



AGENDA INFORMATION SHEET

DEPARTMENT: Capital Projects/Engineering/Public Works

ACM: Cassandra Ogden

DATE: March 20, 2024

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding the updates to Roadway Impact Fees.

BACKGROUND

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

The purpose of the presentation and discussion is to include:

- A review on what impact fees are
- Why cities have impact fees
- Discussion on Service Areas developed and Land Use assumptions
- Development Impact Fee Capital Improvement Plan
- Service Units Examples and Redevelopment
- Impact Fee Methodology and Maximum Impact Fee Calculation
- Financial purpose of Roadway Impact Fees and Collection Free Options

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, 2022; Nov. 14, 2022; and Dec. 14, 2022; at a Developer Town Hall on Oct. 27, 2022; and Sept. 14, 2023; and at City Council on Nov. 15, 2022, Dec. 6, 2022; and Dec. 12, 2023. The final 2022 Roadway Impact Fee study, included as Exhibit 3, sets the maximum assessable impact fee per service unit that can be charged 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. In December 2023, Staff posted the Roadway Impact Fee Study to the City website and provided the information to the development community via email to receive feedback. A public hearing on the 2022 Roadway Impact Fee Study is anticipated to be held in Apr. 2024.

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

ESTIMATED SCHEDULE OF PROJECT

Anticipated opening of Public Hearing on Apr. 2, 2024

Anticipated adoption of Land Use Assumptions and Fee on May 7, 2024

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft Roadway Impact Fee Study

Exhibit 3 – Presentation

Respectfully submitted:

Brett Bourgeois, PE

Deputy City Engineer

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