



**NOTICE OF A SPECIAL MEETING
OF THE TOWN OF ARGYLE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC)
Tuesday, November 5, 2019
5:00 p.m.**

Notice is hereby given of a Special Meeting of the Town of Argyle Capital Improvements Advisory Committee beginning at 5:00 p.m., Tuesday, November 5, 2019, at Argyle Town Hall, 308 Denton Street, Argyle, Texas. The items listed below are placed on the agenda for discussion and/or action.

AGENDA

A. CALL TO ORDER – Chairman

B. NEW BUSINESS

1. Discussion and receive presentation on the 2020 Wastewater and Roadway Impact Fees Update.

C. ADJOURN

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, on the 1st day of November, 2019.

David Hawkins, AICP Director of Community Development



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE STAFF REPORT

Meeting Date: November 5, 2019

To: Chairman and Members of the Capital Improvements Advisory Committee

From: David Hawkins, Director of Community Development

Subject: Discussion and receive presentation on the 2020 Wastewater and Roadway Impact Fees Update.

Purpose:

Discussion and receive presentation on the 2020 Wastewater and Roadway Impact Fees Update.

Background:

Collection of impact fees has been a proven funding mechanism in the Town of Argyle to offset and recoup costs for capital improvements or facility expansions necessitated by and attributed to new development. The concept is such that each development pays an equitable and commensurate share for its "impact" onto the transportation and utility network, as the community grows. As a result, there are both wastewater impact fees and roadway impact fees that are collected and used for specific capital improvements.

The amount of the proportionate fee for each development and use is determined by a detailed study (town-wide), which makes assumptions about future land use and infrastructure (capital improvements) needed over time, commonly as 10-year projections. Such a study is required by Chapter 395 of the Texas Local Government Code, in order to legitimize the impact fee structure that the town implements.

Per Chapter 395 of the Texas Local Government Code (TLGC), Impact Fee Ordinances are mandated to be evaluated and updated every five (5) years. The last update for the Town of Argyle was completed on April 7, 2015, with no changes to the fee assessment rates (same rates from 2010 Impact Fee Study). The next update will need to be completed by April 2020. In accordance with State statutes, the Planning and Zoning Commission serves as the Capital Improvements Advisory Committee (CIAC) which is the responsible government body in overseeing the Town's Impact Fee Ordinance and their updates.

This meeting tonight is the first meeting to kick-off the next Impact Fee Study Update for the Town of Argyle.

Staff Recommendation:

Receive presentation from consultant and discuss the 2020 Wastewater and Roadway Impact Fees Update.

Requested Action:

No formal action is needed.

Attachment(s):

Wastewater and Roadway Impact Fee Update Slide Presentation

Population Narrative

Argyle Future Land Use Plan Map

Table 2.1 - Future Land Use Designations

Table 2.2 - Population Growth Projections

Figure 2.1 - Roadway Service Area Plan

Figure 2.2 – Wastewater Service Area Plan

Town of Argyle Wastewater and Roadway Impact Fees Update



**Presentation to Town Council and
Planning & Zoning Commission
November 5, 2019**



SO WHAT ARE IMPACT FEES?



***Impact Fees authorized by
Texas Local Government Code
Chapter 395***

IMPACT FEES ARE:

- *A vehicle for attributing the additional cost of providing basic services due to growth in the community to the developments that bring that growth.*
- *To be used only for new capital improvements and/or for projects that increase capacity.*

IMPACT FEES ARE:

- ***Not for addressing existing deficiencies.***
- ***Not for debt service on non-Impact Fee projects.***
- ***Only for projects in the Impact Fee CIPs.***
- ***Collected at issuance of the building permit.***
- ***Reviewed and updated at least every 5 years.***
- ***Based on a 10-Year planning window.***

IMPACT FEES HELP PAY FOR:

- *Developing Impact Fee study or update*
- *Capital Improvement Projects*
 - *Surveying and engineering fees*
 - *Land acquisition costs including legal fees*
 - *Materials and construction*

IMPACT FEE - UPDATE STEPS

Step 1 Establish Advisory Committee (P&Z)

Step 2 Update Service Areas

Step 3 Update Land Use Plan and Population Projections

Step 4 Develop 2029 Wastewater and Roadway Capital Improvement Plans (CIPs)

IMPACT FEES - UPDATE STEPS

Step 5 Calculate Maximum Allowable Impact Fee

***Step 6 Advisory Committee review of CIPs and
Impact Fee calculation***

***Step 7 Advisory Committee recommends
Assessment amount***

IMPACT FEES - UPDATE STEPS

Step 8 *Public Hearing on CIPs and Impact Fee*

**Step 9 *Town Council review and approval of
Impact Fee amounts***

PROPOSED TIMELINE



MILESTONE	DATE
1. Presentation to Advisory Committee	November 5, 2019
2. Presentation to Town Council	December 17, 2019
3. Public Hearing	January 28, 2020
4. Town Council sets Impact Fee Rates	February 25, 2020



A small version of the tnp logo, consisting of a stylized 't' and 'n' in blue and green.

QUESTIONS AND COMMENTS

Population Growth

Table 2.2 shows existing population data taken from the North Central Texas Council of Governments (NCTCOG). The average population growth over the last ten years was 2.43 percent. Average growth over the last five years has been 3.51 percent. In addition to the steady growth within the Town, there appears to be potential for a surge in growth over the next four to five years. Based on 2018 aerial data, approximately 478 single-family residential lots are in the process of construction. Population increases from these lots are not included within the current 2019 estimates. Based on an assumed average three persons per household, the population increase from these lots equates to an additional 1,434 persons. Distributing this population over a five-year period equates to a 6.1 percent increase in population per year. In addition to this population increase, additional population increase will most likely occur for the remainder of the ten-year period. For the purposes of estimating the ten-year population growth, the first five years will be estimated using a 6.1 percent per year increase and the last five years using a 3.5 percent per year increase. Based on these assumptions, the population estimate for 2030 is 6,656. Using three persons per household, this population increase would translate to 829 new single-family dwellings within the Town by 2030.

Population increases within the ETJ are also anticipated during the ten-year period. Referring to figure 2.2, most of the service area within the ETJ falls within the Belmont and Canyon Falls development boundaries. These two service areas already have existing impact fee rates that were established with the development of the Trinity River Authority (TRA) Graham Branch Wastewater Transportation System. This system was constructed to carry wastewater flows south to the TRA Treatment Plant. Since these two areas comprise most of the developable area within the ETJ, population increases attributed to the ETJ will not be considered.

Population Distribution

The Future Land Use Plan has a variety of land uses, with the majority of the single-family residential land uses being rural type development. The rural nature of the Town is by design. The rural land use lot size ranges from one acre to ten acres minimum. With these lot sizes, new development within the rural areas will have private onsite wastewater treatment systems and therefore are exempt from Wastewater Impact Fees. Roadway impact fees can be applied for these properties. Another characteristic of the rural land use areas is low population density. These areas will not contribute greatly to the anticipated population increase. With this in mind, 85 percent of the anticipated population increase will be attributed to the higher density lot areas and 15 percent of the population increase will be attributed to the low-density rural areas.

Based on the current available aerial images there are approximately 1311 existing developed rural lots and 791 small lots that would contribute to the wastewater system within both Town limits and ETJ. These lot counts do not include the Belmont or Canyon Falls service areas. The total estimated increase in housing units for the ten-year planning period is 829. Based on the population distribution, 124 of these housing units would be in the rural land use area, and 705 housing units would be in the higher density areas that would contribute to the wastewater system.

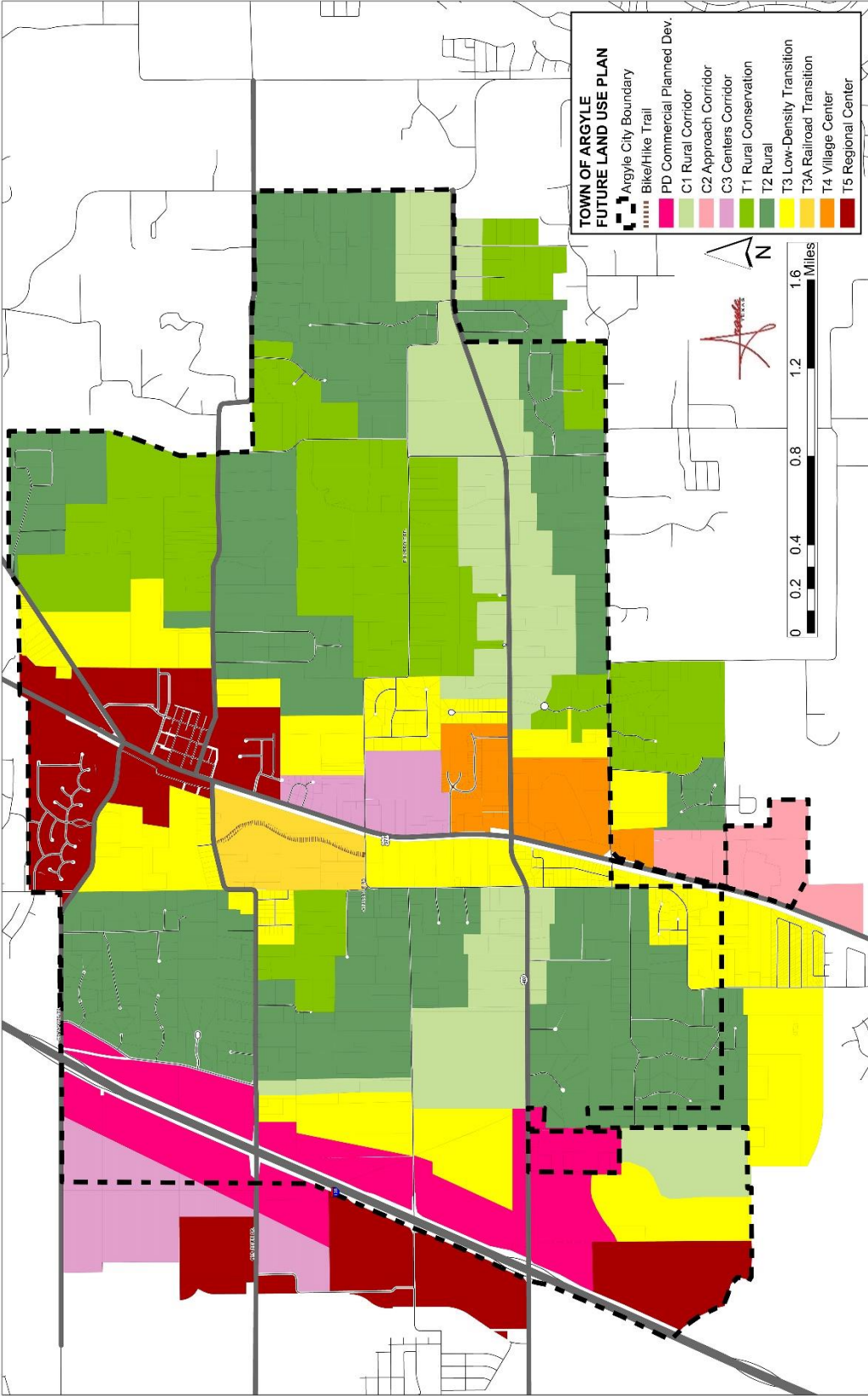


Figure 1 Town of Argyle Future Land Use Plan

Table 2.1

**TOWN OF ARGYLE
Wastewater and Roadway Impact Fee Study
Future Landuse Designations**

Designation	Density Residential	Density Commercial	% Residential	% Commercial	% Public
PD- Commercial Planned Development	0	> 0.7 F.A.R.	0	95	5
T5 - Regional Center	5 - 6 DU/AC	>0.4 F.A.R.	35	55	10
T4 - Village Center	5 - 6 DU/AC	>0.4 F.A.R.	50	40	10
T3A - Low Density Railroad Transition	1 AC min	>0.35 F.A.R.	75	10	15
T3 - Low Density Transition	1 AC min	>0.35 F.A.R.	75	10	15
T2 - Rural Residential	5 AC/DU		95		5
T1 - Rural or Conservation Residential	10 AC/DU		90		10
C1 - Rural Corridor	10 AC/DU		90		10
C2 - Approach Corridor	< 1 DU/AC		90		10
C3 - Centers Corridor	5 - 6 DU/AC	> 0.5 F.A.R.	30	60	10

TABLE 2.2**TOWN OF ARGYLE****Wastewater and Roadway Impact Fee Study****Population Growth Projections**

Year	Town Population	Growth Rate %
2010	3282	
2011	3300	0.55
2012	3350	1.52
2013	3420	2.09
2014	3510	2.63
2015	3690	5.13
2016	3820	3.52
2017	3920	2.62
2018	4040	3.06
2019	4170	3.22
Average		2.43
Average Last 5 years		3.51

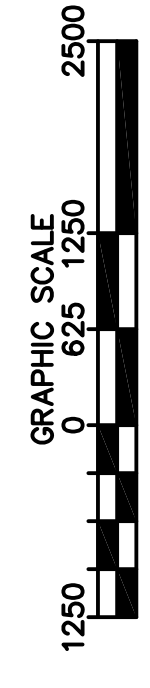
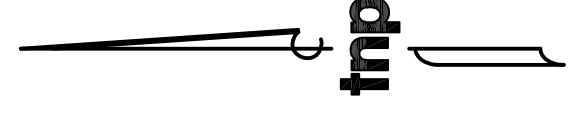
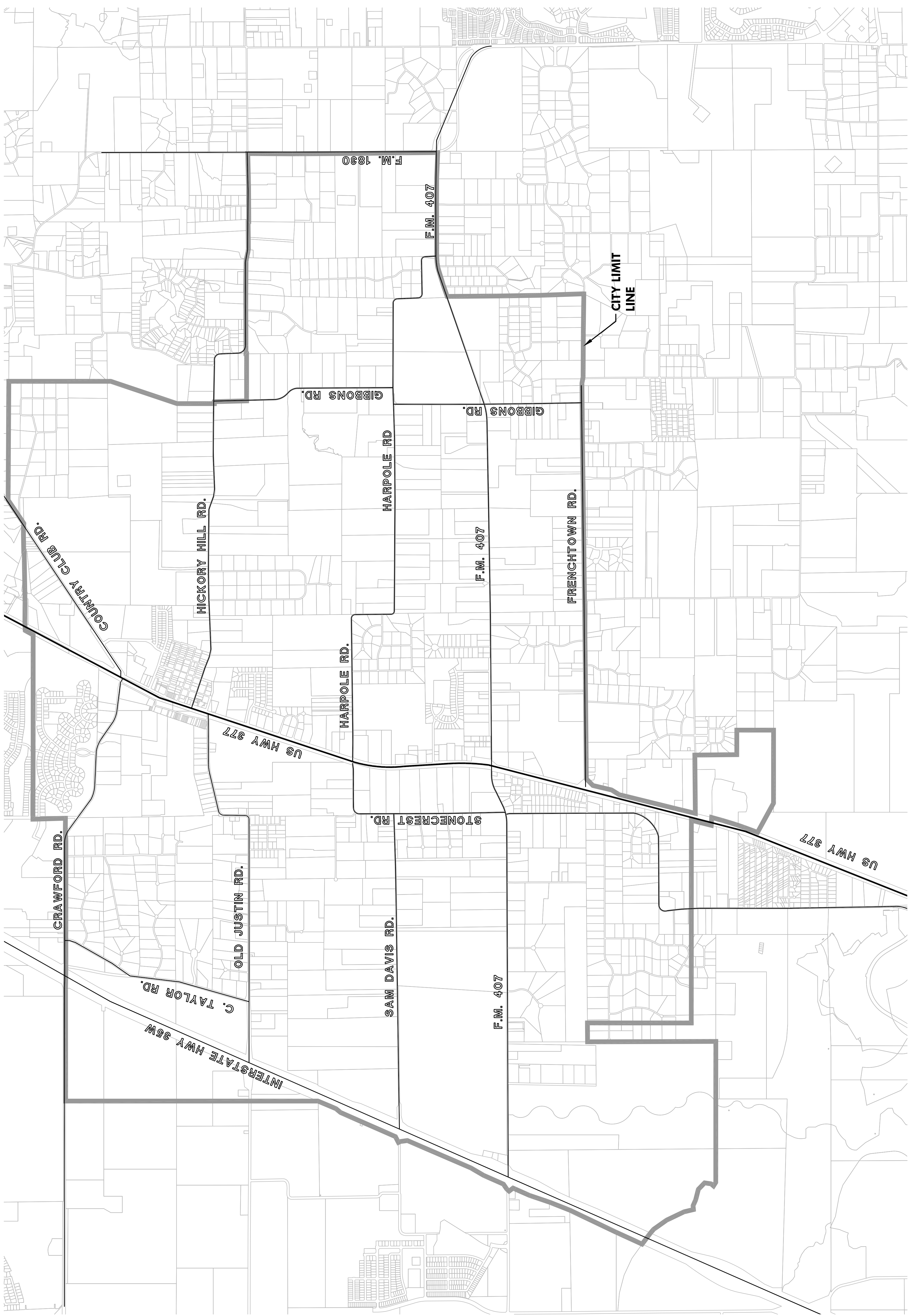
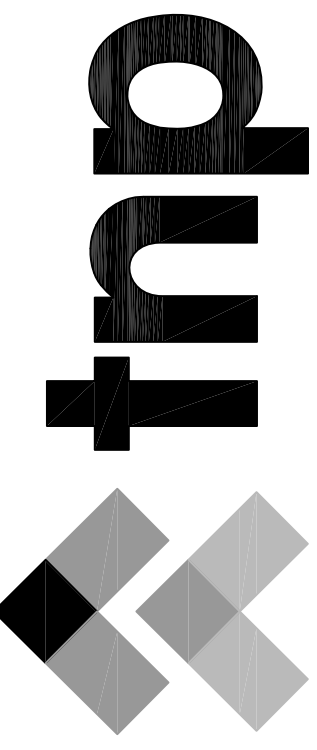
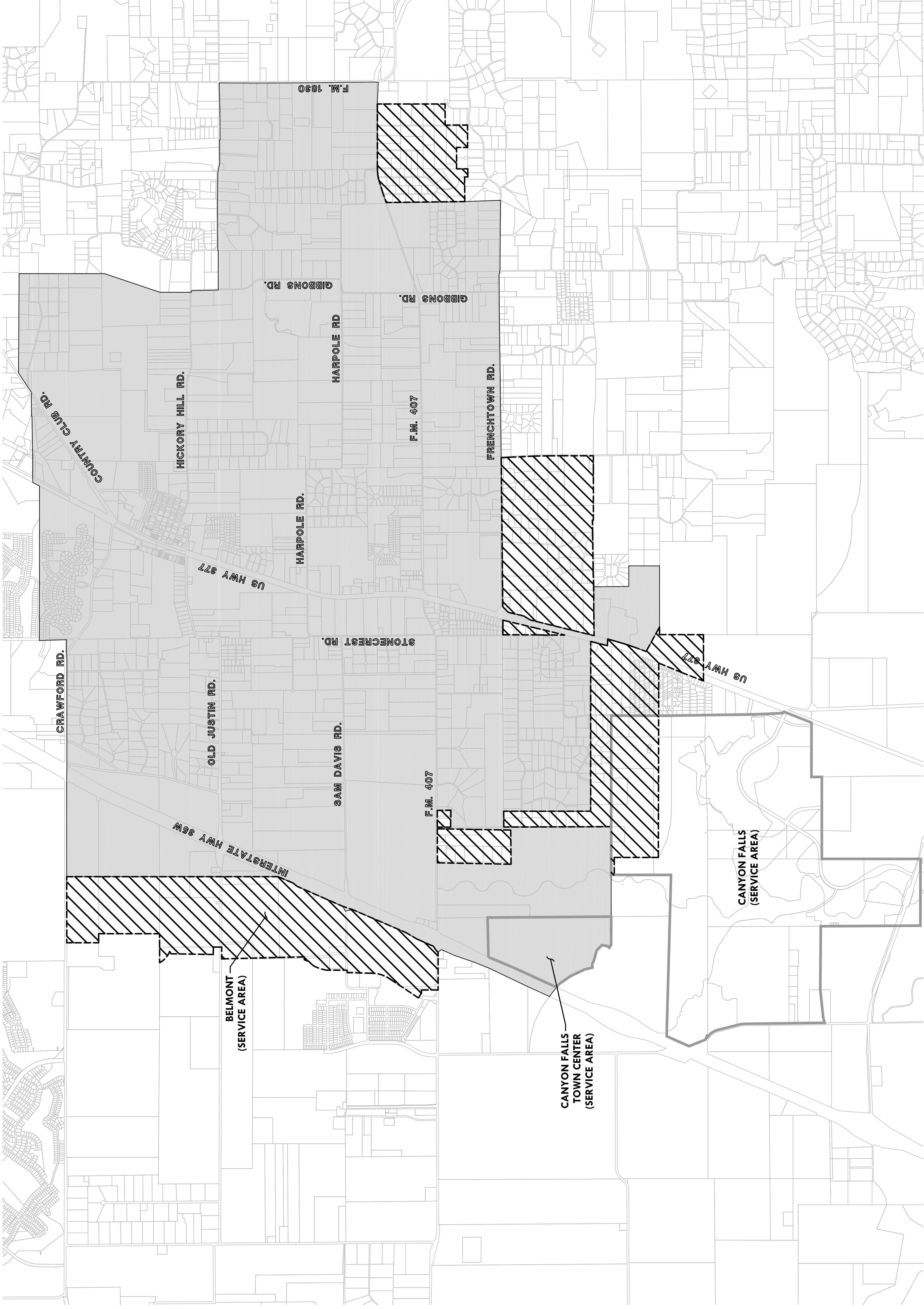


FIGURE 2.1
Town of Argyle
Roadway Service Area Plan



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 TBPE Registration No. F-230
 www.tnpsc.com



	CITY LIMITS
	ETJ

tnp

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FIGURE 2.2
Town of Argyle
Wastewater Service Area Plan

Drawing: Q:\PROJECTS\ARG19224\exhibits\Wastewater Service Area Mapping at Oct 23, 2019-11:38am by hrbns
 Layout: Layout1 Xrefs: 22x34 Exhibit Border.dwg