

Roadway Impact Fee Study
Council Workshop
October 13, 2020



Schedule

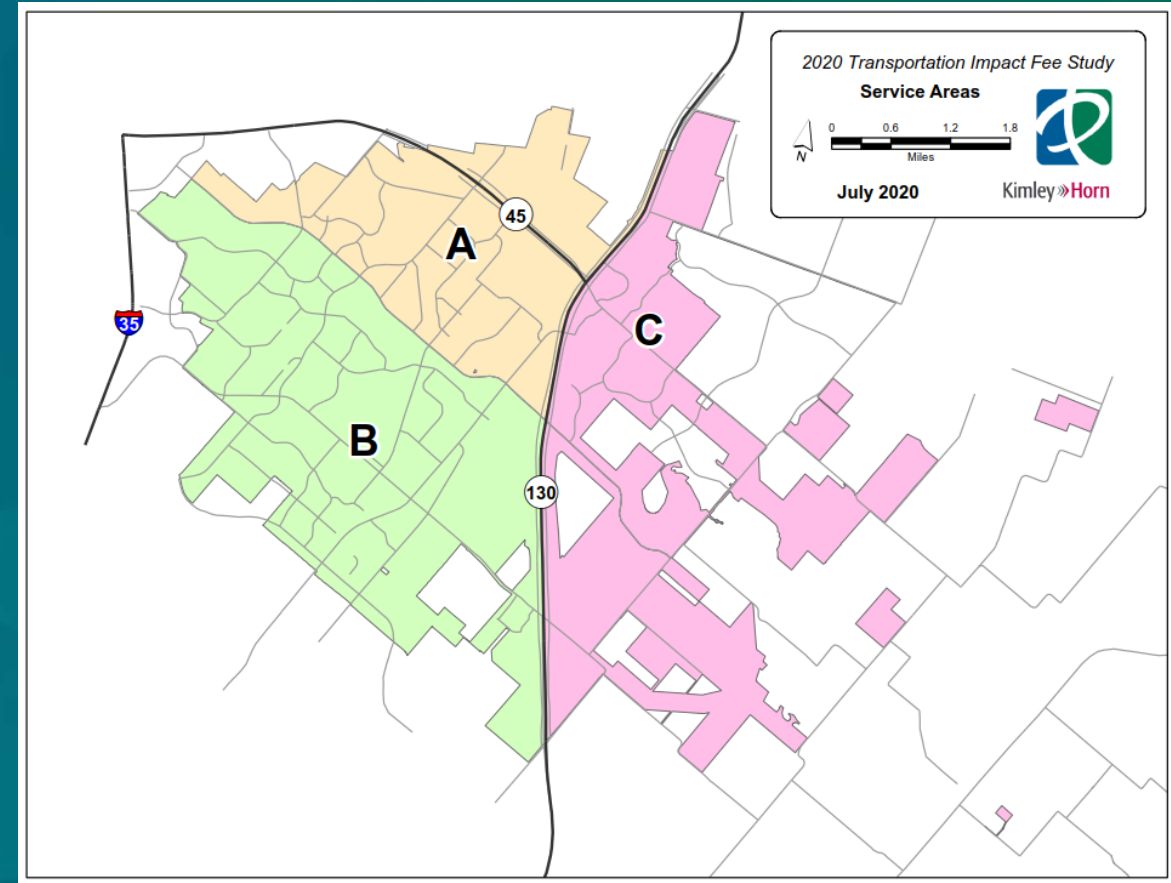
Meetings	Timeframe
Stakeholder Meetings	June – October 2020
Council Workshop	(Today) October 13, 2020
CIAC Comments on Fee (due by)	October 20, 2020
Public Hearing #2 – Max Fee	
TMP Update – Ordinance 1 st Reading	October 27, 2020
Impact Fee Ordinance 1 st Reading	
TMP Update – Ordinance 2 nd Reading	
Impact Fee Ordinance 2 nd Reading	November 10, 2020



Summary of Maximum Fees with Credit

Service Area	Maximum Assessable Fee per Vehicle-Mile	Max Fee per Single Family House
A	\$1,590	\$6,773
B	\$2,916	\$12,422
C	\$3,156	\$13,445

Note: 1 Single Family House = 4.26 Vehicle-Miles



Recommended Option

Collection Option	Description
<p><u>Residential:</u> Flat \$1,192 / veh-mi, increase to \$1,590 / veh-mi 2023</p> <p><u>Non-Residential:</u> Fee is 50% of maximum</p>	<p><u>Residential:</u> Corresponds to \$5,078 per single family house equivalent (apartment \$2,873 / unit) in first phase, increasing to maximum in Service Area A for residential January 1, 2023</p> <p><u>Non-Residential:</u> rate varies by service area as % of maximum (A is lowest, C is highest)</p>

Effective Date CIAC Motion:

- Delay effective date to Jan 1, 2021
- Extend grace period coverage to all properties (no collections until Jan 1, 2022)

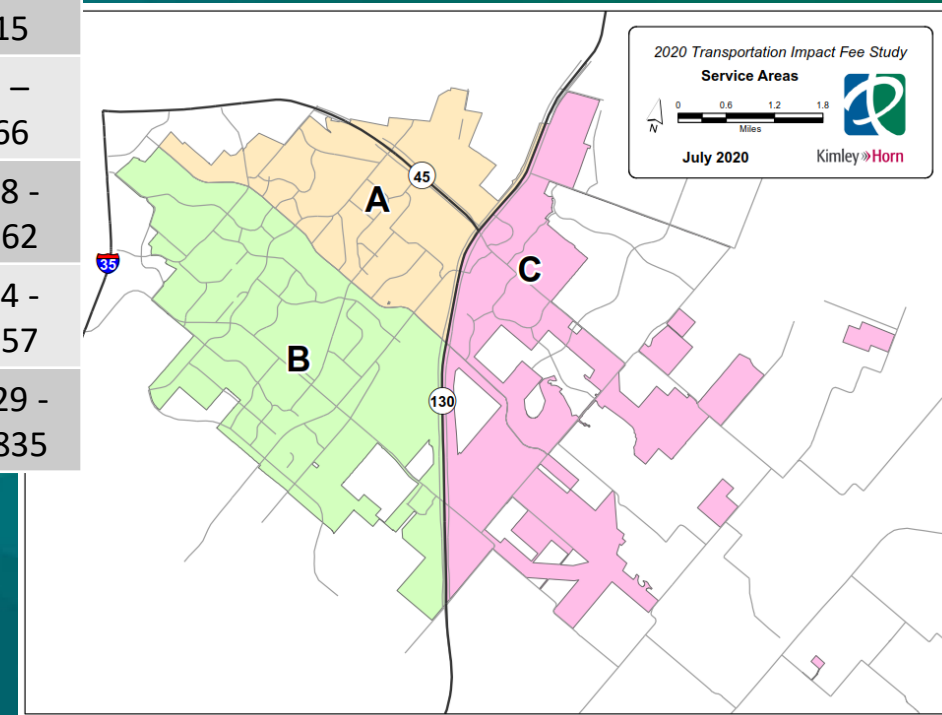
Other Policy Decisions Notes:

- None by CIAC yet, comments on this forthcoming to Council by October 20th
- (Staff recommended) Reduction in fees for internal capture (ITE)



CIAC Recommendation Collection Rate Comparisons

Sample Development	CIAC Option	Round Rock ⁺ (2021 Rate)	Round Rock ⁺ (2024 Rate)	Frisco ⁺ (Low – High)	Fort Worth ⁺	Prosper ⁺ (Low – High)	New Braunfels ⁺ (Low – High)
1 Single Family House (ITE 210)	\$5,078 - \$6,773	\$3,208	\$6,420	\$1,935 - \$4,257	\$3,750	\$4,589 - \$6,053	\$735 - \$5,415
1 Apartment (ITE 220)	\$2,873 - \$3,832	\$1,825	\$3,632	\$1,562 - \$3,436	\$2,118	\$3,556 - \$4,690	\$417 - \$3,066
3,000 ft ² Restaurant (ITE 932)	\$35,990 - \$71,436	\$22,726	\$34,088	\$26,847 - \$59,064	\$23,805	\$16,677 - \$21,999	\$4,558 - \$33,562
10,000 ft ² Retail (ITE 820)	\$63,441 - \$154,628	\$40,060	\$60,089	\$40,130 - \$88,280	\$32,950	\$37,620 - \$49,620	\$6,404 - \$47,157
50,000 ft ² Office (ITE 710)	\$154,628 - \$306,921	\$97,639	\$146,459	\$196,650 - \$432,650	\$161,700	\$194,550 - \$256,600	\$22,929 - \$168,835

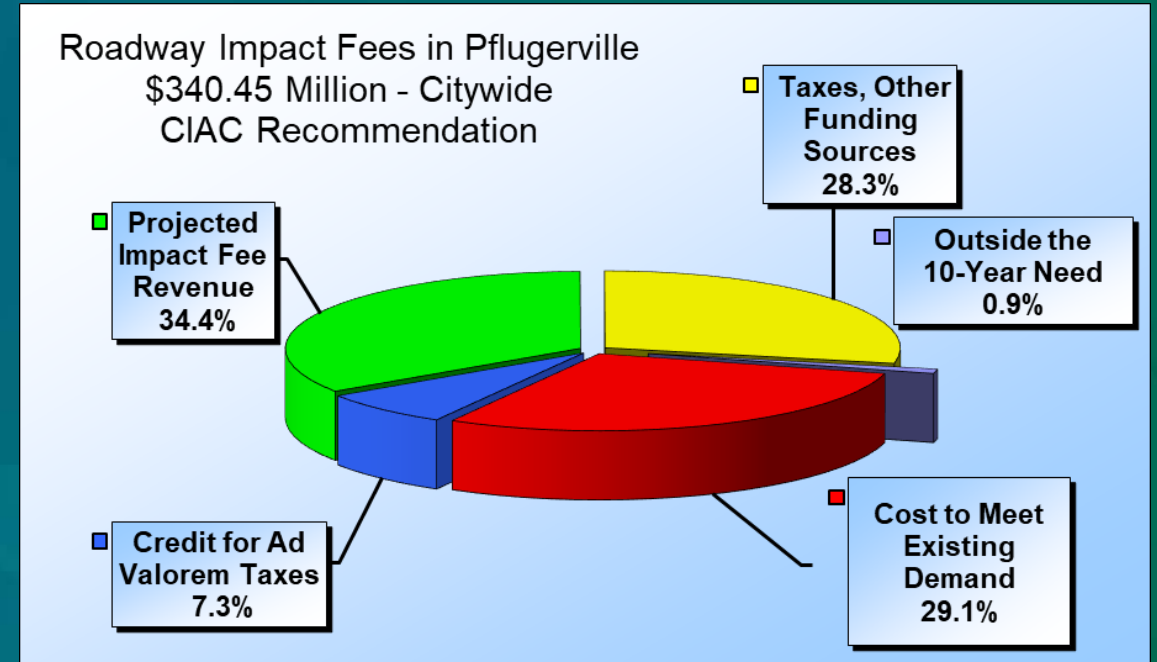
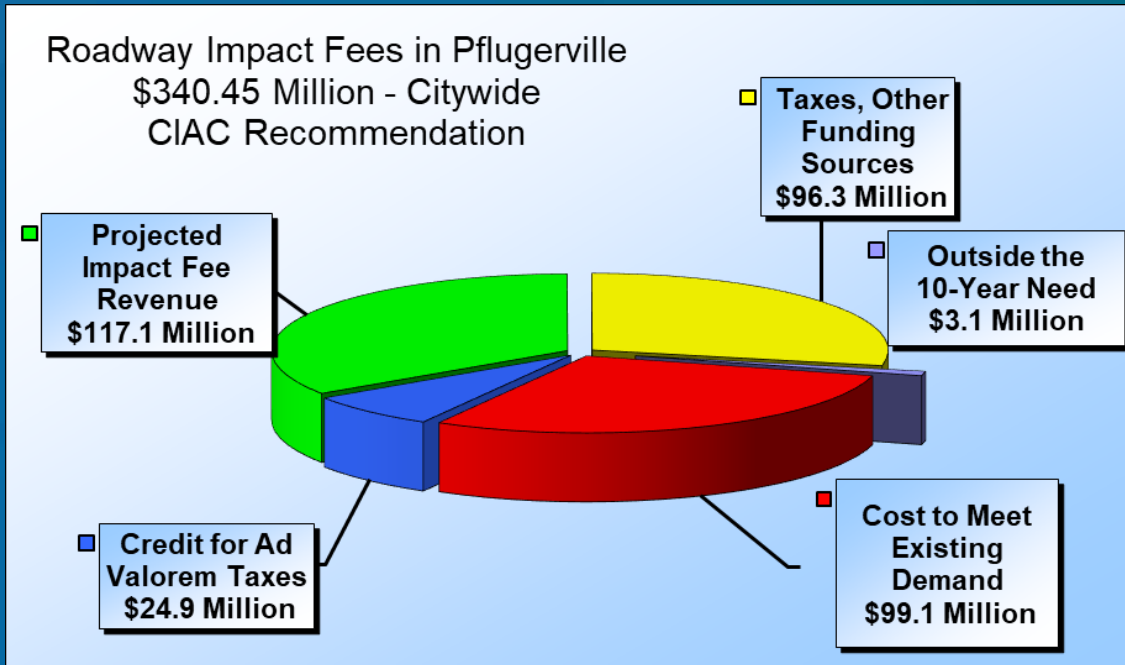


Additional Collection Rate Comparisons

Pflugerville Development	Mitigation / TIA	CIAC Option	Round Rock ⁺ (2021 Rate)	Round Rock ⁺ (2024 Rate)	Frisco ⁺ (Low – High)	Fort Worth ⁺	Prosper ⁺ (Low – High)	New Braunfels ⁺ (Low – High)
8 Auto Repair Bays	\$0	\$24,184 - \$48,003	\$15,271	\$22,906	\$14,196 - \$31,224	\$11,724	\$34,416 - \$45,396	\$2,445 - \$18,005
5,000 ft ² Retail 2,000 ft ² Fast food 3,500 ft ² Restaurant	\$17,450	\$117,879 - \$233,978	\$70,732	\$111,655	\$103,895 - \$228,566	\$87,448	\$113,025 - \$149,086	\$14,592 - \$107,446
215 DU Single Family	\$65,792	\$1,091,753 – \$1,456,281	\$689,673	\$1,380,261	\$416,025 - \$915,255	\$806,250	\$986,635 - \$1,301,395	\$158,089 - \$1,164,106
281 DU Single Family	\$138,856	\$1,426,896 - \$1,903,325	\$901,386	\$1,803,969	\$543,735 - \$1,196,217	\$1,053,750	\$1,289,509 - \$1,700,893	\$206,618 - \$1,521,459
1.082M ft ² Light Industrial 49,900 ft ² Retail 445 DU Single Family 1,279 DU Apartments 1.5M ft ² Office	\$5,130,500	\$14,140,797 - \$24,205,113	\$8,930,728	\$15,275,321	\$10,907,304 - \$23,996,992	\$10,995,535	\$17,641,425 - \$23,268,195	\$1,851,259 - \$13,631,997
500,000 ft ² Warehouse 138,000 ft ² Retail 36,000 ft ² Restaurant	\$36,007	\$1,760,512 - \$3,494,450	\$1,111,669	\$1,667,503	\$1,146,958 - \$2,522,532	\$962,870	\$1,545,780 - \$2,039,244	\$180,948 - \$1,332,435



CIAC Recommendation Pie Chart



**NOTE: Does not consider any potential reductions in fee
OR construction offsets (in lieu of paying fee)**



Discuss Recommendation



After Today

- Comments to be delivered by CIAC on their recommendations related to collection rate, effective date, and any other policies by 10/19
- October 27th
 - Public Hearing on Impact Fee Study (maximum fees) & 1st Reading Roadway Impact Fee Ordinance
 - 1st Reading of Transportation Master Plan Update Ordinance
- November 10th
 - 2nd Reading Roadway Impact Fee Ordinance
 - 2nd Reading of Transportation Master Plan Update Ordinance

