

**ORDINANCE NO.**

**AN ORDINANCE ADOPTING AND INCORPORATING THE STREET IMPACT FEE LAND USE ASSUMPTIONS, STREET IMPACT FEE CAPACITY IMPROVEMENT PLAN, STREET IMPACT FEE SERVICE AREA BOUNDARIES, AND THE STREET IMPACT FEES TO BE ASSESSED INTO THE STREET IMPACT FEE PROGRAM UNDER CITY CODE CHAPTER 25 (LAND DEVELOPMENT).**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. ADOPTIONS UNDER STREET IMPACT FEE PROGRAM.**

The following are adopted by Council and incorporated into the City Street Impact Fee Program under City Code Chapter 25 (*Land Development*):

- (A) The “Street Impact Fee Land Use Assumptions and Capacity Improvement Plan” attached as “Exhibit A” and incorporated by reference.
- (B) The “Street Impact Fee Service Areas” described in Exhibit A.
- (C) The “Maximum Assessable Street Impact Fee Per Service Unit” as described by the following schedule and calculated in “Exhibit A”:

Service Area	Maximum Fee Per Service Unit (per Vehicle-Mile)
A	\$1,472
B	\$4,479
C	\$3,642
D	\$2,218
DT	\$1,361
E	\$2,043
F	\$1,604
G	\$3,071
H	\$1,543
I	\$1,712

J	\$3,724
K	\$5,752
L	\$2,520
M	\$2,415
N	\$1,507
O	\$3,921
P	\$3,011

(D) The “Collected Street Impact Fee” per service unit as described by the following schedule:

<b>Service Area</b>	<b>Collection Rate Per Service Unit Residential Land Uses (per Vehicle-Mile)</b>	<b>Collection Rate Per Service Unit Non-Residential Land Uses (per Vehicle-Mile)</b>
ALL	\$850	\$1,215

(E) The service units shall be determined by the land use type and development units as described by the following schedule and calculated in Exhibit A:

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev- Unit Inside Loop (Service Unit)	Veh-Mi Per Dev- Unit Outside Loop (Service Unit)
<b>PORT AND TERMINAL</b>				
Truck Terminal	030	1,000 SF GFA	10.00	10.00
<b>INDUSTRIAL</b>				
General Light Industrial	110	1,000 SF GFA	1.93	3.78
Industrial Park	130	1,000 SF GFA	1.23	2.40
Manufacturing	140	1,000 SF GFA	2.06	4.02
Warehousing	150	1,000 SF GFA	0.58	1.14
Mini-Warehouse	151	1,000 SF GFA	0.52	1.02
<b>RESIDENTIAL</b>				
Single-Family Detached Housing	210	Dwelling Unit	2.87	4.26
Townhomes / Duplexes / Triplexes / 4-Plexes / ADUs	220	Dwelling Unit	1.62	2.41
Mid-Rise Apartments or Condominiums	221	Dwelling Unit	1.28	1.89
High-Rise Apartments or Condominiums	222	Dwelling Unit	1.04	1.55
Mobile Home Park	240	Dwelling Unit	1.33	1.98
Senior Adult Housing-Detached	251	Dwelling Unit	0.87	1.29
Senior Adult Housing-Attached	252	Dwelling Unit	0.75	1.12
Assisted Living	254	Beds	0.75	1.12
<b>LODGING</b>				
Hotel	310	Room	1.62	1.63
Motel / Other Lodging Facilities	320	Room	1.03	1.03
<b>RECREATIONAL</b>				
Golf Driving Range	432	Tee	3.64	3.98
Golf Course	430	Acre	0.81	0.89
Recreational Community Center	495	1,000 SF GFA	6.72	7.35
Ice Skating Rink	465	1,000 SF GFA	3.87	4.23
Miniature Golf Course	431	Hole	0.96	1.05
Multiplex Movie Theater	445	Screens	39.95	43.66
Racquet / Tennis Club	491	Court	11.12	12.15
<b>INSTITUTIONAL</b>				
Religious Place of Worship	560	1,000 SF GFA	1.54	1.54
Day Care Center	565	1,000 SF GFA	10.53	10.59
Elementary School	520	Students	0.29	0.29
Middle School / Junior High School	522	Students	0.29	0.29
High School	530	Students	0.24	0.24
Junior / Community College	540	Students	0.19	0.19
University / College	550	Students	0.25	0.26
<b>MEDICAL</b>				
Clinic	630	1,000 SF GFA	12.17	11.09
Hospital	610	1,000 SF GFA	3.60	3.28
Nursing Home	620	Beds	0.82	0.74
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	9.16	8.35

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit Inside Loop (Service Unit)	Veh-Mi Per Dev-Unit Outside Loop (Service Unit)
<b>OFFICE</b>				
Corporate Headquarters Building	714	1,000 SF GFA	2.23	2.03
General Office Building	710	1,000 SF GFA	4.27	3.89
Medical-Dental Office Building	720	1,000 SF GFA	12.84	11.69
Single Tenant Office Building	715	1,000 SF GFA	6.34	5.78
Office Park	750	1,000 SF GFA	3.97	3.62
<b>COMMERCIAL</b>				
<b>Automobile Related</b>				
Automobile Care Center	942	1,000 SF GFA	5.05	5.07
Automobile Parts Sales	843	1,000 SF GFA	7.56	7.59
Gasoline/Service Station	944	Vehicle Fueling Position	4.88	4.88
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	3.70	3.70
New Car Sales	841	1,000 SF GFA	5.24	5.26
Quick Lubrication Vehicle Shop	941	Servicing Positions	7.86	7.89
Self-Service Car Wash	947	Stall	1.99	1.99
Tire Store	848	1,000 SF GFA	7.75	7.78
<b>Dining</b>				
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	27.61	27.78
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	23.95	24.09
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	15.04	15.09
Quality Restaurant	931	1,000 SF GFA	11.80	11.84
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	7.81	7.81
<b>Other Retail</b>				
Free-Standing Discount Store	815	1,000 SF GFA	9.84	10.75
Nursery (Garden Center)	817	1,000 SF GFA	14.14	15.45
Home Improvement Superstore	862	1,000 SF GFA	3.52	3.85
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	11.64	12.72
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	15.28	16.70
Shopping Center	820	1,000 SF GLA	7.30	7.98
Supermarket	850	1,000 SF GFA	17.20	18.79
Toy/Children's Superstore	864	1,000 SF GFA	10.19	11.13
Department Store	875	1,000 SF GFA	3.99	4.36
<b>SERVICES</b>				
Walk-In Bank	911	1,000 SF GFA	12.30	12.38
Drive-In Bank	912	Drive-in Lanes	29.83	30.01
Hair Salon	918	1,000 SF GLA	1.72	1.73

- (1) Street Impact Fee Service Areas “F,” “I,” “J,” “DT,” and “L” are located entirely within the highway boundaries of SH 71, US 183, and SL 360. These are “Inside Loop” Service Areas.
- (2) Street Impact Fee Service Areas “A,” “B,” “C,” “D,” “E,” “G,” “H,” parts of “K,” “M,” “N,” “O,” and “P” are located outside the boundaries of SH 71, US 183, and SL 360. These are “Outside Loop” Service Areas.

This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk