



MEMORANDUM

TO: Mayor and Council

FROM: Bobak Tehrany, Chair, Impact Fee Advisory Committee

CC: Spencer Cronk, City Manager
Gina Fiandaca, Assistant City Manager
Robert Spillar, Director, Austin Transportation
Impact Fee Advisory Committee Members

DATE: October 22, 2020

SUBJECT: Impact Fee Advisory Committee Recommendation – Street Impact Fees

The Impact Fee Advisory Committee is required under the Texas Impact Fee Act, Local Government Code, Chapter 395, to "file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees." The committee has reviewed the documents prepared by Austin Transportation staff titled CITY OF AUSTIN, TEXAS STREET IMPACT FEE STUDY FINAL DRAFT dated January 2020, which can be found on the [project website](#).

Attached for your information relative to the City Council public hearing proposed for November 12, 2020 are the Impact Fee Advisory Committee's comments:

1. Recommendation of the Street Impact Fee Study, adopted unanimously on March 4, 2020 and approval of comments on the fee setting and policy, which was recommended on April 14, 2020.

The Committee's comments are on the study report and on proposed impact fees. If you should have any questions, I can be reached at bc-bobak.tehrany@austintexas.gov.

Bobak Tehrany, Chair
Impact Fee Advisory Committee

Attachments

IMPACT FEE ADVISORY COMMITTEE ACTIONS

1. (Item 3a on March 4, 2020 Impact Fee Advisory Committee Agenda) Committee discussion and possible approval of comments on the Street Impact Fee Study final draft report.

Impact Fee Advisory Committee Regular Meeting
Town Lake Center, Room 100
721 Barton Springs Road
Austin, Texas
March 4, 2020

VOTE: 5-0-0-1

Motion made and seconded by: Bobak Tehrany and Susan Turrieta

Committee Members Consenting: Dick Kallerman
Lance Parish
Channy Soeur

Committee Members Dissenting: None

Committee Members Abstaining: None

Committee Members Absent: Lottie Dailey

2. (Item 2b on April 14, 2020 Impact Fee Advisory Committee Agenda) Discussion and approval of committee comments on the street impact fee policy proposal and draft ordinance.

Impact Fee Advisory Committee Special-Called Meeting
Virtual Meeting held via Zoom Conference
April 14, 2020

VOTE: 5-0-0-1

Motion made and seconded by: Susan Turrieta and Bobak Tehrany

Committee Members Consenting: Dick Kallerman
Lance Parish
Channy Soeur

Committee Members Dissenting: None

Committee Members Abstaining: None

Committee Members Absent: Lottie Dailey

The Impact Fee Advisory Committee recommends that the City Council adopt the Street Impact Fee Study Final Draft dated January 2020. The Committee has reviewed the report and found it to be comprehensive and in alignment with Imagine Austin and the Austin Strategic Mobility Plan. The Committee unanimously voted to approve the report on March 4, 2020. The Committee recommends that the City Council and community members utilize this report and the information contained therein.

The Committee also recommends the following policy considerations for City Council to be included in the ordinance for Street Impact Fees as discussed during the April 14, 2020 Committee meeting:

1. The Committee recommends the street impact fee collection rate be set at 50% of the maximum for each Service Area for non-residential land uses and at 35% of the maximum for each Service Area for residential land uses as determined in the study.
2. The Committee recommends the following list of reductions be provided for in the street impact fee ordinance, with burden of proof falling on the applicant for receiving any reduction in street impact fees otherwise due. The Committee recommends placing a cap on reductions of street impact fees of 60%.
 - a. Internal Capture / Mixed Use - The amount of street impacts fees shall be reduced up to 20% for any new development where an accepted transportation impact analysis or transportation demand management plan demonstrates that the internal capture of a development will reduce vehicle trips from those contained in the adopted land use vehicle-mile equivalency table (LUVMET) in the final draft report.
 - b. Transportation Demand Management - The amount of street impacts fees shall be reduced up to 40% for any new development where an accepted transportation impact analysis or transportation demand management plan utilizes approved transportation demand management techniques. The percent reduction for the transportation demand management techniques are to be based on adopted City Policies.
 - c. Affordable housing - The Committee recommends that the goals and visions of the City of Austin related to Affordable Housing and as defined by the Imagine Austin Plan and Land Development Code be considered and utilized when determining if any street impact fee reductions would be granted for qualifying projects.
3. The Committee recommends the effective date of the ordinance be the adoption date of the ordinance. The Committee recommends that **all** developments that obtain a building permit within one year of the effective date of the ordinance shall pay no street impact fees, regardless if the property has recorded a plat prior to the effective date.