



AGENDA
CITY COUNCIL
WORKSESSION
MONDAY, JUNE 20, 2016
6:00 PM
502 ELM STREET

1. Call Meeting to Order.
2. Discuss Impact Fees.
3. Discuss Residential Zoning Districts.
4. Overview of Items on Regular Agenda.
5. Adjourn.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Sanger, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the following date and time: June 15, 2016 at 5:00 p.m. and shall remain posted until meeting is adjourned.

Tami Taber
Tami Taber, City Secretary
City of Sanger, Texas



This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 458-7930 for further information.

**CITY OF SANGER
COUNCIL AGENDA ITEM**

AGENDA TYPE <input type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable Reviewed by Legal <input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable
Council Meeting Date:	Submitted By:
June 20, 2016	Joseph D. Iliff, AICP
City Manager Reviewed/Approval	Initials Date
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION # _____ <input type="checkbox"/> APPROVAL <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input type="checkbox"/> OTHER _____	
AGENDA CAPTION	
Discussion on the Adoption of Roadway Impact Fees.	
FINANCIAL SUMMARY	
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED	
BACKGROUND/SUMMARY OF ITEM	
<p>Roadway impact fees are fees collected by cities on new development for the funding of roadway facilities attributable to the increased traffic demanded by their construction. On May 2nd, Staff presented to Council an engineering study with land use assumptions and planned capital improvements. Council asked questions about the inclusion of roadway segments outside of the city limits. Staff has asked the consulting engineers to revise the study to remove any road segments outside the city limits. This is not expected to lower the maximum fee per service unit below what Staff feels Council is wanting to collect.</p> <p>Staff has prepared projections for collection future collection totals based on past building activity. Collecting a fee between \$1,000 and \$1,500 per single family dwelling (SFD) would collect about \$100,000 - 150,000 per year, assuming around 80 permits issued per year. These projections do not include collections from other types of development (multi-family, commercial, industrial, etc.).</p> <p>Staff has also included an Impact Fee Calculator, where one can input a value per unit, or per SFD, to determine fees collected from different land use types. Also are examples of fees collected per SFD from other jurisdictions.</p> <p>The City Council is scheduled to discuss the fee per service unit at the worksession prior to the June 20th meeting. A second public hearing on roadway impact fees has been scheduled for the regular meeting of June 20th.</p>	
STAFF OPTIONS & RECOMMENDATION	
Staff is asking for direction from Council on a proposed roadway impact fee assessment. This is the amount per service unit collected from residential and commercial land uses.	
List of Supporting Documents/Exhibits Attached: <ul style="list-style-type: none"> • Roadway Impact Fee Calculator • Roadway Impact Fee Projections • Sample fees from other cities 	Prior Action/Review by Council, Boards, Commissions or Other Agencies: On September 14 th , the P&Z Commission conducted a public hearing (there were no public comments) and unanimously recommended approval of the study and its proposed findings.

City of Sanger Roadway Impact Fees Calculator

Type in fee to fill
below

Residential Fee Per Service Unit	\$	300
Nonresidential Fee Per Service Unit	\$	200

Residential Land Uses	Unit	VM/DU	Fee per Dwelling Unit
SFD Dwelling	Dwelling	6.06	\$ 1,818
Apartment	Dwelling	3.72	\$ 1,116
Townhome	Dwelling	3.12	\$ 936

Non-Residential Land Uses	Unit	VM/DU	Fee per Development Unit
General Office	1,000 sqft	7.46	\$ 1,492
Medical Office	1,000 sqft	17.89	\$ 3,578
Fast Food	1,000 sqft	40.52	\$ 8,104
Sit Down Restaurant	1,000 sqft	15.22	\$ 3,044
Quality Restaurant	1,000 sqft	10.05	\$ 2,010
Light Industrial	1,000 sqft	4.86	\$ 972
Heavy Industrial	1,000 sqft	3.41	\$ 682
Warehouse	1,000 sqft	1.73	\$ 346
Church	1,000 sqft	1.16	\$ 232
Day Care Center	1,000 sqft	14.51	\$ 2,902
Medical Clinic	1,000 sqft	19.55	\$ 3,910
Corporate Headquarters	1,000 sqft	8.46	\$ 1,692
New Car Sales	1,000 sqft	5.05	\$ 1,010
Supermarket	1,000 sqft	21.60	\$ 4,320
Discount Store	1,000 sqft	9.00	\$ 1,800
Walk-In Bank	1,000 sqft	12.34	\$ 2,468
Hotel	Room	1.90	\$ 380
Motel	Room	1.51	\$ 302

\$ 330

\$ 225

Fee per Dwelling Unit Type in here to
calculate fee

per service
unit

\$ 1,228

\$ 1,030

Fee per
Development Unit

\$ 1,679

\$ 4,025

\$ 9,117

\$ 3,425

\$ 2,261

\$ 1,094

\$ 767

\$ 389

\$ 261

\$ 3,265

\$ 4,399

\$ 1,904

\$ 1,136

\$ 4,860

\$ 2,025

\$ 2,777

\$ 428

\$ 340

City of Sanger

Roadway Impact Fees and Single Family Residential Construction

Year	Number of Single Family dwellings constructed
2015	106
2014	50
2013	77
2012	117
Average	87.5

Fee per single family dwelling

	\$500	\$1,000	\$1,500	\$2,000
2015	\$53,000	\$106,000	\$159,000	\$212,000
2014	\$25,000	\$50,000	\$75,000	\$100,000
2013	\$38,500	\$77,000	\$115,500	\$154,000
2012	\$58,500	\$117,000	\$175,500	\$234,000
Average	\$43,750	\$87,500	\$131,250	\$175,000
TOTAL	\$175,500	\$351,000	\$526,500	\$702,000

Note: This reflects collections solely from new home construction. Fees collected from other construction are not included.

Roadway Impact Fees Assessed in Selected North Texas Communities

City of Denton Roadway Impact Fees				
Residential Fee	\$	612.25		
Nonresidential Fee	\$	459.19		
Land Use type		Unit	VM/DU	Fee per Unit
SFD Dwelling		Dwelling	4.90	\$ 3,000.03
Apartment		Dwelling	3.04	\$ 1,861.24
General Office		1K sqft	8.94	\$ 4,105.16
Medical Office		1K sqft	17.60	\$ 8,081.74
Fast Food		1K sqft	46.05	\$ 21,145.70
Sit Down Restaurant		1K sqft	17.05	\$ 7,829.19
Supermarket		1K sqft	17.00	\$ 7,806.23
Light Industrial		1K sqft	5.82	\$ 2,672.49

Roadway Impact Fees for Single Family Dwellings

Frisco Service Area 1	\$	5,260
Argyle	\$	3,926
Frisco Service Area 3	\$	3,816
McKinney (SA's CDEGIJKM)	\$	3,800
Prosper	\$	3,727
Frisco Service Area 2	\$	3,280
Frisco Service Area 4	\$	2,358
Little Elm Service Area 1	\$	2,310
Little Elm Service Area 2	\$	1,650
Town of DISH	\$	1,499
Corinth	\$	1,167