



**13-184M4**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Amendment of the Capital Improvements Plans for Utility Impact Fees as Part of the 2012-2013 Impact Fee Update, and Accompanying Resolution

**MEETING DATE:** November 19, 2013

**DEPARTMENT:** Development Services - Planning

**CONTACT:** Jennifer Arnold, Planning Manager  
Michael Quint, Director of Planning

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- Staff is presenting the final draft of the updated Capital Improvements Plans for Utility Impact Fees for approval by the City Council as part of the 2012-2013 Utility Impact Fee Update.
- The updated Capital Improvements Plans for Utility Impact Fees was first presented and discussed at a Joint Work Session of the City Council and the Planning and Zoning Commission on July 29, 2013.
- As required by state law, a copy of the updated Capital Improvements Plans for Utility Impact Fees has been posted on the City's webpage for public review and comment since late July.
- Additionally, Staff and the consultant teams hosted an informational Impact Fee Workshop for the development community on August 7<sup>th</sup> in order to present the draft Capital Improvements Plans and maximum assessable fee calculations. Staff and the consultant teams answered questions and gathered input.
- Following approval of the Capital Improvements Plans, and in a related item on this meeting agenda, Staff will seek City Council approval of the updated Utility Impact Fee Ordinance and associated fee amendments.

### Capital Improvements Plans for Utility (Water and Wastewater) Impact Fees

- The consulting utility engineers (Birkhoff, Hendricks & Carter, LLP) have completed final drafts of the Capital Improvements Plans for Water and Wastewater infrastructure. The draft Plans identify the utility infrastructure needed to accommodate projected growth for the next ten years, the probable costs associated with each infrastructure project, and the existing oversized facilities for which excess capacity is available.
- The utility consultant team has also completed a draft Water and Wastewater Impact Fee Update Report, which includes the draft Utility Improvements Plans as well as considerable technical analyses, a detailed discussion of the computation of the maximum calculated impact fees, and a presentation of the data that establishes the maximum assessable water and wastewater fees. Once finalized, this report will become a supporting document for the updated Utility Impact Fee Ordinance.

### **BACKGROUND INFORMATION:**

- Chapter 395 of the Texas Local Government Code mandates that impact fees be reviewed and updated at least every 5 years. The City of McKinney last performed a review and update of impact fees in 2007-2008. Accordingly, Staff initiated the 2012-2013 Impact Fee Update in late Fall of 2012.
- Updating impact fees involves 3 parts (as required by state law) and the entire process takes approximately 9 months:
  - Land Use Assumptions (completed)  
The updated Land Use Assumptions were considered by the Planning and Zoning Commission (serving as the Capital Improvements Advisory Committee) on April 23, 2013 and were approved by the City Council at the June 18, 2013 meeting.
  - Capital Improvements Planning  
Updates to the Capital Improvements Plan for Impact Fees were presented and discussed during a Joint Work Session of the City Council and Planning and Zoning Commission on July 29<sup>th</sup>. Staff is currently seeking City Council approval for the amendment of the Capital Improvements Plans for Utility Impact Fees.
  - Fee Setting / Adopting the Amended Ordinance  
Proposed fee amendments for the 2012-2013 Utility Impact Fee Update were first presented at a Work Session of the City Council on September 16, 2013. In a related item on tonight's meeting agenda, Staff is seeking approval of the updated Utility Impact Fee Ordinance and associated fee

amendments.

**BOARD OR COMMISSION RECOMMENDATION:**

- The Planning and Zoning Commission is serving as the Capital Improvements Advisory Committee (CIAC) and, as such, is required by state law to provide written comments to the City Council prior to Council action on the updated Capital Improvements Plans for the 2012-2013 Utility Impact Fee Update.
- On September 24, 2013, the Planning and Zoning Commission considered and commented on the draft updated Capital Improvements Plans for Utility Impact Fees. The approved minutes of the public hearing shall serve as the written comments.
- The Planning and Zoning Commission was generally supportive of the updated Capital Improvements Plans and the accompanying report which outlines the methodology used to calculate maximum assessable impact fees.

**SUPPORTING MATERIALS:**

[Proposed Resolution](#)

[Exhibit A](#)

[Water CIP Map](#)

[Wastewater CIP Map](#)

[Legal Notice](#)