



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	13-935	<b>Name:</b>	Impact Fee Amendments
<b>Type:</b>	Agenda Item	<b>Status:</b>	Agenda Ready
		<b>In control:</b>	City Council Work Session
<b>On agenda:</b>	9/16/2013	<b>Final action:</b>	
<b>Title:</b>	Discuss Potential Amendments to Impact Fees as Part of the 2012-2013 Roadway and Utility Impact Fee Update		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Staff Report, 2. City Comparisons - Utility Fees, 3. City Comparisons - Roadway Fees, 4. NR Roadway Impact Fees per DU, 5. Forth Worth - NEZ Example, 6. CIP Expenditures FY 08-12, 7. Case Studies, 8. Approved Land Use Assumptions, 9. Draft Roadway CIP Report, 10. Draft Utility CIP Report, 11. Presentation		

Date	Ver.	Action By	Action	Result
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Discuss Potential Amendments to Impact Fees as Part of the 2012-2013 Roadway and Utility Impact Fee Update

**MEETING DATE:** September 16, 2013

**DEPARTMENT:** Development Services - Planning

**CONTACT:** Jennifer Arnold, Planning Manager  
Kevin Spath, AICP, Assistant Director of Planning  
Michael Quint, Director of Planning

### RECOMMENDED CITY COUNCIL ACTION:

- Discuss and provide direction to Staff on potential amendments to impact fees as part of the 2012-2013 Roadway and Utility Impact Fee Update process.

### ITEM SUMMARY:

- On July 29th, Staff and the consultant team presented summaries of the draft capital improvements plans and maximum assessable impact fees during a joint work session of the City Council and the Planning & Zoning Commission.
- Since that time, Staff has hosted an informational Impact Fee Workshop for the development community to present and discuss the draft capital improvements plans and maximum assessable fee calculations. At the workshop Staff and the consultant team fielded questions and gathered input.
- In order to generate policy discussion, Staff is now presenting recommendations on the framework for the actual impact fee amounts to charge, improvements to the administration of the Impact Fee Ordinances, and targeted incentives to promote the City's development and

redevelopment goals. These recommendations have not yet been publicized.

- As Council considers the actual fee amounts to charge, it is important to recognize that the City's obligation to construct infrastructure is funded through a variety of sources, including bonds, developer contributions, and impact fee revenues, among others. Inherently, when any one piece of the funding "pie" decreases, the difference must be made up from some other source.