

Bastrop Impact Fee Advisory Committee

Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



April 27, 2023

Agenda - Impact Fee Advisory Committee at 6:00 PM

Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. **WORKSHOP**

3A. Presentation and discussion on Land Use Assumptions Recap, Capital Improvement Plan Requirements and Draft Capital Improvement Plans for City Council.

4. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, April 21, 2023 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Keehren Baah
Keehren Baah, Assistant Director of Development Services



STAFF REPORT

MEETING DATE: April 27, 2023

TITLE:

Presentation and discussion on Land Use Assumptions Recap, Capital Improvement Plan Requirements and Draft Capital Improvement Plans for City Council.

STAFF REPRESENTATIVE:

Keehren Baah, Assistant Director of Planning & Development

BACKGROUND/HISTORY:

The City of Bastrop has been experiencing steady growth in population and development. This increased development leads to an increase in vehicles that drive in and around Bastrop. All development, residential and commercial creates an impact to the existing street network and causes the need for new streets and improvements (stop lights, acceleration lanes, turn lanes, etc.). The Transportation Impact Fee Study will examine the Future Land Use Plan, the Master Transportation Master Plan and historic growth trends to determine the maximum assessable roadway impact fee that may be assessed per Chapter 395 of the Texas Local Government Code. With this information, the City can adopt the roadway impact fee to implement the Transportation Master Plan through future Capital Improvement Plan projects. This study was funded for FY2023 and Kimley-Horn and Associates was awarded the project in October.

Jake Gutekunst with Kimley-Horn will present on the Transportation Impact Fee Study process and land use assumptions.

ATTACHMENTS:

- Presentation



Bastrop IFAC Meeting Transportation Impact Fees 101 Capital Improvements Plan Draft

Kimley»Horn

April 27, 2023

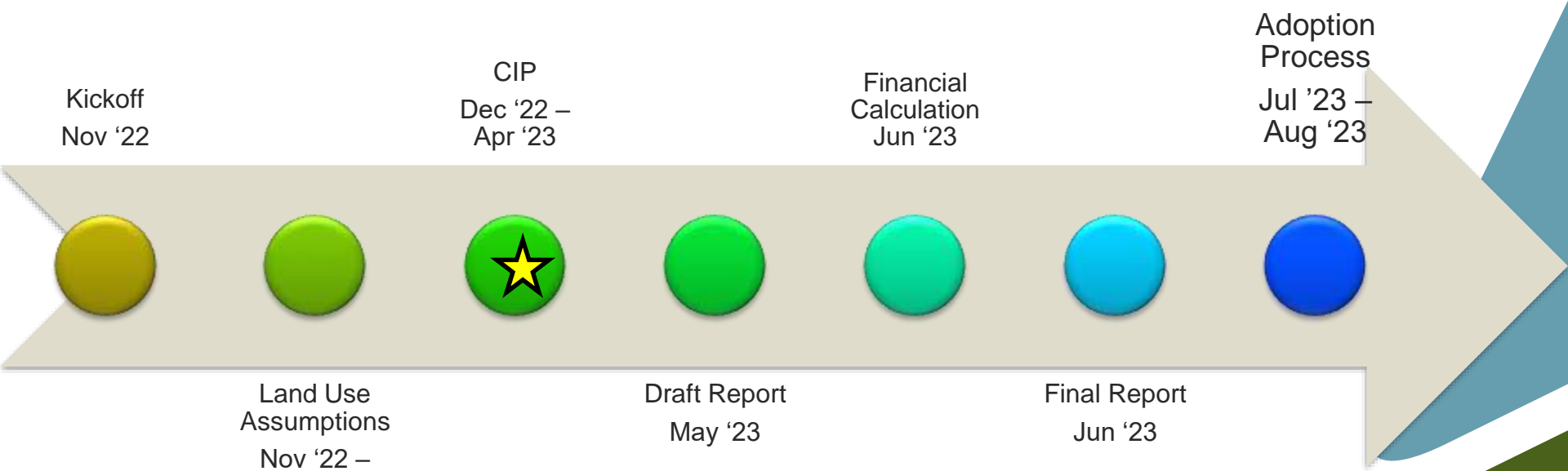
Rough Outline

- Land Use Assumptions Recap
- Capital Improvements Plan Requirements
- Draft Capital Improvements Plan

CIAC Role in Process

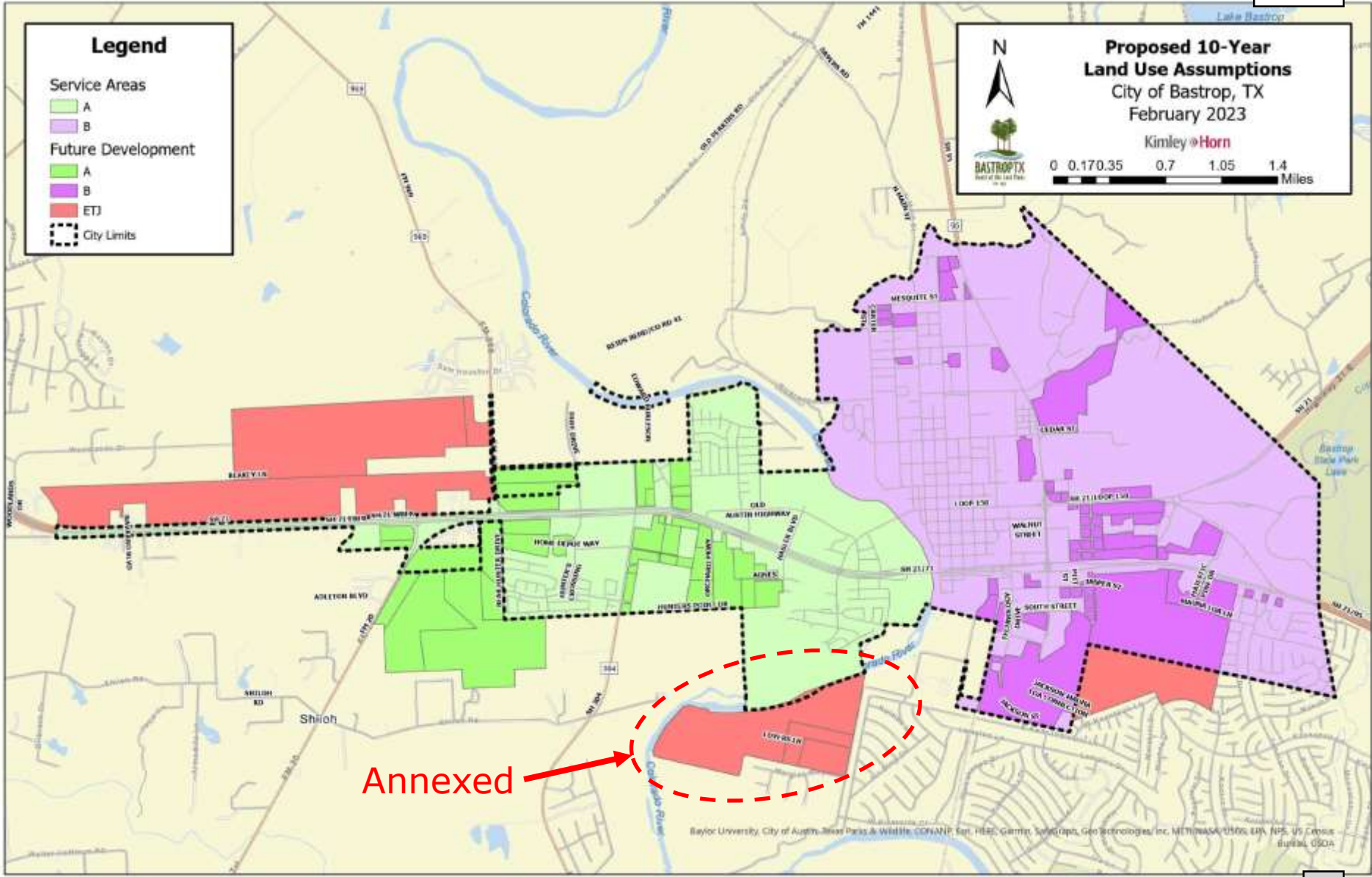
- 2 Required Public Hearings
- Comments from CIAC on each:
 - Land Use Assumptions & Impact Fee CIP (Study Assumptions)
 - Transportation Impact Fee Study
 - Maximum Fee from Study
 - Policy considerations (collection rate, discounts, other city objectives)

Project Timeline



Review CIP Today, possible action (comments) on draft Land Use Assumptions & CIP

LAND USE ASSUMPTIONS RECAP



Draft Land Use Assumptions (10-year Growth)

Service Area	Residential		Commercial		
	Single-Family	Multifamily	Industrial	Office	Retail
	Dwelling Units		Square Feet		
SA A	1,078	3,470	-	491,000	2,347,000
SA B	1,780	1,575	2,170,000	217,000	949,000
Sub-total	2,858	5,045	2,170,000	708,000	3,296,000
Total	7,903		6,174,000		

CAPITAL IMPROVEMENTS PLAN

Capital Improvements Plan: What is Eligible?

Item 3A.

- Components that can be paid for through an impact fee program:
 - ✓ Construction cost of capital improvements on the CIP
 - Roadway to thoroughfare standard
 - Traffic signals, bridges, sidewalks, etc.
 - ✓ Survey and Engineering fees
 - ✓ Land acquisition costs, including court awards
 - ✓ Debt Service of impact fee CIP
 - ✓ Study/Update Costs

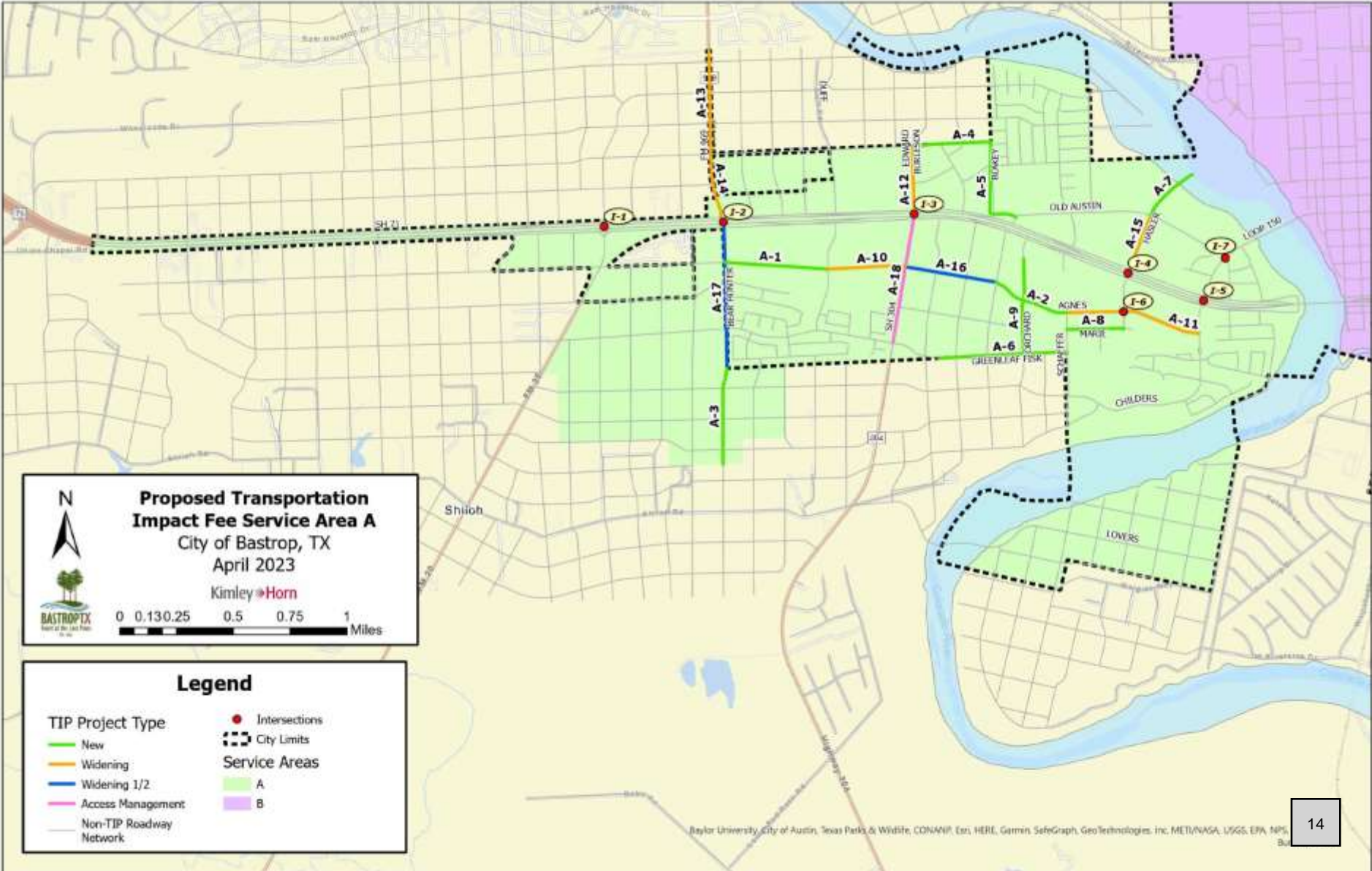
- Components that **cannot** be paid for through an impact fee program:
 - 6 Projects not included in the CIP
 - 6 Repair, operation and maintenance of existing or new facilities
 - 6 Upgrades to serve existing development
 - 6 Administrative costs of operating the program

Capital Improvements Plan: Requirements

- Transportation Impact Fee Capital Improvements Plan (TIF CIP) based on the portion of the Thoroughfare Plan needed for future growth
- The TIF CIP does not need to match the City's overall CIP (this is 10-year horizon for growth only)
- Should only include roadways that are for system capacity (*non-site specific, not a local access road*)
- TIF CIP must be updated at least every 5 years

Service Area A - Map

Item 3A.

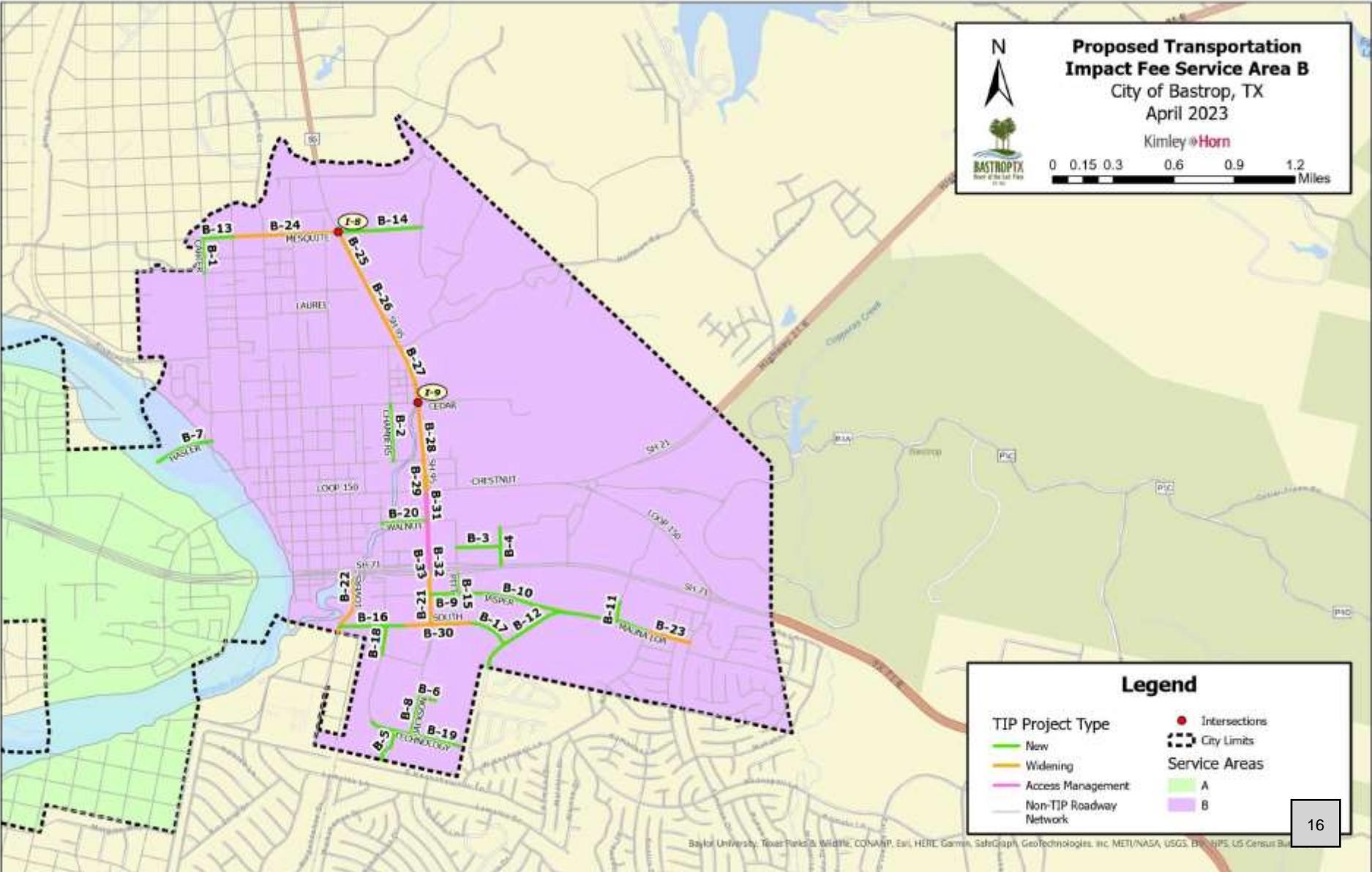


Service Area A – Tabular Projects

Service Area	Proj. #	Impact Fee Class	Project	Limits	Length (mi)	% In Service Area
<i>Roadway Improvements</i>						
A	A-1	4D (80)	Agnes (1)	Bear Hunter Drive to Hunter's Crossing	0.46	100%
	A-2	4D (80)	Agnes (2)	Hospital Drive to Schaefer Blvd	0.35	100%
	A-3	4D (80)	Bear Hunter Drive (1)	Bear Hunter Drive (existing) to 1,000' N of Shiloh Rd	0.42	100%
	A-4	2U (50)	Blakey Ln (1)	Edward Burleson Ln to 1,830' E of Edward Burleson Ln	0.35	100%
	A-5	2U (50)	Blakey Ln (2)	City Limits to Old Austin Highway	0.43	100%
	A-6	3U (56)	Greenleaf Fisk Dr	Bass Drive to Schaefer Blvd	0.57	100%
	A-7	4D (80)	Hasler Blvd (1)	Old Austin Hwy to Colorado River	0.26	100%
	A-8	2U (50)	Marie St	Schaefer Blvd to Hasler Blvd	0.25	100%
	A-9	3U (56)	Orchard Pkwy	SH 71 to Hunters Point Drive	0.42	100%
	A-10	4D (80)	Agnes (3)	Schaefer Blvd to Childers Drive	0.60	100%
	A-11	4D (80)	Edward Burleson	Blakey to SH 21 EBFR	0.32	100%
	A-12	4D (110)	FM 969 (1)	City Limits to Blakey Ln	0.46	100%
	A-13	4D (110)	FM 969 (2)	Blakey Ln to State Highway 21	0.28	100%
	A-14	4D (80)	Hasler Blvd (2)	Old Austin Hwy to SH 21	0.25	100%
	A-15	4D (80)	Home Depot Way	Hunter's Crossing to SH 304	0.34	100%
	A-16	4D (80)	Agnes (4)	SH 304 to Hospital Drive	0.41	100%
	A-17	4D (80)	Bear Hunter Drive (2)	State Highway 21 to Bear Hunter Drive (existing)	0.63	100%
	A-18	4D (110)	SH 304	SH 21 EBFR to Hunters Point Dr	0.55	100%
<i>Intersection Improvements</i>						
	I-1	-	Highway 71 & FM 20	Traffic Signal	-	100%
	I-2	-	FM 969 / Bear Hunter & SH 21	Overpass	-	100%
	I-3	-	Edward Burleson Ln / SH 304 & SH 21	Intersection Improvements	-	100%
	I-4	-	Hasler Blvd & SH 21	Intersection Improvements	-	100%
	I-5	-	Loop 150 / Childers Dr & SH 21	Intersection Improvements	-	100%
	I-6	-	Agnes & Hasler	Roundabout	-	100%
	I-7	-	Old Austin & Loop 150	Roundabout	-	100%

Service Area B - Map

Item 3A.



Service Area B – Tabular Projects Item 3A.

Service Area	Proj. #	Impact Fee Class	Project	Limits	Length (mi)	% In Service Area
B	<i>Roadway Improvements</i>					
	B-1	2U (50)	Carter St	Mesquite St to Magnolia St	0.17	100%
	B-2	2U (50)	Chambers St	Cedar St to Farm St	0.29	100%
	B-3	2U (50)	Future Collector A	Pitt St to Future Collector B	0.22	100%
	B-4	2U (50)	Future Collector B	Lost Pines Ave to SH 71	0.19	100%
	B-5	2U (50)	Future Collector C	Technology Drive extension to City Limits	0.17	100%
	B-6	2U (50)	Future Collector D	Jackson St extension to 420' E of Jackson St extension	0.08	100%
	B-7	4D (80)	Hasler Blvd (3)	Colorado River to Willow St	0.29	100%
	B-8	4D (80)	Jackson St (1)	Jackson St (existing) to 1,260' S of Jackson St	0.24	100%
	B-9	2U (50)	Jasper St (1)	Jackson St to 930' E of Jackson St	0.18	100%
	B-10	2U (50)	Jasper St (2)	930' E of Jackson St to Hidden Hollow Ct	0.51	100%
	B-11	2U (50)	Majestic Pine Dr	Majestic Pine Dr (existing) to Mauna Loa Ln	0.10	100%
	B-12	2U (50)	Mauna Loa Ln (1)	Pine Lodge Dr to Briar Forest Dr	0.95	100%
	B-13	3U (56)	Mesquite St (1)	800' W of Wilson St to Wilson St	0.15	100%
	B-14	3U (56)	Mesquite St (2)	SH 95 to Piney Ridge Dr	0.41	100%
	B-15	2U (50)	Pitt St	SH 71 to Jasper St	0.10	100%
	B-16	3U (56)	South Street (1)	Lovers Lane to South St (existing)	0.33	100%
	B-17	3U (56)	South Street (2)	1,200' E of Jackson St to Mauna Loa Ln	0.21	100%
	B-18	2U (50)	Technology Drive (1)	Mill St to Business Park Dr	0.14	100%
	B-19	2U (50)	Technology Drive (2)	Technology Drive (existing) to City Limits	0.46	100%
	B-20	2U (50)	Walnut Street	Martin Luther King Dr to SH 21	0.22	100%
	B-21	4D (80)	Jackson St (2)	SH 21 to South St	0.25	100%
	B-22	3U (56)	Lovers Ln	City Limits to College St	0.29	100%
	B-23	2U (50)	Mauna Loa Ln (2)	Briar Forest Dr to Tahitian Dr	0.23	100%
	B-24	3U (56)	Mesquite St (3)	Wilson St to SH 95	0.52	100%
	B-25	4D (110)	SH 95 (1)	Mesquite St to 700' S of Mesquite St	0.13	100%
	B-26	4D (110)	SH 95 (2)	700' S of Mesquite St to Hawthorne St	0.51	100%
	B-27	4D (110)	SH 95 (3)	Hawthorne St to Cedar St	0.30	100%
	B-28	4D (110)	SH 95 (4)	Cedar St to Spring St	0.36	100%
	B-29	4D (110)	SH 95 (5)	Farm St to Chestnut St/SH 21	0.16	100%
	B-30	3U (56)	South Street (3)	650' W of Jackson St to 1,200' E of Jackson St	0.32	100%
	B-31	4D (110)	SH 21 (1)	Chestnut St to Walnut St	0.30	100%
	B-32	4D (110)	SH 21 (2)	Walnut St to SH 21 WBFR	0.43	100%
	B-33	4D (110)	SH 95 (6)	SH 21 WBFR to SH 21 EBFR	0.11	100%
<i>Intersection Improvements</i>						
I-8	-	-	Mesquite St & SH 95	Traffic Signal	-	100%
I-9	-	-	SH 95 & Cedar St	Traffic Signal	-	100%

Potential Action: Comments on Land Use Assumptions and CIP

- Options for IFAC:
 - Comments recorded at today's meeting to share with council
 - Share comments prior to 5 business days before the public hearing date with council (tentatively June 13th)
 - Could be to chair in letter format or individually
- Comments can be “no comments”

Next Steps

- Comments to Council on LUA & TIF CIP
 - Council has to set public hearing, advertise in newspaper 30 days prior to date (June 13th tentative)
- Return May 25th to IFAC with draft maximum impact fees by area based on assumptions
 - Also begin policy discussion
- June 29th finish policy & give comments on:
 - Collection Rate
 - Effective Date
 - Other policy items

QUESTIONS?