

Agenda Information Sheet**DEPARTMENT:** Capital Projects**CM/ ACM:** Mario Canizares**Date:** October 24, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding amending the City's Transportation Design Criteria Manual by adding new subsection 1.3 ("Guidelines for Perimeter Street Improvements"); providing a severability clause and an effective date.

SUMMARY

The purpose of this public hearing is to receive public input on the City's proposed Guidelines for Perimeter Street Paving, proposed as an amendment (new Section 1.3) to the City's Transportation Design Criteria Manual, discuss public input, provide direction to staff for any changes deemed necessary, and adopt an ordinance approving the amendment.

BACKGROUND

The Roadway Impact Fee Ordinance (Ordinance No. 2016-189, including the Roadway Impact Fee Study) was approved by the Council on June 21, 2016, with an effective date of July 5, 2016. The Roadway Impact Fees were set by the Council at \$2,000 for a single-family detached housing unit; approximately 20% of the Maximum Assessable Roadway Impact Fee ("rough proportionality" or "proportional cost") allowed by state law. Fees for commercial and industrial uses were discounted an additional 25% below residential use.

Ordinance No 2016-189 did not eliminate Perimeter Street Improvement requirements contained in Section 35.20.2.L of the Development Code. The Ordinance provided that guidelines could be adopted to administer the ordinance and for crediting "... the contribution of land, improvements or funding for construction of any System (Collector street and above) that is required or agreed to by the City,..." The Guidelines proposed herein are to serve those purposes.

Staff presented the proposed Guidelines for Perimeter Street Paving to the Council at a work session on September 12, 2017 (copy of AIS and attachments attached as Exhibit 2), after which the Council requested a Public Hearing be set for the Guidelines. Staff has met with members of the development community on 3 occasions to discuss the proposed Guidelines and communicated several more times to resolve concerns they have with the proposed Guidelines. Since the September 12, 2017 Council meeting, staff has continued to work with members of the development community to resolve their concerns. The Denton Community Development Alliance (DCDA) recently offered their suggested Guidelines, which are attached as Exhibit 3. Staff has incorporated all of DCDA's suggestions they can support into the current staff proposal.

The proposed Guidelines presented to the Council at the work session have been further modified as a result of discussions with the development community and to add guidelines for application of Credits to Roadway Impact Fees for right-of-way contributions and Perimeter Street improvements. The new proposed Guidelines are shown in Exhibit 4, with changes from the Sept. 12, 2017 version shown in "track changes" format.

The proposed Guidelines have been modified to (1) provide more flexibility to the City Engineer to modify pavement sections (type, width and thickness) based on the anticipated schedule for reconstruction of a roadway section, differences between existing and future roadway elevations and other design factors applicable to the street section; (2) provide guidance for Credits for Right-of-way and Construction; (3) indicate that credits would be described, including the computation method, in a Development Agreement with City participation requiring Development Agreement approval by the Council; and (4) indicating how staff decisions on Perimeter Street Paving Street Paving and determination of Credits could be appealed to the Council.

OPTIONS

1. Receive public input and approve the ordinance (Exhibit 5) amending the Transportation Design Criteria Manual to include a new Section 1.3 Guidelines for Perimeter Street Paving.
2. Receive public input, direct staff to make changes to the proposed Guidelines and return a modified ordinance for Council's consideration.

RECOMMENDATION

Option 1 - Receive public input and approve the ordinance (Exhibit 5) amending the Transportation Design Criteria Manual to include a new Section 1.3 "Guidelines for Perimeter Street Paving."

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Council Workshop on September 12, 2017

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 2.1 Optimize resources to improve quality of City Roadways

EXHIBITS

1. AIS
2. September 12, 2017 AIS for Council Work Session
3. DCDA Suggested Guidelines
4. Staff Proposed Guidelines for Perimeter Street Paving
5. Ordinance Adopting Guidelines for Perimeter Street Paving

Respectfully submitted:
Galen Gillum
Director of Capital Projects

Prepared by:
John T. Davis, PE
Senior Engineer