

Planning & Development Services

CREDIT AGREEMENT FOR ROADWAY IMPACT FEES

Subject: Roadway Impact Fee (RIF) Credit Agreement for 19365 Wilke Ln, a proposed 334-unit multifamily development.

Background: The City adopted a roadway impact fee program via Ordinance 1470-20-11-24 on November 24, 2020. Per the ordinance, payment of roadway impact fees is required at time of building permit. The ordinance also authorizes the City to enter into a credit agreement with an owner/developer of a tract of land for the construction of required capital improvements on their property which increase roadway capacity.

The developer would like to enter into an agreement with the City to obtain full credit for the construction of the Abbeyglen Castle Drive extension through their property, which is identified on the City's Transportation Master Plan (TMP) as a minor collector street.

Status: A final plat for the subject property was approved by the Planning and Zoning Commission on March 1, 2021. A public improvement plan for the extension of Abbeyglen Castle Drive with associated public utility infrastructure has been approved, (CON2102-04) and a site plan for the construction of a 334-unit multi-family project (SP2104-03) has been approved. The development shall be subject to Roadway Impact Fees (RIFs) adopted by the City in November 2020 and effective as of January 2021.

RIF: Per Schedule 2 Table A of the RIF ordinance (Chapter 152), given a final plat date of March 2021 and the project's location in Service Area A, the applicable RIF collection rate is \$1,192 per Service Unit. Per Schedule 3, the applicable LUVMET is 1.89 as the Project is categorized as Multifamily Housing (Mid-Rise). The Project will have 334 multifamily units which results in a RIF Collection Amount of \$752,461.92 ($\$1,192 * 1.89 * 334$).

The property has an existing land use of single-family detached homes (two on-site) which act as a small reduction to the fee. Single-family detached homes have an LUVMET of 4.26. The existing use has a final plat dated prior to January 1st, 2021 to which applies a RIF collection rate of \$1,192 per service unit. The two existing single-family homes on-site result in a RIF collection amount credit of \$10,155.84 ($\$1,192 * 4.26 * 2$). The net total RIF required for the project is \$742,306.08.

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TMP: As part of the City Transportation Master Plan (TMP), the project is required to construct an extension of Abbeyglen Castle Drive through the property. The extension will eventually connect the roadway to the existing Stone Hill Town Center retail shopping center located 1/3-mile away and will add capacity to the roadway network.

Ordinance: § 152.110 Credits against Impact Fees, states the “City may credit Capital Improvements or funding for construction on any System Facility that is required”. Specifically, § **152.110 (B)** states “an Owner of a New Development who has financed a Roadway Facility expansion designated in the Roadway Impact Fee Capital Improvements Plans is eligible to enter into an agreement with the City to provide for Credits against Roadway Impact Fees due”.

Per ORDINANCE NO. 1470-20-11-24, and as part of implementing the Roadway Impact Fee, the City may credit the fee based on credit received for the construction of any system improvements for projects identified in the impact fee capital improvement plan following specific process and procedures outlined in Ordinance Sec. II and the Roadway Impact Fee Study.

Conclusion: The proposed credit agreement for roadway impact fees is between the City of Pflugerville and the developer of 19365 Wilke Lane. The developer plans for the construction of 334 multi-family units and is required to extend and construct a section of Abbeyglen Castle Drive (minor collector street and dedicated ROW) through the property per the City’s Transportation Master Plan (TMP). The project is also required to extend, within the Abbeyglen Castle ROW, upsized water/wastewater/storm infrastructure to provide excess capacity for anticipated future demand from additional planned extensions of Abbeyglen Castle Drive. Per city standards, the Abbeyglen Castle is required to include three fire hydrants; therefore, it is also required to extend an 8” water line roughly 450’ across the property within the Abbeyglen Castle ROW. The estimated cost of the required Abbeyglen Castle Drive is listed as information in Exhibit D of the roadway agreement.

Per the roadway impact fee ordinance and the proposed agreement, the developer may be entitled to and can apply for offsets against RIFs due for the costs of roadway capital improvements. The credits shall only be applied against the total sum of the collectible RIFs and cannot be applied toward right of way, utilities, or in excess of the total sum of collectible RIFs.



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Staff Recommendations:

Due to Abbeyglenn Castle Drive being identified in the City's Transportation Master Plan (TMP), the construction costs for the extension of the minor collector are creditable per the roadway impact fee ordinance. The net total RIF required for the project is \$742,306.08. Staff recommends approving the proposed credit agreement to allow the roadway impact fees to be used for the construction of Abbeyglenn Castle Drive.