



Weatherford City Council

AGENDA REPORT

Meeting Date: May 10, 2022

Staff Contact: Chad Marbut, Director of Capital Projects

Item Number: 2022-248-AR

Phone: 817-598-4006

SUBJECT: Receive a report, discuss and consider approval of Resolution R2022-16 setting a public hearing on the adoption of roadway impact fees.

BACKGROUND/DISCUSSION

In March 2021, City Council authorized an agreement with Kimley-Horn Associates to conduct a roadway impact fee study in adherence to, and under the authority of, Chapter 395 of the Texas Local Government Code. As part of these requirements, City Council established a Roadway Capital Improvements Advisory Committee (CIAC) under the recommendation of the Transportation Advisory Board. The first public hearing on Land Use Assumptions and the Capital Improvement Plan was held on February 22, 2022 with City Council approval given thereafter.

City staff and Kimley-Horn met with the CIAC on March 23, 2022 to present and discuss the updated roadway impact fee study and maximum assessable impact fees per service area. The CIAC considered the calculated rates, capital improvement needs, and compared each service area maximum fee to other comparable cities. Considerable discussion was had regarding the higher rate of Service Area 1 and whether it should be discounted, along with whether a discounted rate should be extended to non-residential developments across all service areas to incentivize economic development.

The maximum calculated fee per service area is below with a notation of cost per single family unit type for reference:

Service Area A: \$1,152 / vehicle-mile (\$5,312/Single Family Unit)

Service Area B: \$656 / vehicle-mile (\$3,023/Single Family Unit)

Service Area C: \$644 / vehicle-mile (\$2,971/Single Family Unit)

Collectively, the CIAC respectfully recommends City Council adopt 100% of the maximum impact fee within each Service Area for residential developments, and 75% of the maximum fee within each Service Area for non-residential developments. While this final recommendation was supported by all CIAC members, there was some support to adopt 100% of the maximum fee for non-residential and to consider a reduction in Service Area 1.

The CIAC respectfully yields the final consideration of rates to City Council and supports a periodic review of the collection rate versus development activity to identify future adjustments if necessary. A copy of the recommendation letter signed by all CIAC members is attached to this agenda item.

The next required step is adoption of a resolution to set the second public hearing to consider the adoption of roadway impact fees, which staff has proposed to take place at the June 14, 2022 City Council meeting.

FINANCIAL IMPACT

N/A

SUGGESTED ACTION

Staff recommends that the City Council approve Resolution R2022-16 setting a public hearing on the adoption of roadway impact fees.

ATTACHMENTS

- [Weatherford Roadway Impact Fee Study DRAFT.pdf](#)
- [CIAC Recommendation Letter.pdf](#)
- [R2022-16 RIF 2nd Public Hearing.pdf](#)