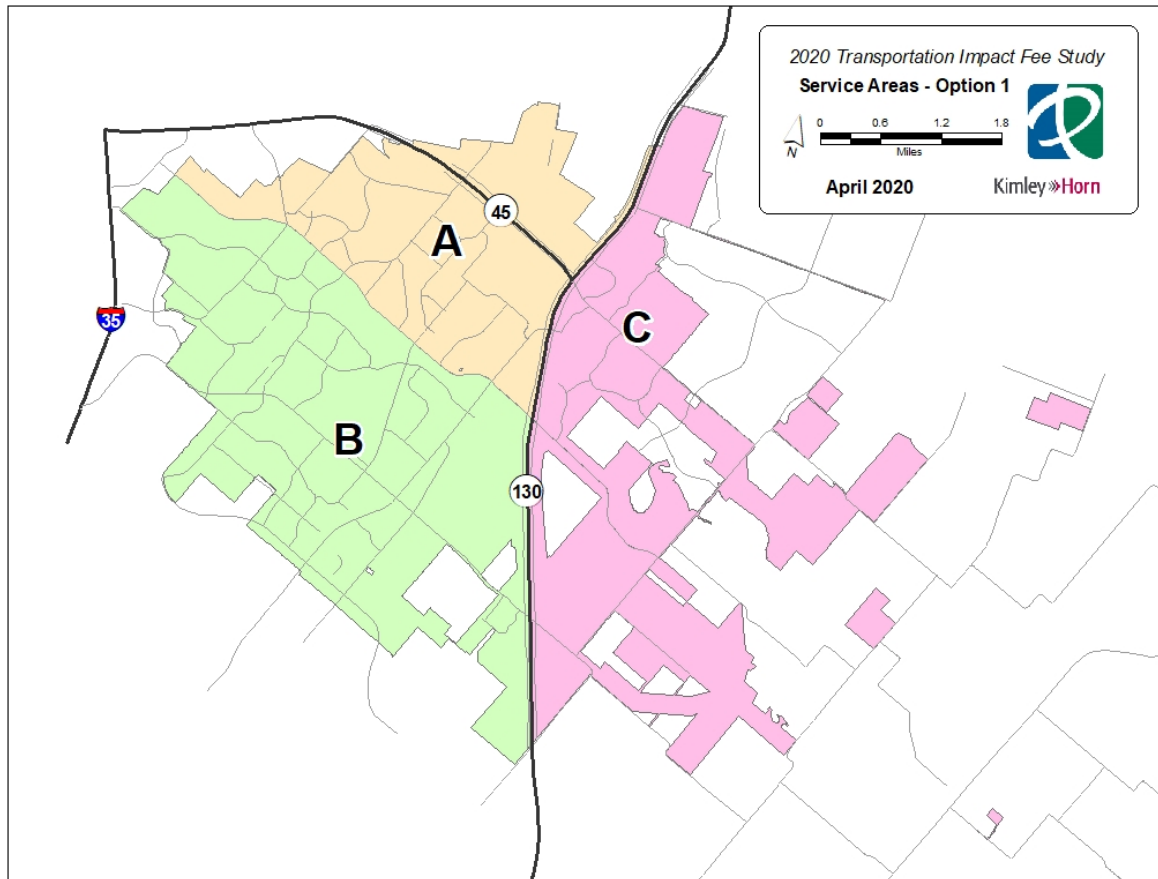
Service Areas

- Funds collected within a service area must be spent on projects within the same service area within 10 years
- Water (Service Area: Citywide, includes ETJ)
- Sewer (Service Area: Citywide, includes ETJ)
- Roadway - 6 mile trip length limit
 - **Limited to Corporate Limits for roadways; Cannot include ETJ**
 - Round Rock = 3; Austin = 17; Georgetown = 9
 - Pflugerville – 3-4
- Drainage (Service Area: Citywide & Regional)



Service Areas

Service Area establish the essential nexus required for transportation improvements.





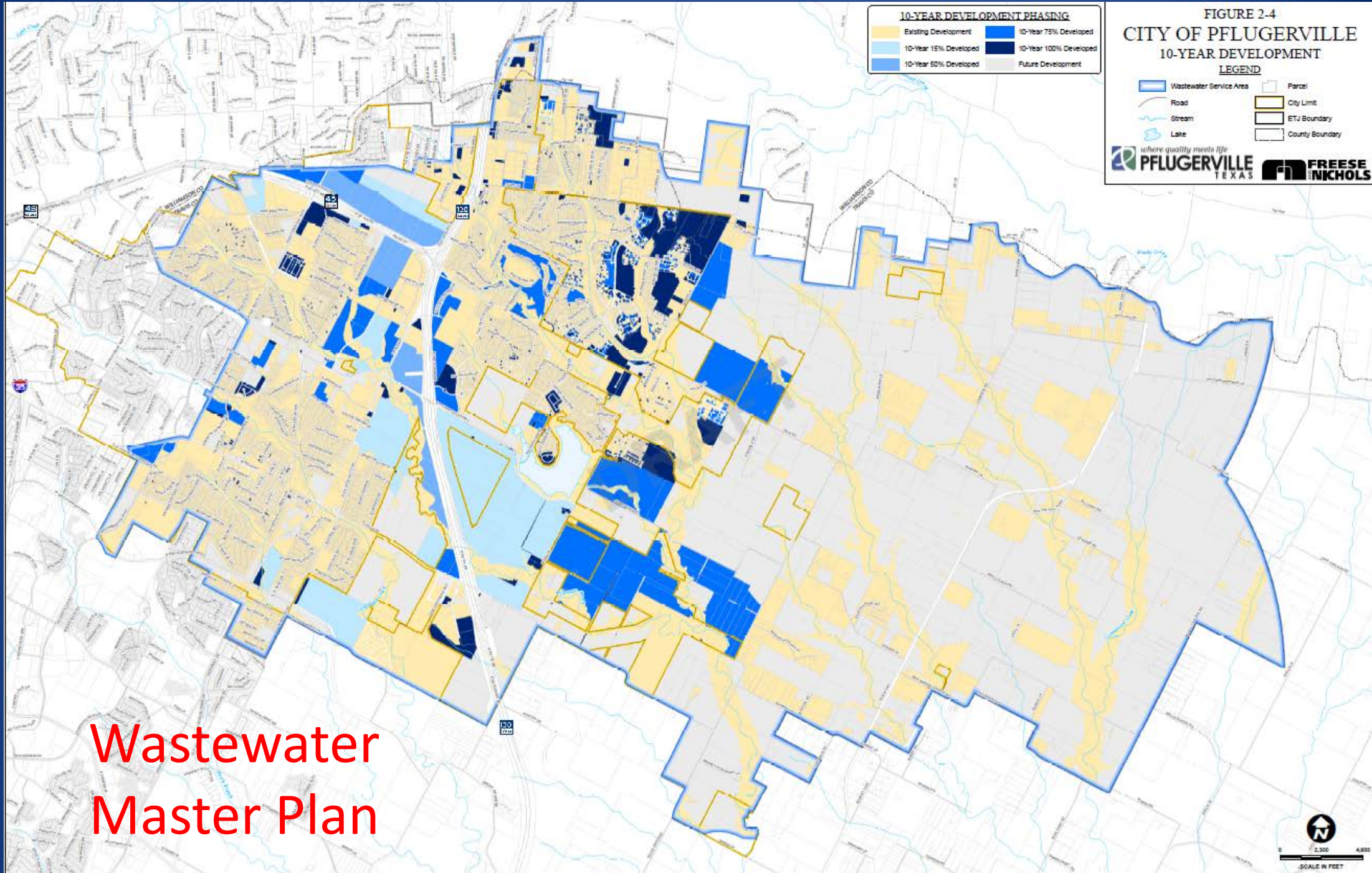
Land Use Assumptions

- Establishes Infrastructure Demands
- Population (dwelling unit) and Employment Projections (square feet)
- Consistent with Pflugerville's Future Land Use Plan
- Derived from other City planning efforts:
 - Water / Wastewater Planning
 - Transportation Master Plan (coverage for areas outside Water / Wastewater service areas)



Land Use Assumptions

- Residential growth is categorized as single family or multi-family
- Employment growth is broken into following categories:
 - **Basic:** Land use activities that produce goods and services such as those exported outside the local economy such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses. Low trip characteristics.
 - **Service:** Land use activities which provide personal and professional services such as government, schools, and other office-type of facilities. Medium trip characteristics.
 - **Retail:** Land use activities which provide for the retail sale of goods that primarily serve households, such as grocery stores, shopping centers, and restaurants. Higher trip characteristics.





Land Use Assumptions

Water Connections (LUEs)

Table 2-2: Land Use Types

Land Use Type	Connections per Acre
Low to Medium Density Residential	4.0
Low to Medium Density Residential (MUD)	4.0
Medium Density Residential	6.5
Suburban Level 3	8.0
Medium to High Density Residential	10.0
Urban Level 4	16.0
Urban Center Level 5	21.0
Light Industrial/Employment	4.5
Retail	5.0
Mixed Use	10.0
Parks & Open Space	1.0
Public	2.0
Floodplain	0.0

Transportation Equivalent

Future Land Use	FAR	HH per Acre	Basic	Service	Retail
Low to Medium Density Residential	-	4	-	-	-
Low to Medium Density Residential (MUD)	-	4	-	-	-
Med Density Residential	-	12	-	-	-
Suburban Level 3	0.2	4	-	0.1	0.05
Med to High Density Residential	-	18	-	-	-
Urban Level 4	0.5	12	-	0.1	0.25
Urban Center Level 5	0.5	25	-	0.25	0.25
Light Industrial/Employment	0.2	-	1	-	-
Retail	0.2	-	-	-	1
Mixed Use	0.2	12	-	0.2	0.15
Parks_Open Space	0	-	-	-	-
Floodplain	0	-	-	-	-



Land Use Assumptions (City Limits)

Service Area	Year	Residential (Units)		Employment (Sq. Ft.)			
		Single Family	Multi-Family	Basic	Service	Retail	Total
Citywide	2020-2030	3,861	8,082	4,010,000	2,400,000	3,700,000	10,110,000
		Total = 11,943					
	Per Year	386	808	401,000	240,000	370,000	1,011,000
	Per Year	Total = 1,194					

- From 2015-2019 – 5,801 new dwelling units built (would equal 11,602 over a 10-year period)
 - From 2010-2019 – 7,836 new dwelling units built (includes recession)
- Currently 24,074 units in the City Limits

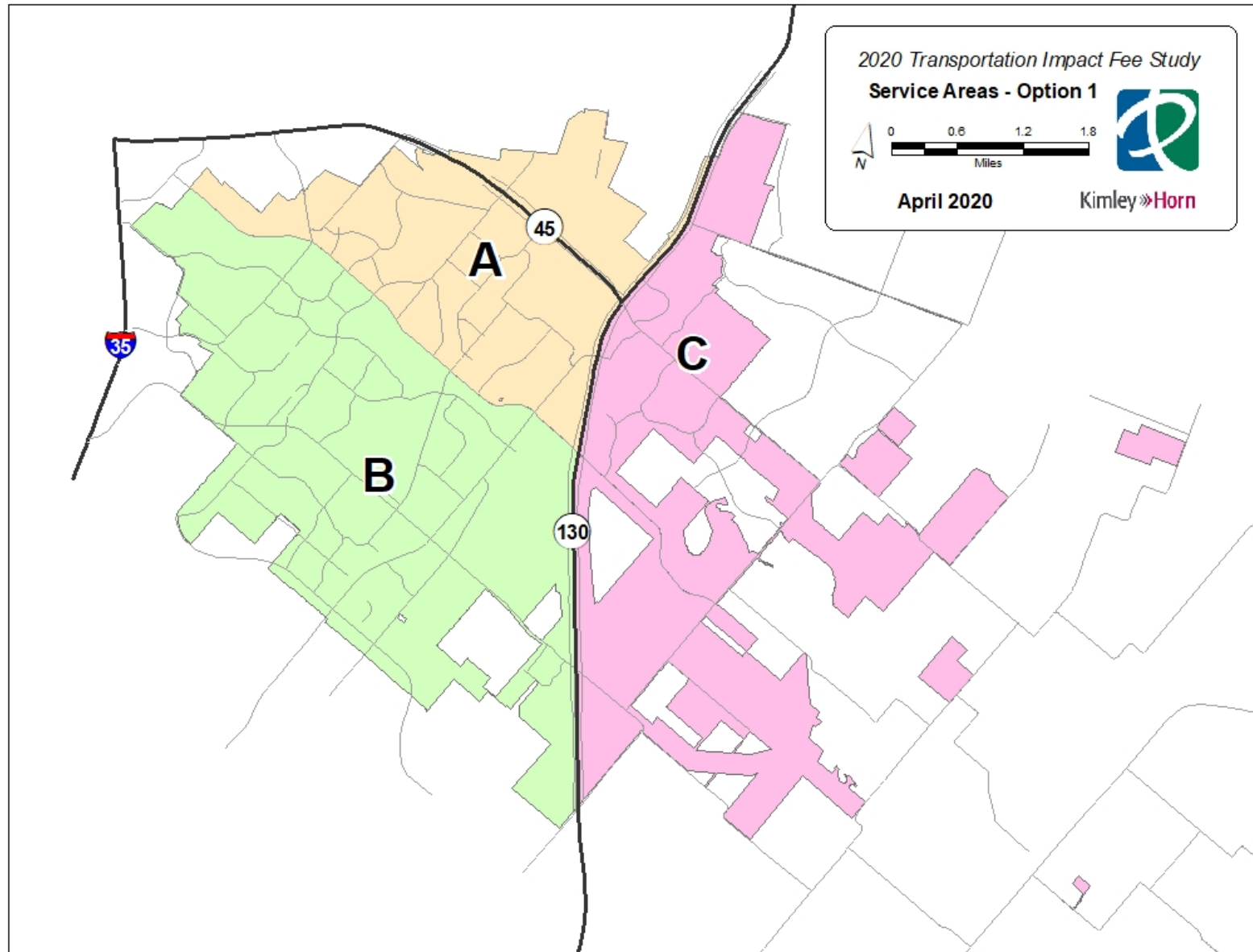


What's Next?

- **Action: Select a Service Area Map & provide comments (next page)**
- In a few months, will return with updated information related to the Land Use Assumptions (LUA) and Impact Fee Capital Improvements Plan (CIP) for review before a public hearing on those components of the study

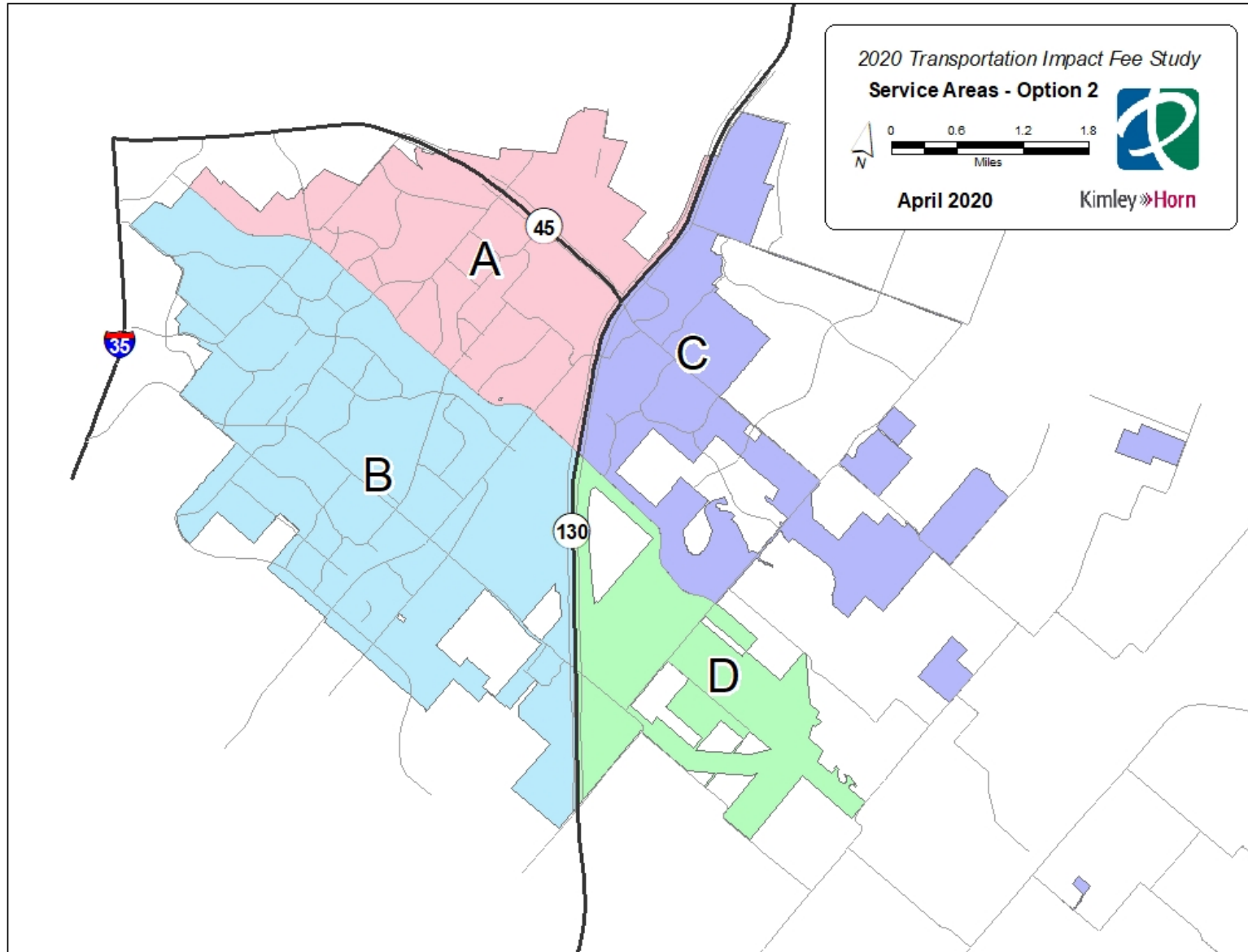


Service Areas - Staff Recommended





Service Areas – Staff Alternate





Service Areas - CIAC Recommended

