



Joint Workshop
Transportation Impact Fees
Final Report & Collection Rates

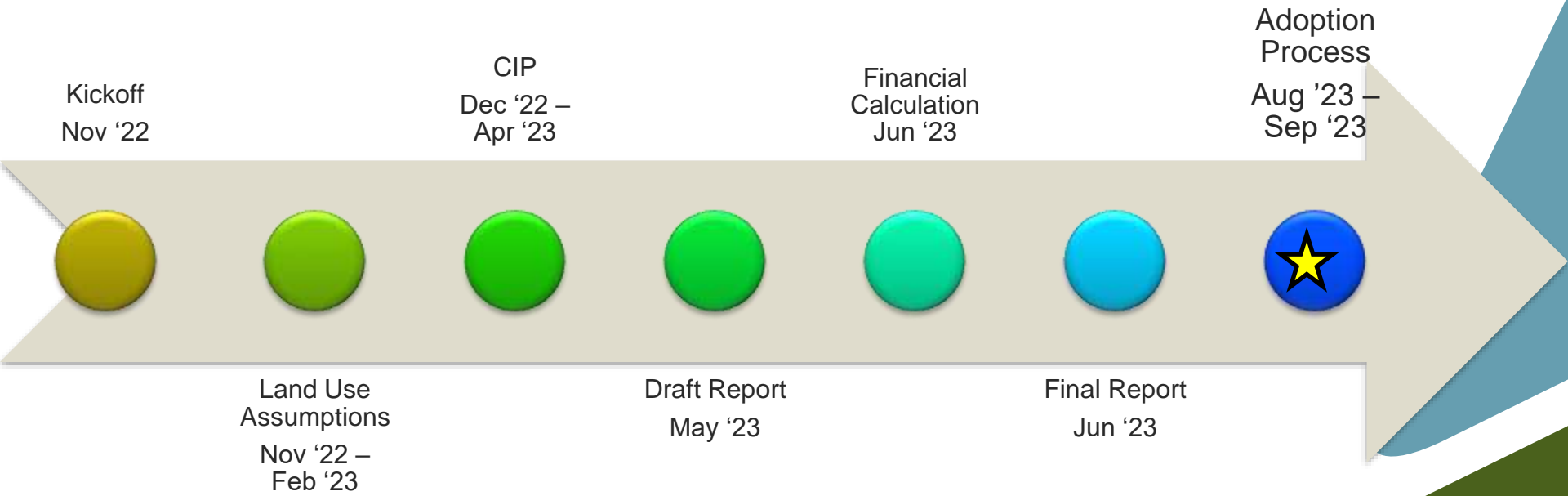
Kimley»Horn

August 31, 2023

Rough Outline

- Maximum Fee Final Results
- Comparison City Policies
- Policy Discussion with Rates
- **Potential Action:** Study Document with Maximum Fee with any comments on rates and policies

Project Timeline



Action on collection rates, report comments, and policies

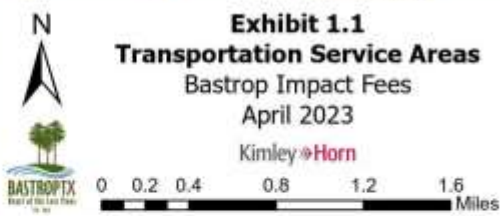
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**MAXIMUM FEE
(FINAL)**

Final Maximum Fees

| Service Area | Maximum Fee per vehicle-mile | Single Family House Equivalent |
|--------------|------------------------------|--------------------------------|
| A | \$2,349 | \$8,644 |
| B | \$1,414 | \$5,204 |

Exhibit 1.1
Transportation Service Areas
Bastrop Impact Fees
April 2023
Kimley-Horn



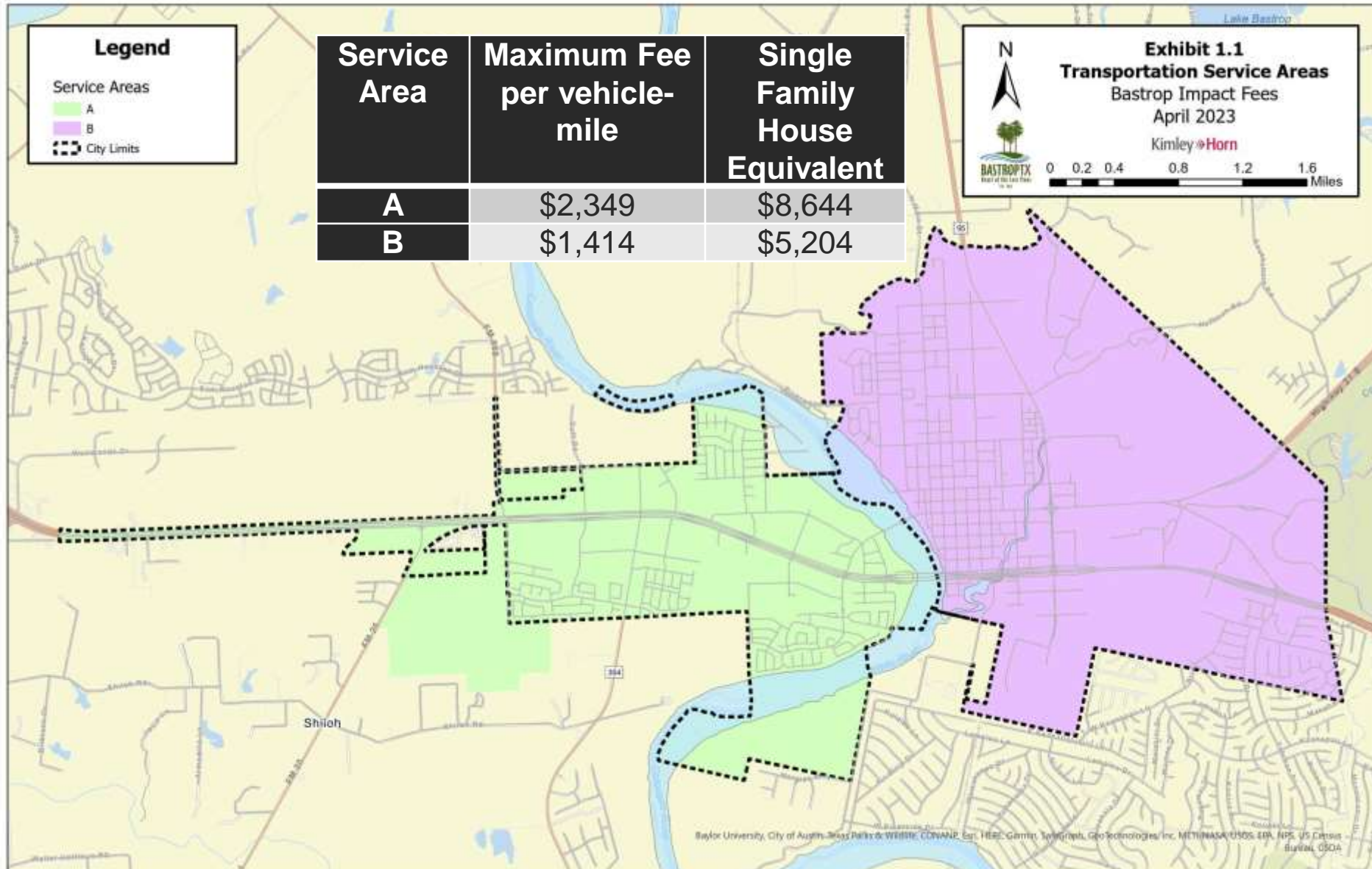
0 0.2 0.4 0.8 1.2 1.6 Miles

Legend

Service Areas

- A
- B

City Limits



Impact Fee Components: Maximum Fee Application

- Example: \$1,414/vehicle-mile (Service Area B)
- 1. Example Multifamily Development (350 Unit Apartment Complex) –
 - $\$1,414 * 350 \text{ units} * 2 \text{ veh-mi per unit} = \$989,800$
- Rate collected is based on Council decision (Policy).

Impact Fee Components: Collection Rate Application

- Example: **\$500**/vehicle-mile (TBD Ordinance)
- 1. Example Multifamily Development (350 Unit Apartment Complex) –
 - **\$500** * 350 units * 2 veh-mi per unit = \$350,000
- Rate collected is based on Council decision (Policy).

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RATE SETTING & POLICY DISCUSSION

Policy Decisions Outline

- Should any developments be exempt from Transportation Impact Fees (unintended consequences of policies)?
- How much should the TIF collection rate be?
 - Vary geographically?
 - Vary by Land Use type?
- Should there be a grace period for projects in the development process?

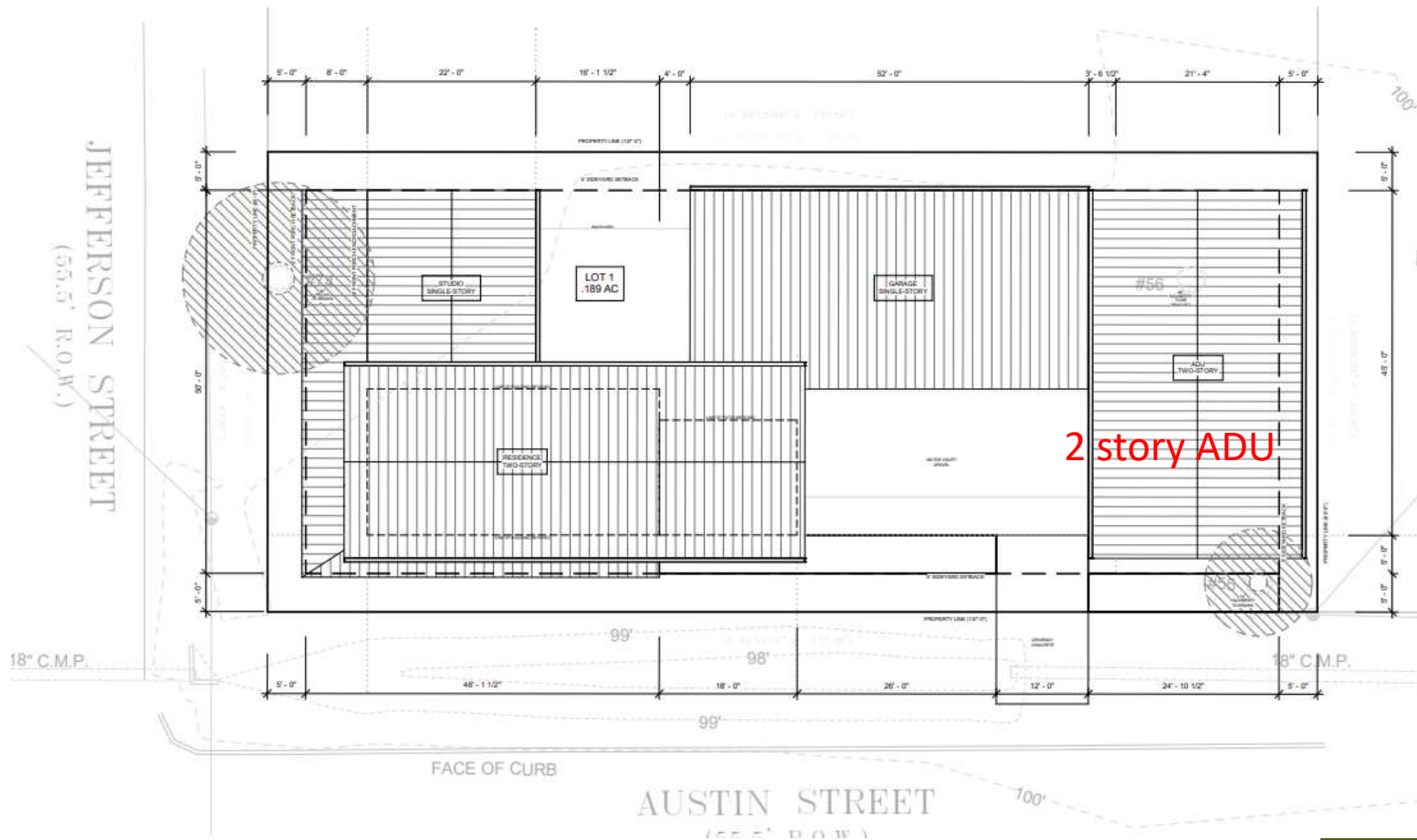
Rule of thumb: simpler is better

The background features three large, overlapping, rounded shapes: a dark green shape in the top-left, a blue shape in the bottom-left, and a brown shape in the bottom-center. The text is centered in the white space between these shapes.

APPLYING EXAMPLE DEVELOPMENTS

Single Family and ADU

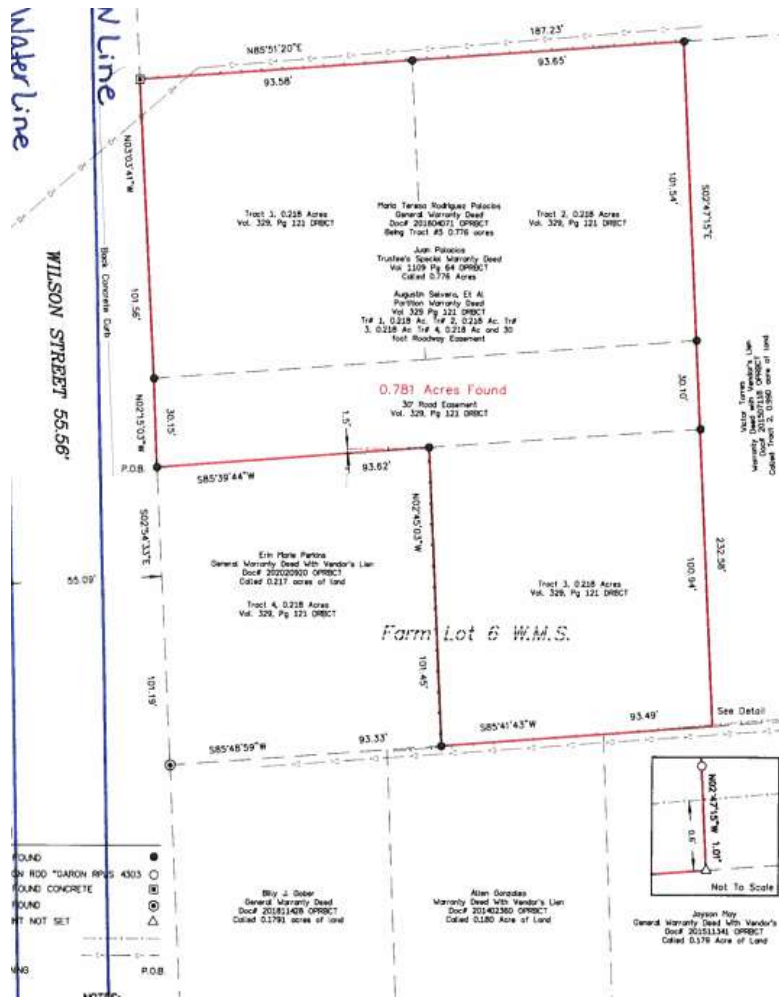




Should an ADU pay a transportation impact fee?

Small Lot Subdivision 2 or more





Should splitting a lot into 4 or fewer lots pay a transportation impact fee?

A Replat of: RIVER TERRACE SUBDIVISION

AN 11.04 ACRE TRACT OF
LAND/SUBDIVISION PLAT OF RECORD
IN CABINET 1, PAGE 190A OF THE PLAT
RECORDS OF BASTROP COUNTY,
TEXAS.

62 lots

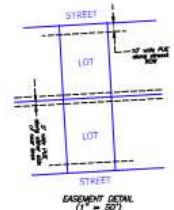


LEGEND

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LOT TABLE

| LOT NO. | AREA (SQ. FT.) | AREA (ACRES) |
|---------|----------------|--------------|
| 1 | 10,000 | 0.230 |
| 2 | 10,000 | 0.230 |
| 3 | 10,000 | 0.230 |
| 4 | 10,000 | 0.230 |
| 5 | 10,000 | 0.230 |
| 6 | 10,000 | 0.230 |
| 7 | 10,000 | 0.230 |
| 8 | 10,000 | 0.230 |
| 9 | 10,000 | 0.230 |
| 10 | 10,000 | 0.230 |
| 11 | 10,000 | 0.230 |
| 12 | 10,000 | 0.230 |
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| 16 | 10,000 | 0.230 |
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| 62 | 10,000 | 0.230 |



- NOTES:**
- Lot #1 designated herein is dedicated as a Driveway/Open Space Lot.
 - The minimum finished floor elevation for Lots 34-40 is 351.00'.
 - The contour interval shown herein is based on HSS 256426, which has a published elevation of 371.52 feet.

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Houston, Texas 77067
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www.kimley-horn.com

Prepared for:
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10000 North Loop West
Houston, Texas 77067
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www.sullivan-associates.com

A Replat of:
**RIVER TERRACE
SUBDIVISION**
Bastrop County, TX

PROJECT 1988
DATE 2023
11/20/2023
11/20/2023

Sheet 1 of 2
Replat
Sht. 2

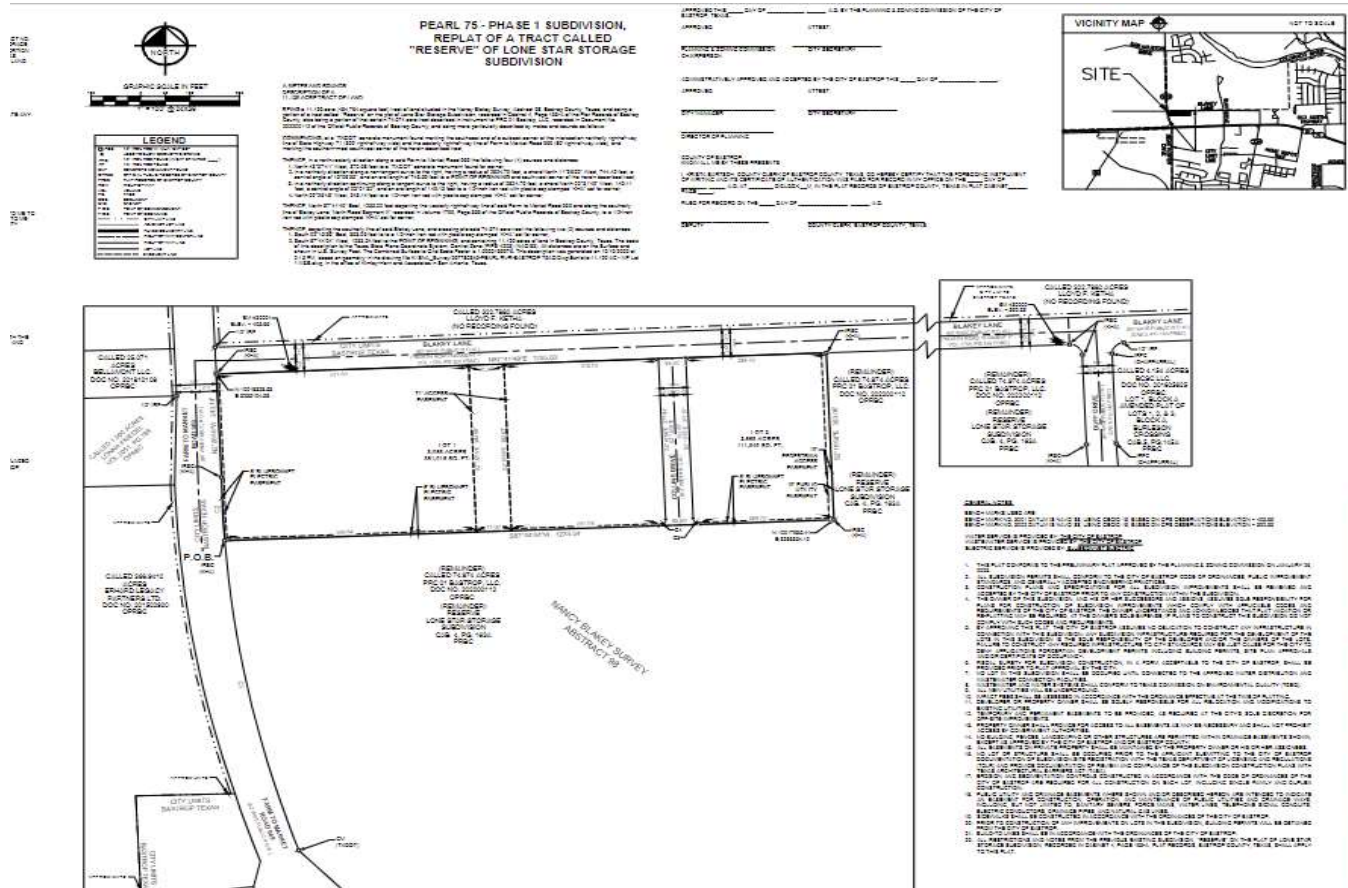
2

What # of added lots or dwelling units should pay a transportation impact fee?

Pre-development/ Multifamily

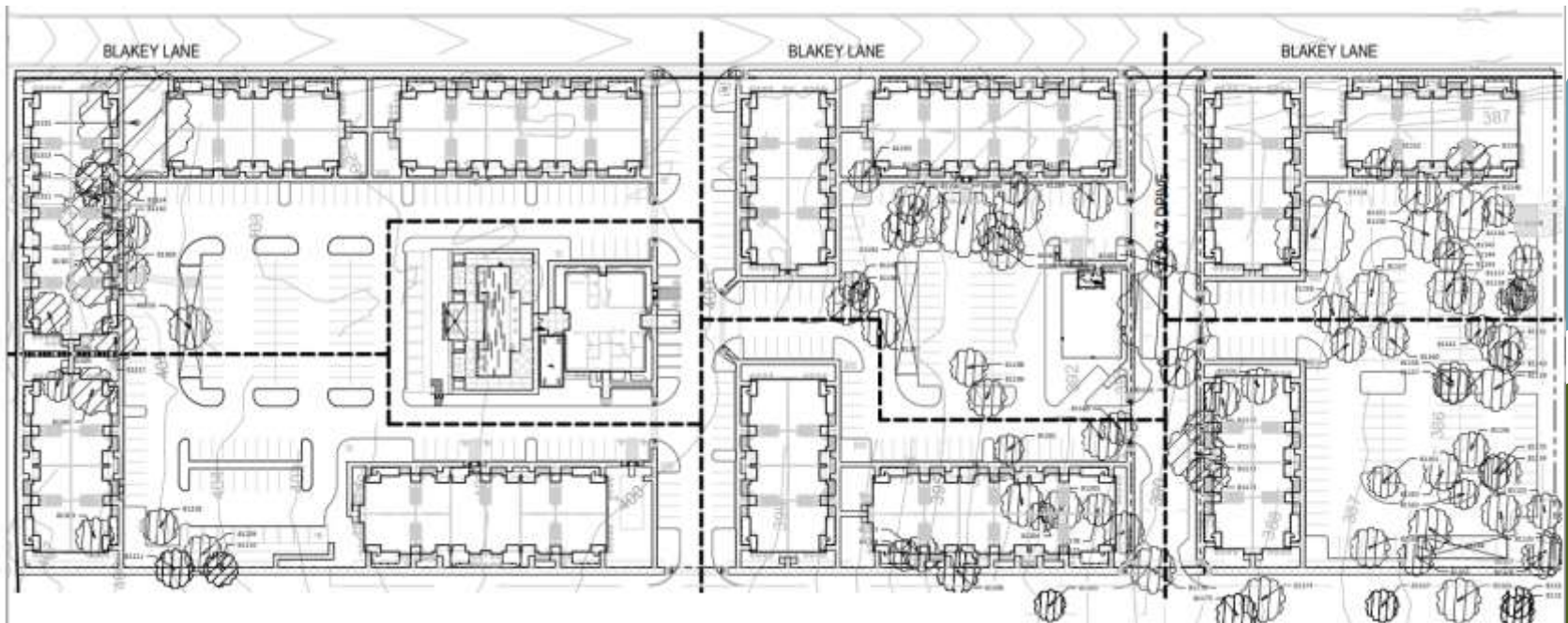


Multifamily (large lots multiple units)



Multifamily

Should the fee per unit differ from a single family, duplex or townhome type dwelling unit?

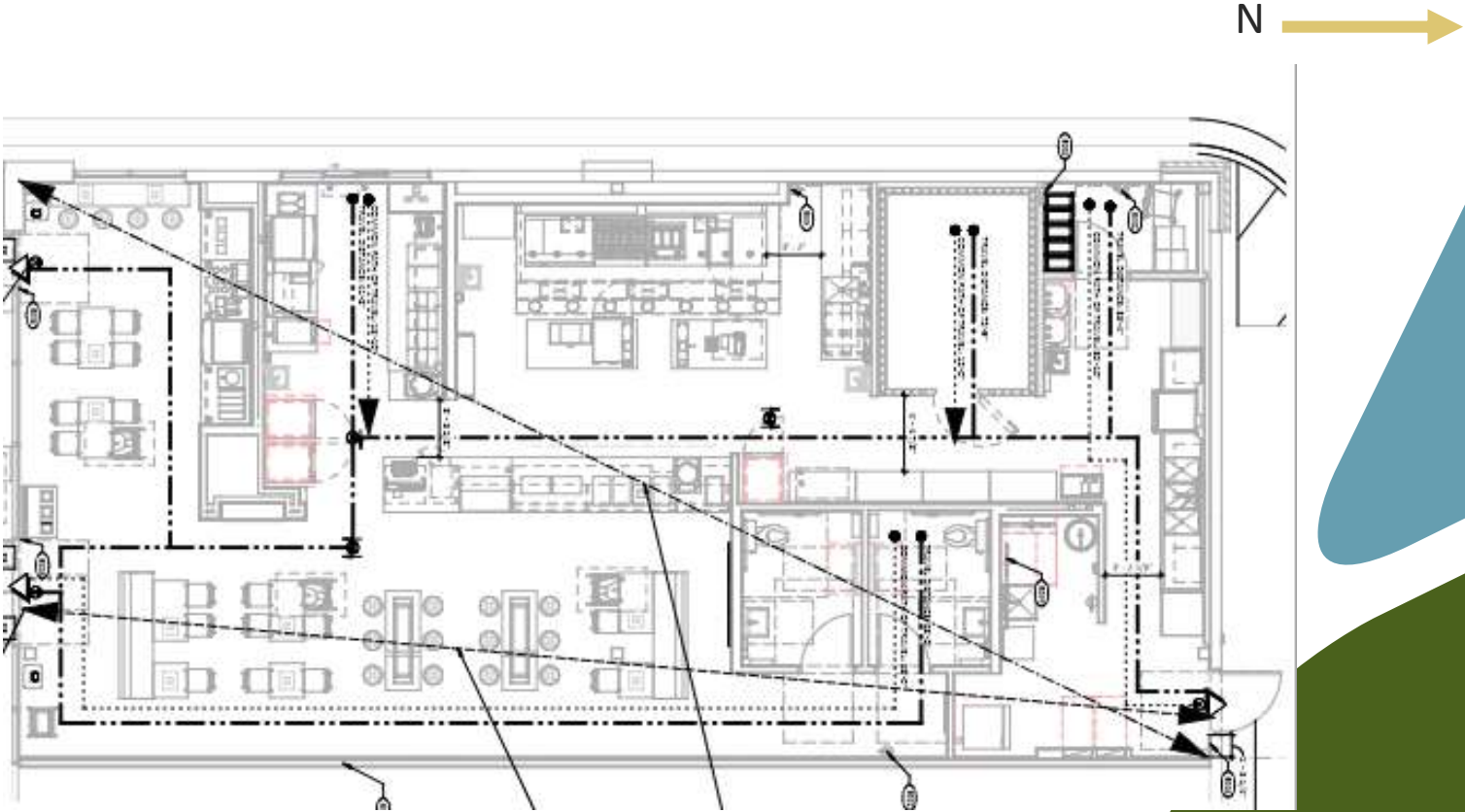


Tenant finish out/ Commercial

Is there a small enough commercial expansion or change of use that should be exempt from TIF?



Proposed development/ Commercial



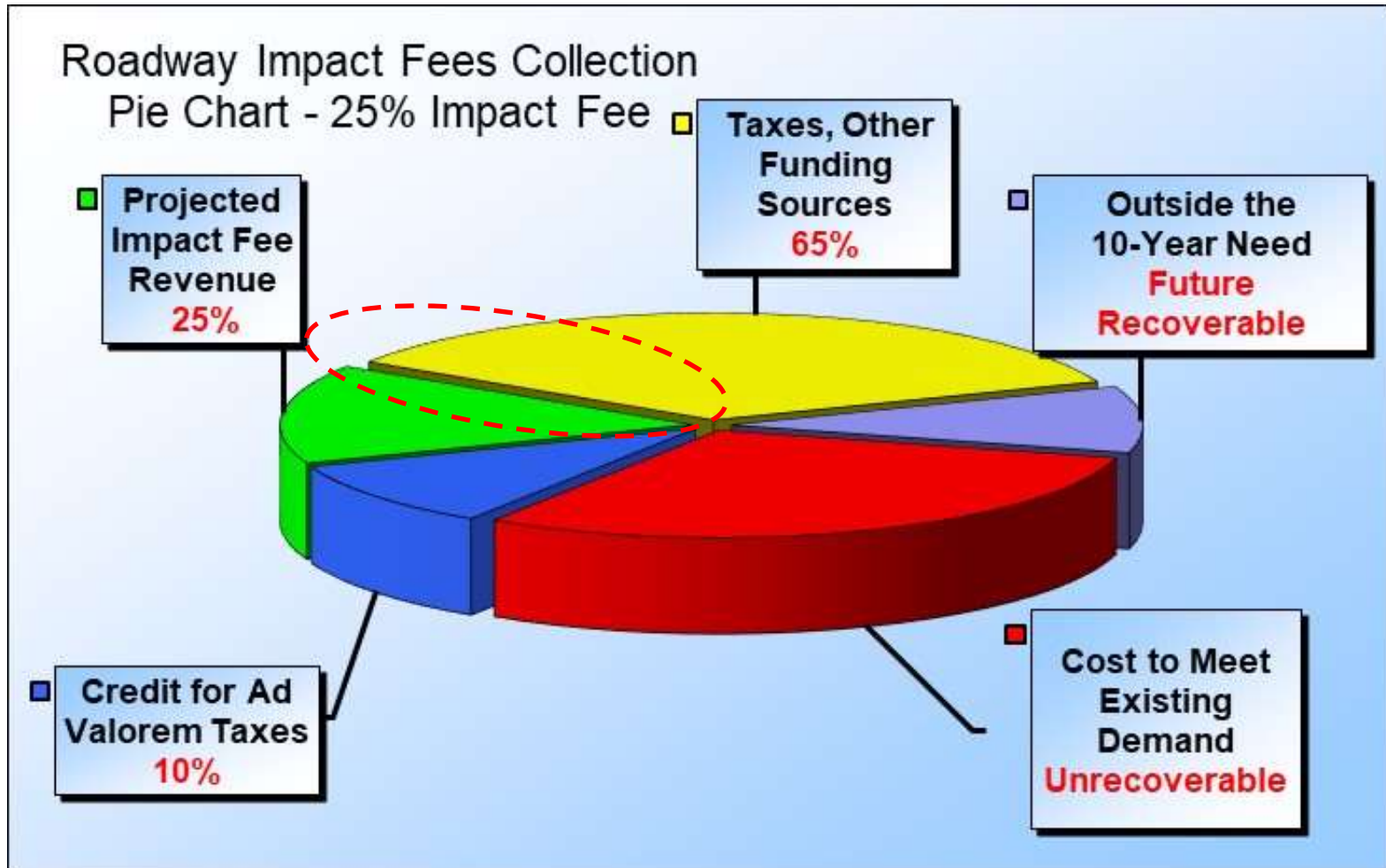
Other Exemptions

- State Law Exemptions (Required):
 - Public Schools
 - Affordable Housing (federal definition, very low cost)

The background features three large, overlapping, rounded shapes: a dark green shape in the top-left, a blue shape in the bottom-left, and a brown shape in the bottom-center. The text is centered in the white space between these shapes.

**WHAT SHOULD RATE
BE SET AT?**

Impact Fee Components: Collection Rate



Potential Rates

Note: All options shown in green boxes as potential collection rates fall within range of “Other Cities”

| Sample Development | Other Cities' Rate Range (Collection Rate) | Bastrop Maximum (SA A) | Bastrop Maximum (SA B) | 50% of Maximum (SA A) | 50% of Maximum (SA B) | 65% of Maximum in SA B (Flat across City) |
|---|--|------------------------|------------------------|-----------------------|-----------------------|---|
| Single Family House (ITE 210) | \$580 - \$6,773 | \$8,644 | \$5,204 | \$4,322 | \$2,602 | \$3,584 |
| Single Family Attached (ITE 215) (Duplex) – each unit | \$352 - \$2,699 | \$5,328 | \$3,153 | \$2,619 | \$1,577 | \$2,050 |
| Multi-family Mid-Rise (ITE 221) each unit | \$241 - \$3,050 | \$3,570 | \$2,149 | \$1,785 | \$1,075 | \$1,397 |
| General Office (per s.f.) (ITE 710) | \$1.40 - \$6.14 | \$11.91 | \$7.17 | \$5.96 | \$3.58 | \$4.66 |
| General Light Industrial (per s.f.) (ITE 130) | \$1.12 - \$5.70 | \$9.16 | \$5.52 | \$4.58 | \$2.76 | \$3.58 |
| Shopping Center (per s.f.) (ITE 820) | \$3.13 - \$12.59 | \$16.54 | \$9.96 | \$8.27 | \$4.98 | \$6.47 |

The background features three large, overlapping, rounded shapes in a dark olive green, a medium blue, and a dark brown color. The green shape is in the top-left, the blue shape is in the bottom-left, and the brown shape is in the bottom-center. The text is centered in the white space between these shapes.

**WHAT SHOULD
GRACE PERIOD BE?**

Other Cities' Implementation Schedules

- State law requires minimum 1 year grace period from Ordinance effective date for previously platted properties

| City | Grace Periods |
|--------------|--|
| Round Rock | Grace period for all properties 21 months |
| Pflugerville | Grace period for previously platted 3 month |
| Austin | Grace period for all properties 18 months , if TIA approved prior to effective date, 3 years grace period |
| Georgetown | Exempt if prelim plat submitted prior to effective date + 2 years, or if existing approved TIA or development agreement |
| Leander | Exempt plats prior to adoption if existing approved TIA or development agreement |

Reductions (Optional)

- Example Reductions:
 - Affordable Housing
 - Austin uses a % of the median gross income (MGI) in the City to determine “affordability”
 - Special Districts / Overlays
 - Desired Land Uses in Areas lacking

The background features three large, overlapping, rounded shapes: a dark green shape in the top-left, a blue shape in the bottom-left, and a brown shape in the bottom-right. The text is centered in the white space between these shapes.

**POTENTIAL ACTION:
STUDY, RATES, AND
OTHER POLICIES**

Potential Action: Study & Max Fee

- Options for IFAC:
 - Comments recorded at today's meeting to share with council
 - Share comments prior to 5 business days before the public hearing date with council
 - Could be to chair in letter format or individually
- Study Action:
 - Recommend to **accept / deny** study and maximum fee results with / without exceptions **XYZ**

Potential Action 1 of 2

- Potential Motions on Rates (Edit live):
 - Recommend adopting the maximums established in the study by Service Area (previous slide)
 - Recommend setting the collection rate for the following amounts, :
 - Residential – X% of maximum or \$ flat rate
 - Non-Residential – X% of maximum or \$ flat rate
 - Other – X% of maximum or \$ flat rate
 - Special Districts reductions
 - Special Land Use reductions
 - Other Reductions

Potential Action 2 of 2

- Potential Motions on Implementation ([Edit live](#)):
 - Recommend setting effective date of ordinance **X months** after Ordinance adoption, exempting **XYZ** at **adoption** date of Ordinance for Roadway Impact Fees.

Next Steps

- September 12th Council Public Hearing on study with maximum fees
- 30 days after public hearing closes to adopt an ordinance to set collection rates, grace period, and other policy items