

**ORDINANCE NO. 25889-11-2022**

**AN ORDINANCE ADOPTING A COLLECTION RATE FOR TRANSPORTATION IMPACT FEES (SCHEDULE 2); AND AMENDING CHAPTER 30 (STREETS AND SIDEWALKS), ARTICLE VIII (TRANSPORTATION IMPACT FEES) OF THE CODE OF THE CITY OF FORT WORTH, TEXAS (2015), AS AMENDED, BY AMENDING PROVISIONS ADMINISTERING THE TRANSPORTATION IMPACT FEE PROGRAM; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 395, Tex. Loc. Gov't Code, provides procedures for updating land use assumptions, capital improvements plans and impact fees, including procedures for determining that no update is required; and

**WHEREAS**, on May 13, 2008, the City of Fort Worth adopted Ordinance No. 18083-05-2008 creating impact fees for transportation facilities in accordance with the statutory procedures for initially adopting such fees, known as the Fort Worth Transportation Impact Fee Regulations, which were effective July 1, 2008, now codified at Chapter 30, Article VIII of the Code of the City of Fort Worth (2015); and

**WHEREAS**, the City of Fort Worth updated its transportation impact fee land use assumptions, capital improvements plan and transportation impact fees by Ordinance No. 20605-02-2013, effective April 1, 2013, by Ordinance No. 23084-01-2018, effective April 1, 2018, and by Ordinance 25810-10-2022, effective November 1, 2022; and

**WHEREAS**, the City of Fort Worth's Capital Improvements Advisory Committee for Transportation Impact Fees submitted its recommendation regarding the Collection Rate on August 24, 2022; and

**WHEREAS**, the City Council desires to adopt a Collection Rate (Schedule 2) for transportation impact fees for roadway facilities; and

**WHEREAS**, the City Council desires to adopt revisions to certain provisions of Chapter 30, Article VIII of the Code of the City of Fort Worth (2015) to make administrative revisions, to provide for a small business discount of transportation impact fees, and to exempt charter schools and private schools from the payment of transportation impact fees, unless otherwise agreed to.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH:**

**SECTION 1.**

**2022 TRANSPORTATION IMPACT FEES COLLECTION RATE (SCHEDULE 2)**

The 2022 Transportation Impact Fee collection rate, Schedule 2, attached hereto as "Attachment A" shall replace the previous Schedule 2 as referred to in Section 30-171 of the Code of the City

of Fort Worth, Texas, as amended, to be maintained in the Office of City Secretary. The residential collection rates of Schedule 2 shall be as follows:

- a. Effective June 1, 2023, residential collection rate of 50% of the Schedule 1 assessment rate;
- b. Effective June 1, 2024, residential collection rate of 55% of the Schedule 1 assessment rate;
- c. Effective June 1, 2025, residential collection rate of 60% of the Schedule 1 assessment rate;
- d. Effective June 1, 2026, residential collection rate of 65% of the Schedule 1 assessment rate to thereafter remain in effect until revised by the city council.

As noted on Schedule 2, the residential and non-residential collection rates for Service Areas AA, D and F, will be at 100%.

**SECTION 2.  
AMENDMENTS TO CHAPTER 30 (STREETS AND SIDEWALKS), ARTICLE VIII  
(TRANSPORTATION IMPACT FEES) OF THE CODE OF THE CITY OF FORT  
WORTH, TEXAS (2015), AS AMENDED.**

Chapter 30, Article VIII, Section § 30-173 Collection Of Impact Fees, of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to revise subsection (b), which shall read and be as follows:

(b) The impact fees to be paid and collected per service unit for a new development, less any applicable discounts in accordance with § 30-173(d), shall be the amount listed in Schedule 2 then in effect. The city may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.

**SECTION 3.  
AMENDMENTS TO CHAPTER 30 (STREETS AND SIDEWALKS), ARTICLE VIII  
(TRANSPORTATION IMPACT FEES) OF THE CODE OF THE CITY OF FORT  
WORTH, TEXAS (2015), AS AMENDED.**

Chapter 30, Article VIII, Section 30-173, Collection of Impact Fees, Subsection (d), Subdivisions (4) through (6) of the Code of the City of Fort Worth, Texas (2015), as amended, are hereby deleted in their entirety and replaced with Subdivisions (4) through (7) to read and be as follows:

(4) *Small business discount.*

- a. The amount of transportation impact fees due under Schedule 2 for building permits, other than new construction building permits, shall be reduced by 25% for a development that meets all of the following qualifications, as jointly determined by the Development Services Department and the Department of Economic Development:
  1. An independently owned for-profit or non-profit entity with a physical Fort Worth business address;

2. Business must not be a subsidiary of a larger company nor a franchisee of a chain with more than 5 franchises;
  3. Annual revenues of \$2,500,000 or less for the most recent 12-month period
  4. 25 Employees or less;
  5. Business operations established at least 1 year prior to making application for the discount; and
  6. Proof of qualifications provided by notarized affidavit
- b. Sexually Oriented Businesses and Game Rooms are not eligible for this discount.
- c. The terms related to this discount shall be incorporated within an agreement for credits pursuant to § 30-182.

(5) *Discounts cumulative.* Discounts identified in subsections (d)(1) to (d)(4) above are cumulative, so that a development that qualifies for the maximum discount under each provision may reduce impact fees otherwise due up to 100%.

(6) *Burden of proof.* The applicant for a discount provided for in this section has the burden of proof to show that the development qualifies for the discount.

(7) *Application.* An application for discounts shall be submitted with the first building permit application submitted by the applicant. The application for discounts shall be forwarded to the appropriate reviewing department(s).

**SECTION 4.**  
**AMENDMENTS TO CHAPTER 30 (STREETS AND SIDEWALKS), ARTICLE VIII**  
**(TRANSPORTATION IMPACT FEES) OF THE CODE OF THE CITY OF FORT**  
**WORTH, TEXAS (2015), AS AMENDED.**

Chapter 30, Article VIII, Section 30-195, Waivers and Exemptions, of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to add subsection (d) to be and read as follows:

(d) Open-Enrollment Charter schools and Private schools as defined in the Texas Education Code, serving students in kindergarten through the 12<sup>th</sup> grade, are not required to pay impact fees imposed under this chapter unless the governing board of the school consents to the payment of the fees by entering into a contract with the City of Fort Worth. The contract may contain terms the governing board considers advisable to provide for the payment of the fees.

**SECTION 5.**  
**SEVERABILITY**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this ordinance.

**SECTION 6.**


**CONFLICTS**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances for the City of Fort Worth, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and Code are hereby repealed.

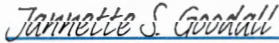
**SECTION 7.  
EFFECTIVE DATE.**

This ordinance shall take effect on December 1, 2022. The Schedule 2 adopted by this ordinance shall take effect on June 1, 2023.

APPROVED AS TO FORM AND LEGALITY:

  
DBlack (Dec 13, 2022 12:22 CST)  
\_\_\_\_\_  
Douglas W Black  
Sr. Assistant City Attorney

CITY SECRETARY

  
Jannette S. Goodall (Dec 13, 2022 12:47 CST)  
\_\_\_\_\_  
Jannette S. Goodall  
City Secretary

ADOPTED: November 29, 2022

EFFECTIVE: December 1, 2022



**Schedule 2**  
**Collection Rates effective 11/1/2022 to 5/31/2023**  
**Transportation Impact Fees**  
**Per Vehicle-Mile**

Assessment Date [as per City Code §30-172(a)]	Final Plat Approved Before 4/1/2013		Final Plat Approved 4/1/2013 to 3/31/2019		Final Plat Approved 4/1/2019 to 10/31/2022		Final Plat Approved On or After 11/1/2022	
	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential
A	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
AA*	\$63.00	\$63.00	\$228.00	\$228.00	\$228.00	\$228.00	\$355.00	\$355.00
B	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
C	\$640.00	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
D*	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$834.00	\$834.00
E	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
F*	\$387.00	\$387.00	\$773.20	\$468.75	\$773.20	\$468.75	\$743.00	\$743.00
G	\$755.00	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
L**	\$619.00	\$468.75	\$510.31	\$309.40	\$510.31	\$309.40	\$0.00	\$0.00
M	\$773.20	\$468.75	\$510.31	\$309.40	\$510.31	\$309.40	\$536.88	\$335.97
N	\$742.00	\$468.75	\$510.31	\$309.40	\$510.31	\$309.40	\$536.88	\$335.97
O	\$773.20	\$468.75	\$510.31	\$309.40	\$510.31	\$309.40	\$536.88	\$335.97
PI	\$492.00	\$468.75	\$492.00	\$468.75	\$492.00	\$468.75	\$517.61	\$509.00
S	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
T	\$726.00	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
U	\$567.00	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
V	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
W**	\$121.00	\$121.00	\$773.20	\$468.75	\$773.20	\$468.75	\$0.00	\$0.00
X	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
Y	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00
Z	\$773.20	\$468.75	\$773.20	\$468.75	\$773.20	\$468.75	\$813.45	\$509.00

\* Service Areas AA, D and F have the lowest Schedule 1 assessment rates. Effective November 1, 2022, The collection rate in these service areas is 100% of their respective Schedule 1 amounts.

\*\* Effective November 1, 2022, Service Areas L and W no longer have collection rates due to these areas being largely built out with minimal growth projected

ATTACHMENT A

**Schedule 2**  
**Collection Rates effective 6/1/2023 to 5/31/2024**  
**Transportation Impact Fees**  
**Per Vehicle-Mile**

Assessment Date [as per City Code §30-172(a)]	Final Plat Approved Before 4/1/2013		Final Plat Approved 4/1/2013 to 3/31/2019		Final Plat Approved 4/1/2019 to 10/31/2022		Final Plat Approved On or After 11/1/2022	
	Residential 50% of Sch 1	Non-Residential 40% of Sch 1	Residential 50% of Sch 1	Non-Residential 40% of Sch 1	Residential 50% of Sch 1	Non-Residential 40% of Sch 1	Residential 50% of Sch 1	Non-Residential 40% of Sch 1
A	\$494.50	\$395.60	\$1,079.00	\$863.20	\$1,012.50	\$810.00	\$821.00	\$656.80
AA*	\$63.00	\$63.00	\$228.00	\$228.00	\$205.00	\$205.00	\$355.00	\$355.00
B	\$1,007.00	\$805.60	\$1,209.50	\$967.60	\$1,658.00	\$1,326.40	\$1,564.00	\$1,251.20
C	\$320.00	\$256.00	\$661.50	\$529.20	\$572.00	\$457.60	\$890.50	\$712.40
D*	\$987.00	\$987.00	\$966.00	\$966.00	\$463.00	\$463.00	\$834.00	\$834.00
E	\$484.50	\$387.60	\$1,354.00	\$1,083.20	\$1,724.50	\$1,379.60	\$1,463.50	\$1,170.80
F*	\$387.00	\$387.00	\$998.00	\$998.00	\$675.00	\$675.00	\$743.00	\$743.00
G	\$377.50	\$302.00	\$1,045.50	\$836.40	\$899.50	\$719.60	\$1,027.50	\$822.00
L**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M	\$725.00	\$580.00	\$1,275.50	\$1,020.40	\$1,582.00	\$1,265.60	\$3,183.50	\$2,546.80
N	\$371.00	\$296.80	\$641.50	\$513.20	\$422.50	\$338.00	\$1,371.00	\$1,096.80
O	\$816.00	\$652.80	\$507.00	\$405.60	\$1,780.00	\$1,424.00	\$1,778.00	\$1,422.40
PI	\$246.00	\$196.80	\$246.00	\$196.80	\$246.00	\$196.80	\$1,378.00	\$1,102.40
S	\$514.00	\$411.20	\$1,199.00	\$959.20	\$1,492.00	\$1,193.60	\$2,302.50	\$1,842.00
T	\$363.00	\$290.40	\$1,161.00	\$928.80	\$913.00	\$730.40	\$1,863.50	\$1,490.80
U	\$283.50	\$226.80	\$1,460.50	\$1,168.40	\$1,728.50	\$1,382.80	\$1,271.00	\$1,016.80
V	\$1,634.50	\$1,307.60	\$1,634.50	\$1,307.60	\$1,634.50	\$1,307.60	\$2,208.00	\$1,766.40
W**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
X	\$499.50	\$399.60	\$1,156.00	\$924.80	\$1,903.00	\$1,522.40	\$1,647.00	\$1,317.60
Y	\$606.50	\$485.20	\$1,185.00	\$948.00	\$1,174.00	\$939.20	\$1,294.00	\$1,035.20
Z	\$809.00	\$647.20	\$1,481.00	\$1,184.80	\$1,853.00	\$1,482.40	\$3,050.50	\$2,440.40

\* Service Areas AA, D and F have the lowest Schedule 1 assessment rates. Effective November 1, 2022, The collection rate in these service areas is 100% of their respective Schedule 1 amounts.

\*\* Effective November 1, 2022, Service Areas L and W no longer have collection rates due to these areas being largely built out with minimal growth projected

**Schedule 2**  
**Collection Rates effective 6/1/2024 to 5/31/2025**  
**Transportation Impact Fees**  
**Per Vehicle-Mile**

Assessment Date [as per City Code §30-172(a)]	Final Plat Approved Before 4/1/2013		Final Plat Approved 4/1/2013 to 3/31/2019		Final Plat Approved 4/1/2019 to 10/31/2022		Final Plat Approved On or After 11/1/2022	
	Residential 55% of Sch 1	Non-Residential 40% of Sch 1	Residential 55% of Sch 1	Non-Residential 40% of Sch 1	Residential 55% of Sch 1	Non-Residential 40% of Sch 1	Residential 55% of Sch 1	Non-Residential 40% of Sch 1
A	\$543.95	\$395.60	\$1,186.90	\$863.20	\$1,113.75	\$810.00	\$903.10	\$656.80
AA*	\$63.00	\$63.00	\$228.00	\$228.00	\$205.00	\$205.00	\$355.00	\$355.00
B	\$1,107.70	\$805.60	\$1,330.45	\$967.60	\$1,823.80	\$1,326.40	\$1,720.40	\$1,251.20
C	\$352.00	\$256.00	\$727.65	\$529.20	\$629.20	\$457.60	\$979.55	\$712.40
D*	\$987.00	\$987.00	\$966.00	\$966.00	\$463.00	\$463.00	\$834.00	\$834.00
E	\$532.95	\$387.60	\$1,489.40	\$1,083.20	\$1,896.95	\$1,379.60	\$1,609.85	\$1,170.80
F*	\$387.00	\$387.00	\$998.00	\$998.00	\$675.00	\$675.00	\$743.00	\$743.00
G	\$415.25	\$302.00	\$1,150.05	\$836.40	\$989.45	\$719.60	\$1,130.25	\$822.00
L**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M	\$797.50	\$580.00	\$1,403.05	\$1,020.40	\$1,740.20	\$1,265.60	\$3,501.85	\$2,546.80
N	\$408.10	\$296.80	\$705.65	\$513.20	\$464.75	\$338.00	\$1,508.10	\$1,096.80
O	\$897.60	\$652.80	\$557.70	\$405.60	\$1,958.00	\$1,424.00	\$1,955.80	\$1,422.40
PI	\$270.60	\$196.80	\$270.60	\$196.80	\$270.60	\$196.80	\$1,515.80	\$1,102.40
S	\$565.40	\$411.20	\$1,318.90	\$959.20	\$1,641.20	\$1,193.60	\$2,532.75	\$1,842.00
T	\$399.30	\$290.40	\$1,277.10	\$928.80	\$1,004.30	\$730.40	\$2,049.85	\$1,490.80
U	\$311.85	\$226.80	\$1,606.55	\$1,168.40	\$1,901.35	\$1,382.80	\$1,398.10	\$1,016.80
V	\$1,797.95	\$1,307.60	\$1,797.95	\$1,307.60	\$1,797.95	\$1,307.60	\$2,428.80	\$1,766.40
W**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
X	\$549.45	\$399.60	\$1,271.60	\$924.80	\$2,093.30	\$1,522.40	\$1,811.70	\$1,317.60
Y	\$667.15	\$485.20	\$1,303.50	\$948.00	\$1,291.40	\$939.20	\$1,423.40	\$1,035.20
Z	\$889.90	\$647.20	\$1,629.10	\$1,184.80	\$2,038.30	\$1,482.40	\$3,355.55	\$2,440.40

\* Service Areas AA, D and F have the lowest Schedule 1 assessment rates. Effective November 1, 2022, The collection rate in these service areas is 100% of their respective Schedule 1 amounts.

\*\* Effective November 1, 2022, Service Areas L and W no longer have collection rates due to these areas being largely built out with minimal growth projected

**Schedule 2**  
**Collection Rates effective 6/1/2025 to 5/31/2026**  
**Transportation Impact Fees**  
**Per Vehicle-Mile**

Assessment Date [as per City Code §30-172(a)]	Final Plat Approved Before 4/1/2013		Final Plat Approved 4/1/2013 to 3/31/2019		Final Plat Approved 4/1/2019 to 10/31/2022		Final Plat Approved On or After 11/1/2022	
	Residential 60% of Sch 1	Non-Residential 40% of Sch 1	Residential 60% of Sch 1	Non-Residential 40% of Sch 1	Residential 60% of Sch 1	Non-Residential 40% of Sch 1	Residential 60% of Sch 1	Non-Residential 40% of Sch 1
A	\$593.40	\$395.60	\$1,294.80	\$863.20	\$1,215.00	\$810.00	\$985.20	\$656.80
AA*	\$63.00	\$63.00	\$228.00	\$228.00	\$205.00	\$205.00	\$355.00	\$355.00
B	\$1,208.40	\$805.60	\$1,451.40	\$967.60	\$1,989.60	\$1,326.40	\$1,876.80	\$1,251.20
C	\$384.00	\$256.00	\$793.80	\$529.20	\$686.40	\$457.60	\$1,068.60	\$712.40
D*	\$987.00	\$987.00	\$966.00	\$966.00	\$463.00	\$463.00	\$834.00	\$834.00
E	\$581.40	\$387.60	\$1,624.80	\$1,083.20	\$2,069.40	\$1,379.60	\$1,756.20	\$1,170.80
F*	\$387.00	\$387.00	\$998.00	\$998.00	\$675.00	\$675.00	\$743.00	\$743.00
G	\$453.00	\$302.00	\$1,254.60	\$836.40	\$1,079.40	\$719.60	\$1,233.00	\$822.00
L**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M	\$870.00	\$580.00	\$1,530.60	\$1,020.40	\$1,898.40	\$1,265.60	\$3,820.20	\$2,546.80
N	\$445.20	\$296.80	\$769.80	\$513.20	\$507.00	\$338.00	\$1,645.20	\$1,096.80
O	\$979.20	\$652.80	\$608.40	\$405.60	\$2,136.00	\$1,424.00	\$2,133.60	\$1,422.40
PI	\$295.20	\$196.80	\$295.20	\$196.80	\$295.20	\$196.80	\$1,653.60	\$1,102.40
S	\$616.80	\$411.20	\$1,438.80	\$959.20	\$1,790.40	\$1,193.60	\$2,763.00	\$1,842.00
T	\$435.60	\$290.40	\$1,393.20	\$928.80	\$1,095.60	\$730.40	\$2,236.20	\$1,490.80
U	\$340.20	\$226.80	\$1,752.60	\$1,168.40	\$2,074.20	\$1,382.80	\$1,525.20	\$1,016.80
V	\$1,961.40	\$1,307.60	\$1,961.40	\$1,307.60	\$1,961.40	\$1,307.60	\$2,649.60	\$1,766.40
W**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
X	\$599.40	\$399.60	\$1,387.20	\$924.80	\$2,283.60	\$1,522.40	\$1,976.40	\$1,317.60
Y	\$727.80	\$485.20	\$1,422.00	\$948.00	\$1,408.80	\$939.20	\$1,552.80	\$1,035.20
Z	\$970.80	\$647.20	\$1,777.20	\$1,184.80	\$2,223.60	\$1,482.40	\$3,660.60	\$2,440.40

\* Service Areas AA, D and F have the lowest Schedule 1 assessment rates. Effective November 1, 2022, The collection rate in these service areas is 100% of their respective Schedule 1 amounts.

\*\* Effective November 1, 2022, Service Areas L and W no longer have collection rates due to these areas being largely built out with minimal growth projected



**Schedule 2**  
**Collection Rates effective 6/1/2026**  
**Transportation Impact Fees**  
**Per Vehicle-Mile**

Assessment Date [as per City Code §30-172(a)]	Final Plat Approved Before 4/1/2013		Final Plat Approved 4/1/2013 to 3/31/2019		Final Plat Approved 4/1/2019 to 10/31/2022		Final Plat Approved On or After 11/1/2022	
	Residential 65% of Sch 1	Non-Residential 40% of Sch 1	Residential 65% of Sch 1	Non-Residential 40% of Sch 1	Residential 65% of Sch 1	Non-Residential 40% of Sch 1	Residential 65% of Sch 1	Non-Residential 40% of Sch 1
A	\$642.85	\$395.60	\$1,402.70	\$863.20	\$1,316.25	\$810.00	\$1,067.30	\$656.80
AA*	\$63.00	\$63.00	\$228.00	\$228.00	\$205.00	\$205.00	\$355.00	\$355.00
B	\$1,309.10	\$805.60	\$1,572.35	\$967.60	\$2,155.40	\$1,326.40	\$2,033.20	\$1,251.20
C	\$416.00	\$256.00	\$859.95	\$529.20	\$743.60	\$457.60	\$1,157.65	\$712.40
D*	\$987.00	\$987.00	\$966.00	\$966.00	\$463.00	\$463.00	\$834.00	\$834.00
E	\$629.85	\$387.60	\$1,760.20	\$1,083.20	\$2,241.85	\$1,379.60	\$1,902.55	\$1,170.80
F*	\$387.00	\$387.00	\$998.00	\$998.00	\$675.00	\$675.00	\$743.00	\$743.00
G	\$490.75	\$302.00	\$1,359.15	\$836.40	\$1,169.35	\$719.60	\$1,335.75	\$822.00
L**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M	\$942.50	\$580.00	\$1,658.15	\$1,020.40	\$2,056.60	\$1,265.60	\$4,138.55	\$2,546.80
N	\$482.30	\$296.80	\$833.95	\$513.20	\$549.25	\$338.00	\$1,782.30	\$1,096.80
O	\$1,060.80	\$652.80	\$659.10	\$405.60	\$2,314.00	\$1,424.00	\$2,311.40	\$1,422.40
PI	\$319.80	\$196.80	\$319.80	\$196.80	\$319.80	\$196.80	\$1,791.40	\$1,102.40
S	\$668.20	\$411.20	\$1,558.70	\$959.20	\$1,939.60	\$1,193.60	\$2,993.25	\$1,842.00
T	\$471.90	\$290.40	\$1,509.30	\$928.80	\$1,186.90	\$730.40	\$2,422.55	\$1,490.80
U	\$368.55	\$226.80	\$1,898.65	\$1,168.40	\$2,247.05	\$1,382.80	\$1,652.30	\$1,016.80
V	\$2,124.85	\$1,307.60	\$2,124.85	\$1,307.60	\$2,124.85	\$1,307.60	\$2,870.40	\$1,766.40
W**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
X	\$649.35	\$399.60	\$1,502.80	\$924.80	\$2,473.90	\$1,522.40	\$2,141.10	\$1,317.60
Y	\$788.45	\$485.20	\$1,540.50	\$948.00	\$1,526.20	\$939.20	\$1,682.20	\$1,035.20
Z	\$1,051.70	\$647.20	\$1,925.30	\$1,184.80	\$2,408.90	\$1,482.40	\$3,965.65	\$2,440.40

\* Service Areas AA, D and F have the lowest Schedule 1 assessment rates. Effective November 1, 2022, The collection rate in these service areas is 100% of their respective Schedule 1 amounts.

\*\* Effective November 1, 2022, Service Areas L and W no longer have collection rates due to these areas being largely built out with minimal growth projected

# Mayor and Council Communication

DATE: 11/29/22

M&C FILE NUMBER: M&C 22-1018

LOG NAME: 062022 TRANSPORTATION IMPACT FEE COLLECTION RATE

## SUBJECT

(ALL) Adopt an Ordinance to Establish the Collection Rate for Assessed Impact Fees for Transportation Facilities (Schedule 2) to be effective June 1, 2023, and Amending Chapter 30, Article VIII, Transportation Impact Fees, of the Fort Worth City Code to Add a Small Business Discount and Other Administrative Changes

## RECOMMENDATION:

It is recommended that the City Council adopt the attached ordinance to:

1. Establish the Collection Rate for Transportation Facilities (Schedule 2) to be effective June 1, 2023; and
2. Amend Chapter 30, Streets and Sidewalks, Article VIII, Transportation Impact Fees of the Fort Worth City Code, to add a small business discount and make other administrative changes.

## DISCUSSION:

On October 25, 2022 (M&C 22-0876), the City Council adopted an ordinance (Ordinance No. 25810-10-2022) adopting the 2022 Transportation Impact Fee Study, land use assumptions, transportation improvements plan, maximum assessable fees (Schedule 1), and making certain text amendments to the City Code.

This M&C is to adopt an ordinance establishing the collection rates (Schedule 2) for assessed transportation impact fees, establish an effective date for said collections and to add a discount for certain defined small businesses as well as make an administrative change.

Collection Rate: The maximum assessable impact fee per eligible service area, the Schedule 1 rates, charged to a development represents the actual cost of expanding the arterial street network to serve new development within that service area. The city council has historically established a collection rate, known as Schedule 2, that is less than collecting at the Schedule 1 rates.

Staff worked with its consultant to develop several collection rate options. Each of the proposed options is a percentage of the Schedule 1 for each Service Area. Presentation of these options was made to various stakeholders throughout the summer. The interested groups included the Development Advisory Committee (DAC), Real Estate Council, Greater Fort Worth Association of Realtors, Fort Worth Builders Association, North Fort Worth Neighborhood Alliance, North West Fort Worth Neighborhood Alliance and Chapel Creek Neighborhood Association. Several of those parties submitted objections and alternative recommendations to the staff's proposed collection rates. Those communications are attached to this M&C.

The Staff recommendation was for Option 3, a collection rate of 80% for residential projects and 55% for non-residential projects in all but three service areas, to be effective on January 1, 2023. For Service Areas AA, D and F, which have the lowest current assessment rates, in order to adequately fund future eligible roadway buildout or retire debt incurred, staff proposed a collection rate of 100% of their respective Schedule 1 amounts. The staff-recommended Option 3 was endorsed by the Capital Improvements Advisory Committee at the August 24, 2022 public meeting, which also drew stakeholder comment.

At the City Council Work Session on September 6, 2022, staff presented the four collection rate options for review and recited the staff-preferred Option 3. The City Council requested for staff to address the stakeholders' concerns, including time to adjust to the higher collection rates. As a result, staff is presenting in this M&C Option 2, which is 65% for residential and 40% for non-residential and the same 100% collection rates for Service Areas AA, D and F, as the Schedule 2 Collection Rate with an effective date of June 1, 2023. For all plats recorded after November 1, 2022 until the effective date, the assessment and collection rates will be a hybrid of the October 25, 2022 adopted Schedule 1 and the 2018 adopted Schedule 2.

Discounts: Development department staff has been working with the Economic Development department to create a Small Business Discount of 25% for certain defined small business types. The attached ordinance will add this discount to the list of discounts eligible businesses may apply to reduce their transportation impact fees.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

## FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of the recommendation will have no material effect on City funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

**Originating Business Unit Head:** D.J. Harrell 8032

**Additional Information Contact:** Jennifer Roberts 6101

Expedited