
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Michelle McCullough, P.E., CFM - Deputy Director/City Engineer
MEETING: November 18, 2024

SUBJECT:

Consider approval of a resolution amending CSO#1640-01-2021, Impact Fee Credit Agreement with JC Panchasarp, LP. (*Staff Contact: Michelle McCullough, Deputy Director/City Engineer*)

SUMMARY:

JC Panchasarp, LP (Developer) proposed to develop approximately 221 acres, known as PF Farms. PF Farms comprises residential, multifamily, and a small commercial lot development. Lakewood Drive is included in the City's Master Thoroughfare Plan (MTP) and would be the primary access for the PF Farms development.

When the Developer proposed Phase 1 of PF Farms, city management was evaluating routes to increase response times for emergency services to the northwestern portion of the City and extraterritorial jurisdiction (ETJ). Emergency response times would decrease for the existing fire station located on Lakewood Drive, northwest of SW Wilshire Blvd, with the extension of Lakewood Drive. Since most of the right-of-way needed was located within the PF Farms development, the staff coordinated with the Developer to connect to County Road 1021.

Since Phase 1 required the extension of Lakewood Drive to serve the development, the Developer was responsible for all costs associated with the design and construction of Lakewood Dr. Phase 1. The City would fund the entire cost for Phases 1A, 2, and 3. On December 10, 2018, the City Council approved a Community Facilities Contract (CFC) with the Developer for City financial participation to construct Lakewood Drive to County Road 1021.

The City's Roadway Impact Fee (RIF) ordinance allows for credits to impact fees due when a developer constructs a system facility. A system facility means a roadway improvement or expansion that is designated in the City's Roadway Impact Fee Capital Improvements Plan. Lakewood Drive is included on the City's MTP and within the Roadway Impact Fee Capital Improvements Plan. The amount of impact fee credit provided may not exceed the assessed impact created by the development unless expressly agreed to in writing by the City.

Items eligible to count towards a reduction in the roadway impact fees (credits) include the following:

- Right-of-way contribution
- Design-related costs
- Construction-related costs, including traffic signals and street lighting

- Drainage facilities necessary to convey stormwater as a result of the construction of the roadway

On January 4, 2021, the City Council approved an Impact Fee Credit Agreement for the dedication of Lakewood Drive right-of-way through the PF Farms development and costs associated with the construction of Phase 1 of Lakewood Drive. The request before the City Council is to amend the initial agreement to account for costs associated with the design and construction of a portion of Greenridge Drive. The total impact fee credit due to the developer is \$1,814,336.68, with \$1,122,060.31 attributed to Lakewood Drive and \$692,276.37 attributed to Greenridge Drive.

RECOMMENDATION:

Approve a resolution amending CSO#1640-01-2021, Impact Fee Credit Agreement with JC Panchasarp, LP.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

December 10, 2019 – CFC approved for City cash participation in the amount of \$945,787 for Phases 1A, 2 and 3, Lakewood Drive.

January 4, 2021 – City Council approved Impact Fee Credit Agreement for costs associated with the Lakewood Drive right-of-way dedication through the PF Farms subdivision and costs associated with the design and construction of Phase 1, Lakewood Drive.

REFERENCE:

CSO#1640-01-2021

FISCAL IMPACT:

None

STAFF CONTACT:

Michelle McCullough
Deputy Director / City Engineer
mmccullough@burlesontx.com
817-426-9616