



AGENDA INFORMATION SHEET

DEPARTMENT: Development Services/Engineering Services

ACM: Cassandra Ogden

DATE: July 16, 2024

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending Ordinance No. 2016-189 and updating the Land Use Assumptions, Roadway Capital Improvement Plan, and the imposition of updated Roadway Impact Fees for designated service areas; adopting Roadway Impact Fees per service unit; establishing procedures for the assessment, collection, computation, expenditure, refund and general administration of Roadway Impact Fees; providing for the establishment of accounts for Roadway Impact Fees; providing construction, severability, and conflict clauses; providing for the amendment the Chapter 25 of the Code of Ordinances by creating and codifying Article VI, entitled "Roadway Impact Fees"; providing for codification of sections 25-252 through 25-275 in the Code of Ordinances; and providing for an effective date.

BACKGROUND

The City of Denton has been in the process of updating the Roadway Impact Fees as the next step of the adopted 2022 Mobility Plan.

The City of Denton retained Kimley-Horn to complete the Roadway Impact Fee update as the final step of the 2022 Mobility Plan and Roadway Impact Fee Updates. The City of Denton has presented to the Capital Improvement Advisory Committee (CIAC) on Oct. 26, Nov. 14, 2022, Dec. 14, 2022, and March 20, 2024, at a Developer Town Halls on Oct. 27, 2022, Sept. 4, 2023, and June 27, 2024 and at City Council on Nov. 15, 2022, Dec. 6, 2022, Dec. 12, 2023, and May 21, 2024. The final 2022 Roadway Impact Fee study, included as part of Exhibit 2, sets the maximum assessable impact fee per service unit that can be charge in each impact fee service area. Detailed information about how the fee is calculated, along with a list of all projects, is included in the study. Staff posted the Roadway Impact Fee Study to the City website and provided the information to the development community in December 2023 via email to receive feedback.

The City is working to adopt the roadway impact fees in accordance with the Chapter 395 Local Government Code associated with the Land Use Assumptions and the Capital Improvement Plans at least every 5 years. The last adopted Roadway Impact Fee Study was adopted in 2016.

RECOMMENDATION

Staff recommends approval of the ordinance as presented.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Capital Improvement Advisory Committee (CIAC) – Oct. 26, 2022 – Received Direction
Capital Improvement Advisory Committee (CIAC) – Nov. 14, 2022 – Received Direction
City Council – Nov. 15, 2022 – Received Direction
City Council – Dec. 6, 2022 – Received Direction

Capital Improvement Advisory Committee (CIAC) – Dec. 14, 2022 – Received Direction
City Council – Dec. 12, 2023 – Received Direction
Capital Improvement Advisory Committee (CIAC) – March 20, 2024 – Received Direction
City Council – May 21, 2024 – Received Direction
City Council – June 4, 2024 – Resolution Setting Public Hearing

ESTIMATED SCHEDULE OF PROJECT

- The Ordinance shall take effect on January 1, 2025

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance

Exhibit 3 – Ordinance No. 2016-189 Roadway Impact Fee

Exhibit 4 – Presentation

Respectfully submitted:
Brett Bourgeois, PE
City Engineer

Legal point of contact: Benjamin Samples at 940-349-8312.