



13-185M4

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

MEETING DATE: November 19, 2013

DEPARTMENT: Development Services - Planning Department

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 Plan for Roadway Impact Fees for approval by the City Council as part of the 2012-2013 Roadway Impact Fee Update.
- The updated Capital Improvements Plan for Roadway 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 Plan for Roadway 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 7th in order to present the draft Capital Improvements Plan and maximum assessable fee calculations. Staff and the consultant teams answered questions and gathered input.
- Following approval of the Capital Improvements Plan, and in a related item on

this meeting agenda, Staff will seek City Council approval of the updated Roadway Impact Fee Ordinance and associated fee amendments.

Capital Improvements Plan for Roadway Impact Fees

- Kimley-Horn and Associates, serving as consulting transportation engineers on this project, has completed a final draft of the Capital Improvements Plan for Roadway Impact Fees (more commonly referred to as the Roadway Improvements Plan or RIP). The final draft RIP identifies the transportation infrastructure needed to accommodate the projected growth over the next ten years and the probable costs associated with each infrastructure project. Only projects listed in the RIP are eligible for impact fees.
- Kimley-Horn has also completed a final draft Roadway Impact Fee Update Report (and accompanying full Appendix) which includes the updated RIP. The final draft Report also consists of considerable technical analyses, a detailed discussion of the methodology for the computation of roadway impact fees, and a presentation of the data for the maximum fees allowed by state law. Once approved, the updated RIP and accompanying report will become supporting documents for the updated Roadway 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 29th. Staff is currently seeking City Council approval for the amendment of the Capital Improvements Plan for Roadway Impact Fees.
 - Fee Setting / Adopting the Amended Ordinance
Proposed fee amendments for the 2012-2013 Roadway 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 Roadway 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 Plan for the 2012-2013 Roadway Impact Fee Update.
- On September 24, 2013, the Planning and Zoning Commission considered and commented on the draft updated Capital Improvements Plan for Roadway 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 Plan and the accompanying report which outlines the methodology used to calculate maximum assessable impact fees.

SUPPORTING MATERIALS:

[Proposed Resolution](#)

[Exhibit A](#)

[Roadway CIP Map](#)

[Legal Notice](#)