



STAFF REPORT

MEETING DATE: December 12, 2023

TITLE:

Hold a continuation of the public hearing and consider action to approve the second reading of Ordinance No. 2023-38, of the City Council of the City of Bastrop, Texas, establishing and adopting transportation impact fees; amending the Bastrop Code of Ordinances, Chapter 13, Article 13.12, by enacting sections 13.12.094 - 13.12.099 providing for definitions; providing for assessment of said impact fees; providing for the general administration of said impact fees; providing a severability clause; providing an effective date and an open meetings clause, providing adoption, repealer, severability, filing and enforcement; establishing an effective date

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, during the initial public hearing, opted for the maximum rate with a 12 month grace period.

FISCAL IMPACT:

To be determined dependent on the fee adopted.

RECOMMENDATION:

Consider exceptions to single family lots subdivided into less than 4, addition of one additional dwelling unit to the lot, and remodels constituting more than 50% of the appraised value for existing residential.

ATTACHMENTS:

1. Transportation Impact Fee (TIF) Final Report
2. Presentation to Planning Commission on 8.31.23
3. Proposed Ordinance (redlined) version
4. Proposed Ordinance (clean) version