



STAFF REPORT

MEETING DATE: September 12, 2023

AGENDA ITEM: 9D

TITLE:

Presentation and discussion on Transportation Impact Fees, Final Report and Collection Rates recommended by the Planning and Zoning Commission with potential action for adoption by the City Council at the September 26, 2023 meeting.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

In mid 2022, Council approved a Transportation Impact Fee study. The project kicked off in November of 2022, with Kimley Horn to determine an appropriate fee to assess to new development.

On August 31, 2023, the Planning Commission recommended a Transportation Impact Fee of 65% of the Maximum fee allowed by law, with the same rate applied throughout the city, and no grace period, meaning the fee could go into effect 12 months after council adoption.

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 Planning Commission also elected to allow no exceptions to the fee, meaning all development would be subject to the fee.

The City Council will need to weigh all of the unintended consequences of applying the fee to all development.

FISCAL IMPACT:

To be determined dependent on the fee adopted.

RECOMMENDATION:

Consider exceptions to single family lots subdivided into less than 4.

ATTACHMENTS:

1. Transportation Impact Fee (TIF) Final Report
2. Presentation to Planning Commission on 8.31.23