

# Impact Fee Ordinance Amendment

City Council

June 3, 2024 (Final Reading)





# Roadway Impact Fee Background



- Burleson implemented March 2017 consistent with Chapter 395 of the Texas Local Government Code
- Fee designed to have development contribute equitable share of roadway infrastructure costs
- Council approved first update to fees December 2023

## IMPACT FEES **CAN** BE USED TO OFFSET COSTS

1. Right-of-Way / Easement Acquisition
2. Design / Survey
3. Construction of infrastructure included on impact fee capital improvements plan that adds capacity
4. Payment on debt issued for infrastructure

## WHAT IMPACT FEES **CANNOT** BE USED ON

1. Infrastructure maintenance costs
2. Improvements within the extraterritorial jurisdiction (ETJ)
3. Traffic calming
4. Infrastructure improvements that do NOT increase capacity

# Overview

## 6 Major steps to adopt or change roadway impact fees



## Capital Improvements Program Advisory Committee (CIPAC)

- Nine (9) members appointed by City Council
- Files semi-annual reports on impact fee programs
- Reviews consultants' impact fee studies at least every five years
- Provides recommendations to Council for updates to impact fees

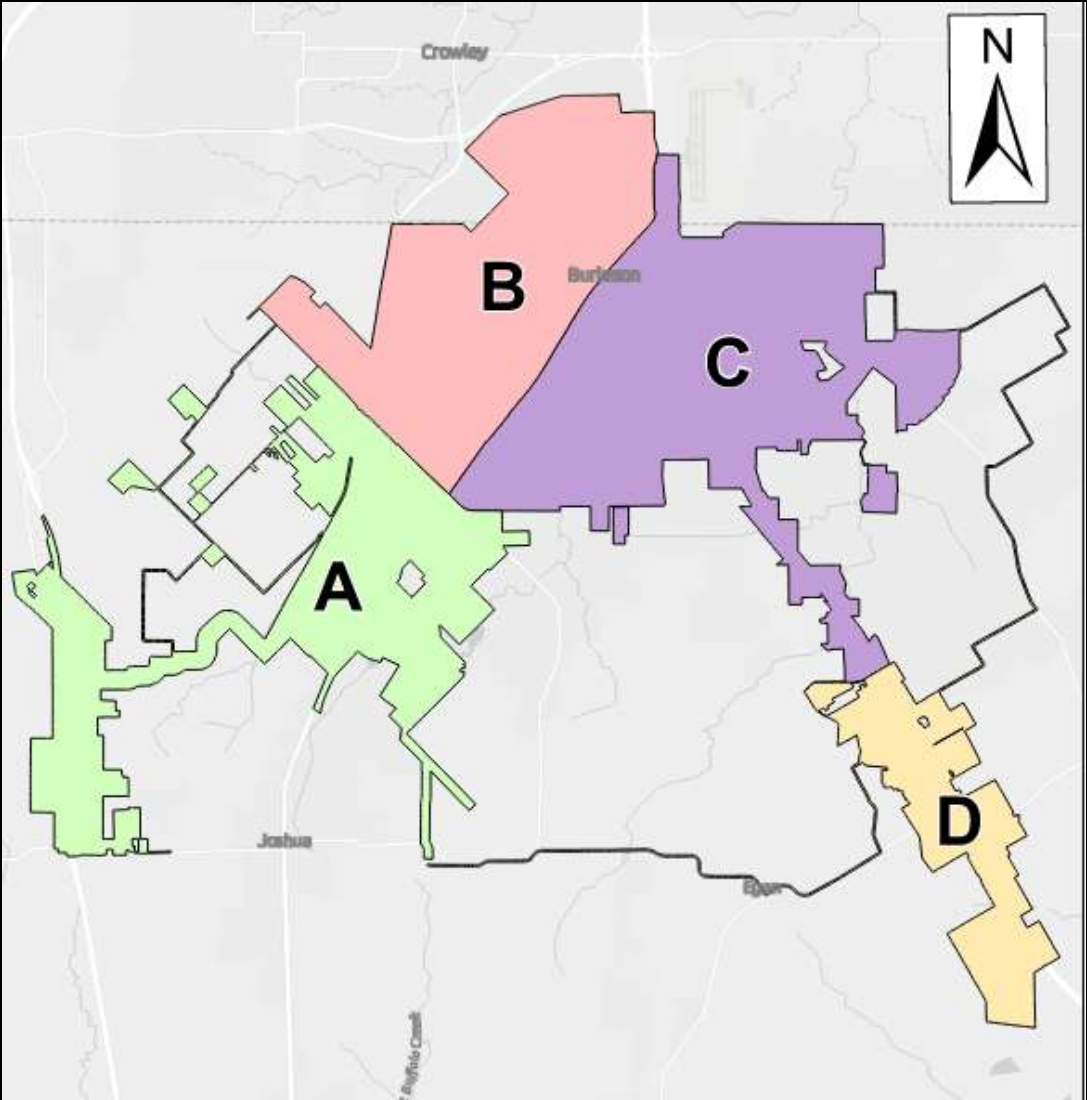
**Proposed ordinance amendments do not change the adopted fees  
and as a result are not processed through the CIPAC process**

# Proposed Minor Amendments

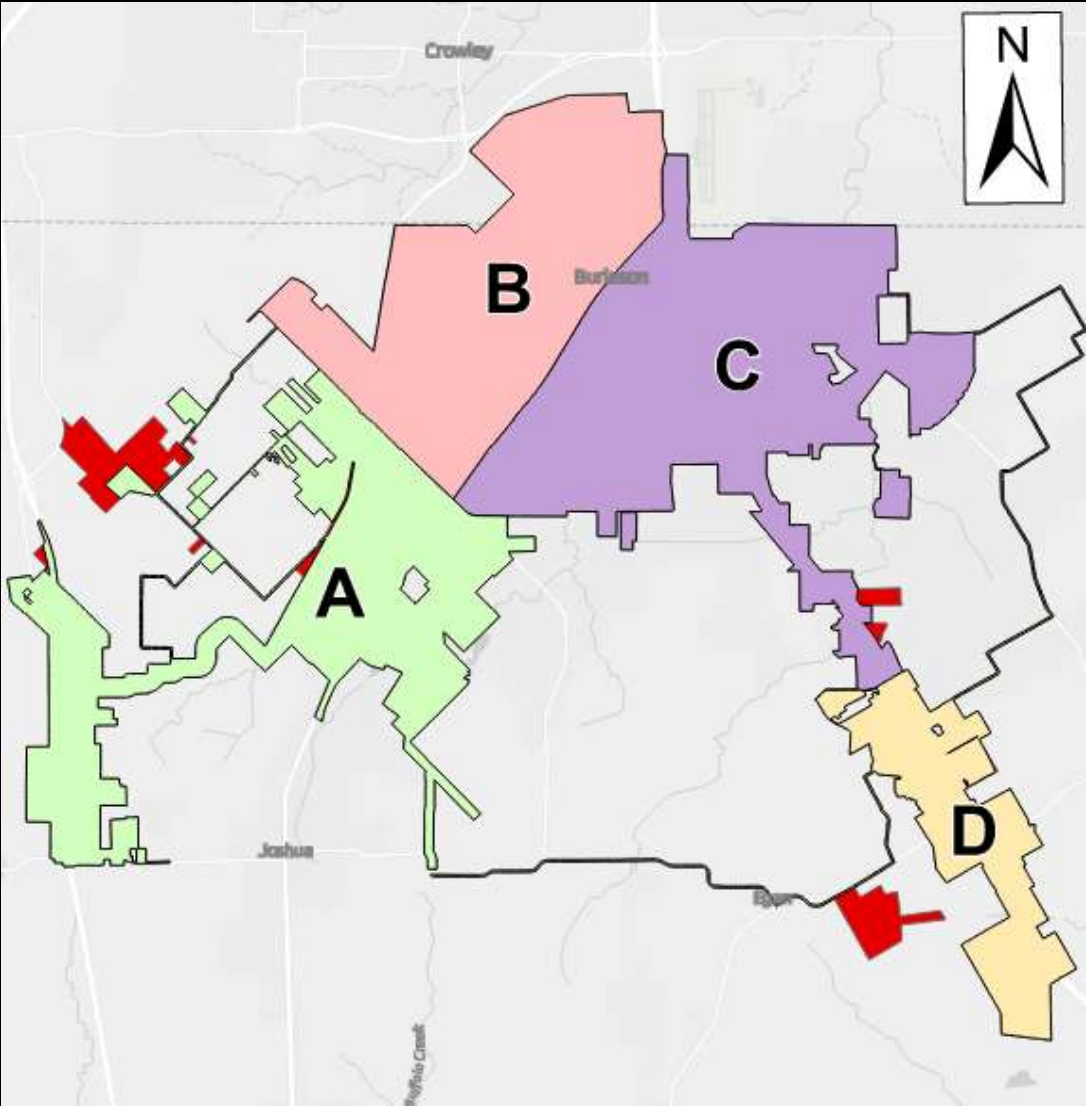
Section	Proposed Changes
Section 44-161	Remove obsolete language providing an exemption from fees for a one year period after the adoption of the original ordinance 2017
Section 44-163	Add language clarifying that when platting is not required, impact fees will be assessed at the building permit (if building/renovating an existing structure) or certificate of occupancy application (if / when applicable) based on the current plat date
Exhibit B	Schedule 1 - Include the Maximum Assessable Roadway Impact Fee Per Service Unit in effect before 1/01/24 for the convenience of those developments that were platted in the past but may be moving forward with development now
Exhibit C	Schedule 2 - Insert the Land Use Equivalency and Roadway Impact Fee Per Development Unit Per Service Area tables for properties platted before 1/01/24 for the convenience of those developments that were platted in the past but may be moving forward with development now
Service Area Map	Updated to show areas annexed into the City over the past 4 years

**No changes to the current fees adopted in December 2023 are proposed**

# Service Area Map



Current Service Area Map



Proposed Service Area Map with Annexations shown in red

## **Council Requested Action**

Approve an ordinance amending the Roadway Impact Fee Ordinance (CSO#5346-12-2023) on final reading.

## **Next Steps**

Changes take effect upon approval

# Questions / Discussions

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