



**16-358M**

**TITLE:** Consider/Discuss/Comment on an Amendment to the Capital Improvements Plan for Utility Impact Fees and the Imposition of Updated Utility Impact Fees

**COUNCIL GOAL:** Operational Excellence

**MEETING DATE:** January 10, 2017

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, Planning Manager  
Paul Tucker, PE, Senior Utility Engineer II

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the February 7, 2017 meeting.

**STAFF RECOMMENDATION:** The Planning and Zoning Commission is serving as the Capital Improvements Advisory Committee (CIAC) and, as such, is required to provide written comments to the City Council prior to Council action on any amendments to the Capital Improvements Plan for Utility Impact Fees or any impact fee amendments. The minutes of this meeting will serve as the written comments and will be forwarded to the City Council at the February 7, 2017 meeting as part of the Public Hearing and potential action on the proposed amendment.

As required by state law, a 30-day Legal Notice for the February 7, 2017 Public Hearing has been posted in the McKinney Courier-Gazette and the Celina newspaper.

**ITEM SUMMARY:**

- As of mid-2016, the City no longer issues 1 ½" water meters, compound meters, or turbine meters. To replace compound and turbine meters, the City now issues ultrasonic meters for meters 2 inches or larger.

- These changes have a direct impact on the calculation of the maximum assessable utility impact fee and charged impact fee amounts, as outlined in the attached staff report.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Ch. 130 McKinney Code of Ordinances](#)

[Updated CIP Report for Utility Impact Fees](#)

[PowerPoint Presentation](#)