



19-0010M9

TITLE: Consider/Discuss/Act on a Resolution Setting a Public Hearing Date for November 17, 2020 to Consider an Amendment of the Updated Capital Improvements Plans for Utility Impact Fees as Part of the Impact Fee Update Process, and Accompanying Resolution

COUNCIL GOAL: Operational Excellence
(2B: Balance Available Resources to Accommodate the Growth and Maintenance Needs of the City)

MEETING DATE: October 6, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Aaron Bloxham, Planning Manager
Mitchell Corona, CNU-A, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution.

ITEM SUMMARY:

- In order to ensure that as many interested parties as possible are aware of an amendment to the Capital Improvements Plans for Utility Impact Fees, Chapter 395 of the Texas Local Government Code requires that a political subdivision adopt an ordinance, order, or resolution setting a public hearing date to consider adoption of the updated Capital Improvements Plans for Utility Impact Fees.
- As such, Staff is requesting that City Council pass a Resolution setting the date for a Public Hearing to consider an amendment to Capital Improvements Plans for Utility Impact Fees.
- In accordance with State Law, Staff has posted a draft of the updated Capital Improvements Plans on the City of McKinney website for public review and comment and will also post a 30 day legal notice announcing the Public Hearing date.

- The requested date for the Public Hearing is the November 17, 2020 City Council meeting.

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 2013, and had a minor amendment to the Capital Improvement Plan for Water Impact Fees in 2017.
- As required by State Law, updating impact fees involves 3 major components:
 - Land Use Assumptions (completed, September 2019)
 - Capital Improvements Plans (scheduled for approval)
 - Fee Setting/Adopting the Ordinances (scheduled for approval)
- Major updates to the city's future land use plan was adopted in October 2018 as part of the ONE McKinney 2040 Comprehensive Plan. The future land use plan serves as the foundation for updating the city's impact fees. As such, Staff moved into the formal impact fee update process with the launch of the land use assumptions in spring of 2019, following adoption of the ONE McKinney 2040 Comprehensive Plan.

BOARD OR COMMISSION RECOMMENDATION:

- As required by State Law, the Capital Improvements Advisory Committee (CIAC) serves in an advisory capacity and is established to:
 - (1) Advise and assist the political subdivision in adopting land use assumptions;
 - (2) Review the capital improvements plan and file written comments;
 - (3) Monitor and evaluate implementation of the capital improvements plan;
 - (4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
 - (5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.
- The amendment to the Capital Improvements Plans for Utility Impact Fees as Part of the Impact Fee Update was considered at the February 11, 2020 Capital Improvements Advisory Committee meeting and the minutes of that meeting will serve as the written comments. The approved meeting minutes are included with this agenda item and will also be forwarded to the City Council at the November 17, 2020 meeting.

SUPPORTING MATERIALS:

[Resolution](#)

[Draft Utility Capital Improvements Plans](#)

[Draft Utility CIP Report](#)

[2.11 CIAC Minutes](#)