



**KENNEDALE**  
Planning and Zoning Commission  
www.cityofkennedale.com

**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE AGENDA**  
**THURSDAY, NOVEMBER 12, 2020 5:30 PM**  
**VIA VIDEOCONFERENCE**

**MEMBERS OF THE PUBLIC MAY JOIN BY VISITING**  
**<https://us02web.zoom.us/j/7732695410> AND/OR BY DIALING 877 853 5257 AND**  
**USING MEETING ID Meeting ID: 773 269 5410**

**I. CALL TO ORDER**

**NOTE: Pursuant to Texas Government Code §551.071, the Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.**

**II. REGULAR SESSION**

**III. ROLL CALL**

**IV. VISITOR AND CITIZEN FORUM**

*At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individual members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken nor discussion held regarding these items.*

**V. DECISION ITEMS**

- A. Receive a report and consider approval of land use assumptions for water, wastewater and roadway impact fees

**VI. EXECUTIVE SESSION**

*The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.*

**VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED**

**VIII. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

**Date:** November 12, 2020

**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE STAFF REPORT AGENDA ITEM A**

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The city has retained Freese & Nichols, Inc. to study and make recommendations for updated water, wastewater, and roadway impact fees. The city currently collects impact fees from developers for new developments that help mitigate the cost of new infrastructure that must be built and maintained due to this development. As part of the analysis for impact fees, land use assumptions are developed. Representatives from Freese & Nichols will be presenting an overview of the impact fee study and land use assumptions and will be available to answer questions and gain your input. Attached is a copy of the presentation to review in advance.

**CERTIFICATION**



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MELISSA DAILEY, AICP  
DIRECTOR OF PLANNING AND  
ECONOMIC DEVELOPMENT

*CREATED 2/19/2020 4:03 PM*

POSTED \_\_\_\_\_ (DATE) \_\_\_\_\_ (TIME)



# **CAPITAL IMPROVEMENT ADVISORY COMMITTEE**

## **IMPACT FEE 101/LAND USE ASSUMPTIONS**

*WATER, WASTEWATER, AND ROADWAY  
IMPACT FEE UPDATE*

*NOVEMBER 12, 2020*



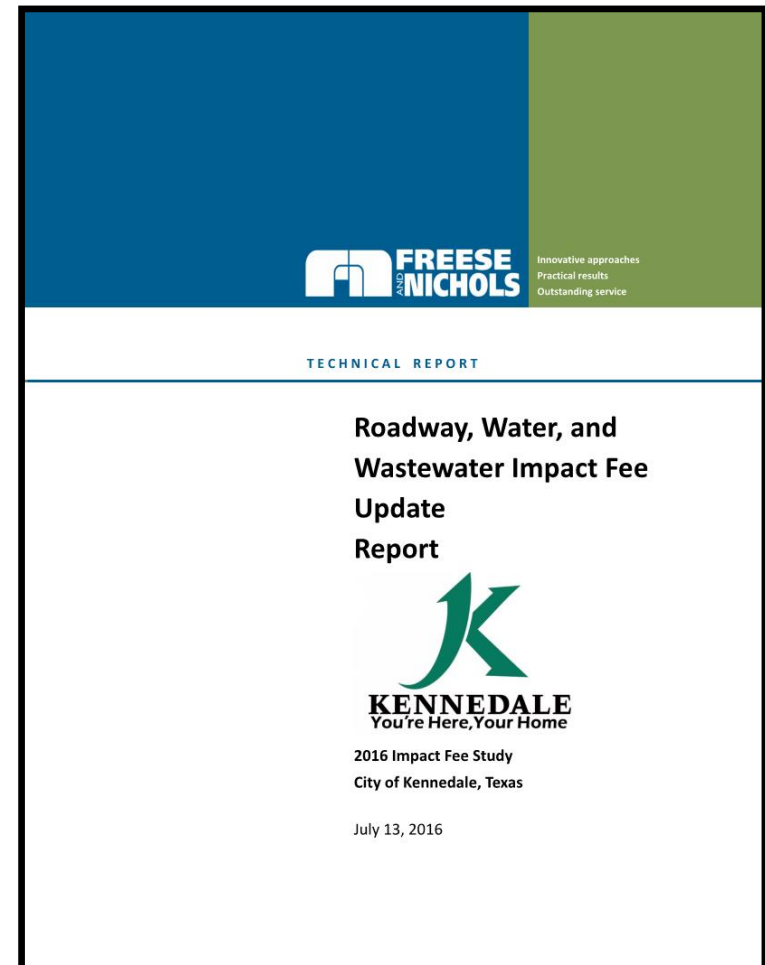
# AGENDA

- Impact Fee Overview
- Land Use Assumptions
  - Population Growth Rate
  - Service Areas
- Path Forward and Schedule



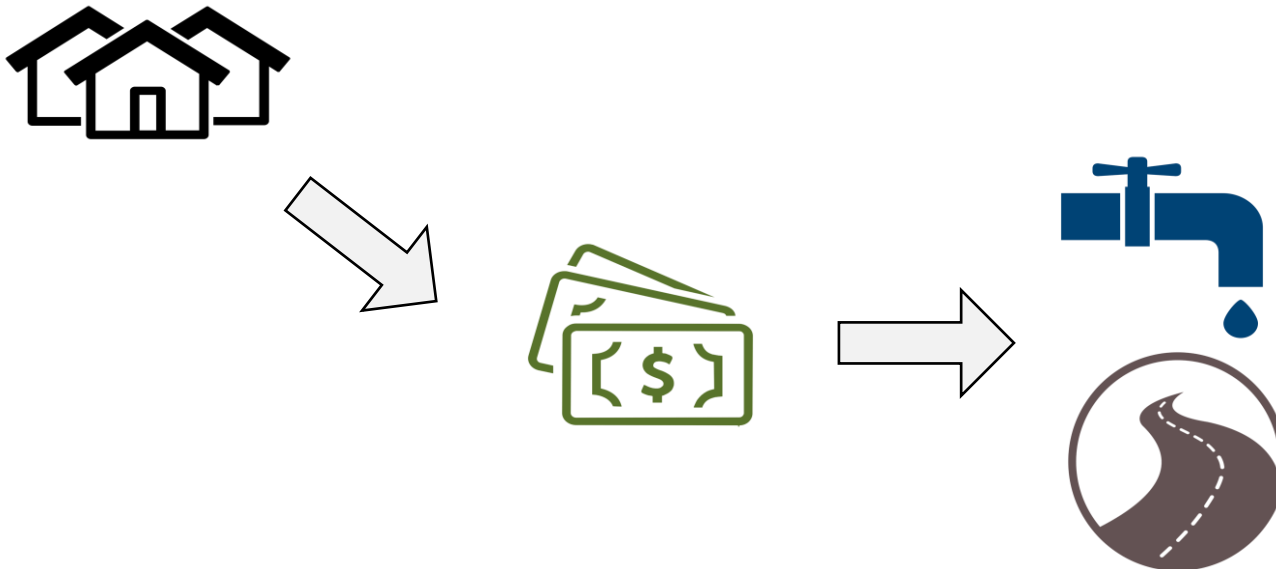
# BACKGROUND

- City updated impact fees in 2016.
- Fees must be updated every five years.
- Study determines the maximum fee allowed by state law; City Council sets the actual fee to be collected from new development



# IMPACT FEE BASICS

- What is an impact fee?
  - A one-time charge assessed to new development for a portion of costs related to a specific capital improvement program.
  - Impact fees are a mechanism for funding the infrastructure necessary to accommodate *new development*
    - Funding of certain new facilities or expansions
    - Recoupment of certain capital improvement costs
  - Impact fees are limited to water, wastewater, roadways and drainage facilities



# IMPACT FEE BACKGROUND

- Governed by Chapter 395 of the Texas Local Government Code
- Why do Impact Fees?
  - Allows cities to recoup costs associated with infrastructure needed to serve future development
  - Alleviates burden of new facilities on existing customers  
(lower increase in water and wastewater rates)
  - Enables “growth to pay for eligible percentage of total cost”

LOCAL GOVERNMENT CODE  
TITLE 12. PLANNING AND DEVELOPMENT  
SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO MORE  
THAN ONE TYPE OF LOCAL GOVERNMENT  
CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW  
DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL  
GOVERNMENTS  
SUBCHAPTER A. GENERAL PROVISIONS  
Sec. 395.001. DEFINITIONS. In this chapter:  
(1) "Capital improvement" means any of the following  
facilities that have a life expectancy of three or more years and  
are owned and operated by or on behalf of a political subdivision:  
(A) water supply, treatment, and distribution  
facilities; wastewater collection and treatment facilities; and  
storm water, drainage, and flood control facilities; whether or not  
they are located within the service area; and

# BASIS OF IMPACT FEES



New development should pay for the cost of public infrastructure required to serve it.

*“Growth Paying for Growth”*

- Impact Fees are authorized by State Law (TAC Chapter 395)
- Specific requirements for program (LUA, CIPs, \$/SU, Ordinance)
- Update required every five years
- Fee must be proportional to development’s impact on system



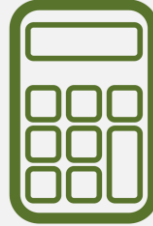
# WHAT CAN IMPACT FEES PAY FOR?



construction



surveying



engineering



land acquisition



debt service



water supply, treatment, lines  
and distribution facilities,  
wastewater treatment,  
collection lines and facilities



roadway facilities

*And all appurtenances to  
implement facility*

# WHAT CAN IMPACT FEES **NOT** PAY FOR?

- ✘ Upgrading, updating, expanding, or replacing existing capital improvements that serve existing development (where there is no new development)
- ✘ Repair, operation, or maintenance of existing or new facilities
- ✘ Cost or debt service of projects not included in the Impact Fee CIP
- ✘ Administrative and operating costs of the impact fee program



# ROLE OF THE CIAC



TAC – Section 395.058.(c)

- Provide input:
  - Land Use Assumptions (LUA) and growth rate
  - Capital Improvements Plans (CIP) for Water, Wastewater and Roadway
  - Advise the need to update or revise LUA, CIP, and Impact Fee
  
- Recommend impact fee collection rate to City Council
  
- CIAC meetings
  - Scheduled meetings
  - Written recommendation to Council prior to 5 business days before Public Hearing

# IMPACT FEE PROCESS

## Step 1

- Identify Service Areas

## Step 2

- Update Land Use Assumptions

## Step 3

- CIAC Presentation #1

## Step 4

- Update Capital Improvements Plan

## Step 5

- Impact Fee Calculations & Report Preparation

## Step 6

- CIAC Presentation #2

## Step 7

- Public Hearing & Council Approval

## Step 8

- Update Impact Fee Ordinance

# LAND USE ASSUMPTIONS: HISTORICAL GROWTH

Historical Population				
Year	NCTCOG Population <sup>1</sup>	NCTCOG Growth Rate	Census Population <sup>2</sup>	Census Growth Rate
2009	6,450	--	--	--
2010	6,763	4.85%	6,763	--
2011	6,780	0.25%	6,898	2.00%
2012	6,790	0.15%	7,056	2.29%
2013	6,820	0.44%	7,257	2.85%
2014	6,870	0.73%	7,414	2.16%
2015	7,130	3.78%	7,739	4.38%
2016	7,290	2.24%	7,931	2.48%
2017	7,420	1.78%	8,359	5.40%
2018	7,420	0.00%	8,543	2.20%
2019	7,650	3.10%	--	--
2020	7,670	0.26%	--	--
<b>10-Year Average Growth Rate</b>		<b>1.27%</b>	--	<b>2.97%</b>
<b>5-Year Average Growth Rate</b>		<b>1.48%</b>	--	<b>3.62%</b>
<b>3-Year Average Growth Rate</b>		<b>1.12%</b>	--	<b>3.80%</b>

<sup>1</sup>Source: North Central Texas Council of Governments

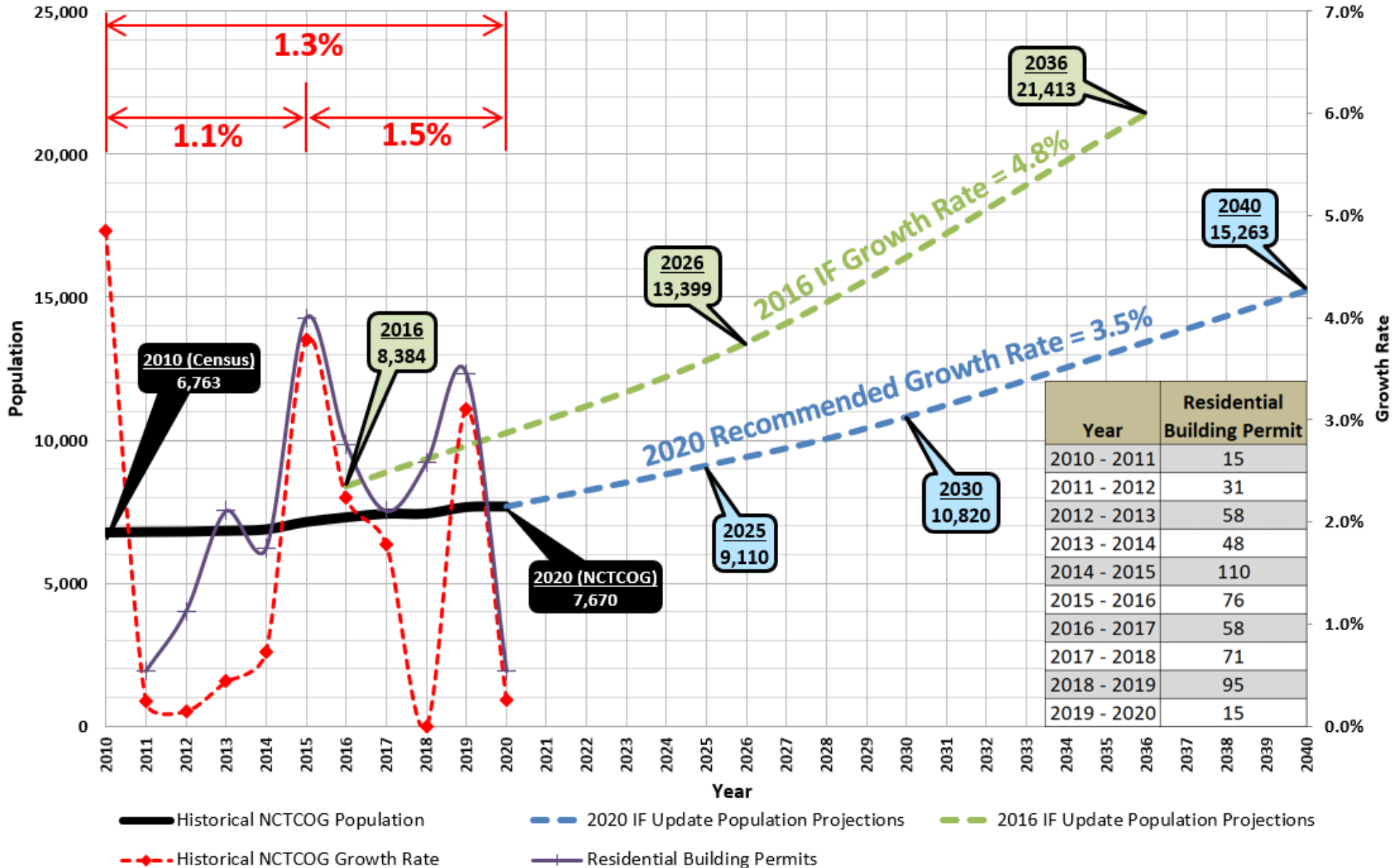
<sup>2</sup>Source: U.S Census Bureau

# LAND USE ASSUMPTIONS: PROJECTED GROWTH

Planned Development	Dwelling Type	Projected Population
Emerald Crest (Bowman Springs and Corry A Edwards)	Single Family	30
Magnolia Hills (Kennedale Sublett and Treepoint)	Single Family	276
5869 Eden Rd	Single Family	72
Village at Hammack Creek (Kennedale Parkway and Kennedale Sublett)	Apartments	290
Kennedale Square (1109-1121 N. Little School Rd)	Townhomes	298
Kennedale Parkway & Bowman Springs	Small Single Family	40
6820 Oak Crest W	Tiny Houses	15
500 Mansfield Cardinal	Townhomes	63
509 and 3375 S New Hope Rd	Single Family	900
<b>Total</b>		<b>1,984</b>

Impending Development Population Growth Rates	
Development Timeframe	CAGR
All Development Occurs in 5-Years (2025)	4.71%
All Development Occurs in 7-Years (2027)	3.34%
All Development Occurs in 10-Years (2030)	2.33%

# LAND USE ASSUMPTIONS: RECOMMENDED GROWTH



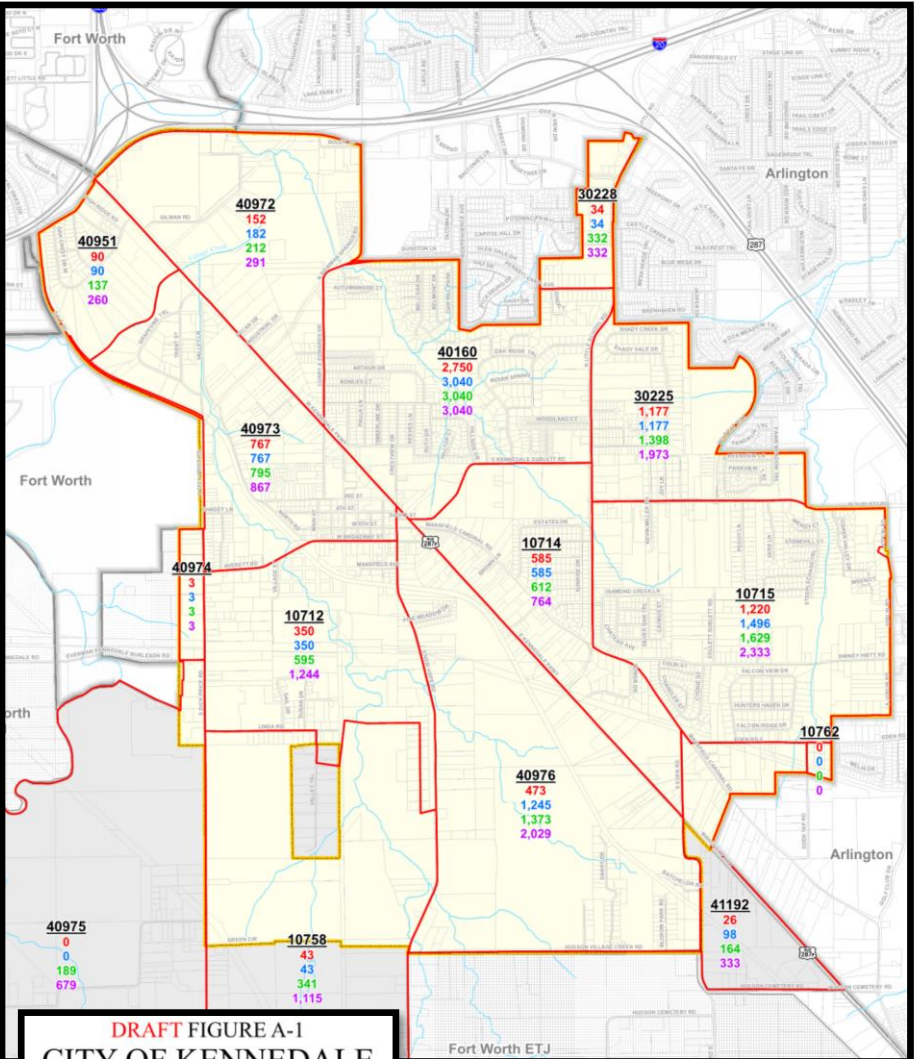
# LAND USE ASSUMPTIONS

## Projected Population

Year	Recommended Growth Rate	Population
2020	3.50%	7,670
2025		9,110
2030		10,820
2040		15,263

## Projected Employment

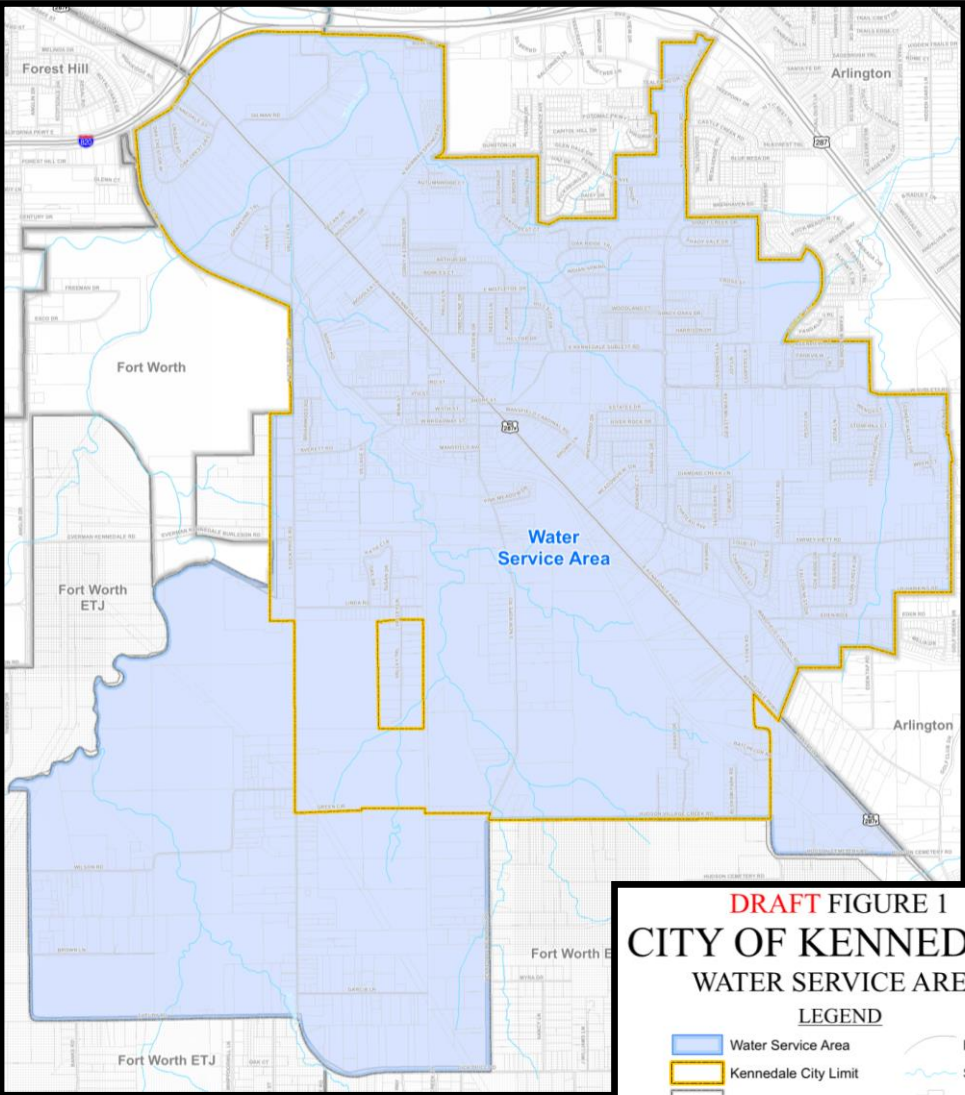
Year	Basic	Retail	Service	Total
2020	1,210	607	2,795	4,612
2025	1,223	944	2,975	5,142
2030	1,271	1,346	3,247	5,864
2040	1,331	2,089	3,699	7,119



**FREESE NICHOLS**

**KENNEDALE**  
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# WATER SERVICE AREA




Water Service Area Demographics Projections			
Demographic	2020	2030	10-Year Growth
Service Area Population	7,670	10,820	3,150
Service Area Total Employment	4,612	5,864	1,252


**DRAFT FIGURE 1**  
**CITY OF KENNEDALE**  
**WATER SERVICE AREA**

**LEGEND**

- Water Service Area
- Kennedale City Limit
- Kennedale ETJ Boundary
- Other City Limit
- Fort Worth ETJ Boundary
- Road
- Stream
- Parcel



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# WASTEWATER SERVICE AREA

## Wastewater Service Area Demographics Projections

Demographic	2020	2030	10-Year Growth
Service Area Population	7,670	10,820	3,150
Service Area Total Employment	4,612	5,864	1,252

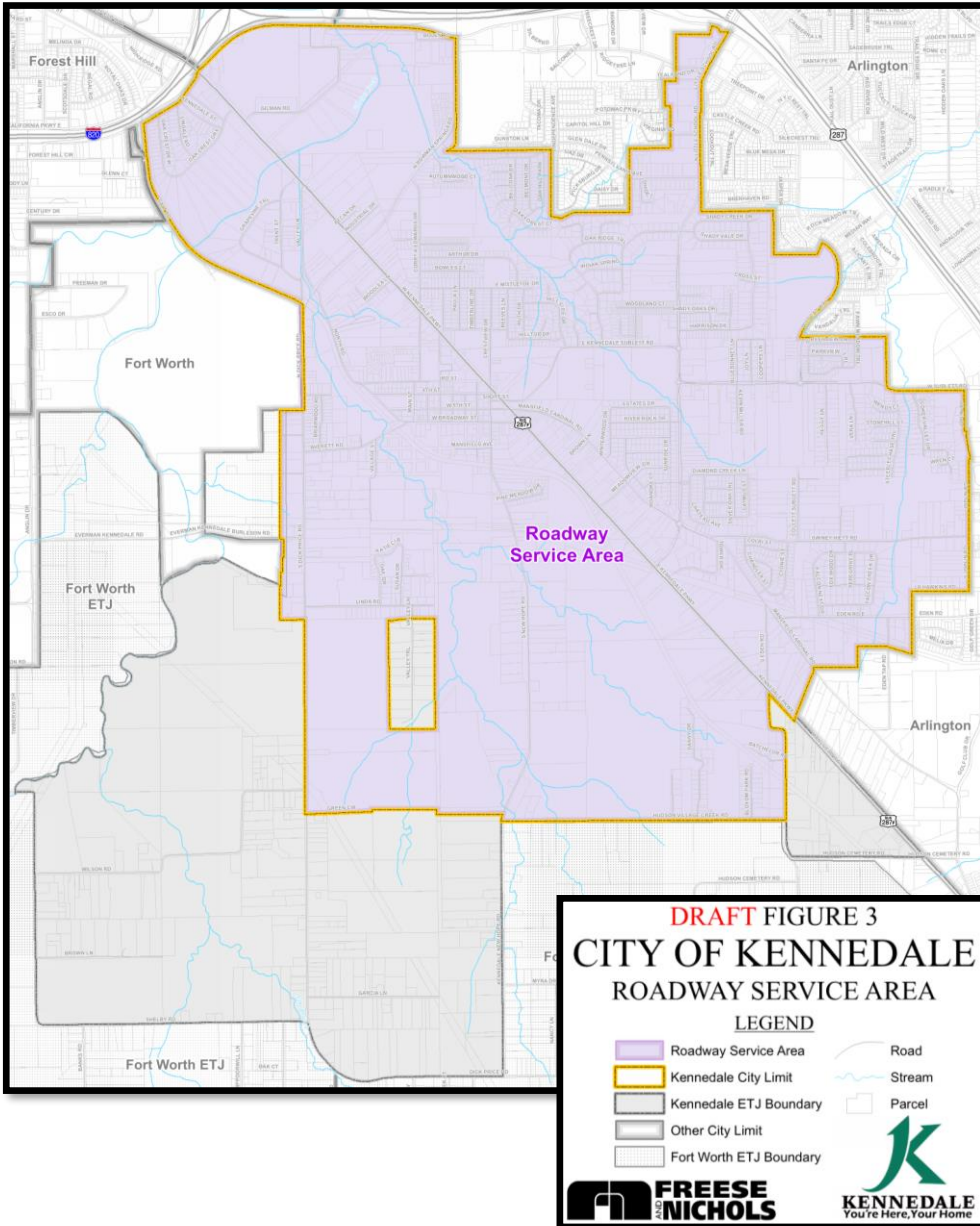
**DRAFT** FIGURE 2  
**CITY OF KENNEDALE**  
**WASTEWATER SERVICE AREA**

**LEGEND**

- Wastewater Service Area
- Kennedale City Limit
- Kennedale ETJ Boundary
- Other City Limit
- Fort Worth ETJ Boundary
- Road
- Stream
- Parcel



# ROADWAY SERVICE AREA



**Roadway Service Area Demographics Projections**

Demographic	2020	2030	10-Year Growth
Service Area Population	7,670	10,400	2,730
Service Area Dwelling Units	2,561	3,472	911
Service Area Basic Employment	1,210	1,214	4
Service Area Service Employment	607	1,223	616
Service Area Retail Employment	2,795	3,074	279
Service Area Total Employment	4,612	5,511	899

# WATER DEMAND PROJECTIONS

Historical Water Demand					
Year	Population	Average Day Usage (MGD)	Overall Average Day Per Capita Usage (gpcd)	Max Day Usage (MGD)	Average Day to Max Day Peaking Factor
2010	6,763	1.03	152	1.91	1.85
2011	6,780	1.15	170	2.55	2.22
2012	6,790	1.06	156	2.94	2.77
2013	6,820	1.00	147	2.36	2.36
2014	6,870	0.97	141	2.14	2.21
2015	7,420	1.01	136	2.47	2.45
2016	7,290	0.96	132	2.02	2.10
2017	7,420	0.98	132	1.88	1.92
2018 <sup>1</sup>	7,420	1.00	135	2.45	2.45
2019	7,650	0.83	108	2.17	2.61
2020 <sup>2</sup>	7,670	0.84	110	1.47	1.75
<b>Average</b>			<b>138</b>	--	<b>2.24</b>
<b>Max</b>			<b>170</b>	--	<b>2.77</b>

<sup>1</sup>Data not available from 6/1/2018 – 8/31/2018.

<sup>2</sup>Data available through 8/20/2020.

Projected Water Demands							
Year	Population	Overall Average Day Per Capita Demand (gpcd)	Average Day Demand (MGD)	Average Day to Max Day Peaking Factor	Max Day Demand (MGD)	Max Day to Peak Hour Peaking Factor	Peak Hour Demand (MGD)
2020	7,670	140	1.07	2.2	2.35	2.0	4.70
2025	9,110	140	1.28	2.2	2.82	2.0	5.64
2030	10,820	140	1.51	2.2	3.32	2.0	6.64
2040	15,263	140	2.14	2.2	4.71	2.0	9.42

# WASTEWATER DEMAND PROJECTIONS

Historical Wastewater Treatment Plant Flows					
Year	Population	Average Day Flow (MGD)	Average Day Per Capita Flow (gpcd)	Peak Day Flow (MGD)	Average Day to Peak Day Peaking Factor
2015	7,130	0.51	71	1.93	3.82
2016	7,290	0.49	68	1.32	2.67
2017 <sup>1</sup>	7,420	0.45	60	1.23	2.75
2018	7,420	0.54	73	2.25	4.15
2019	7,650	0.58	76	1.75	2.99
2020 <sup>2</sup>	7,670	0.60	79	2.22	3.67
<b>Average</b>			<b>71</b>	<b>--</b>	<b>3.34</b>
<b>Max</b>			<b>79</b>	<b>--</b>	<b>4.15</b>

<sup>1</sup>Data not available from 5/16/2017 – 8/8/2017.

<sup>2</sup>Data available through 8/20/2020.

\*Received information from City of Kennedale and City of Arlington. Data was removed based on meter discrepancies identified by the City.

Projected Wastewater Flows					
Year	Population	Average Day Per Capita Flow (gpcd)	Average Day Flow (MGD)	Average Day to Peak Day Peaking Factor	Peak Day Flow (MGD)
2020	7,670	90	0.69	4.0	2.76
2025	9,110	90	0.82	4.0	3.28
2030	10,820	90	0.97	4.0	3.88
2040	15,263	90	1.37	4.0	5.48

# ROADWAY PROJECTIONS

Roadway Service Area Residential Growth Projections			
Service Area	Added Dwelling Units	Vehicle-Miles Per DU	Total Vehicle Miles
1	911	1.69	1,538

Roadway Service Area Employment Growth Projections					
Employment Type	Added Employees	Square Feet per Emp.	Total Square Feet	Vehicle-Miles per 1000/SF	Total Vehicle Miles
Basic	4	1,500	6,000	1.03	6
Service	279	500	139,500	1.96	273
Retail	616	1,000	616,000	1.04	638
<b>Total</b>					<b>917</b>

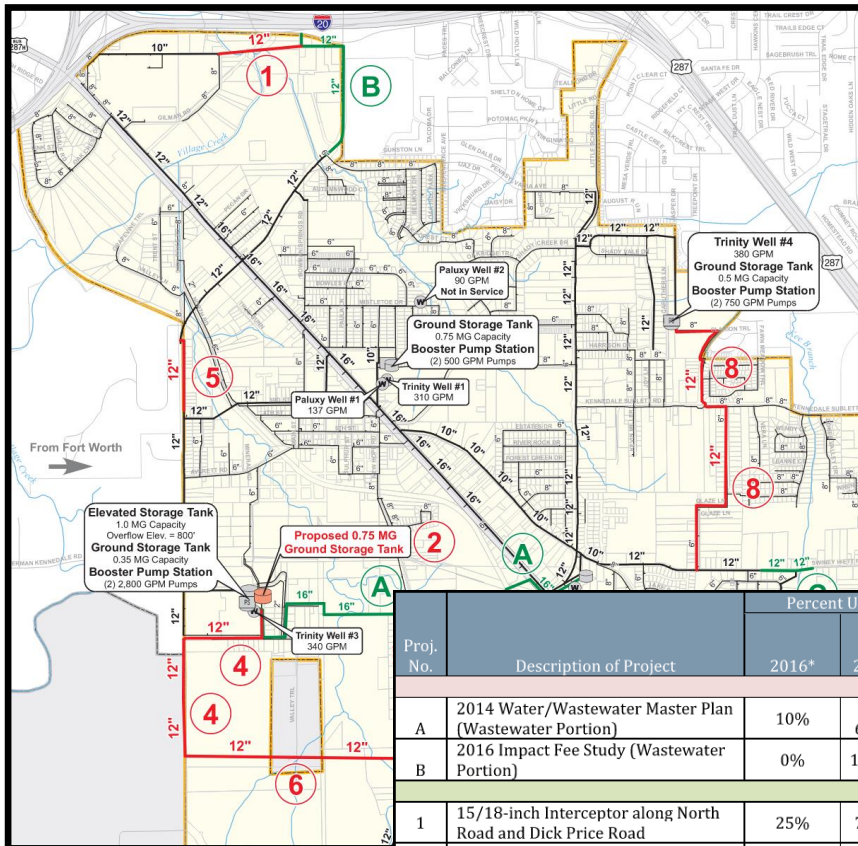
Roadway Service Area Vehicle-Mile Projections					
Service Area	Residential Growth (veh-mi)	Basic Growth (veh-mi)	Service Growth (veh-mi)	Retail Growth (veh-mi)	Total Growth (veh-mi)
1	1,538	6	273	638	2,456
<b>Total</b>	<b>1,538</b>	<b>6</b>	<b>273</b>	<b>638</b>	<b>2,456</b>

# PATH FORWARD: DEVELOP CAPITAL IMPROVEMENT PLANS – WATER/WASTEWATER

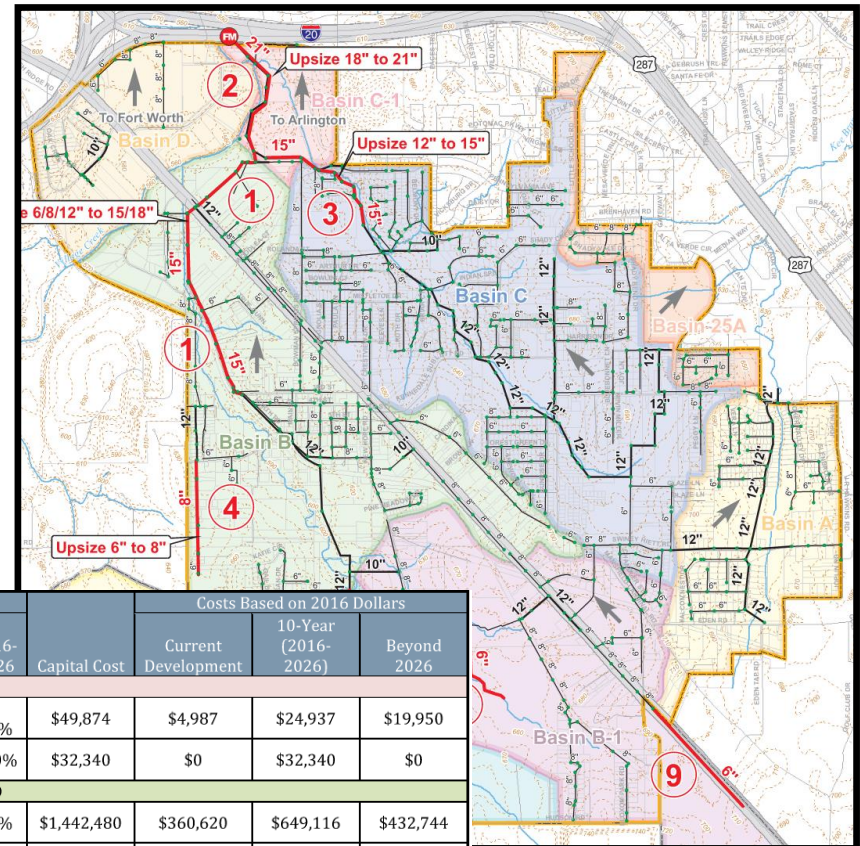
TAC – Section 395.014

- Utilize water and wastewater hydraulic models to determine improvements needed to meet growth

## Water



## Wastewater

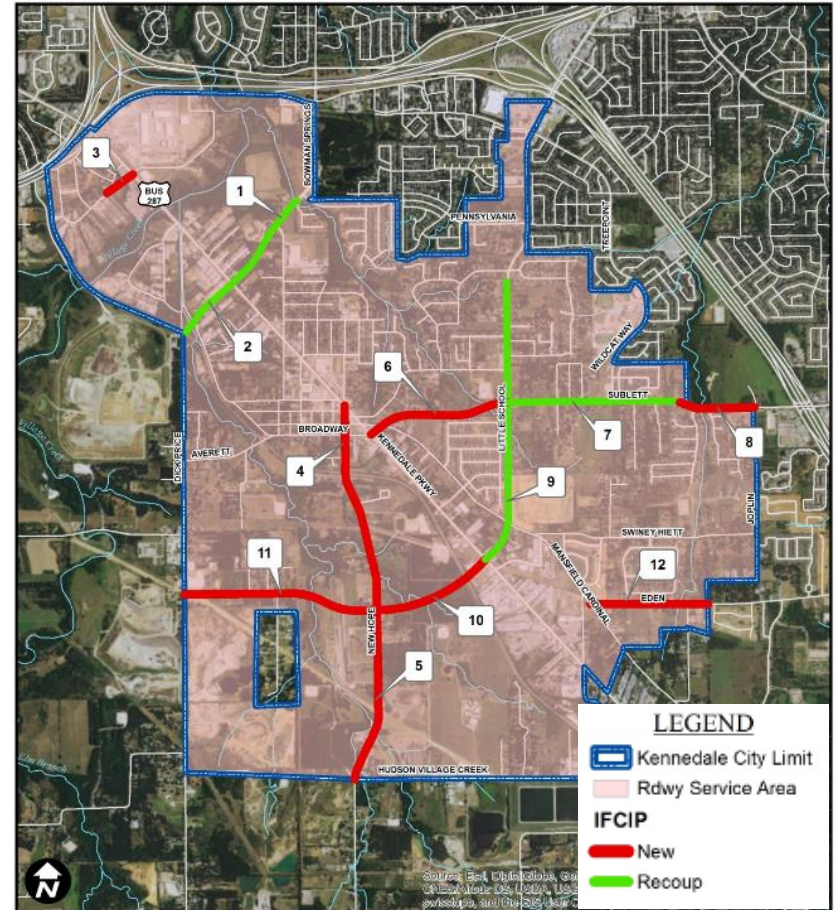


Proj. No.	Description of Project	Percent Utilization			Capital Cost	Costs Based on 2016 Dollars		
		2016*	2026	2026		Current Development	10-Year (2016-2026)	Beyond 2026
EXISTING								
A	2014 Water/Wastewater Master Plan (Wastewater Portion)	10%	60%	50%	\$49,874	\$4,987	\$24,937	\$19,950
B	2016 Impact Fee Study (Wastewater Portion)	0%	100%	100%	\$32,340	\$0	\$32,340	\$0
PROPOSED								
1	15/18-inch Interceptor along North Road and Dick Price Road	25%	70%	45%	\$1,442,480	\$360,620	\$649,116	\$432,744
2	21-inch Interceptor in Basin C-1	40%	80%	40%	\$846,690	\$338,676	\$338,676	\$169,338

# PATH FORWARD: DEVELOP CAPITAL IMPROVEMENT PLANS – ROADWAY

TAC – Section 395.014

- Eligible projects: Arterial or Collector roads on Thoroughfare Plan
- 10-year VMT based on LUA
- Considerations:
  - Growth areas and projected activity
  - Large scale projects that add significant capacity
  - IFAC/City Staff recommendation
  - Affordability and Achievability
- State Routes eligible; City \$ only



# PATH FORWARD: IMPACT FEE CALCULATIONS & REPORT PREPARATION - ROADWAY

Step 1: Determine number of service units (vehicle-miles) generated by development using the equivalency table.

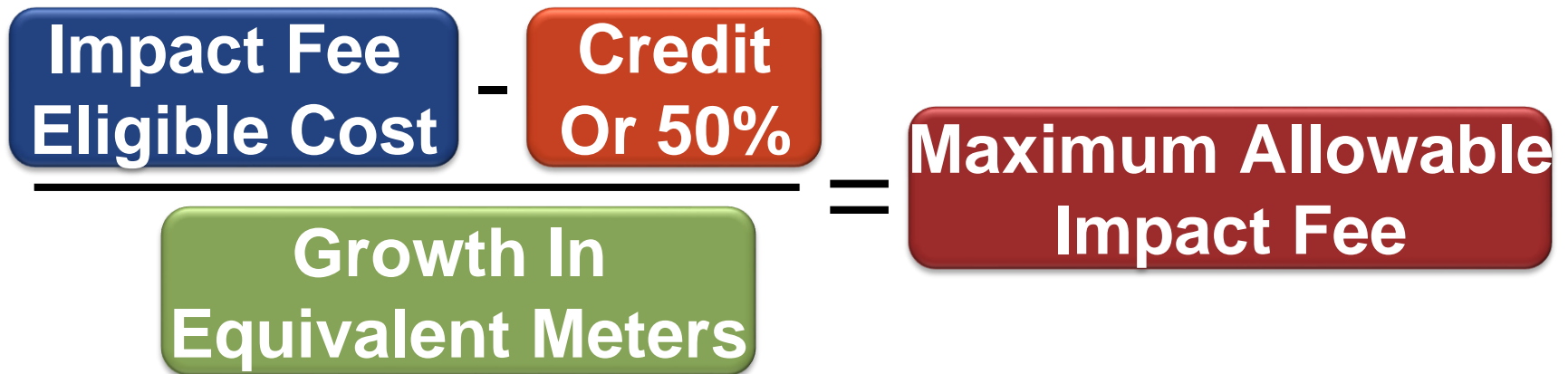
$$\begin{array}{c} \text{No. of} \\ \text{Development} \\ \text{Units} \end{array} \times \begin{array}{c} \text{Vehicle-miles per} \\ \text{Development Unit} \end{array} = \begin{array}{c} \text{Development's} \\ \text{Vehicle-miles} \end{array}$$

Step 2: Calculate the impact fee based on the fee per service unit for the roadway service area where the development is located.

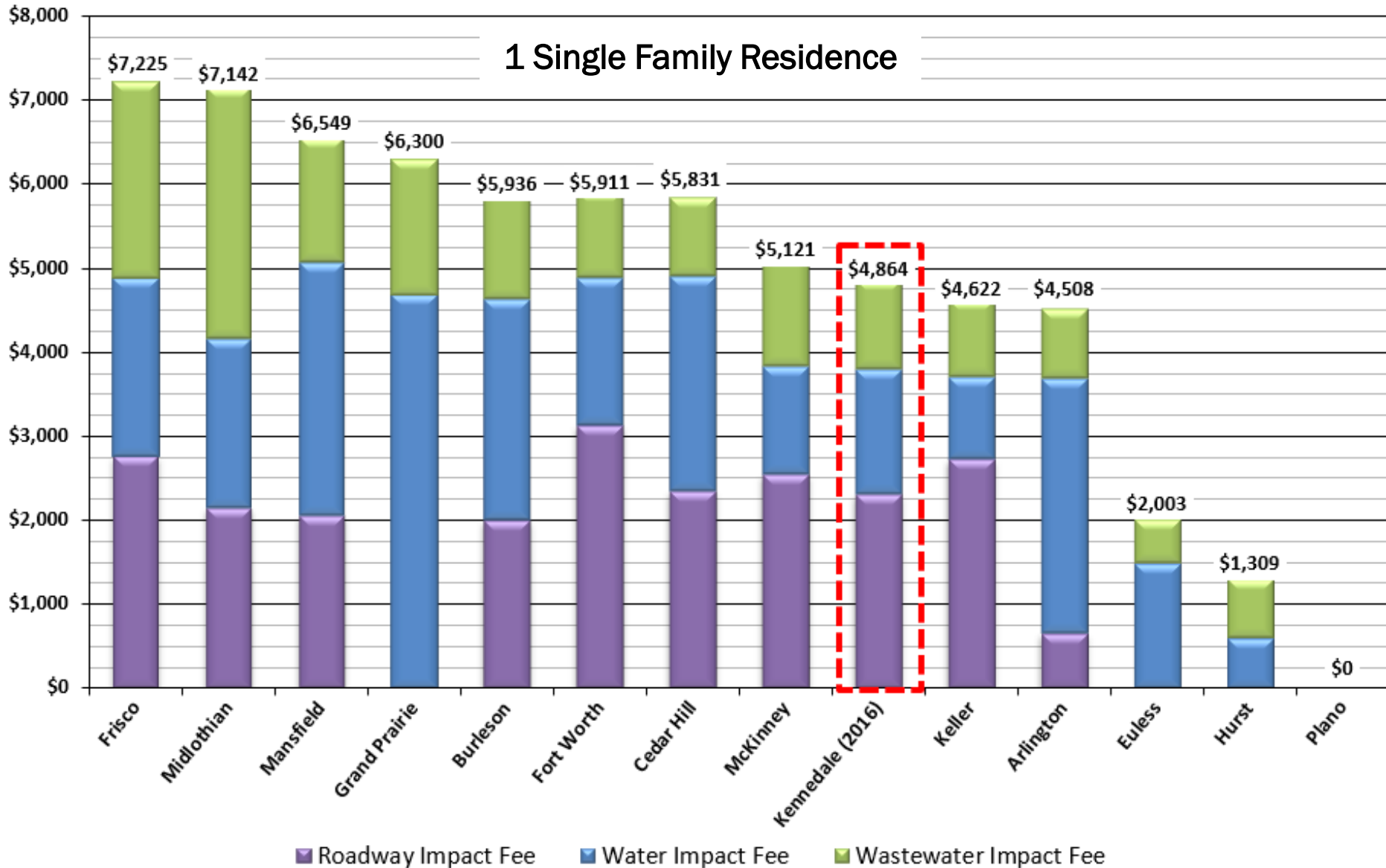
$$\begin{array}{c} \text{Development's} \\ \text{Vehicle-miles} \end{array} \times \begin{array}{c} \text{Cost per} \\ \text{Vehicle-mile} \end{array} = \begin{array}{c} \text{Impact Fee Due} \\ \text{From Developer} \end{array}$$

# PATH FORWARD: IMPACT FEE CALCULATIONS & REPORT PREPARATION – WATER/WASTEWATER

- Service Unit = Base unit represents a single family home
- Service Unit Growth = 10-year growth in meter equivalents
- Credit = Rules require 50% credit or financial credit analysis



# IMPACT FEE COMPARISON TO OTHER LOCAL UTILITIES



\*Roadway Impact Fee is the average fee calculated from each service area for each comparison city.

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# CIAC ACTION

- Consideration/Approval of Land Use Assumptions
- Consideration/Approval of Capital Improvement Plans and Impact Fee Calculations
- CIAC Comments due to City Council by April 9, 2021

# NEXT STEPS

- **November 12, 2020**
  - **Meet with CIAC to present impact fee basics and LUAs**
- **January 14, 2021**
  - Meet with CIAC to present CIP and maximum impact fee calculation
- **March 16, 2021**
  - City Council adopts a resolution for a public hearing date
- **March 19, 2021**
  - Finalize Impact Fee Report
  - Public notice of public hearing (30-day advertisement)
- **April 9, 2021**
  - CIAC to submit recommendation to City Council
- **April 20, 2021**
  - Public hearing at City Council meeting for LUA, CIP, and Impact Fee Ordinance
- **May 18, 2021**
  - City Council adopts Impact Fee Ordinance

# QUESTIONS AND DISCUSSION

