



ENGINEERING SERVICES

To: Mayor and Town Council

From: Dan Heischman, P.E., Assistant Director of Engineering Services

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager
Hulon T. Webb, Jr., P.E., Director of Engineering Services

Re: Ordinance – Impact Fee Update

Town Council Meeting – August 26, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon an ordinance adopting land use assumptions and a capital improvements plan and establishing impact fees for water, wastewater, and roadways, by amending Article 10.02, “Capital Improvements and Impact Fees,” of the Town of Prosper Code of Ordinances

Description of Agenda Item:

On August 12, 2025, the Town Council held a Public Hearing to receive public comments concerning the amendment of the land use assumptions and capital improvements plan, and the imposition of an impact fee for water, wastewater, and roadway utilities. At that meeting, the Town Council approved an amendment to the Town’s impact fee ordinance, including the updated LUA and CIP, based on setting the roadway, water and wastewater impact fees at 50% of the maximum allowable fee per the impact fee study.

The Town will begin assessing the new fees on all final plats approved by the Planning & Zoning Commission after the adoption of this ordinance with the allowance of final plat applications that have been accepted and are currently in the review process and expected to be approved by the Planning and Zoning Commission within 90 days of this ordinance. The attached ordinance has been prepared accordingly.

Budget Impact:

The amount of impact fees assessed and collected directly impacts the amount of funds the Town is able to use to offset the cost of capital improvements.

Legal Obligations and Review:

The impact fee update process has been performed in accordance with Section 395 of the TxLGC.

Attached Documents:

1. Impact Fee Ordinance

Town Staff Recommendation:

Staff recommends that the Town Council approve an ordinance adopting land use assumptions and a capital improvements plan and establishing impact fees for water, wastewater, and roadways, by amending Article 10.02, "Capital Improvements and Impact Fees," of the Town of Prosper Code of Ordinances.

Proposed Motion:

I move to approve an ordinance adopting land use assumptions and a capital improvements plan and establishing impact fees for water, wastewater, and roadways, by amending Article 10.02, "Capital Improvements and Impact Fees," of the Town of Prosper Code of Ordinances.