



**COMMUNITY IMPACT FEE ADVISORY COMMITTEE
CALLED SPECIAL SESSION MINUTES
FEBRUARY 13, 2024**

*This meeting was live streamed on Manor's YouTube Channel at
<https://www.youtube.com/@cityofmanorsocial/streams>*

PRESENT:

COMMISSIONERS:

Cresandra Hardeman, Chairperson, Place 3 (*Absent*)
Julie Leonard, Place 1 (*Absent*)
Prince John Chavis, Place 2
Felix Piaz, Place 4
Celestine Sermo, Place 5 (*Absent*)
Cecil Meyer, Place 6
Jim Terry, Place 7
Barth Timmermann, Developer Representative

CITY STAFF:

Pauline Gray, City Engineer
Scott Dunlop, Development Services Director
Michael Burrell, Planning Coordinator
Mandy Miller, Development Services Supervisor
Officer Estrada

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Community Impact Fee (CIF) Advisory Committee present, the Called Special Session of the Manor CIF Advisory Committee was called to order by Commissioner Paiz at 8:50 p.m. on Tuesday, February 13, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

- 1. Consideration, discussion, and possible action to approve the minutes for the January 10, 2024, Community Impact Fee Advisory Committee Regular Session.**

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Chavis to approve the January 10, 2024, Community Impact Fee Advisory Committee Regular Session minutes.

There was no further discussion.

Motion to Approve carried 5-0.

REGULAR AGENDA

2. Consideration, discussion, and possible action on Revised Roadway Impact Fee calculations.

Engineer Gray stated there was discussion at the last meeting to remove the thoroughfare plan items from the estimates for the impact fees. She stated all cities with Roadway Impact Fees include their thoroughfare plan improvements, which is one of the main reasons to assess this fee, therefore she has chosen to leave them in her calculations.

Engineer Gray gave a presentation. (*See attached*) She stated she was opening this item up for discussion. She recommended setting an amount to recommend to City Council.

Discussion was held regarding the areas of growth within Manor.

Engineer Gray clarified the different ways recommendations could be made to City Council.

Discussion was held pertaining to the actions that could be taken regarding the Roadway Impact Fee. Consideration was given to the various possible ways Council would approve the fees when recommendations were made.

The Commissioners contemplated the effects this fee would have on development. Developer Representative Timmermann cautioned against setting a fee higher than approximately \$1.00 (one dollar) per foot. He stated his research on this fee shows anything higher could negatively impact commercial development.

Discussion was held regarding development inside the city limits versus in the ETJ. Concerns were raised about Developers choosing to develop outside the city limits to avoid impact fees.

Engineer Gray outlined the ways the impact fees could be used to improve the roadway systems in Manor. She explained the funds could only be used to create new roads or to increase capacity on existing roads.

Director Dunlop spoke regarding the history of discussion and consideration by City Council to annex certain county roads. He also addressed concerns regarding developments that would pay traffic mitigations, reassuring the Commission they would not be charged twice. He stated the amount paid toward mitigations would reduce the amounts they would pay in roadway impact fees.

Discussion was held regarding how the fee would be implemented in the event the development had to pay mitigation costs to outside agencies such as Travis County or TxDOT. Director Dunlop explained the implementation of the fees would be set forth by the ordinances and policies. He stated there were no ways to definitively address this concern at this time with no policies or ordinances in place.

Commissioner Paiz requested clarification on the step that needed to be taken now to move forward. Engineer Gray stated A Fee Amount needed to be set. She reviewed the recommended calculation amounts which were \$1,455.08 for Service Area 1, \$1,034.01 for Service Area 2, and \$1,095.19 for Service Area 3.

Engineer Gray answered questions regarding the setting of the maximum impact fee and how the calculations were made.

Commissioner Chavis recapped the areas of consideration for this item. He requested to hear any issues with the calculations, the projects that were projected for the services areas, and any items that they felt needed to be removed from consideration. He stated he did not suggest taking any of the projects out.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Terry to approve the revised Roadway Impact Fee Calculations.

There was no further discussion.

Motion to Approve carried 5-0.

3. Consideration, discussion, and possible action on Comparison of Roadway Impact Fees.

Engineer Gray presented the Comparison of Roadway Impact Fees in her presentation. (*See attached presentation*) She stated she included Hutto as requested. She pointed out that Hutto only had one service area. She acknowledged Hutto and Round Rock set 2 different amounts for Residential and Non-Residential. She agreed to investigate how they set their fees.

Discussion was held regarding the Comparison Chart.

There was no further discussion.

No Action was Taken.

4. Consideration, discussion, and possible action on sending the land use and service area maps to City Council in order for Council to set a date for public hearings on the maps.

Engineer Gray presented the Manor Impact Fee Map. (*See attached presentation*) She stated she used the same Land Use Map that was used for the Water/Wastewater. She stated the map indicated the service areas as previously discussed. She stated that unless the service areas needed to be adjusted, the map should be ready to approve and send to City Council.

MOTION: Upon a motion made by Developer Representative Timmermann and seconded by Commissioner Chavis to approve the land use and service area maps to be sent to Council in order for a public hearing to be held on the maps.

There was no further discussion.

Motion to Approve carried 5-0.

5. Consideration, discussion, and possible action on approving the roadway project lists for the roadway impact fee.

Engineer Gray presented the Capital Improvement Projects for Roadway Impact Fees for all 3 service areas. (*See attached presentation*) She stated this was previous discussed with agenda item #3. If there were no projects being added or removed, a vote to approval of the projects list was all that was needed for this agenda item.

MOTION: Upon a motion made by Commissioner Chavis and seconded by Commissioner Terry to approve the Roadway Project Lists for each service area.

There was no further discussion.

Motion to Approve carried 5-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Chavis to adjourn the Called Special Session of the Manor CIF Advisory Committee at 9:39 p.m. on Tuesday, February 13, 2024.

There was no further discussion.

Motion to Adjourn carried 5-0.

These minutes were approved by the Community Impact Fee Advisory Committee on the 10th day of July 2024.

APPROVED:

Chairperson

Jeffrey Stensland

ATTEST:

Mandy Miller

Development Services Supervisor



City of Manor
Roadway Impact Fee - Revised

Roadway impact fee background

- Roadway Impact fees are one-time fees.
- They typically are assessed at plat recordation stage of the development process
- They are typically paid at the building permit stage of the development process
- Roadway impact fees are used to recover costs associated with roadway infrastructure that will be needed to serve future development in the City
- Roadway impact fees are governed by Chapter 395 of the Texas Local Government Code;
- Impact fees were established in Texas in 1987
- Water, Wastewater, Roadway, and Drainage impact fees allowed in Texas
- Manor already has water and wastewater impact fees

Service Units - recap

WHAT IS A SERVICE UNIT?

- ❖ FOR ROADWAY IMPACT FEES THE SERVICE UNIT IS A VEHICLE MILE, NOT LUES
- ❖ IN ORDER TO DETERMINE THE COST PER SERVICE UNIT, THE ESTIMATED GROWTH IN VEHICLE MILES IN EACH SERVICE AREA NEEDS TO BE CALCULATED FOR A TEN-YEAR PERIOD (2023-2033)
- ❖ ALL CURRENTLY DEVELOPED LAND AND ALL DEVELOPABLE LAND WILL BE CATEGORIZED AS EITHER RESIDENTIAL OR NON-RESIDENTIAL.
- ❖ NON-RESIDENTIAL WILL BE BROKEN INTO THREE (3) CATEGORIES:
 - ❖ RETAIL, SERVICE, AND BASIC

Service areas

- Currently three service areas are proposed for Manor.
- A service area is limited to a maximum six-mile trip length.
- Roadway impact fees differ from water and wastewater fees.
Roadway impact fees are required to be used in the service area where the fee is assessed, whereas, for water and wastewater, those fees can be used for citywide projects.

Vehicle miles calculations

- ❖ THE VEHICLE MILES FOR RESIDENTIAL ARE CALCULATED BY MULTIPLYING THE TDF FOR EITHER SINGLE-FAMILY OR MULTIFAMILY BY THE NUMBER OF DWELLING UNITS
- ❖ THE NON-RESIDENTIAL VEHICLE MILES WERE CALCULATED BY ESTIMATING THE SQUARE FOOTAGE OF EACH NON-RESIDENTIAL USE AND THEN MULTIPLYING THE TDF BY THE NUMBER OF THOUSAND SQUARE FEET FOR EACH LAND USE.
- ❖ THE RESIDENTIAL AND NON-RESIDENTIAL VEHICLE MILES WERE ADDED TOGETHER TO GET A TOTAL VEHICLE MILES FOR EACH SERVICE AREA.

Vehicle miles

❖ THE TOTAL ESTIMATED VEHICLE MILES TO BE ADDED BETWEEN 2023 AND 2033:

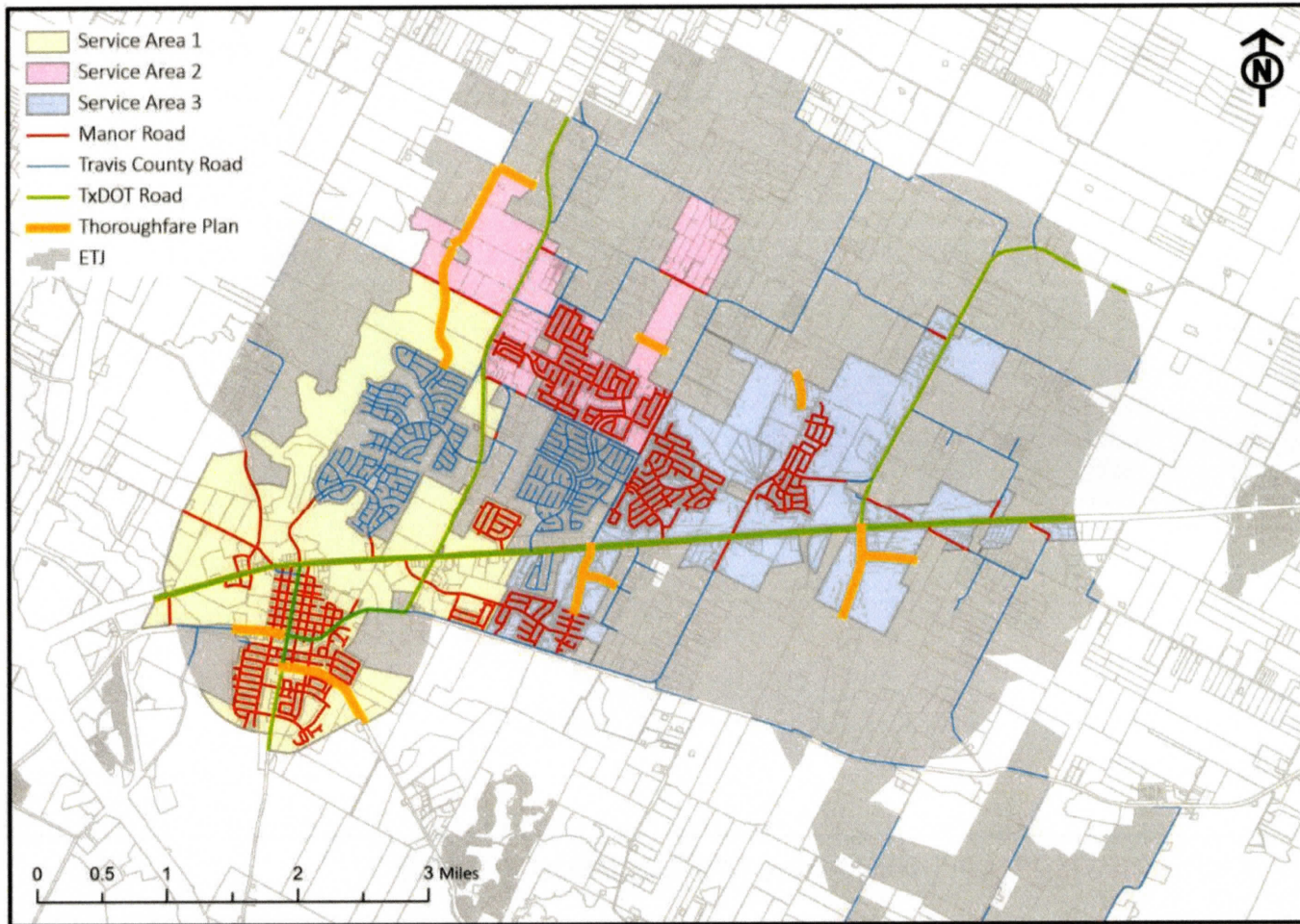
❖ SERVICE AREA 1 = 17,621 MILES

❖ SERVICE AREA 2 = 11,997 MILES

❖ SERVICE AREA 3 = 13,500

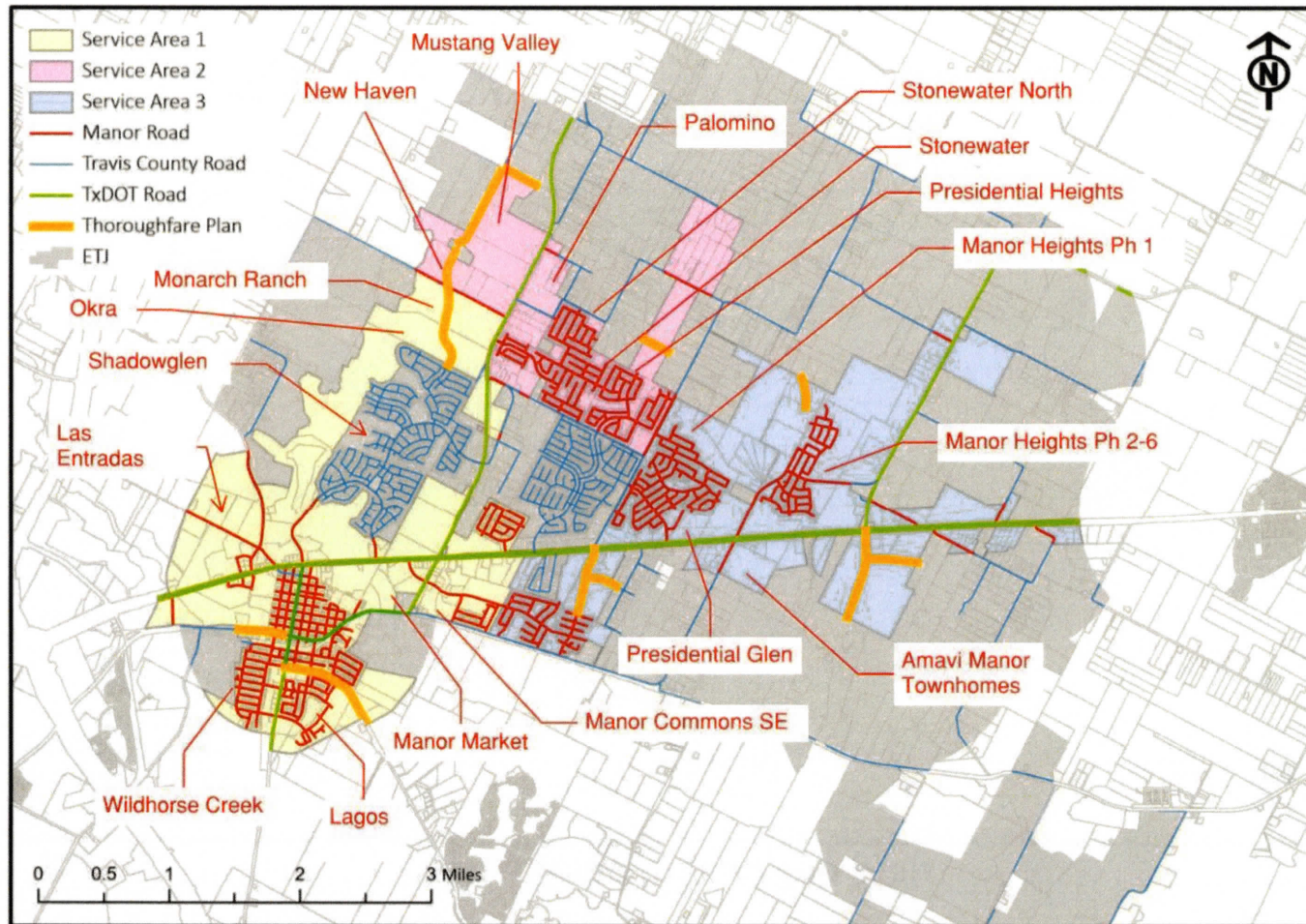
❖ TOTAL MILES ADDED = 43,118 (ALL 3 SERVICE AREAS)

Manor Road Impact Fee Map



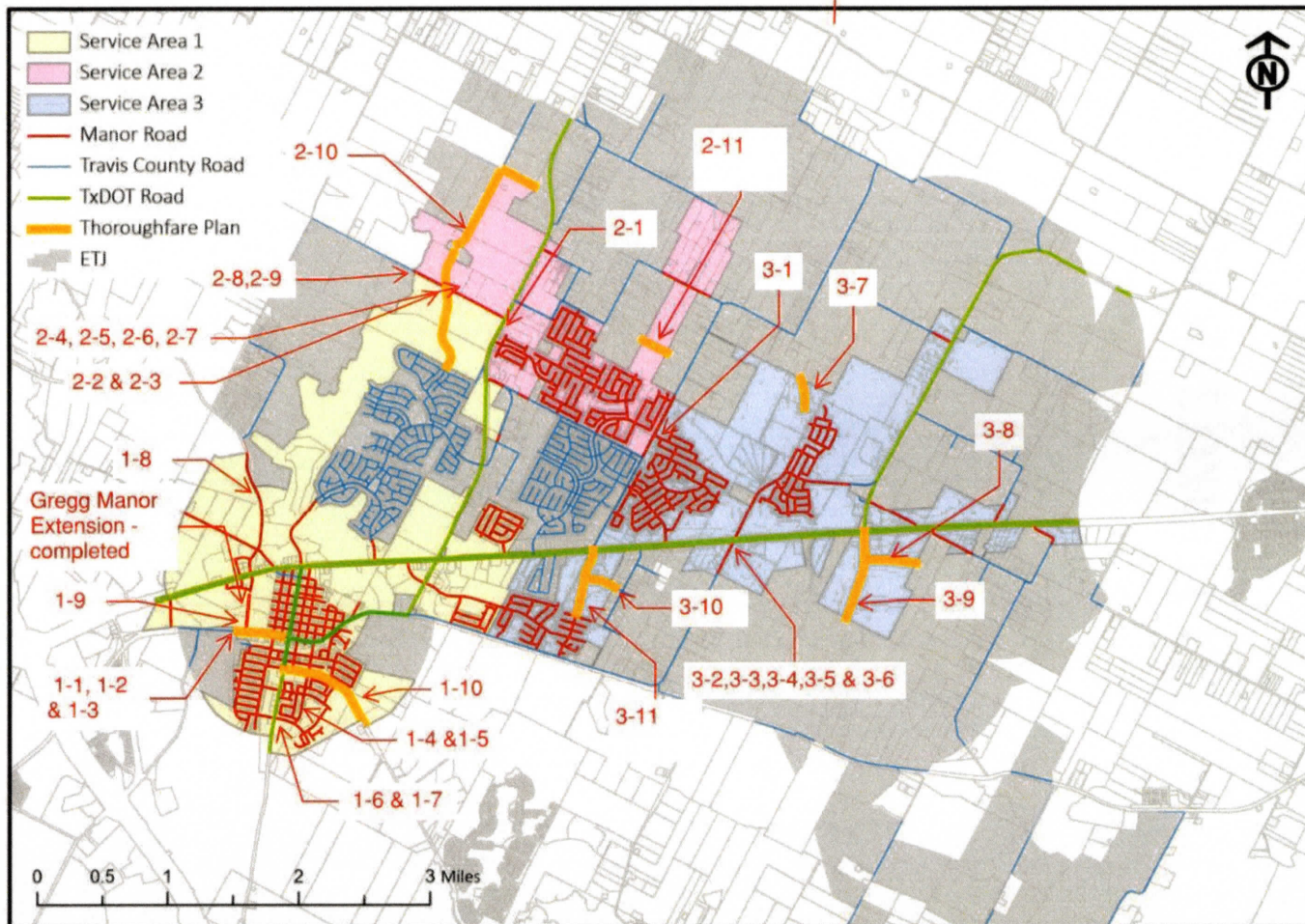
Manor Road Impact Fee Map

Subdivision Locations



Manor Road Impact Fee Map

Project Locations



Capital Improvement Projects for Roadway Impact Fees - Service Area 1							
Service Area	Proj. #	Roadway	Project	% in Service Area	Estimated Cost for Portion in Service Area	Project Source (TIA/Thoroughfare Plan)	Notes
1	1-1	West Parsons	Construction of a left turn lane on eastbound approach	100%	\$500,000.00	Las Entradas	
	1-2	West Parsons	Construction of right turn lane on the westbound approach	100%	\$500,000.00	Las Entradas	
	1-3	West Parsons/Gregg Manor	Installation of a trafficsignal	100%	\$650,000.00	Las Entradas	
	1-4	LaPoyner/Lexington	NB left turn lane - 100 ft storage & 100 ft of taper	100%	\$200,000.00	Wildhorse Commercial	
	1-5	LaPoyner/ Lexington EB	Restripe approach providing exclusive left and through-righter turn lanes	100%	\$10,000.00	Wildhorse Commercial	
	1-6	Murchison @ FM 973 EB	Restripe approach providing exclusive left and through-righter turn lanes	100%	\$10,000.00	Wildhorse Commercial	
	1-7	Murchison @ FM 973 NB	NB left turn lane - 100 ft storage & 100 ft of taper	100%	\$200,000.00	Wildhorse Commercial	
	1-8	Gregg Manor Road	Expansion to Major Arterial	100%	\$7,000,000.00	Thoroughfare Plan	
	1-9	West Parsons	Expansion to Major Arterial	100%	\$4,000,000.00	Thoroughfare Plan	
	1-10	Blake Manor/Brenham	Expansion to Major Arterial	100%	\$5,500,000.00	Thoroughfare Plan	
	1-11	FM 973/Gregg Lane	Westbound through-receiving lane - 850 feet	40%	\$120,000.00	Thoroughfare Plan	60% in Service Area 2 (2-1)
	1-12	Gregg Ln between FM 973 and driveway 3	Expand roadway cross section	40%	\$680,000.00	Thoroughfare Plan	60% in Service Area 2(2-2)
	1-13	Driveway 3 and Gregg Ln	Add EB right turn bay	40%	\$60,000.00	Thoroughfare Plan	60% in Service Area 2 (2-3)
	1-14	Gregg Ln at Roadway 1	Install 425' eastbound left turn lane	40%	\$58,000.00	Thoroughfare Plan	60% in Service Area 2 (2-4)
	1-15	Gregg Ln at Roadway 1	Install 235' westbound right turn lane	40%	\$58,000.00	Thoroughfare Plan	60% in Service Area 2 (2-5)
	1-16	Gregg Lane at Roadway 2	Install 425' eastbound left turn lane	40%	\$58,000.00	Thoroughfare Plan	60% in Service Area 2 (2-6)
	1-17	Gregg Lane at Commercial Driveway 1	Install 415' westbound right turn lane	40%	\$58,000.00	Thoroughfare Plan	60% in Service Area 2 (2-7)
	1-18	Gregg Lane	Widen to 1-34E from Roadway 1 to FM 973	40%	\$378,000.00	Thoroughfare Plan	60% in Service Area 2 (2-8)
	1-19	Gregg Lane	Expansion to Minor Arterial	40%	\$2,400,000.00	Thoroughfare Plan	60% in Service Area 2 (2-9)
	1-20	Cameron Road	Expansion to Major Arterial	40%	\$3,200,000.00	Thoroughfare Plan	60% in Service Area 2 (2-10)
			Total Cost		\$25,640,000.00		

Capital Improvement Projects for Roadway Impact Fees - Service Area 2							
Service Area	Proj. #	Roadway	Project	% in Service Area	Estimated Cost for Portion in Service Area	Project Source (TIA/Thoroughfare Plan)	Notes
2	2-1	FM 973/Gregg Lane	Westbound through-receiving lane - 850 feet	60%	\$180,000.00	Palomino	40% in Service Area 1
	2-2	Gregg Ln between FM 973 and driveway 3	Expand roadway cross section	60%	\$1,020,000.00	Monarch Ranch	40% in Service Area 1
	2-3	Driveway 3 and Gregg Ln	Add EB right turn bay	60%	\$90,000.00	Monarch Ranch	40% in Service Area 1
	2-4	Gregg Ln at Roadway 1	Install 425' eastbound left turn lane	60%	\$87,000.00	New Haven	40% in Service Area 1
	2-5	Gregg Ln at Roadway 1	Install 235' westbound right turn lane	60%	\$87,000.00	New Haven	40% in Service Area 1
	2-6	Gregg Lane at Roadway 2	Install 425' eastbound left turn lane	60%	\$87,000.00	New Haven	40% in Service Area 1
	2-7	Gregg Lane at Commercial Driveway 1	Install 415' westbound right turn lane	60%	\$87,000.00	New Haven	40% in Service Area 1
	2-8	Gregg Lane	Widen to 1-34E from Roadway 1 to FM 973	60%	\$567,000.00	New Haven	40% in Service Area 1
	2-9	Gregg Lane	Expansion to Minor Arterial	60%	\$6,000,000.00	Thoroughfare Plan	40% in Service Area 1
	2-10	Cameron Road	Expansion to Major Arterial	60%	\$3,600,000.00	Thoroughfare Plan	40% in Service Area 1
	2-11	Johnson Road	Exension - Minor Arterial	100%	\$600,000.00	Thoroughfare Plan	
			Total Cost		\$12,405,000.00		

Capital Improvement Projects for Roadway Impact Fees - Service Area 3							
Service Area	Proj. #	Roadway	Project	% in Service Area	Estimated Cost for Portion in Service Area	Project Source (TIA/Thoroughfare Plan)	Notes
3	3-1	Bois D'arc	Expand roadway by 4' - City Portion	100%	\$700,000.00	Minimax	
	3-2	Old Kimbro Road (SB)	Add 375 LF and 100' Taper SBR Lane	100%	\$125,000.00	Manor Heights	
	3-3	Old Kimbro Road	Install 700' EB Right turn Lane (550' deceleration lane with 150' taper)	100%	\$280,000.00	Amavi	
	3-4	Old Kimbro Road	Extend the existing left turn lane by an additional 750' and a new 150' taper (constructed with residential - 1st Phase)	100%	\$360,000.00	Amavi	
	3-5	Old Kimbro Road	Install 300' NB right turn lane (250' storage + 50' taper)	100%	\$120,000.00	Amavi	
	3-6	Old Kimbro Road	Expansion to Major Arterial	100%	\$8,000,000.00	Thoroughfare Plan	
	3-7	Old Kimbro	Major Arterial	100%	\$750,000.00	Thoroughfare Plan	
	3-8	Voelker Extension	Minor Arterial	100%	\$700,000.00	Thoroughfare Plan	
	3-9	FM 1100 Extension	Minor Arterial	100%	\$1,000,000.00	Thoroughfare Plan	
	3-10	Viking Jack	Street extension - minor arterial	100%	\$750,000.00	Thoroughfare Plan	
	3-11	Bois D'arc Extension	Minor Arterial	100%	\$2,000,000.00	Thoroughfare Plan	
			Total Cost		\$14,785,000.00		

Roadway impact for each service area – with thoroughfare plan projects

- The maximum impact fee allowable in each of the three service areas is calculated by dividing the Roadway Impact Fee CIP Attributable to Growth by the number of vehicle-miles in the corresponding Service Area.
- This calculation is performed for each service area individually; each service area has a stand-alone Roadway Impact Fee CIP and 10-year growth projection.

Maximum Roadway impact fees per service area – with thoroughfare projects

- CALCULATIONS = SERVICE AREA IMPROVEMENT COSTS/NUMBER OF VEHICLE MILES ADDED
- SERVICE AREA 1 = $\$25,640,000/17621 = \1455.08 per vehicle mile
- SERVICE AREA 2 = $\$12,405,000/11997 = \1034.01 per vehicle mile
- SERVICE AREA 3 = $\$14,785,000/13500 = \1095.19 per vehicle mile

Roadway impact fees per service area- with thoroughfare plan projects – with credits

- SERVICE AREA 1- Max Impact fee: \$1455.08 per vehicle mile
- SERVICE AREA 1 – 50% Impact fee: \$727.54 per vehicle mile
- SERVICE AREA 1 – 75% Impact fee: \$363.77

- SERVICE AREA 2 – Max Impact fee: \$1034.01 per vehicle mile
- SERVICE AREA 2 – 50% Impact fee: \$517.01per vehicle mile
- SERVICE AREA 2 – 75% Impact fee: \$258.50

- SERVICE AREA 3 - Max Impact fee: \$1095.19 per vehicle mile
- SERVICE AREA 3 – 50% Impact fee: \$547.60 per vehicle mile
- SERVICE AREA 3 – 75% Impact fee: \$273.80 per vehicle mile

CALCULATION OF ROADWAY IMPACT FEES

- The calculation of roadway impact fees for new development involves a two-step process. Step one is the calculation of the total number of service units that will be generated by the development. Step two is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

$$\begin{array}{ccccc} \text{No. of Development} & & \times & & \text{Vehicle-miles} & = & \text{Development's} \\ \text{Units} & & & & \text{per development unit} & & \text{Vehicle-miles} \end{array}$$

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

$$\begin{array}{ccccc} \text{Development's} & & \times & & \text{Fee per} & & = & & \text{Impact Fee due} \\ \text{Vehicle-miles} & & & & \text{vehicle-mile} & & & & \text{from Development} \end{array}$$

CALCULATION EXAMPLES –with thoroughfare plan projects included in fee calculations

- SERVICE AREA 1 HAS A MAXIMUM COST PER VEHICLE MILE OF \$1455.08

Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles
2150 vehicle-miles x \$1455.08/vehicle-mile = \$3,128,422

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles
78 vehicle-miles x \$1455.08 /vehicle-mile = \$113,496.24

50% credit of maximum fee

- SERVICE AREA 1 - 50% FEE PER VEHICLE MILE OF \$727.54

Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles
2150 vehicle-miles x \$727.54/vehicle-mile = \$1,564,211

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles
78 vehicle-miles x \$727.54 /vehicle-mile = \$56,748.12

75% credit of maximum fee

- SERVICE AREA 1 - 75% FEE PER VEHICLE MILE OF \$363.77

Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles
2150 vehicle-miles x \$363.77/vehicle-mile = \$782,105.50

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles
78 vehicle-miles x \$363.77 /vehicle-mile = \$28,374.06

Maximum fee

50,000 s.f. Retail Center – Maximum Fee:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$1455.08 /vehicle-mile = \$283,740.60

100,000 s.f. Industrial Development – Maximum Fee:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$1455.08 /vehicle-mile = \$552,930.40

50% credit of maximum fee

50,000 s.f. Retail Center – 50% Fee:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$727.54 /vehicle-mile = \$141,870.30

100,000 s.f. Industrial Development – 50% Fee:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$727.54 /vehicle-mile = \$276,465.20

75% credit of maximum fee

50,000 s.f. Retail Center – 75% Fee:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$363.77 /vehicle-mile = \$70,935.15

100,000 s.f. Industrial Development – 75% Fee:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$363.77 /vehicle-mile = \$138,232.60

Maximum fee

- SERVICE AREA 2 - MAXIMUM COST PER VEHICLE MILE OF \$ 1034.01

- Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles
2150 vehicle-miles x \$1034.01 /vehicle-mile = \$2,223,121.50

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles
78 vehicle-miles x \$1034.01/vehicle-mile = \$80,652.78

50% credit of maximum fee

- SERVICE AREA 2 - 50% FEE PER VEHICLE MILE OF \$517.01

- Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles

2150 vehicle-miles x \$517.01 /vehicle-mile = \$1,111,571.50

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. unit = 78 vehicle-miles

78 vehicle-miles x \$517.01/vehicle-mile = \$40,326.78

75% credit of maximum fee

- SERVICE AREA 2 - 75% FEE PER VEHICLE MILE OF \$258.50

- Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles
2150 vehicle-miles x \$258.50 /vehicle-mile = \$555,775.00

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles
78 vehicle-miles x \$258.50/vehicle-mile = \$20,163.00

Maximum fee

50,000 s.f. Retail Center –MAXIMUM FEE:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$1034.01 /vehicle-mile = \$201,631.95

100,000 s.f. Industrial Development – MAXIMUM FEE:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$1034.01 /vehicle-mile = \$392,923.80

50% credit of maximum fee

50,000 s.f. Retail Center – 50% FEE:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$517.01/vehicle-mile = \$100,815.98

100,000 s.f. Industrial Development – 50% FEE:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$517.01 /vehicle-mile = \$196,463.80

75% credit of maximum fee

50,000 s.f. Retail Center – 50% FEE:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$258.50/vehicle-mile = \$50,407.50

100,000 s.f. Industrial Development – 50% FEE:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$258.50 /vehicle-mile = \$968,230.00

Maximum fee

- SERVICE AREA 3 HAS A MAXIMUM FEE OF \$ 1095.19

- Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles
2150 vehicle-miles x \$1095.19 /vehicle-mile = \$2,354,658.50

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles
78 vehicle-miles x \$1095.19 /vehicle-mile = \$85,424.82

50% credit of maximum fee

- SERVICE AREA 3 50% FEE OF \$ 547.60

- Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles

2150 vehicle-miles x \$547.60 /vehicle-mile = \$1,177,340.00

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles

78 vehicle-miles x \$547.60 /vehicle-mile = \$42,712.80

75% credit of maximum fee

- SERVICE AREA 3 75% FEE OF \$273.80

- Single-Family Dwelling:

500 dwelling units x 4.3 vehicle-miles/dwelling unit = 2150 vehicle-miles
2150 vehicle-miles x \$273.80 /vehicle-mile = \$588,670.00

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 78 vehicle-miles
78 vehicle-miles x \$273.80 /vehicle-mile = \$21,356.40

Maximum fee

50,000 s.f. Retail Center – MAX FEE:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$1095.19 /vehicle-mile = \$213,562.05

100,000 s.f. Industrial Development – MAX FEE:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$1095.19 /vehicle-mile = \$416,172.20

50% credit of maximum fee

50,000 s.f. Retail Center – 50% FEE:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$547.60 /vehicle-mile = \$106,782.00

100,000 s.f. Industrial Development – 50% FEE:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$547.60 /vehicle-mile = \$208,088.00

75% credit of maximum fee

50,000 s.f. Retail Center – 75% FEE:

50 (1,000 s.f. units) x 3.9 vehicle-miles/1,000 s.f. units = 195 vehicle-miles

195 vehicle-miles x \$273.80 /vehicle-mile = \$53,391.00

100,000 s.f. Industrial Development – 75% FEE:

100 (1,000 s.f. units) x 3.8 vehicle-miles/1,000 s.f. units = 380 vehicle-miles

380 vehicle-miles x \$273.80 /vehicle-mile = \$104,044.00

Comparison of roadway impact fees

Comparison of roadway impact fees

City	Roadway Impact Fee
Austin	High = \$5742, Low = \$1472
Bastrop	Working on fees currently
Bartlett	Nothing at this time
Belton	Impact Fees do not seem appropriate, timely, or an affordable process for the community at this time, and would discourage development.
Buda	
Elgin	
Florence	
Georgetown	
Harker Heights	High = \$4577, Low = \$1247
Holland	Nothing at this time
Hutto	Residential - \$784.31 per vehicle mile; Non-residential - \$400 per vehicle mile
Jarrell	Nothing at this time
Kyle	Nothing at this time
Liberty Hill	Nothing at this time
Leander	High = \$2179, Low = \$287
Manor	Nothing at this time
Pflugerville	High = \$3156, Low = \$1590
Round Rock	Increases over three years - set fee based on residential or non-residential - currently \$1,130 per residential service unit and \$628 per non-residential service unit
Salado	
Taylor	Nothing at this time
Temple	Just updated - High = \$1,500, Low = \$710*
Troy	Nothing at this time
Waco	Nothing at this time
	Varies by service area and land use

Service areas comparison

City of Manor		
Roadway Impact Fees		
Service Areas Comparison		
City	Number of Service Areas	Total Area of City in Sq Miles
Austin	17	319.94
Georgetown	9	59.63
Hutto	1	12.39
Leander	5	37.70
Manor	3	10.59
Pflugerville	3	25.57
Round Rock	3	38.00
Taylor	3	20.62
Waco	11	101.15

Cities without roadway impact fees

Bartlett
Belton
Buda
Elgin
Florence
Harker Heights
Holland
Jarrell
Kyle
Liberty Hill
Salado
Temple
Troy

Why cities don't have roadway impact fees currently

City of Manor	
Roadway Impact Fees	
No Impact Fee Cities	
City	Reason for not having Roadway Impact Fees
Bartlett	Due to size, population, and limited growth there is no reason to have fees.
Belton	Impact Fees do not seem appropriate, timely, or an affordable process for the community at this time, and would discourage development.
Buda	Looking into roadway impact fees
Elgin	Roadway improvements would be required on state roads; impact fees cannot be used on these.
Florence	Due to size, population, and limited growth there is no reason to have fees.
Harker Heights	Just instituted wastewater impact fee for specific area of City; no reason at this time to create roadway impact fees.
Holland	Due to size, population, and limited growth there is no reason to have fees.
Jarrell	Do not have impact fee advisory committee
Kyle	Focusing on water/wastewater update
Liberty Hill	Impact Fees do not seem appropriate, timely, or an affordable process for the community at this time, and would discourage development.
Salado	Concerned about how it would affect development
Temple	Nothing at this time
Troy	Due to size, population, and limited growth there is no reason to have fees.