

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

City of Fair Oaks Ranch

Water and Wastewater Impact Fee Update



CIAC Meeting #1 – March 20, 2025



Impact Fee Process



What are Impact Fees?

One-time charge assessed to new development for a ***portion of costs*** related to specific capital improvements



*State Law: Chapter
395 Texas Local
Government Code*

Basic Policy Question

Who Pays for Growth ?



Citizen

No Impact Fees:
Existing and future tax payers build all capital facilities.



Developer

Impact Fees:
New development shares in part of this responsibility.

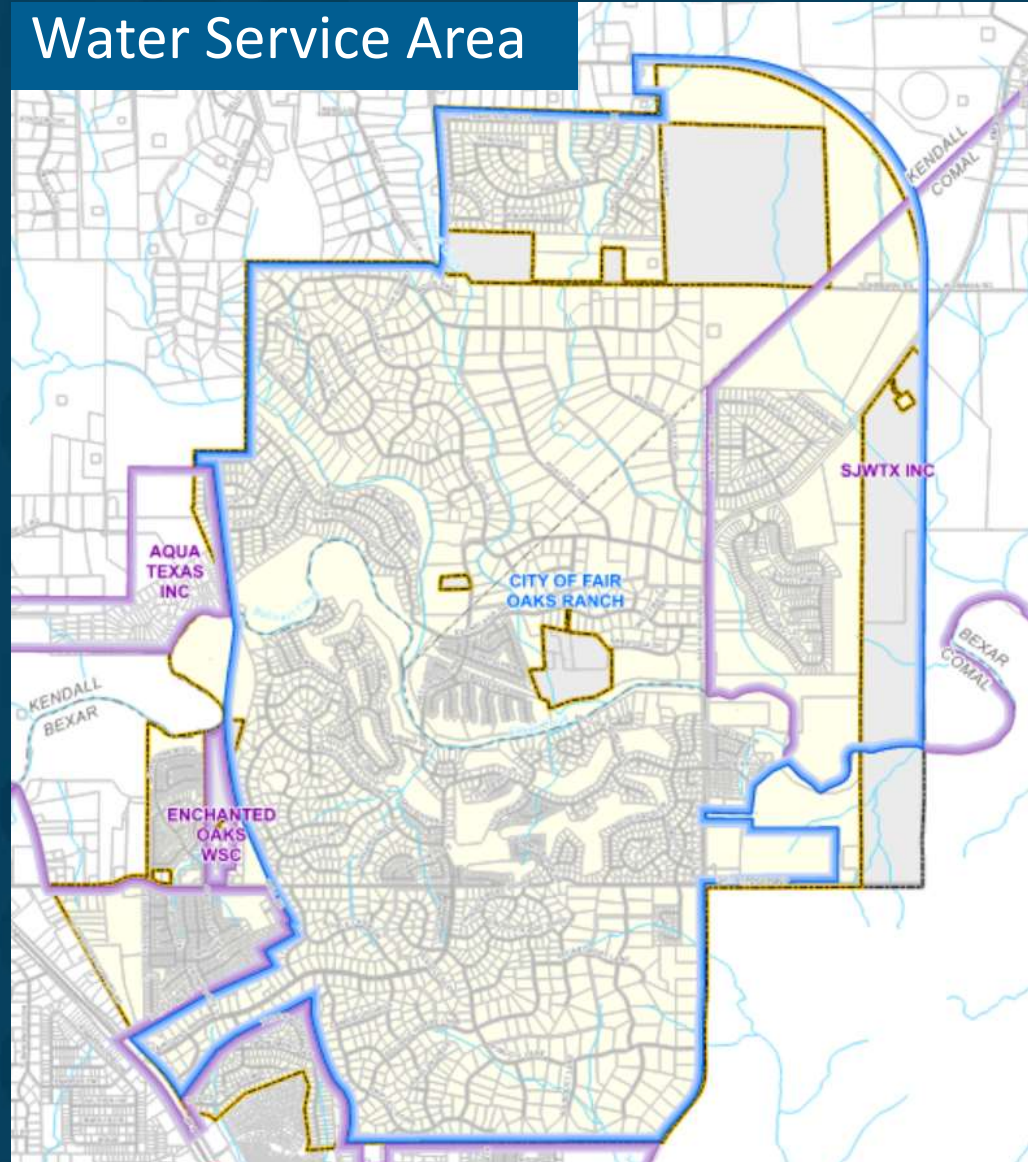
Impact Fee Calculation

- Only percent of project utilized in the 10-year period is eligible
- Performed analysis to credit any portion of project costs that will be included in future water rates
- Impact fees calculated by dividing eligible CIP by growth in service units

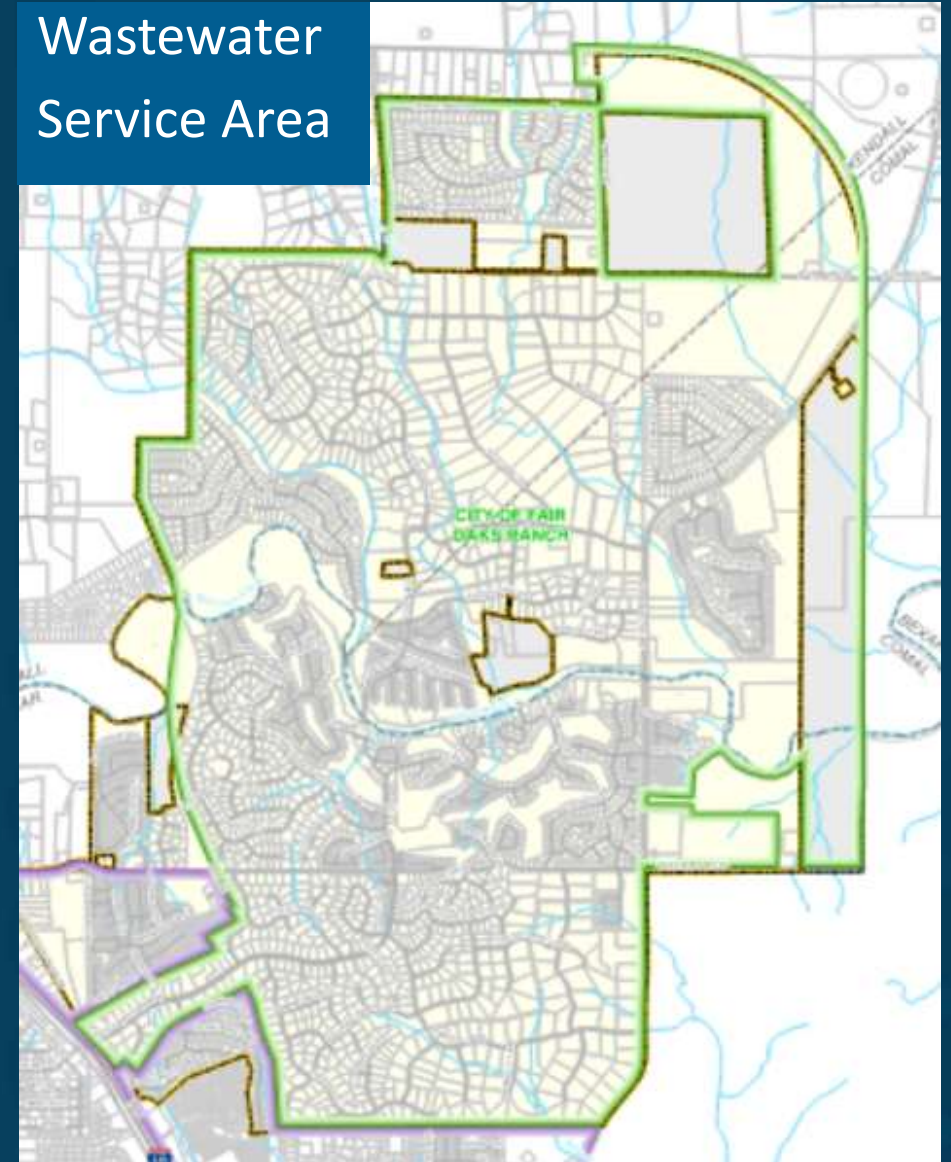
$$\text{Impact Fee per Service Unit} = \frac{\text{IFCIP Cost - Credit}}{\text{New Service Units}}$$

Service Areas

Water Service Area



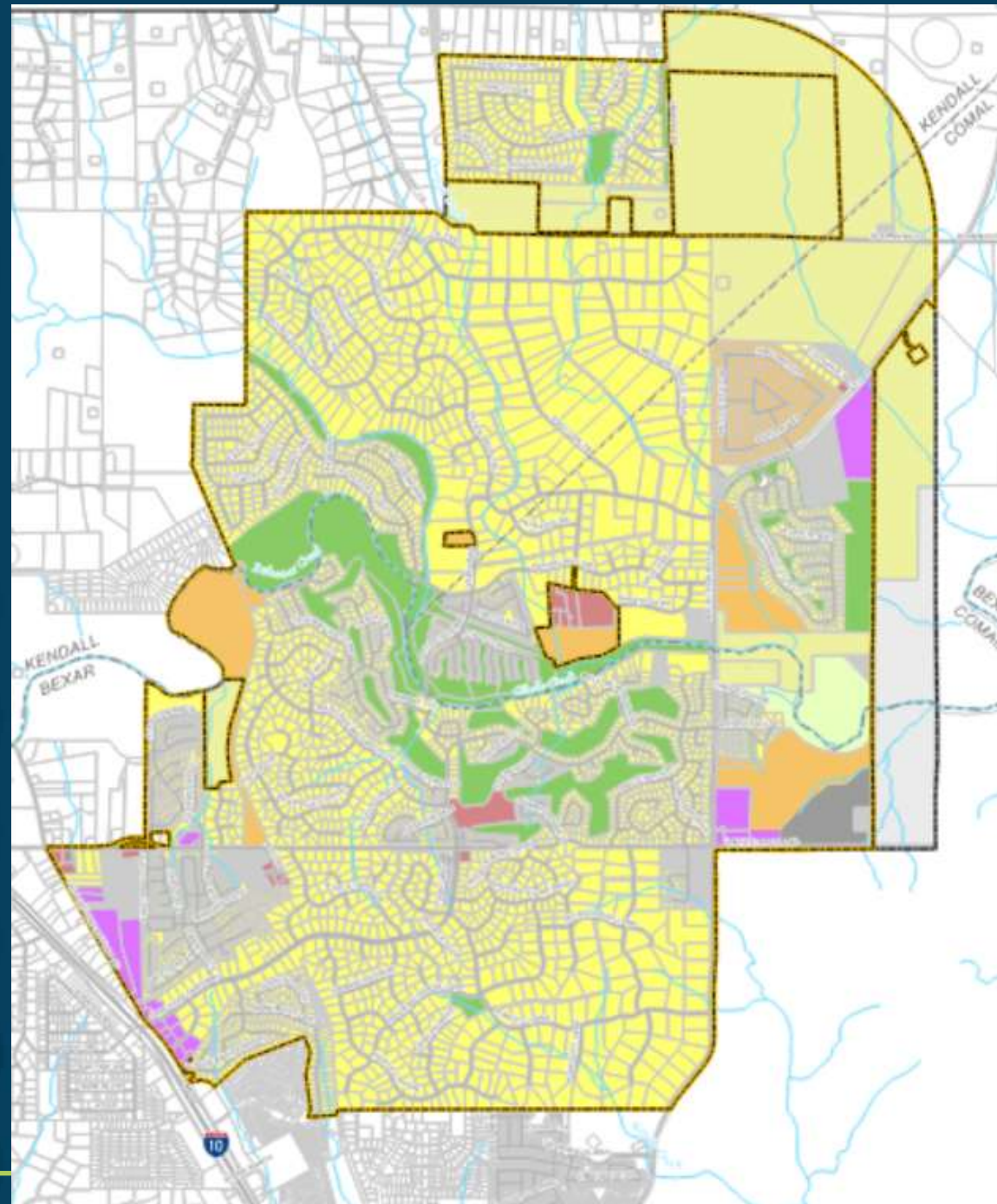
Wastewater Service Area



Future Land Use

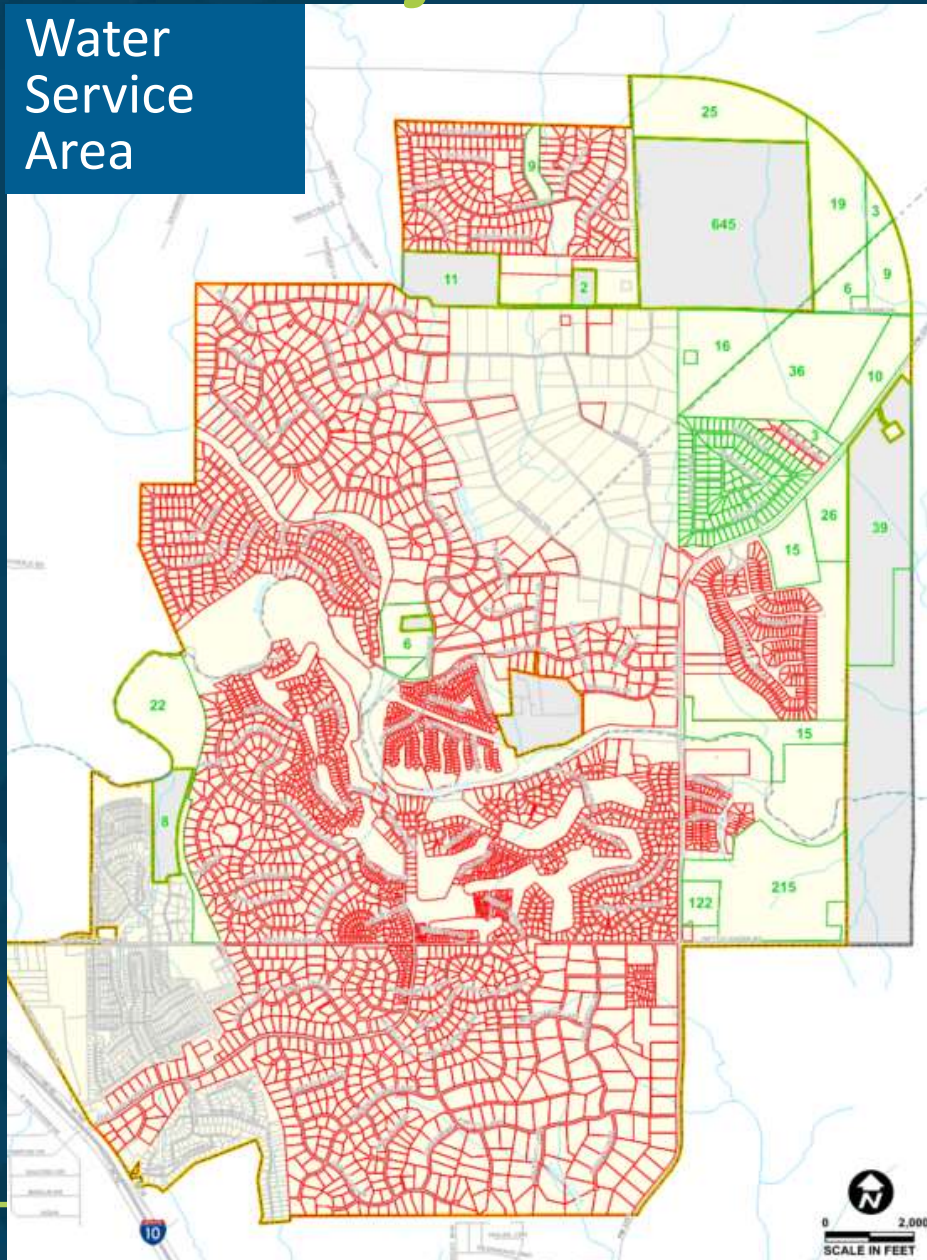
FUTURE LAND USE

-  Civic & Community Facilities
-  Existing Parks and Open Space
-  Existing Residential
-  Logistics
-  Mixed Use Village
-  Neighborhood Commercial
-  Neighborhood Residential
-  Parks and Open Space
-  Rural Residential

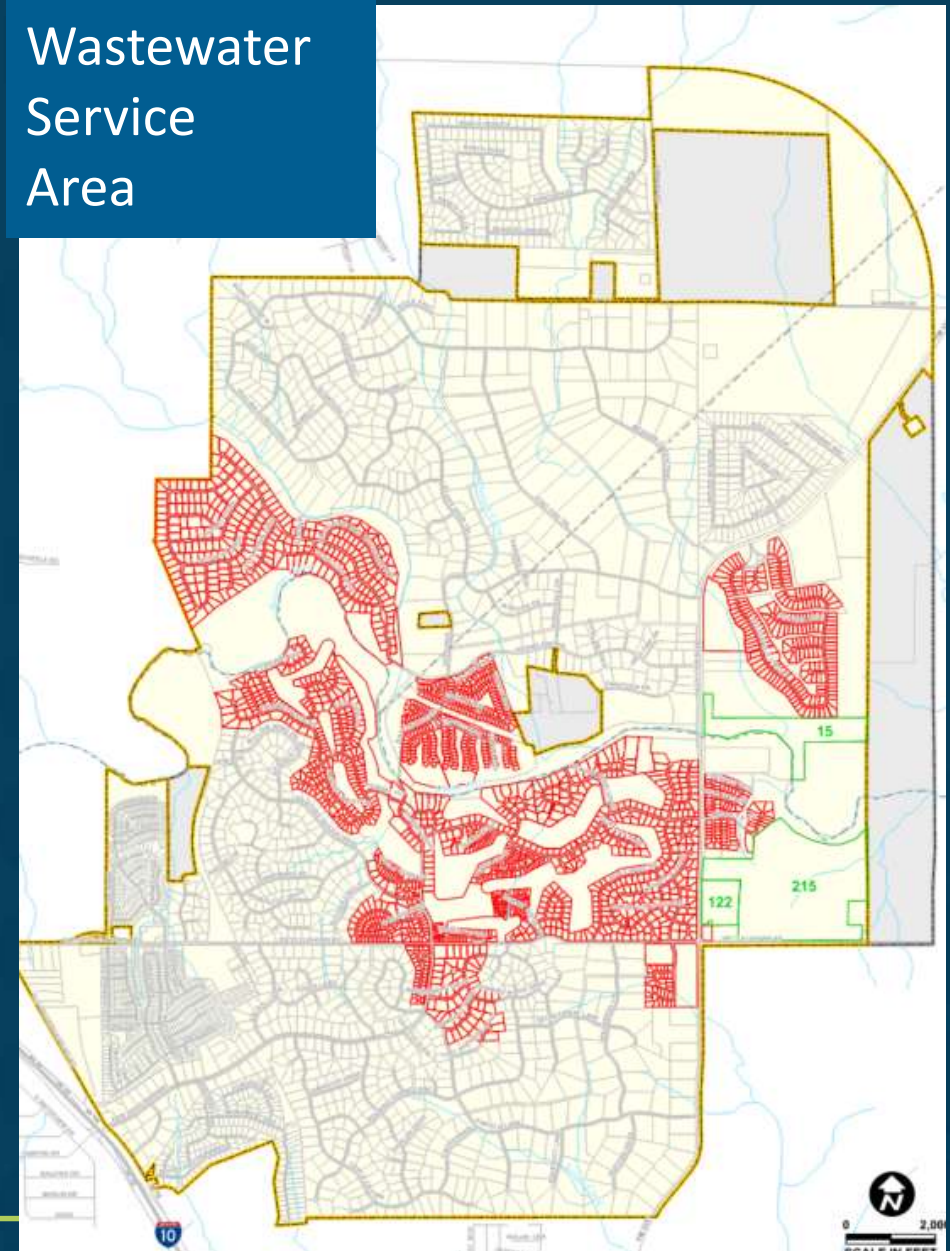


Growth Projections

Water Service Area



Wastewater Service Area



Growth Projections

Year	Water Service Area Connections	Wastewater Service Area Connections
2025	3,255	2,004
2035	4,650	2,356

Water Demand Projections

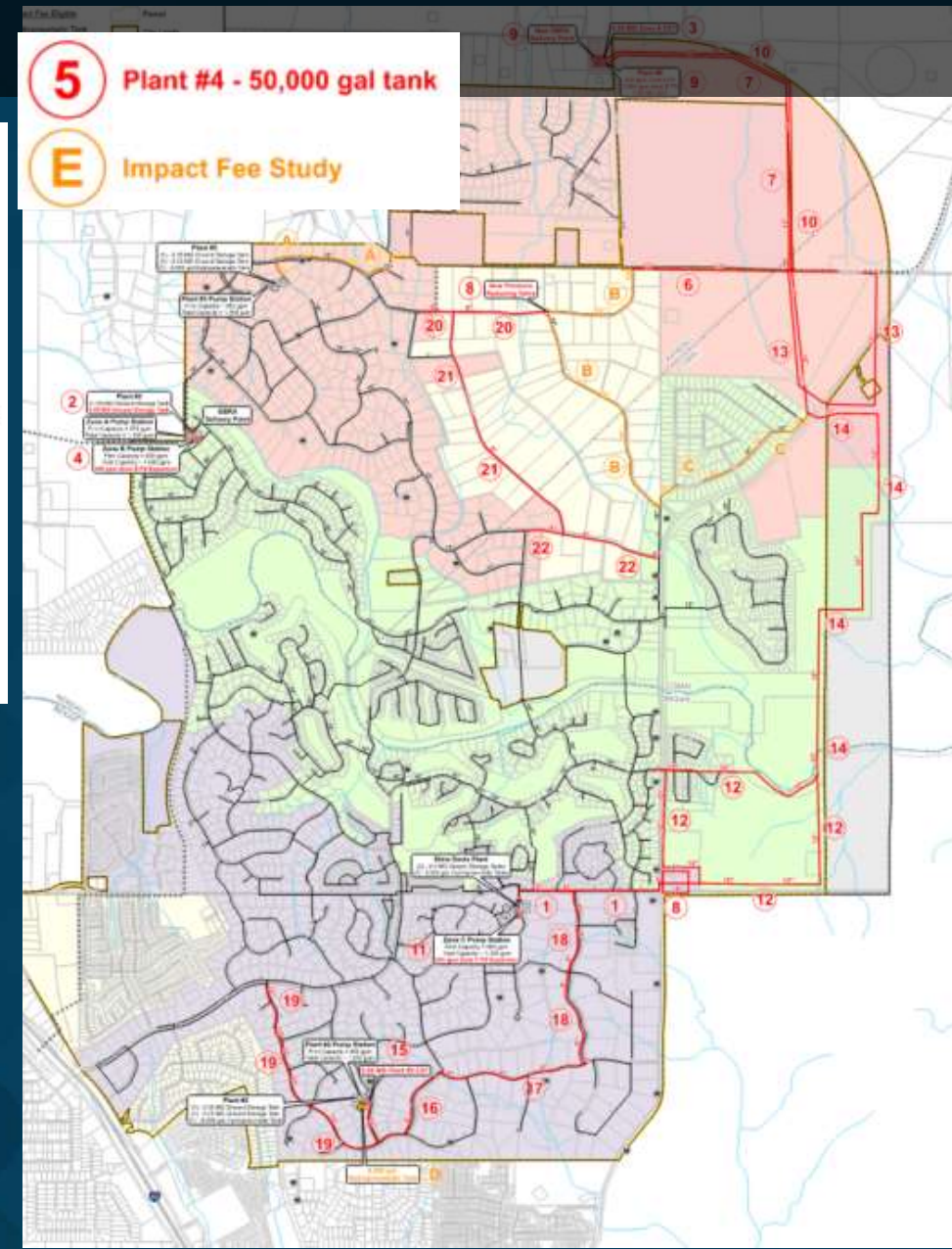
Year	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
2025	1.63	4.07	8.14
2035	2.33	5.81	11.63

Wastewater Flow Projections

Year	Average Annual Daily Flow (MGD)	Peak Wet Weather Flow (MGD)
2025	0.32	1.12
2035	0.38	1.32

Water Impact Fee CIP

- Proposed Impact Fee Eligible
- Valve
 - Pump Station
 - Ground Storage Tank
 - Elevated Storage Tank
 - Water Line
- Existing Impact Fee Eligible
- Hydropneumatic Tank
 - Water Line



Wastewater Impact Fee CIP

Proposed Impact Fee Eligible



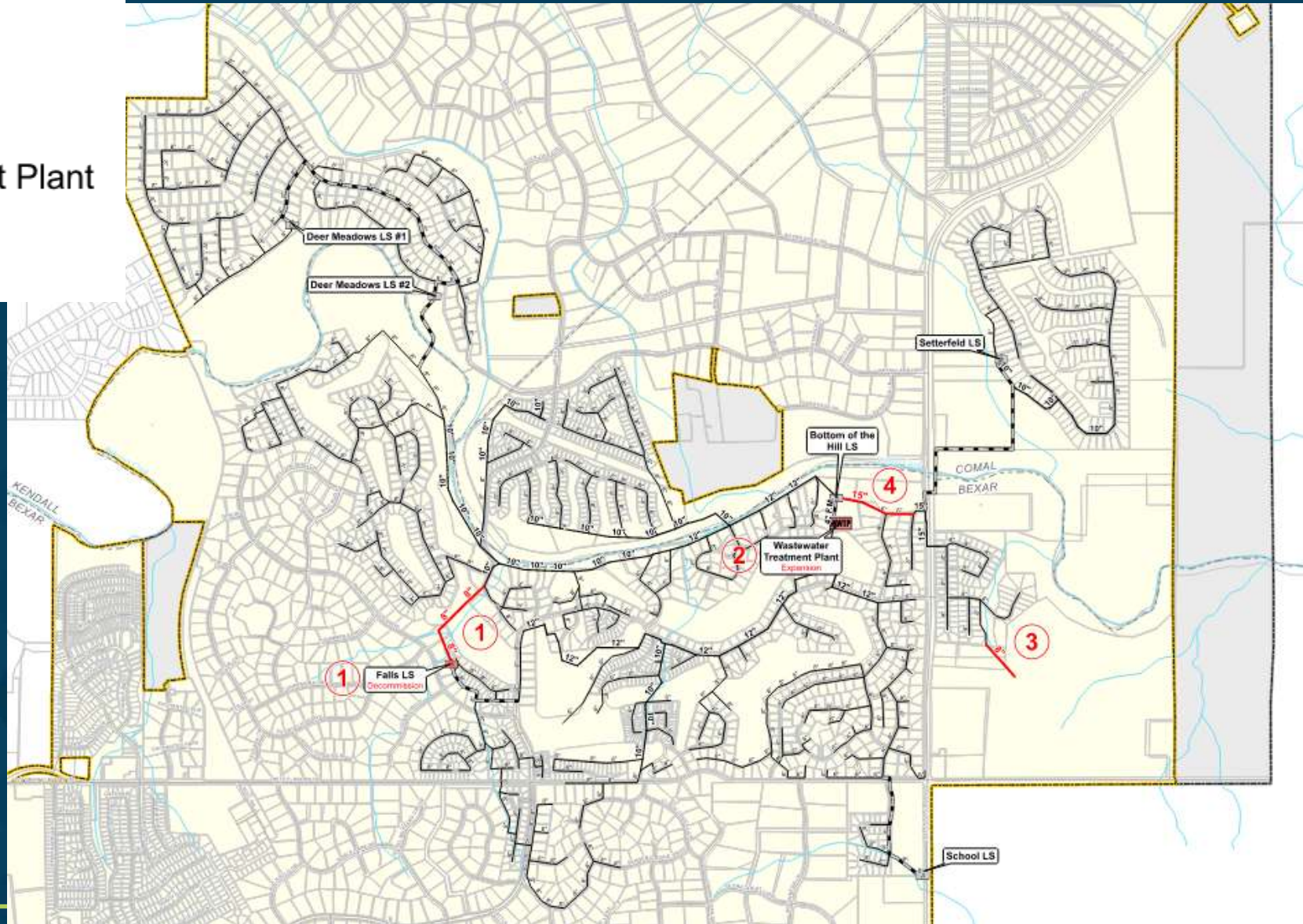
Lift Station



Wastewater Treatment Plant



Gravity Main



Project Schedule

- CIAC Meeting #1 March 20th
- CIAC Meeting #2 April 3rd
- Resolution to set the Date for the Public Hearing May 1st
- Public Hearing/Ordinance Adoption June 5th

Questions and Discussion

Water and Wastewater Impact Fee Update

