



City Council Meeting
Transportation Impact Fees
Final Report & Impact Fee

Kimley»Horn

September 19, 2023

Rough Outline

- Maximum Fee Final Results
- Impact Fee Advisory Recommendations
- **Potential Action:** Study Document with Maximum Fee

Project Timeline

Kickoff
Nov '22

CIP
Dec '22 –
Apr '23

Financial
Calculation
Jun '23

Adoption
Process
Aug '23 –
Sep '23



Land Use
Assumptions
Nov '22 –
Feb '23

Draft Report
May '23

Final Report
Jun '23

Public Hearing

Action on Study with Maximum Fees

1st Reading of Ordinance (separate item)

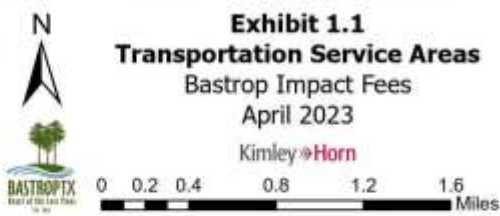
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**MAXIMUM FEE
(STUDY)**

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



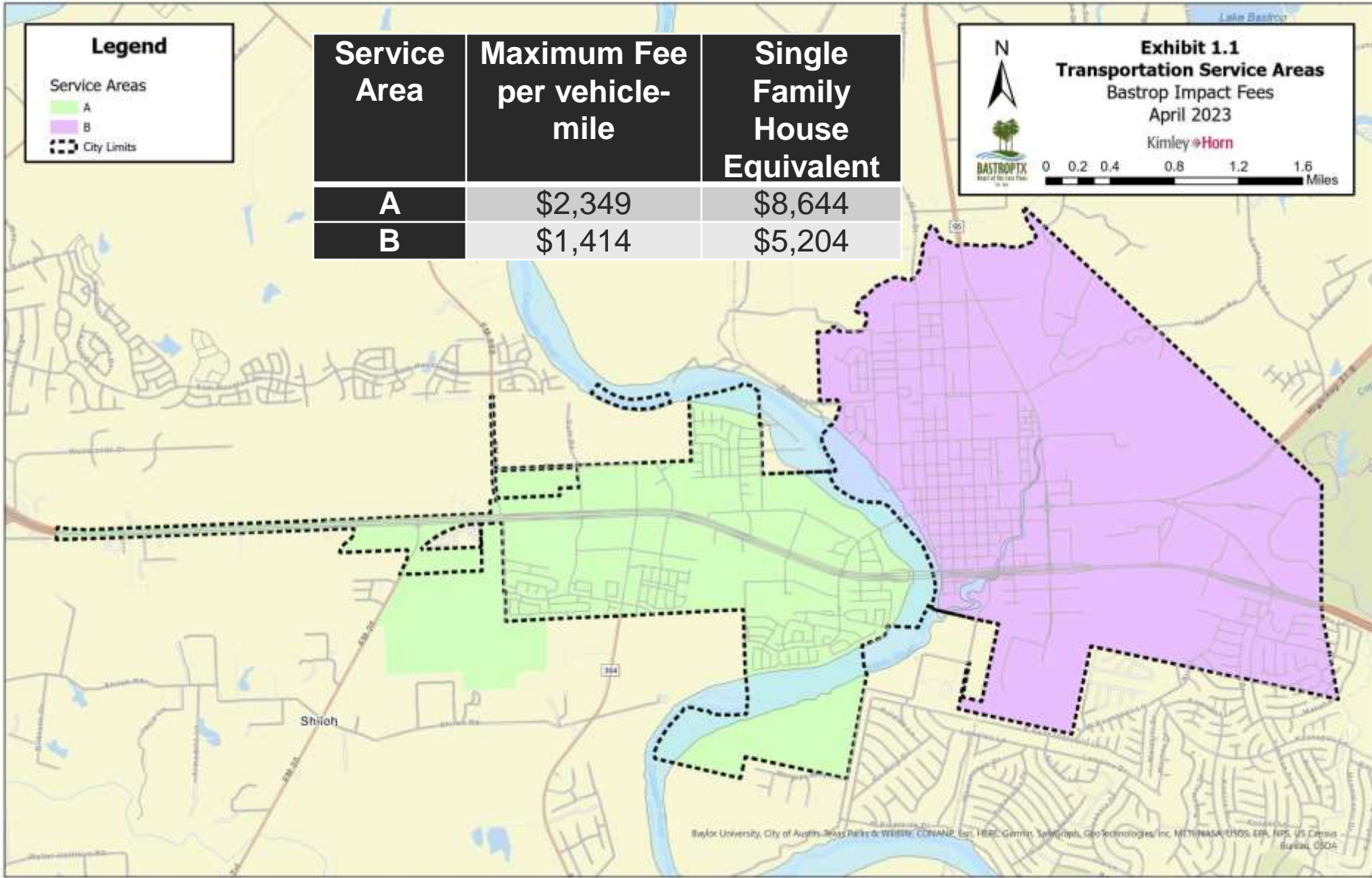
0 0.2 0.4 0.8 1.2 1.6 Miles

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).

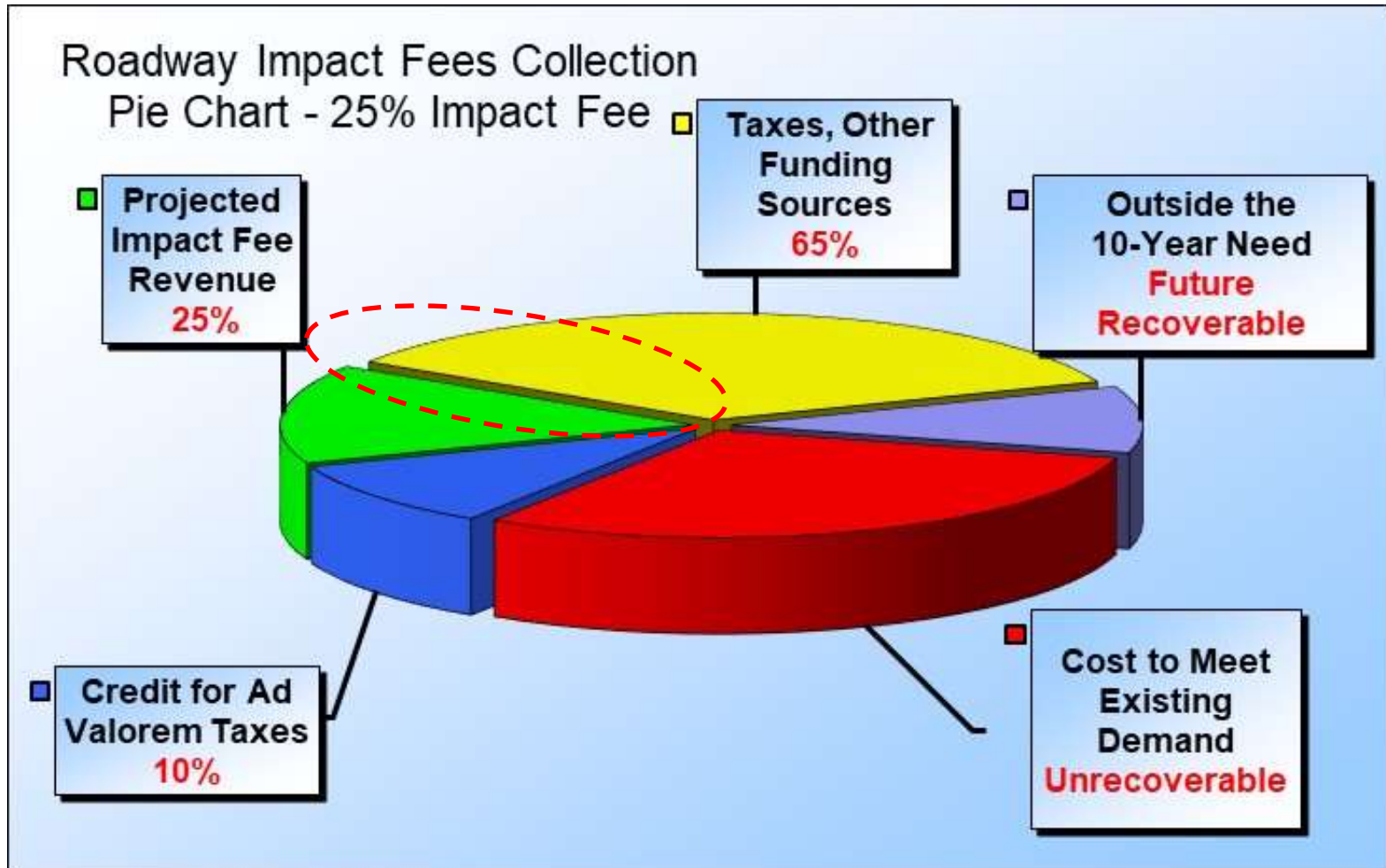
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IFAC RECOMMENDATIONS

TLGC Chapter 395 Exemptions

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

Impact Fee Components: Collection Rate



IFAC Recommended Rates Residential

Note: Rates shown in green boxes are the IFAC Recommendation from August 31st, 2023 Meeting

Sample Development	Other Cities' Rate Range (Collection Rate)	Bastrop Maximum (SA A)	Bastrop Maximum (SA B)	65% of Maximum in SA B (Flat across City)
Single Family House (ITE 210)	\$580 - \$6,773	\$8,644	\$5,204	\$3,584
Single Family Attached (ITE 215) (Duplex) – each unit	\$352 - \$2,699	\$5,328	\$3,153	\$2,050
Multi-family Mid-Rise (ITE 221) each unit	\$241 - \$3,050	\$3,570	\$2,149	\$1,397

IFAC Recommended Rates Non-Residential

Note: Rates shown in green boxes are the IFAC Recommendation from August 31st, 2023 Meeting

Sample Development	Other Cities' Rate Range (Collection Rate)	Bastrop Maximum (SA A)	Bastrop Maximum (SA B)	65% of Maximum in SA B (Flat across City)
General Office (per s.f.) (ITE 710)	\$1.40 - \$6.14	\$11.91	\$7.17	\$4.66
General Light Industrial (per s.f.) (ITE 130)	\$1.12 - \$5.70	\$9.16	\$5.52	\$3.58
Shopping Center (per s.f.) (ITE 820)	\$3.13 - \$12.59	\$16.54	\$9.96	\$6.47

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

IFAC Recommendation Implementation Schedule

- Extend state law minimum 1 year grace period from Ordinance effective date to *all properties* (no collections for 1 year)

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**POTENTIAL ACTION:
STUDY & MAX FEE**

Potential Action: Study & Max Fee

- Study & Max Fee Action:
 - Recommend to **accept / deny** study and maximum fee results with / without exceptions **XYZ**
- Note – rates and implementation schedule included in draft Ordinance for separate actions

Next Steps

- 30 days after public hearing closes to adopt an ordinance to set collection rates, grace period, and any other policy items
 - Tentative 2nd Reading on September 26th