



CITY OF WILLOW PARK
CAPITAL IMPROVEMENTS ADVISORY
COMMITTEE MEETING
516 RANCH HOUSE RD. WILLOW PARK, TEXAS 76087
TUESDAY, AUGUST 17, 2021 – 6:30 p.m.
Agenda

Call to Order

Determination of Quorum

Items to be considered and acted upon

1. Consider and act on the proposed Stormwater Impact Fee Study and the base Stormwater Impact Fee.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on August, 2021 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



P&Z AGENDA ITEM BRIEFING SHEET

-Meeting Date: August 17, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

The Planning and Zoning Commission was appointed by City Council to serve as the “Capital Improvement Advisory Committee” to advise the City Council on matters related to the Stormwater Impact Fee.

BACKGROUND:

The Commission met in this capacity in February 2021 to review the Willow Park CIP and Land Use Plan as it relates to the Stormwater Drainage Master Plan.

The Commission will now review and act on the proposed Stormwater Impact Fee Study and the base Stormwater Impact Fee.

The Commission will need to recommend adoption of the Stormwater Impact Fee Study and Stormwater Impact Fee.

Derek Turner, City Engineer will present the study and proposed impact fee.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Commission will need to recommend adoption of the Stormwater Impact Fee Study and Stormwater Impact Fee.

EXHIBITS:

Stormwater Impact Fee Study

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A

**CITY OF WILLOW PARK
STORMWATER IMPACT FEE STUDY**

Land use information from the City's Comprehensive Plan, current population projections, and the City's Drainage Capital Improvement Plan (CIP), completed in December, 2019 were used as the basis for the determination of the impact fees.

The total capital improvement cost identified in the Drainage CIP was \$3,329,162.50 and, based on 2019 and 2029 utilization, the impact fee eligible portion was \$1,800,376.50. The projected number of service units on which to apply an impact fee were determined based on land use and impervious area for different types of development in Willow Park. The total projected number of service units, for a unit size of 1,000 square feet, is 25,911.

The costs for stormwater include the following:

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|---|-------------|
| • Total Stormwater Capital Improvement Costs (all costs): | \$3,329,000 |
| • Total Eligible Stormwater Costs (new development eligible): | \$1,800,376 |
| • Total Stormwater Impact Fee Credit (50%): | \$900,188 |

Maximum Stormwater Impact Fee = (Total Eligible Costs – Credit) / (10-Year Growth in Service Units)

With Credit

$$= (\$1,800,376 - \$900,188) / (25,911 \text{ Stormwater Service Units})$$

$$= \mathbf{\$34.74 \text{ per Stormwater Service Unit (1,000 sq. ft. impervious area)}}$$

\$34.74 is the recommended base Stormwater Impact Fee for the City of Willow Park.