

P R E S E N T A T I O N

City of Fair Oaks Ranch

Water and Wastewater Impact Fee Update



July 17, 2025

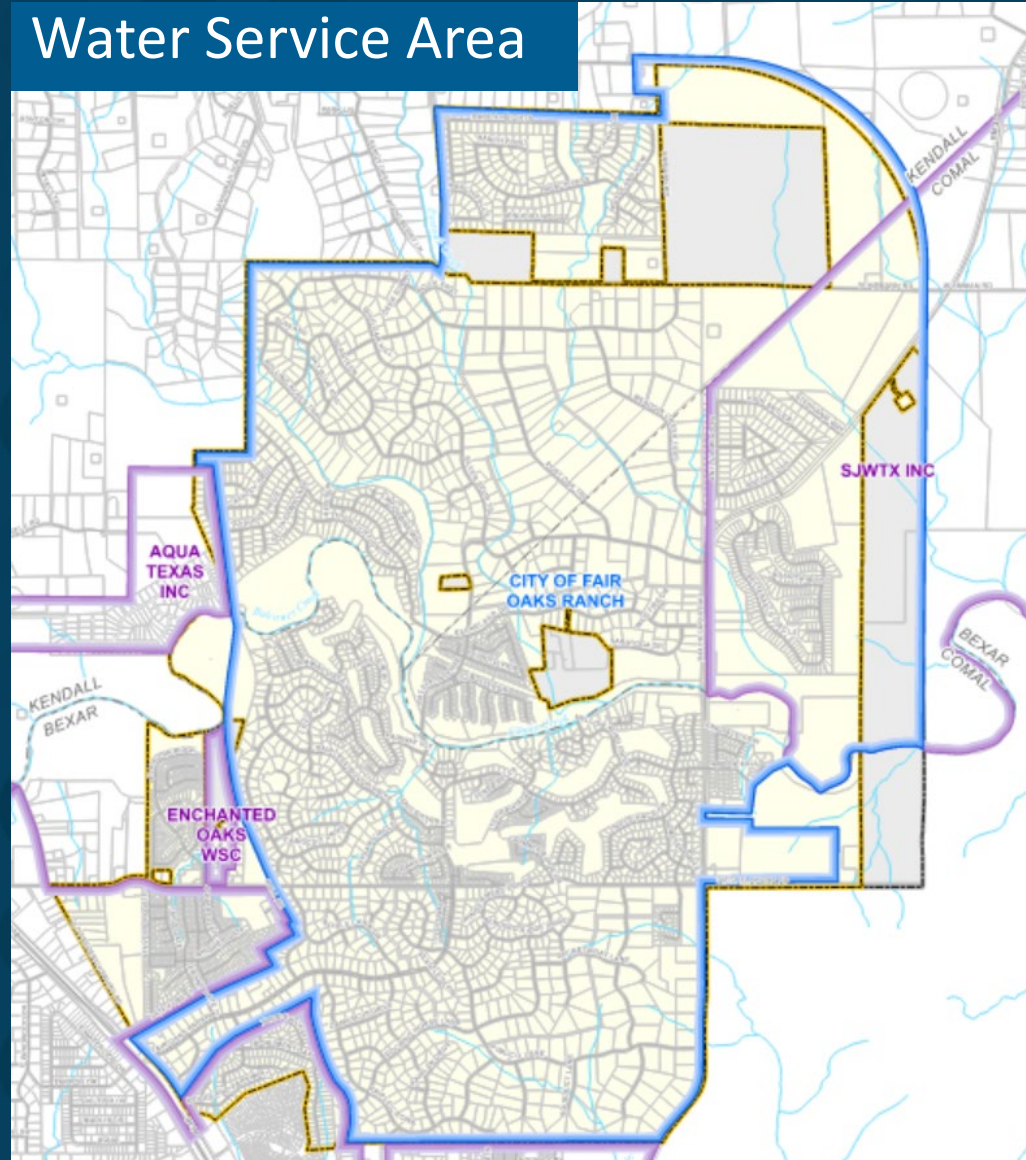


Impact Fee Process

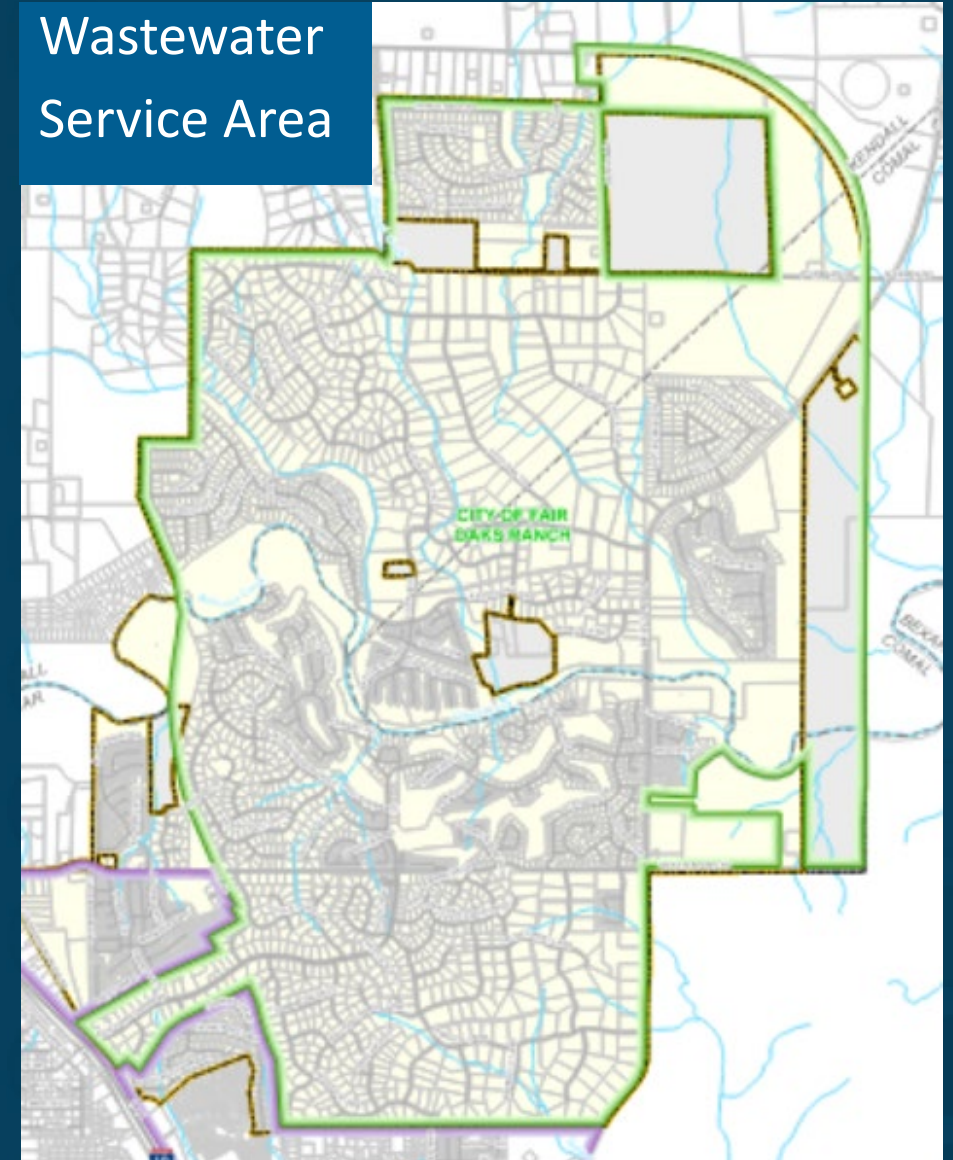


Service Areas

Water Service Area

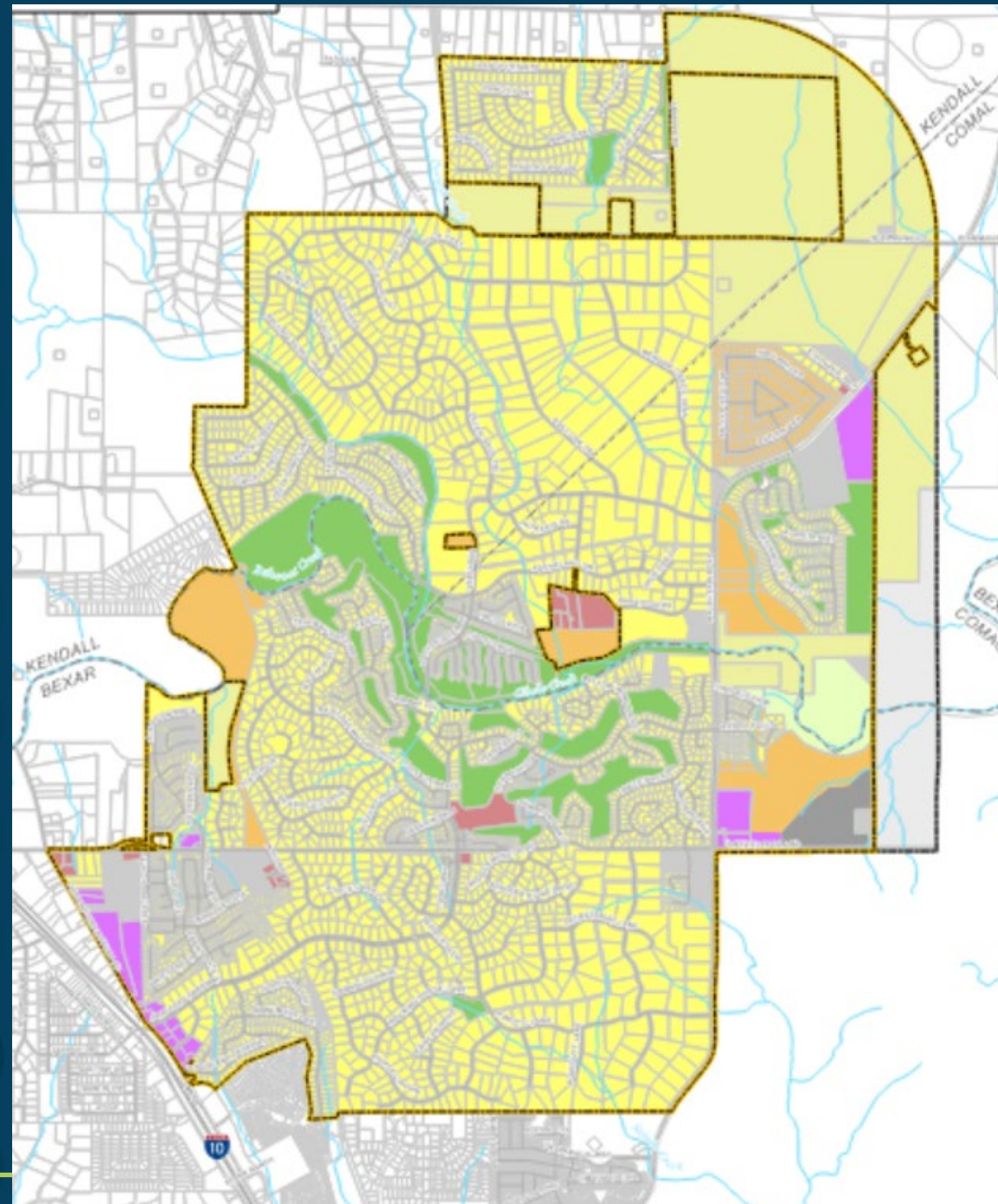


Wastewater Service Area



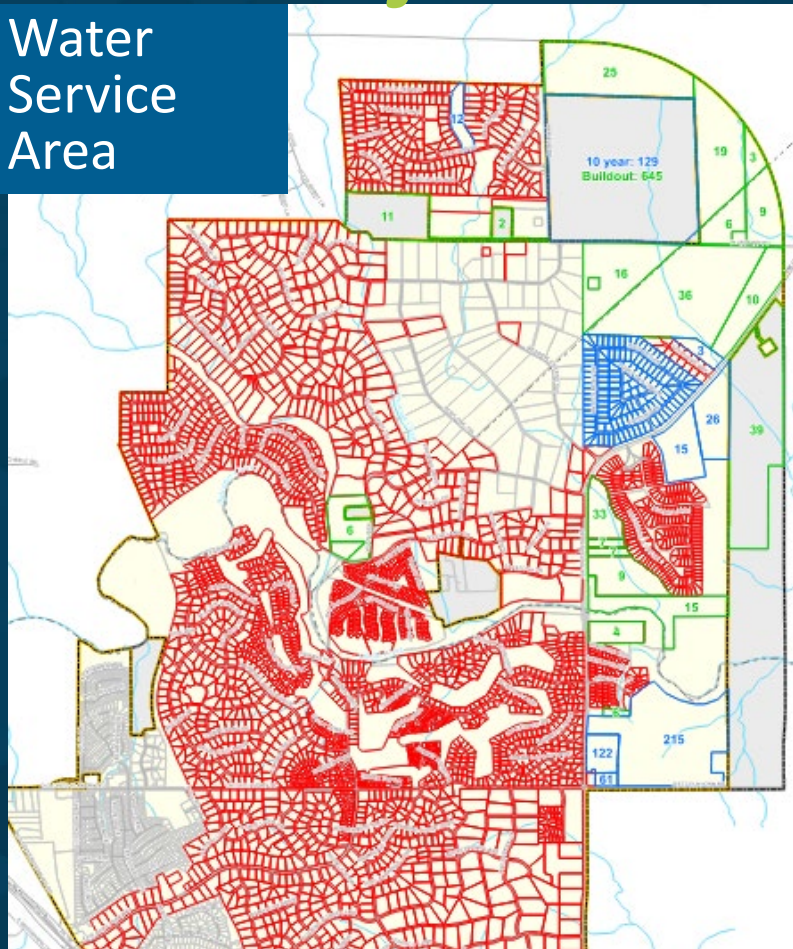
Future Land Use

FUTURE LAND USE



Growth Projections

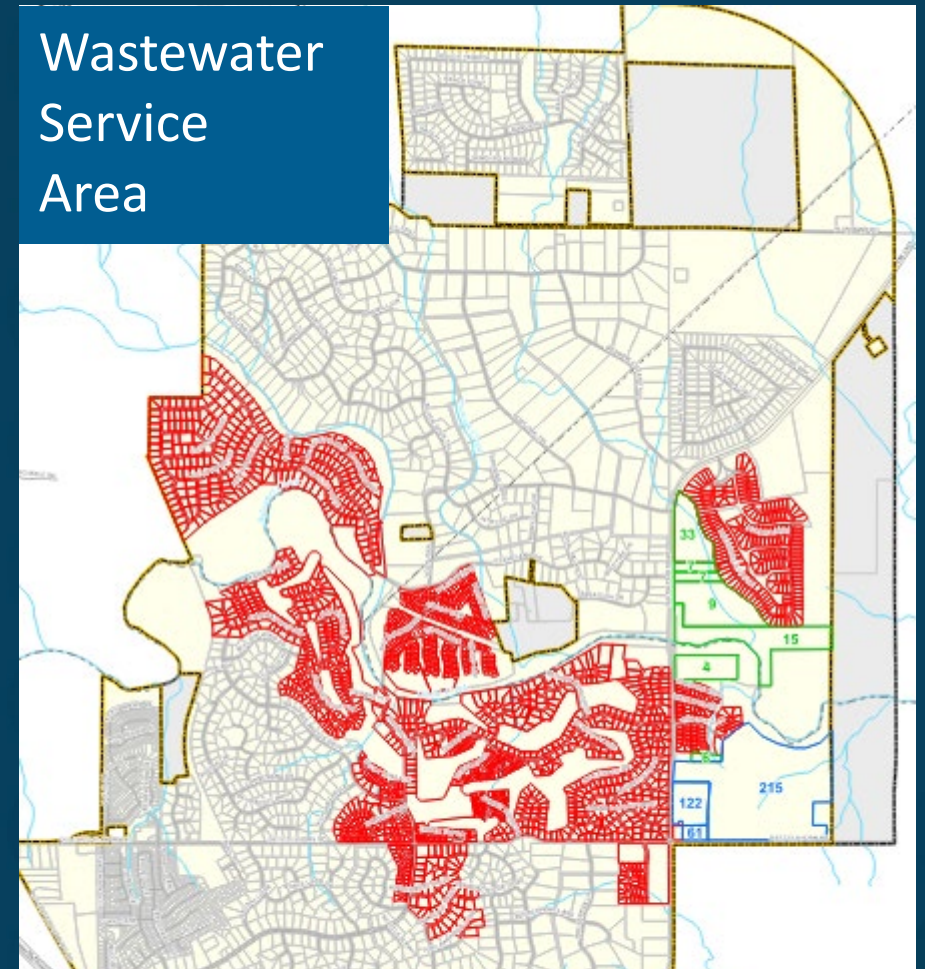
Water Service Area



Subdivision Unit ID

2025 Connections (3,255)
2035 Connections (3,968)
Buildout Connections (4,750)

Wastewater Service Area



Subdivision Unit ID

2025 Connections (2,004)
2035 Connections (2,402)
Buildout Connections (2,483)

Growth Projections

Year	Water Service Area Connections	Wastewater Service Area Connections
2025	3,255	2,004
2035	3,968	2,402

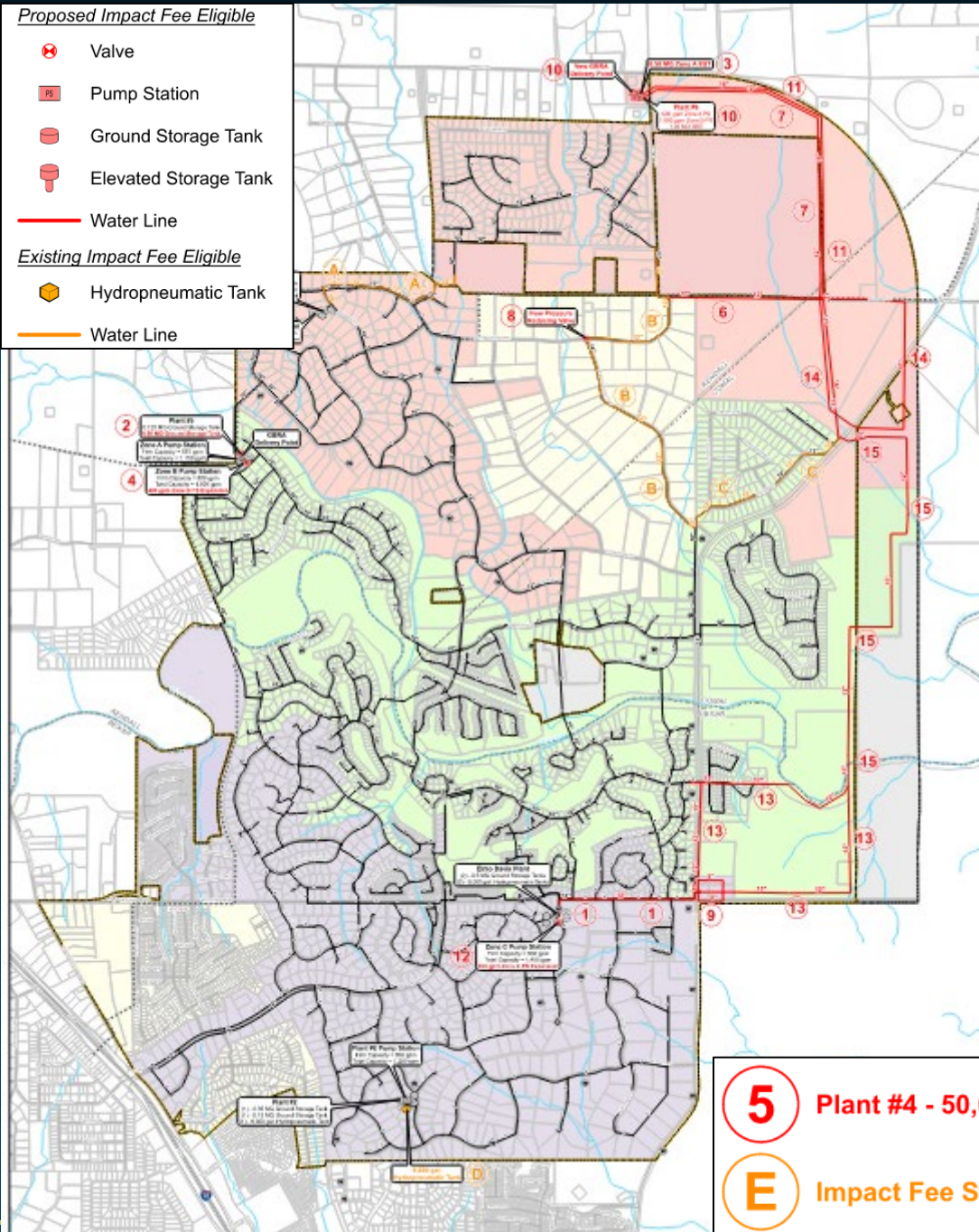
Water Demand Projections

Year	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
2025	1.63	4.07	8.14
2035	1.98	4.96	9.92

Wastewater Flow Projections

Year	Average Annual Daily Flow (MGD)	Peak Wet Weather Flow (MGD)
2025	0.32	1.12
2035	0.38	1.35

Water Impact Fee CIP



Wastewater Impact Fee CIP

Proposed Impact Fee Eligible



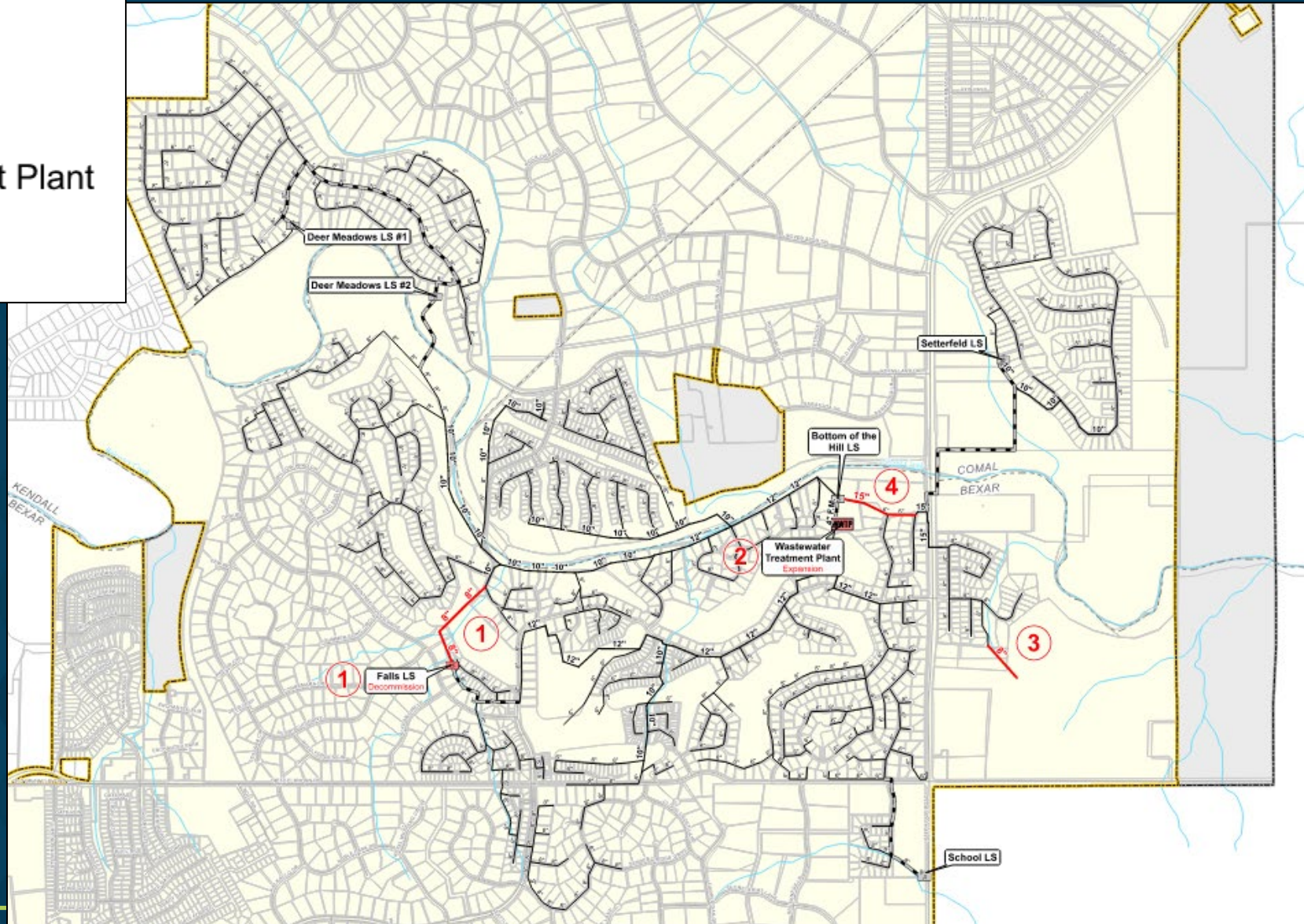
Lift Station



Wastewater Treatment Plant



Gravity Main



Impact Fee Calculation

- Impact Fees Calculated by Dividing Eligible CIP/Growth in Service Units
- For Fair Oaks Ranch, the Service Unit is the Living Unit Equivalent (LUE)
- Credit of 50% applied as required by LGC Chapter 395
- Fee collected can be less than maximum

$$\text{Impact Fee Per Service Unit} = \frac{\text{Eligible CIP Cost}}{\text{New Service Units}}$$

Living Unit Equivalents (LUE)

Meter Size	Type	Maximum Flow (gpm)	Living Unit Equivalent
3/4"	Displacement	25	1.0
1"	Displacement	40	1.6
1 1/2"	Displacement	50	2.0
2"	Compound	160	6.4
3"	Compound	320	12.8
4"	Compound	500	20.0
6"	Compound	1,000	40.0
8"	Compound	1,600	64.0

Water LUE Growth

Meter Size	2025			2035			Growth in LUEs
	Number of Meters ⁽¹⁾	Living Unit Equivalent ⁽²⁾	Total LUEs	Number of Meters	Living Unit Equivalent ⁽²⁾	Total LUEs	
3/4"	2,913	1.0	2,913	3,551	1.0	3,551	638
1"	341	1.6	546	416	1.6	666	120
1 1/2"	0	2.0	0	0	2.0	0	0
2"	0	6.4	0	0	6.4	0	0
3"	1	12.8	13	1	12.8	13	0
4"	0	20.0	0	0	20.0	0	0
6"	0	40.0	0	0	40.0	0	0
8"	0	64.0	0	0	64.0	0	0
Total	3,255	-	3,471	3,968	-	4,229	758

Wastewater LUE Growth

Meter Size	2025			2035			Growth in LUEs
	Number of Meters ⁽¹⁾	Living Unit Equivalent ⁽²⁾	Total LUEs	Number of Meters	Living Unit Equivalent ⁽²⁾	Total LUEs	
3/4"	1,882	1.0	1,882	2,256	1.0	2,256	374
1"	121	1.6	194	145	1.6	232	38
1 1/2"	0	2.0	0	0	2.0	0	0
2"	0	6.4	0	0	6.4	0	0
3"	1	12.8	13	1	12.8	13	0
4"	0	20.0	0	0	20.0	0	0
6"	0	40.0	0	0	40.0	0	0
8"	0	64.0	0	0	64.0	0	0
Total	2,004	-	2,088	2,402	-	2,501	412

Water Impact Fee

	Description of Project	Percent Utilization			Costs Based on 2025 Dollars			
		2025	2035	10-year Utilization	Capital Cost	Financing Cost	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE								
A	12-inch Parallel Along Rolling Acres Trail	40%	48%	8%	\$114,107	\$60,298	\$174,405	\$13,952
B	12-inch Along Meadow Creek Trail	60%	78%	18%	\$24,773	\$13,091	\$37,864	\$6,815
C	12-inch Line Near Meadow Creek Trail and FM 3351	15%	94%	79%	\$936,527	\$494,889	\$1,431,416	\$1,130,819
D	9,000-Gallon Plant #2 Hydropneumatic Tank (Zone C)	93%	100%	7%	\$642,558	\$339,547	\$982,105	\$68,747
E	Impact Fee Study	0%	100%	100%	\$36,000	\$19,023	\$55,023	\$55,023
PROPOSED ELIGIBLE								
1	12-inch Corley Tract Line (Zone B)	20%	94%	74%	\$1,715,600	\$906,575	\$2,622,175	\$1,940,409
2	0.5-MG Plant 5 Ground Storage Tank (Zone A/B)	92%	94%	2%	\$3,300,000	\$1,743,820	\$5,043,820	\$100,876
3	0.5-MG Zone A Elevated Storage Tank (Zone A)	64%	69%	5%	\$8,779,400	\$4,639,300	\$13,418,700	\$670,935
4	400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST (Zone B)	92%	94%	2%	\$646,400	\$341,577	\$987,977	\$19,760
5	50,000 gallon Ground Storage Tank (Zone C)	95%	100%	5%	\$374,300	\$197,791	\$572,091	\$28,605
6	12-inch West Ammann Road Water Line (Zone A)	0%	48%	48%	\$1,203,900	\$636,177	\$1,840,077	\$883,237
7	16-inch Plant #6 Discharge Water Lines (Zone B)	20%	94%	74%	\$3,812,200	\$2,014,482	\$5,826,682	\$4,311,744
8	Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail (Zone B)	0%	94%	94%	\$132,000	\$69,753	\$201,753	\$189,648
9	8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road (Zone C)	0%	100%	100%	\$481,600	\$254,492	\$736,092	\$736,092
10	Plant #6 and New GBRA Delivery Point (Zone A/B)	20%	78%	58%	\$11,816,700	\$6,244,302	\$18,061,002	\$10,475,381
11	12-inch Northeast Water Lines (Zone A)	0%	48%	48%	\$3,972,800	\$2,099,348	\$6,072,148	\$2,914,631
12	650-gpm Elmo Davis Pump Station Expansion (Zone C)	95%	100%	5%	\$1,050,300	\$555,010	\$1,605,310	\$80,266
13	12-inch Southeastern Water Lines (Zone B)	20%	94%	74%	\$4,093,100	\$2,162,918	\$6,256,018	\$4,629,453
14	12-inch Northeast Water Lines (Zone A)	0%	10%	10%	\$3,160,100	\$1,669,892	\$4,829,992	\$482,999
15	12-inch ETJ Water Line (Zone B)	20%	75%	55%	\$3,707,900	\$1,959,366	\$5,667,266	\$3,116,997
Total Capital Improvements Cost					\$50,000,265	\$26,421,652	\$76,421,917	\$31,856,390
10-year Growth in LUEs							→	758
Maximum Impact Fee per LUE							→	\$42,027
Maximum Allowable Impact Fee per LUE (50% Credit)							→	\$21,013

* Utilization in 2025 on Proposed Projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.

** Financing costs calculated assuming a 5% interest rate over a 20-year term.

Wastewater Impact Fee

	Description of Project	Percent Utilization			Costs Based on 2025 Dollars			
		2025	2035	10-year Utilization	Capital Cost	Financing Cost	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE								
A	Impact Fee Study	0%	100%	100%	\$36,000	\$19,023	\$55,023	\$55,023
PROPOSED ELIGIBLE								
1	8-inch Gravity Line and Decommission Falls Lift Station	99%	100%	1%	\$722,400	\$381,738	\$1,104,138	\$11,041
2	Expansion of Wastewater Treatment Plant	0%	100%	100%	\$4,100,000	\$2,166,564	\$6,266,564	\$6,266,564
3	8-inch Gravity Line east of Ralph Fair Road	0%	100%	100%	\$557,100	\$294,388	\$851,488	\$851,488
4	15-inch Gravity Line west of Ralph Fair Road	28%	96%	68%	\$985,000	\$520,504	\$1,505,504	\$1,016,765
Total Capital Improvements Cost					\$6,400,500	\$3,382,218	\$9,782,718	\$8,200,882
10-year Growth in LUEs							→	412
Maximum Impact Fee per LUE							→	\$19,886
Maximum Allowable Impact Fee per LUE (50% Credit)							→	\$9,943

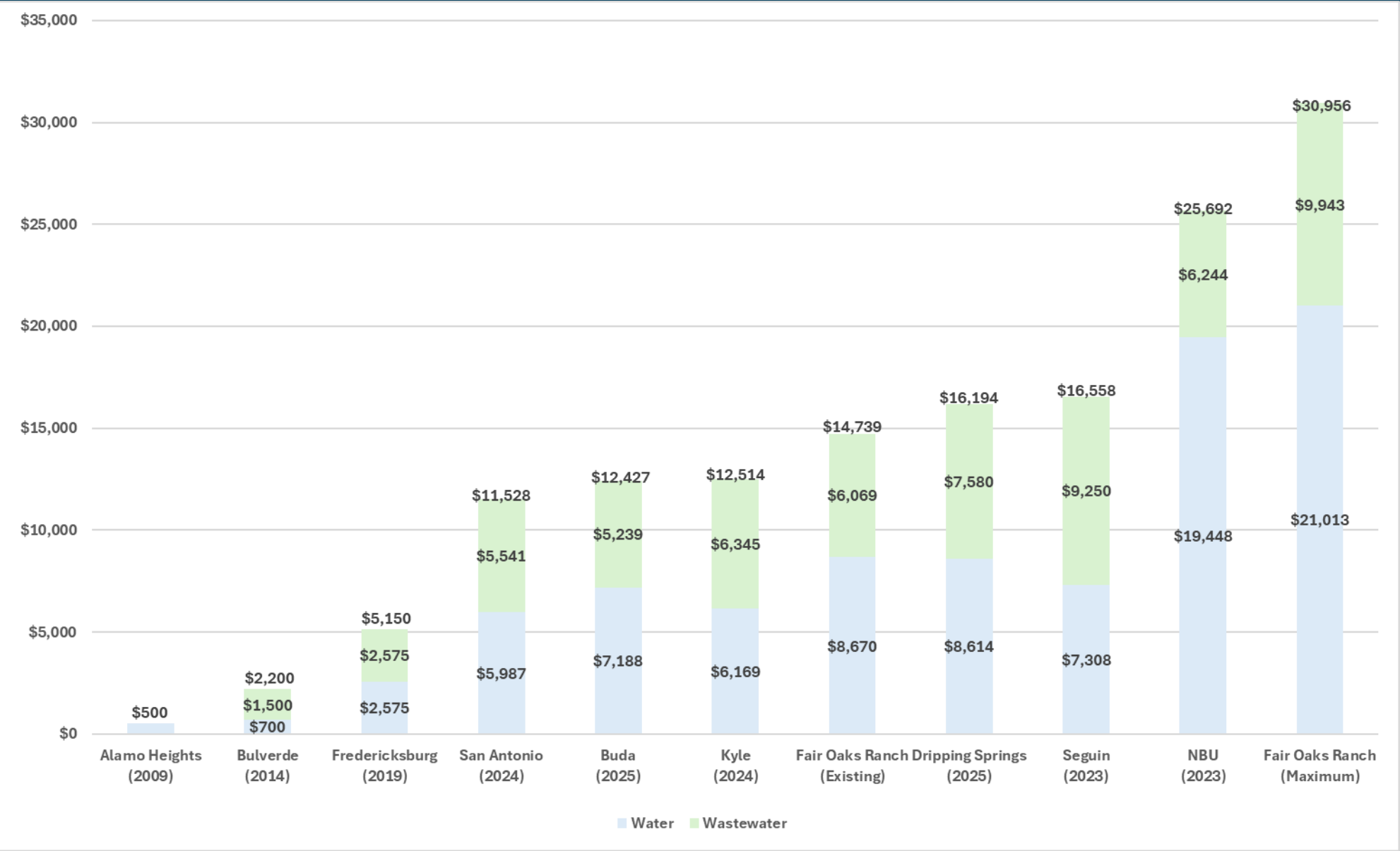
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** Financing costs calculated assuming a 5% interest rate over a 20-year term.

Impact Fee Summary

	Water	Wastewater
Total Eligible Impact Fee Costs	\$31,856,390	\$8,200,882
Growth in LUEs	758	412
Maximum Impact Fee per LUE	\$42,027	\$19,886
Maximum Allowable Impact Fee	\$21,013	\$9,943

Benchmarking



Project Schedule

- CIAC Workshop #1 (March 20)
- CIAC Workshop #2 and Recommendation (April 8)
- Resolution to set the Date for the Public Hearing (June 5)
- Public Hearing and Ordinance 1st Reading (July 17)
- Ordinance 2nd Reading (August 7)

Questions and Discussion

Water and Wastewater Impact Fee Update

