



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
NOTICE AND AGENDA OF REGULAR MEETING
505 W. MAIN STREET – CITY COUNCIL CHAMBERS
THURSDAY, JANUARY 19, 2023 – 6:00 p.m.**

REGULAR SESSION

6:00 p.m.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ACTION ITEMS

1. Consider a recommendation to the City Council on the Water and Wastewater Impact Fee Study, Land Use Assumptions, Water and Wastewater Capital Improvements Plans, and the Water and Wastewater Impact Fee Rates.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on January 13, 2023 at the City's official bulletin board which is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

**David Hawkins, AICP
Director of Planning and Development**

Date Agenda Removed from Posting

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



Presenter: David Hawkins, Director of Planning and Development and Derek Turner with Jacob Martin

Agenda Item: Consider a recommendation to the City Council on the Water and Wastewater Impact Fee Study, Land Use Assumptions, Water and Wastewater Capital Improvements Plans, and the Water and Wastewater Impact Fee Rates.

BACKGROUND:

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 City of Azle was completed on January 16, 2018. The next update will need to be completed in 2023. 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 City's Impact Fee Ordinance and their updates.

Collection of impact fees is a funding mechanism in the City of Azle to help 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 water and wastewater 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 (City-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 City implements.

CIAC ACTION:

The Capital Improvements Advisory Committee has the following options when considering this agenda item:

1. Recommend approval
2. Recommend approval with additional changes
3. Recommend denial
4. Table the case to future meeting

ATTACHMENTS:

Draft 2022 Water and Wastewater Impact Fee Study



2022 WATER AND WASTEWATER IMPACT FEE STUDY

CITY OF AZLE, TEXAS

OCTOBER 2022

Prepared by:



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Acknowledgements

This utility impact fee study would not have been possible without assistance from several key City staff members. Providing us with input and information, for both this and the utility rate study, they have expended considerable time and effort. These staff members included Rick White, Lawrence Bryant, Renita Bishop, David Hawkins, Samuel Dorset. Sincere thanks to these individuals for their hard work, dedication, and professionalism, without whom this study would not have been successfully completed.

Jacob and Martin has relied upon the extensive data supplied by the City. Thus, the integrity of the study is largely dependent upon the accuracy of this data. Every effort has been made by Jacob and Martin to validate and confirm the information contained herein prior to the preparation of the final study documents. This report presents no assurance or guarantee that the forecast contained herein will be consistent with actual results or performances. These represent forecasts based on a series of assumptions about future behavior and are not guarantees. Any changes in assumptions or actual events may result in significant revisions to the forecast and its conclusions.



Section 1

Executive Summary



1.1 General Background

The State of Texas has in place, rules regarding municipal impact fees. “Local Government Code/Title 12: Planning and Development/Subtitle C: Planning and Development Provisions/Chapter 395: Financing Capital Improvements/Subchapter A – General Provisions/Section 395 (2021)”, govern how a municipality can create and maintain a utility impact fee. A copy of these State regulations is located in Appendix A, of this study.

Texas State rules mandate that an impact fee analysis is required before impact fees are set. Section 395 also requires that the analysis be updated, at a minimum, every five years with respect to land use assumptions and capital improvement plans.

The City of Azle first put in place water and wastewater impact fees in 2001. The City’s impact fee study was last updated in 2017.

This purpose of this study is to explain the methodology used to analyze and update the water and wastewater impact fees for the City of Azle. All requirements of the Texas Local Government Code Section 395, for the establishment of water and wastewater impact fees, have been satisfied by this study.

The statutory authority for impact fees, was established by the Texas Legislature in 1987. These state laws provide for the means to allow municipalities to lessen the impact that growth has on their existing systems and to allow a viable way to place some of the burden of this growth on future new development.

The following is a summary of the key regulations and components of a municipal impact fee system, under the current Chapter 395 regulations.

- The time period that the impact fee and land use assumptions must be updated is a minimum of 5 years.
- The impact fee must be based on capital improvements necessary for growth during a specific time period; typically, no longer than 10 years.
- A public hearing is required to discuss any changes to the land use assumptions and capital improvements plan for cities with an existing, utility impact fee.
- A 50% credit is applied to the total cost of growth per service unit during the 10-year time period to account for revenue generated by water sales for the service provider. The 50% credit is the maximum

allowable fee that can be collected from new development unless the water service provider performs a credit analysis to determine if a higher than 50% credit is applicable.

Impact fees can be used to pay for:

- Construction contract price.
- Surveying and engineering fees
- Land and easement acquisition costs.
- Fees paid to the consultant preparing or updating the capital improvements plan.
- Projected interest charges and other finance costs for facilities expansions identified in the capital improvements plan.

Impact fees cannot be used to pay for:

- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan.
- Repair, operation, or maintenance of existing or new capital improvements.
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards.
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development.
- Administrative and operating costs of the political subdivision.
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above.

In May 2022, the City of Azle authorized Jacob and Martin, LLC to perform an impact fee analysis on the City's water and wastewater systems. The impact fee analysis follows the general set of procedures in Subchapter B of Chapter 395, Authorization of Impact Fee.

The impact fee analysis involves determining the utilization of existing and proposed projects, as defined by the capital improvement plan, required to serve new development over the next 10-year time period. Once the utilization of a project by 2022-2032 development is determined, a portion of a project's cost can be assigned as impact fees.



For existing or proposed projects, the impact fee is calculated as a percentage of the project cost, based upon the percentage of the project's capacity needed to serve development projected to occur between 2022 and 2032. Costs associated with capacity to serve existing development and development projected for more than 10 years in the future are not included in the impact fee calculation.

Chapter 395 of the Texas Local Government Code states that the maximum impact fee may not exceed the eligible capital improvement costs divided by the total number of service units attributed to new development during the impact fee eligibility period less a credit to account for water and wastewater revenues and property taxes used to finance capital improvement plans.

1.2 Maximum Allowable Water Impact Fee

The cost of water capital improvements between 2022 and 2032 is estimated to be \$11,332,500. Of that cost, the cost of water capital improvements to serve new development, projected to occur between 2022 and 2032, is \$4,000,538. Finance costs are not included as part of the cost estimates for this study. The increase in the number of water service accounts due to growth over the next ten years is projected to be 1,388. The maximum allowable water impact fee calculation is shown below:

Total Water Capital Improvements Costs:	\$11,332,500
Impact Fee Eligible Capital Improvement Costs:	\$4,000,538
Total 10-Year Projected Growth in Water Service Accounts:	1,388
Base Maximum Calculated Impact Fee Per Water Service Account (No Credit):	\$2,882
Water Impact Fee Credit (50%):	\$1,441
Base Maximum Calculated Impact Fee Per Water Service Account (With Credit):	<u>\$1,441</u>

1.3 Maximum Allowable Wastewater Impact Fee

The total cost of wastewater system capital improvements between 2022 and 2032 is estimated to be \$18,446,000. Of that cost, the cost of wastewater capital improvements to serve new development, projected to occur between 2022 and 2032, is \$11,029,250. Finance costs are not included as part of the cost estimates for this study. The increase in the number of wastewater service accounts due to growth over the next ten years is projected to be 1,247. The maximum allowable wastewater impact fee calculation is shown below:

Total Wastewater Capital Improvements Costs:	\$18,446,000
Impact Fee Eligible Capital Improvement Costs:	\$11,029,250
Total 10-Year Projected Growth in Wastewater Service Accounts:	1,247
Base Maximum Calculated Impact Fee Per Wastewater Service Account (No Credit):	\$8,844
Wastewater Impact Fee Credit (50%):	\$4,422
Base Maximum Calculated Impact Fee Per Wastewater Service Account (With Credit):	<u>\$4,442</u>



Section 2

Land Use Assumptions



2.1 Purpose

Chapter 395 of the Texas Local Government Code describes the process by which cities in Texas must formulate the development of impact fees. To assist the City of Azle in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required.

For the purposes of determining an impact fee structure, growth and development projections were formulated based on assumptions pertaining to the type, location, quantity, and timing of various future land uses in the community. The purpose of this section of the study is to establish and document the methodology used for preparing the growth and land use assumptions for the City of Azle. These land use assumptions, which include population projections, will become the basis for the preparation of impact fees for the water and wastewater capital improvement plans for the City of Azle.

2.2 Elements of the Land Use Assumptions

This section contains:

- A. Explanation of the general methodology used to prepare the land use assumptions.
- B. Historical data analysis.
- C. Base year data – Information on population and land use for the City of Azle, December 2022.
- D. Future 10-Year data - Information on population and land use for the City of Azle in the year 2032.
- E. Land use maps – Maps of land use from 2017-2032 of the City of Azle.

2.3 Methodology

The Land use assumptions and future growth projections take into account several factors influencing development patterns, including:

- Type, density and quantity of existing development
- Existing zoning patterns
- Current growth trends
- Location and configuration of vacant land
- Availability of land for residential growth
- Inability to expand ETJ

The data to compile the land use assumptions was obtained from the City of Azle. The 10-year growth projections were calculated based upon reasonable growth rates and development trends over the past 5 years. Capital improvements needed to support growth were identified by the City and used to develop an impact fee structure that fairly allocates improvement costs to growth areas in relationship to their impact on the entire infrastructure system.

2.4 Historical Water Data

Water usage records were analyzed from utility reports from the City of Azle. The information provided data consisting of total monthly demands for the past five years. This data was used to calculate annual average day demand, and the peaking factors shown below are derived from the ratio of maximum day demand to average day demand. Per capita consumption was also reported.

Table 2.4 – Historical Water Service Population and Usage summarizes the system-wide historical water usage.

Table 2.4 - Historical Water Service Population and Usage

Year	Water Service Population	Total Water Use (MG)	Average Day Demand (MGD)	Max Day Demand (MGD)	MD:AD Peaking Factor	Average Day Residential Per Capita Consumption (GPCD)	Average Day Overall Per Capita Consumption (GPCD)
2017	12,994	531.0	1.45	2.73	1.88	56	112
2018	13,476	558.8	1.53	3.45	2.25	96	114
2019	13,957	533.0	1.46	2.76	1.89	102	105
2020	14,439	604.3	1.66	3.05	1.84	58	115
2021	14,569	618.1	1.69	2.46	1.45	99	116
Average	13,887	569.0	1.56	2.89	1.86	82	112

The water service population is the estimated population within the City of Azle's ETJ. These population values will be different than the data used in the historical wastewater service population and usage calculations.

2.5 Historical Wastewater Flow

The historical monthly wastewater flow and peak wastewater flow rates from 2017 - 2021 were provided by the City. This data was used to calculate average daily flow. Average daily flow was combined with a peaking factor of 4.0 to estimate maximum day demand.

Table 2.5 – Historical Wastewater Service Population and Flows summarizes those flows as well as the average annual per capita flow.

Table 2.5 - Historical Wastewater Service Population and Flows

Year	Wastewater Service Population	Total Wastewater Flow (MG)	Average Day Flow (MGD)	Peak Wastewater Flow (MGD)	PF:AD Peaking Factor	Average Day Overall Per Capita Load (GPCD)
2017	12,006	368.7	1.01	1.68	4.0	84
2018	12,166	387.9	1.06	1.84	4.0	87
2019	12,328	419.4	1.15	2.41	4.0	93
2020	12,493	457.7	1.25	1.98	4.0	100
2021	12,659	466.3	1.28	2.56	4.0	101
Average	12,330	420.0	1.15	2.09	4.0	93

The wastewater service population is the estimated population within the City of Azle's city limits. These population values are different than the data used in the historical water service population and usage calculations.

2.6 Base Data (Year 2022)

In any evaluation and projection of future land use patterns, a documentation of existing conditions is essential. Existing land use patterns and population for the City of Azle were provided by the City staff. This information will serve as a basis for future growth.

Appendix B and Appendix C contain the existing, approved land use plan and the proposed land use plan for the City of Azle.

Table 2.6 – Current Land Use and Population Data represents a summary of existing land use assumptions for the City.

Table 2.6 - 2022 Land Use and Population Data

Land Use	Within City Limits		Outside City Limits		Total	
	Acreage	Population	Acreage	Population	Acreage	Population
Residential	3,601	13,610	8,662	1,585	12,263	15,195
Non-Residential	1,769	-	864	-	2,633	-
Total	5,370	13,610	9,526	1,585	14,896	15,195

2.7 Growth Assumptions

Growth was characterized, based on population. A series of assumptions were made to arrive at a reasonable growth rate. The following assumptions have been made as a basis from which a 10-year projection can be made.

- A. Future land uses were developed by reviewing historical and current development patterns and input from the City of Azle staff on new and proposed developments.
- B. Land use assumptions are based on the adopted zoning regulations and current market trends. The land use assumptions were reviewed by Jacob and Martin and the City.

2.8 10-Year Projections (Year 2032)

The projected 10-year population was developed using data from the North Central Texas Council of Governments and the U.S. Census Bureau and using the land use assumptions provided by the City.

The City of Azle's ETJ boundary is fixed, limited by surrounding city limits and associated ETJs. Therefore, any future growth is geographically bound within the current ETJ boundary. Appendix C shows the proposed use plan for the next 10 years and highlights possible areas of annexation into the city limits. Therefore, the current land use trend and any future city limit growth through annexation assumes the following:

- ETJ boundaries remain constant, but future annexation of developments from the ETJ into the city limits is allowed and will be driven by developer desire.
- Changes occur to the population density within both the city limits and the ETJ.
- The City will be able to finance the necessary improvements to accommodate growth.

The projection is shown in Table 2.7 – 2032 Land Use Assumptions and Population Data.

Table 2.7 - 2032 Land Use Assumptions and Population Data

Land Use	Within City Limits		Outside City Limits		Total	
	Acreage	Population	Acreage	Population	Acreage	Population
Residential	4,173	16,847	8,662	1,962	12,835	18,809
Non-Residential	1,197	-	864	-	2,061	-
Total	5,370	16,647	9,526	1,962	14,896	18,809

2.9 Summary

The following is a bulleted summary of the land use assumptions for this study:

- The 2022 population of the City of Azle, is 15,195.
- The current, existing non-residential, acreage is 2,633.
- The 2032 population projection for the City of Azle is 18,809.
- The projected 2032 non-residential acreage is 2,061.
- Full buildout will occur beyond the year 2032.

Section 3

Water and Wastewater Impact Fee Analysis



3.0 Water and Wastewater Impact Fee Analysis

Water and wastewater impact fees are based on the capital costs a city incurs to provide the water distribution system and wastewater collection system to serve development in the next 10 years and the service units added during that same time period. The impact fee analysis for the water and wastewater systems is based on existing and future capital improvements plans already budgeted for, as well as proposed capital improvement plans developed in this report.

3.1 Populations

The City of Azle's total population in 2022 is estimated to be 13,610 (within the city limits). The city's estimated population, including the ETJ, is 15,195. The water service population is the estimated population within the ETJ. The estimated population for the wastewater service population area is the total within the city limits of Azle only.

The city population in 2032 is projected as 16,847 (wastewater service area population) and the ETJ projected population is 18,809 (water service area population). These water system and wastewater system populations were used to establish water demands and wastewater flows, which are used to size proposed water and wastewater system improvements.

3.2 Water Demands

The water system population data was used to develop future water demands, based on a historical average day per capita usage and peaking factors. The average day and maximum day water demands for 2022 and 2032 were projected using the historical water demand information provided by the City.

A peaking factor of 2.25, the highest factor from the historical data within the previous 5 years, was used to estimate maximum day demand from average day demand. A peaking factor of 3.00, a conservative estimate of peak demands, was assumed to estimate peak hour demand, from maximum day demand.

Table 3.2 – Project Water Demands, shows the projected water demands for the City of Azle.

Table 3.2 - Projected Water Demands

Year	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
2022	1.71	3.84	11.53
2032	2.11	4.76	14.28

The average day demands, shown above, were calculated using:

- The highest average GPCD of 112 between 2017-2021
- The 2022 projected total population within the City's ETJ.
- The 2032 projected total population within the City's ETJ.

3.3 Wastewater Flows

Population data and projected average day per capita use within the city limits were used to develop future wastewater flows. The average annual and peak wet weather flows for 2022 and 2032 were projected using historical wastewater flows and the highest average GPCD within the previous 5 years. A peaking factor of 4.0 was used to estimate peak wet weather flow from average annual daily flow.

Table 3.3 – Project Wastewater Flows, shows the projected wastewater flows for the City of Azle.

Table 3.3 - Projected Wastewater Flows

Year	Average Annual Daily Flow (MGD)	Peak Wet Weather Flow (MGD)
2022	1.29	5.17
2032	1.60	6.40

The average annual daily flows, shown above, were calculated using:

- The highest average GPCD of 95 between 2017-2021.
- The 2022 projected population total within the city limits.
- The 2032 projected population total within the city limits.

3.4 Water Capital Improvements

Proposed water system projects were developed as part of the capital improvements plan presented in the 2017 Impact Fee Study. These projects, less the ones that have been completed, along with new, future projects have been tabulated.

A summary of the costs for each of the projects, required for the 10-year growth period used in the impact fee analysis for the water system, are shown Table 3.4 – Cost Allocation for Water Impact Fee Calculations.

The 2022 percent utilization, used in Table 3.4, is relative to the existing line diameter and population. The 2032 percent utilization, used in Table 3.4, is relative to the 10-year population and future line diameter. The growth rate, for the 2022-2032 time period, is impact eligible through growth for new lines.

The cost per linear foot information provided in the cost allocation tables was developed using current project pricing, for the North Central Texas area. In addition to the base cost information, 20% was added for contingencies, and 20% was added for engineering, surveying, and construction inspection fees.

The 2022 percent utilization is the portion of a project's capacity required to serve existing development. It is not included in the impact fee analysis. The 2032 percent utilization is the portion of the project's capacity that will be required to serve the City of Azle in 2032. The 2022-2032 percent utilization is the portion of the project's capacity required to serve development from 2022 to 2032. The portion of a project's total cost that is used to serve development projected to occur from 2022 through 2032 is calculated as the total actual cost multiplied by the 2022 to 2032 percent utilization. Only this portion of the cost is used in the impact fee analysis.

A map of the proposed 10-year water system projects is located Appendix D.

Table 3.4 - Cost Allocation for Water Impact Fee Calculations

CIP #	Project Location/Area	Ex. Dia. (in)	New Dia. (in)	Length (ft)	CIP Cost/ft	Total Est. Cost	Percent Utilization			Impact Fee Eligible
							2022	2032	2022-2032	
W03	Jackson	6	8	1,200	\$ 195	\$ 234,000	100%	100%	0%	\$ -
W04	Wise Ready Mix	0	8	3,200	\$ 195	\$ 624,000	75%	95%	20%	\$ 124,800
W05	Greg	0	8	2,575	\$ 195	\$ 502,125	50%	100%	50%	\$ 251,063
W06	Greg	2	8	3,000	\$ 195	\$ 585,000	70%	100%	30%	\$ 175,500
W07	SH 199	6	8	700	\$ 195	\$ 136,500	80%	95%	15%	\$ 20,475
W08	SH 199	6	16	1,500	\$ 425	\$ 637,500	80%	95%	15%	\$ 95,625
W09	Profit	6	8	1,200	\$ 195	\$ 234,000	75%	100%	25%	\$ 58,500
W10	SH 199/Kerry	0	8	600	\$ 195	\$ 117,000	80%	100%	20%	\$ 23,400
W11	SH 199 (A)	0	8	8,800	\$ 195	\$ 1,716,000	50%	90%	40%	\$ 686,400
W12	Stribling	8	10	4,200	\$ 220	\$ 924,000	25%	95%	70%	\$ 646,800
W13	Sandy Beach	0	8	2,100	\$ 195	\$ 409,500	0%	60%	60%	\$ 245,700
W14	Sandy Beach	8	12	2,100	\$ 325	\$ 682,500	60%	90%	30%	\$ 204,750
W15	Sandy Beach	8	12	750	\$ 325	\$ 243,750	0%	90%	90%	\$ 219,375
W16	Sandy Beach	0	8	2,700	\$ 195	\$ 526,500	0%	50%	50%	\$ 263,250
W17	Sandy Beach	0	8	2,600	\$ 195	\$ 507,000	0%	100%	100%	\$ 507,000
W18	Lee/Westcreek	0	8	450	\$ 195	\$ 87,750	100%	100%	0%	\$ -
W19	S. Broadway	2	8	1,350	\$ 195	\$ 263,250	30%	100%	70%	\$ 184,275
W20	Park	0	8	1,475	\$ 195	\$ 287,625	0%	100%	100%	\$ 287,625
W21	Scotland/Lucerne	2	6	2,700	\$ 185	\$ 499,500	100%	100%	0%	\$ -
W22	Thunderhead Trail	4	6	2,450	\$ 185	\$ 453,250	100%	100%	0%	\$ -
W23	Rolling Meadow Trail	2	6	2,450	\$ 185	\$ 453,250	100%	100%	0%	\$ -
W24	Round Rock Trail	4	6	2,450	\$ 185	\$ 453,250	100%	100%	0%	\$ -
W25	Rolling Wood Trail	4	6	2,450	\$ 185	\$ 453,250	100%	100%	0%	\$ -
W26	Adelbert Dr	2	6	1,600	\$ 185	\$ 296,000	100%	100%	0%	\$ -
W27	Impact Fee Study					\$ 6,000	0%	100%	100%	\$ 6,000
						54,600	\$ 11,332,500			\$ 4,000,538



3.5 Wastewater Capital Improvements

Proposed wastewater system projects were developed as part of the capital improvements plan presented in the 2017 Impact Fee Study. These projects, less the ones that have been completed, along with new, future projects have been tabulated.

A summary of the costs for each of the projects, required for the 10-year growth period used in the impact fee analysis for the wastewater system, are shown Table 3.5 – Cost Allocation for Wastewater Impact Fee Calculations.

The 2022 percent utilization, used in Table 3.5, is relative to the existing line diameter and population. The 2032 percent utilization, used in Table 3.5, is relative to the 10-year population and future line diameter. The growth rate, for the 2022-2032 time period, is impact eligible through growth for new lines.

The cost per linear foot information that was provided in the cost allocation tables and was developed using current project pricing, for the North Central Texas area. In addition to the base cost information, 20% was added for contingencies, and 20% was added for engineering, surveying, and construction inspection fees.

The 2022 percent utilization is the portion of a project's capacity required to serve existing development. It is not included in the impact fee analysis. The 2032 percent utilization is the portion of the project's capacity that will be required to serve the City of Azle in 2032. The 2022-2032 percent utilization is the portion of the project's capacity required to serve development from 2022 to 2032. The portion of a project's total cost that is used to serve development projected to occur from 2022 through 2032 is calculated as the total actual cost multiplied by the 2022 to 2032 percent utilization. Only this portion of the cost is used in the impact fee analysis.

A map of the proposed 10-year wastewater system projects is located Appendix E.



Table 3.5 - Cost Allocation for Wastewater Impact Fee Calculations

CIP #	Project Location/Area	Ex. Dia. (in)	New Dia. (in)	Type	Length (ft)	CIP Cost/ft	Total Est. Cost	Percent Utilization			Impact Fee Eligible
								2022	2032	2032-2022	
S01	Charles St LS to Walnut Crk LS	4	10	FM	2,000	\$ 220	\$ 440,000	40%	90%	50%	\$ 220,000
S02	Walnut Crk LS - Ash Creek WWTP	6	12	FM	12,550	\$ 325	\$ 4,078,750	20%	90%	70%	\$ 2,855,125
S03	Kerry Ln	0	8	GF	2,400	\$ 275	\$ 660,000	35%	100%	65%	\$ 429,000
S04	Kerry Ln	0	8	GF	800	\$ 275	\$ 220,000	5%	100%	95%	\$ 209,000
S05	Jackson Trail	0	8	GF	6,400	\$ 275	\$ 1,760,000	30%	95%	65%	\$ 1,144,000
S06	Charles St Lift Station	n/a	n/a	LS	1	\$ 400,000	\$ 400,000	40%	90%	50%	\$ 200,000
S07	Walnut Crk Lift Station	n/a	n/a	LS	1	\$ 400,000	\$ 400,000	40%	90%	50%	\$ 200,000
S08	Kimborough/Stribling	0	8	GF	4,850	\$ 275	\$ 1,333,750	90%	100%	10%	\$ 133,375
S09	Boyd Rd	0	8	GF	3,750	\$ 275	\$ 1,031,250	40%	95%	55%	\$ 567,188
S10	Boyd Rd	0	8	GF	3,000	\$ 275	\$ 825,000	5%	80%	75%	\$ 618,750
S11	Huling Dr	0	8	GF	300	\$ 275	\$ 82,500	100%	100%	0%	\$ -
S12	Turpin St	0	8	GF	190	\$ 275	\$ 52,250	100%	100%	0%	\$ -
S14	Stewart St	0	8	GF	700	\$ 275	\$ 192,500	20%	100%	80%	\$ 154,000
S15	Conwell St	0	8	GF	1,750	\$ 275	\$ 481,250	40%	95%	55%	\$ 264,688
S16	Stewart St	0	8	GF	450	\$ 275	\$ 123,750	10%	100%	90%	\$ 111,375
S17	Stewart St	0	8	GF	1,100	\$ 275	\$ 302,500	50%	100%	50%	\$ 151,250
S18	Nations Dr	0	8	GF	1,750	\$ 275	\$ 481,250	10%	100%	95%	\$ 457,188
S19	Park	0	8	GF	1,550	\$ 275	\$ 426,250	75%	100%	25%	\$ 106,563
S20	Park	0	8	GF	2,100	\$ 275	\$ 577,500	0%	100%	100%	\$ 577,500
S21	Broadway	0	6	FM	1,400	\$ 185	\$ 259,000	75%	100%	25%	\$ 64,750
S24	FM 730	0	8	GF	5,500	\$ 275	\$ 1,512,500	20%	80%	60%	\$ 907,500
S25	199/West Main	0	8	GF	8,800	\$ 275	\$ 2,420,000	20%	80%	60%	\$ 1,452,000
S29	Broadway Lift Station	n/a	n/a	LS	1	\$ 400,000	\$ 400,000	50%	100%	50%	\$ 200,000
S30	Impact Fee Study						\$ 6,000	0%	100%	100%	\$ 6,000
							61,337	\$ 18,466,000			\$ 11,029,250

3.6 Service Accounts

The maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service accounts attributed to new development during the impact fee eligibility period.

For the purposes of the water impact fee analysis, a water service account is defined as a service equivalent to a water connection for a single-family residence. The City of Azle does not directly meter wastewater flows and bills for wastewater services based on the customer's water consumption. The wastewater service account is defined in terms of the size of the water meter used. For the purposes of the impact fee analysis, a wastewater service account is defined as the wastewater service provided to a customer with a water connection for a single-family residence.

The service associated with public, commercial, and industrial connections is converted into service accounts based upon the capacity of the meter used to provide service. The number of service accounts required to represent each meter size is based on the maximum rated capacity of the meters as shown in American Water Works Association, "Manual 6: Water Meters -- Selection, Installation, Testing, and Maintenance".

Table 3.6.1 – Service Account Equivalency Table shows the service account equivalent for each meter size used by the City.

Table 3.6.1 - Service Account Equivalency Table

Meter Size	Maximum Flow (GPM)	Service Account Equivalents
5/8"	30	1.00
3/4"	30	1.00
1"	50	1.67
1.5"	100	3.33
2"	160	5.33
3"	350	10.00
4"	600	16.67

The water and wastewater service accounts for 2022 and the projected service accounts for 2032 are shown in Table 3.6.2 – Projected Water Service Accounts for 2022-2032 and Table 3.6.3 Projected Wastewater Service Accounts for 2022-2032.

Table 3.6.2 - Projected Water Service Accounts for 2022-2032

Meter Size	Meter Capacity (GPM)	Service Acct Equivalents	Total Accounts	Equivalent Meters (2022)	Equivalent Meters (2032)	2032-2022 Equivalent Meters
5/8" & 3/4"	30	1.00	5,738	5,738	6,881	1,143
1"	50	1.67	141	235	282	47
1.5"	100	3.33	41	137	164	27
2"	160	5.33	105	560	671	111
3"	350	10.00	23	230	276	46
4"	600	16.67	4	67	80	3
Totals			6,052	6,966	8,354	1,388

Table 3.6.3 - Projected Wastewater Service Accounts for 2022-2032

Meter Size	Meter Capacity (GPM)	Service Acct Equivalents	Total Accounts	Equivalent Meters (2022)	Equivalent Meters (2032)	2032-2022 Equivalent Meters
5/8" & 3/4"	30	1.00	4,926	4,926	5,907	981
1"	50	1.67	141	235	282	47
1.5"	100	3.33	41	137	164	27
2"	160	5.33	105	560	671	111
3"	350	10.00	23	230	276	46
4"	600	16.67	4	67	80	63
Totals			5,345	6,259	7,506	1,247

For both water and wastewater projections, the total account values are based on data from July 2022. The 2032 equivalent meter values are based on a 10-year period of growth.

3.7 Maximum Impact Fee Calculations

The maximum impact fee that can be levied is equal to the projected capital cost required to serve 10-year development divided by the projected 10-year growth in water service accounts.

The total projected costs include the projected capital improvement costs to serve the 10-year development, the projected finance cost for the capital improvements, and the consultant cost for preparing and updating the capital improvements plan.

A comparison of water and wastewater impact fees from similar cities is located in Appendix F.

3.7.1 Maximum Water Impact Fee Calculations

The costs for water include the following:

- Total Water Capital Improvement Costs (all costs): \$11,332,500
- Total Eligible Water Costs (new development eligible): \$4,000,538
- Total Water Impact Fee Credit (50%): \$2,000,269

The total eligible cost associated with the existing and proposed water system improvements to meet projected growth over the next ten years is \$4,000,538. The increase in the number of service units due to growth over the next ten years is projected as 1,388 water service accounts.

$$\begin{aligned}
 \text{Maximum Water Impact Fee} &= (\text{Total Eligible Costs} - \text{Credit}) / (\text{10-Year Growth in Service Accounts}) \\
 \text{With Credit} &= (\$4,000,538 - \$2,000,269) / (1,388 \text{ Water Service Accounts}) \\
 &= \mathbf{\$1,441 \text{ per Water Service Account}}
 \end{aligned}$$

\$1,441 is the recommended Water Impact Fee for the City of Azle.

3.7.2 Maximum Wastewater Impact Fee Calculations

The costs for wastewater include the following:

- Total Wastewater Capital Improvement Costs (all costs): \$18,446,000
- Total Eligible Costs (new development eligible): \$11,029,250
- Total Wastewater Impact Fee Credit (50%): \$5,514,625

The total eligible cost associated with the existing and proposed wastewater system improvements to meet projected growth over the next ten years is \$11,029,250. The increase in the number of service accounts due to growth over the next ten years is projected as 1,247 service accounts.

$$\begin{aligned}\text{Maximum Water Impact Fee With Credit} &= (\text{Total Eligible Costs} - \text{Credit}) / (\text{10-Year Growth in Service Accounts}) \\ &= (\$11,029,250 - \$5,514,625) / (1,247 \text{ Service Accounts}) \\ &= \mathbf{\$4,422 \text{ per Service Account}}\end{aligned}$$

\$4,422 is the recommended Wastewater Impact Fee for the City of Azle.

Appendix A

Texas Municipal Code Governing Impact Fees (2021)



State of Texas - Local Government Code (2021)

TITLE 12: Planning and Development

SUBTITLE C: Planning and Development Provisions

CHAPTER 395: Financing Capital Improvements

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

(B) roadway facilities.

(2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.

(3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.

(4) "Impact fee" means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:

(A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;

(B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;

(C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or

(D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

(5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.

(6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

(7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.

(8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.

(9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.

(10) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

SUBCHAPTER B - Authorization of Impact Fee

Sec. 395.011. AUTHORIZATION OF FEE.

(a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.

(b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.

(c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Sec. 395.012. ITEMS PAYABLE BY FEE.

(a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:



- (1) construction contract price;
 - (2) surveying and engineering fees;
 - (3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
 - (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.
- (b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.
- (c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.
- (d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:
- (1) the improvement or expansion is identified in a capital improvements plan; and
 - (2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.
- (e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Sec. 395.013. ITEMS NOT PAYABLE BY FEE.

Impact fees may not be adopted or used to pay for:

- (1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;
- (2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;
- (3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;
- (6) principal payments and interest or other finance charges on bonds or other indebtedness, except as

allowed by Section 395.012.

Sec. 395.014. CAPITAL IMPROVEMENTS PLAN.

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

(7) a plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.

(b) The analysis required by Subsection (a)(3) may be prepared on a systemwide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.

(c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Sec. 395.015. MAXIMUM FEE PER SERVICE UNIT.

(a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

(b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Sec. 395.016. TIME FOR ASSESSMENT AND COLLECTION OF FEE.

(a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.

(d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:

- (1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;
- (2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or
- (3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.

(e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may

collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(f) An "assessment" means a determination of the amount of the impact fee in effect on the date of occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.

(g) Notwithstanding Subsections (a)-(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Sec. 395.017. ADDITIONAL FEE PROHIBITED; EXCEPTION.

After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Sec. 395.018. AGREEMENT WITH OWNER REGARDING PAYMENT.

A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.

Sec. 395.019. COLLECTION OF FEES IF SERVICES NOT AVAILABLE.

Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

(1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;

(2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or

(3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Sec. 395.020. ENTITLEMENT TO SERVICES.

Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Sec. 395.021. AUTHORITY OF POLITICAL SUBDIVISIONS TO SPEND FUNDS TO REDUCE FEES.

Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Sec. 395.022. AUTHORITY OF POLITICAL SUBDIVISION TO PAY FEES.

(a) Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

(b) A school district is not required to pay impact fees imposed under this chapter unless the board of trustees of the district consents to the payment of the fees by entering a contract with the political subdivision that imposes the fees. The contract may contain terms the board of trustees considers advisable to provide for the payment of the fees.

Sec. 395.023. CREDITS AGAINST ROADWAY FACILITIES FEES.

Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

Sec. 395.024. ACCOUNTING FOR FEES AND INTEREST.

(a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.

(b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.

(c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.

(d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Sec. 395.025. REFUNDS.

(a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).

(b) Repealed by Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.

(c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.

(d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.

(e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

SUBCHAPTER C - Procedures for Adoption of Impact Fee

Sec. 395.041. COMPLIANCE WITH PROCEDURES REQUIRED.

Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.

Sec. 395.0411. CAPITAL IMPROVEMENTS PLAN.

The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Sec. 395.042. HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

Sec. 395.043. INFORMATION ABOUT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN AVAILABLE TO PUBLIC.

On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Sec. 395.044. NOTICE OF HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

(a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.

(b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.

(c) The notice must contain:

(1) a headline to read as follows:



"NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Sec. 395.045. APPROVAL OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

(a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.

(b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.

(c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Sec. 395.0455. SYSTEMWIDE LAND USE ASSUMPTIONS.

(a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt system wide land use assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.

(b) Prior to adopting system wide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.

(c) After adoption of system wide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the systemwide land use assumptions.

Sec. 395.047. HEARING ON IMPACT FEE.

On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Sec. 395.049. NOTICE OF HEARING ON IMPACT FEE.

(a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.

(b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.

(c) The notice must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;

(4) the amount of the proposed impact fee per service unit; and

(5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Sec. 395.050. ADVISORY COMMITTEE COMMENTS ON IMPACT FEES.

The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Sec. 395.051. APPROVAL OF IMPACT FEE REQUIRED.

(a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.

(b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Sec. 395.052. PERIODIC UPDATE OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

(a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.

(b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Sec. 395.053. HEARING ON UPDATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.
The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Sec. 395.054. HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE.

A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the

impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

Sec. 395.055. NOTICE OF HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE.

(a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.

(b) The notice of a hearing under this section must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Sec. 395.056. ADVISORY COMMITTEE COMMENTS ON AMENDMENTS.

The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Sec. 395.057. APPROVAL OF AMENDMENTS REQUIRED.

(a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.

(b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Sec. 395.0575. DETERMINATION THAT NO UPDATE OF LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES IS NEEDED.

(a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052-395.057, do the following:

(1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).

(2) The political subdivision shall publish notice of its determination once a week for three consecutive

weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

(b) The notice must contain the following:

(1) a headline to read as follows:

"NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES";

(2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;

(3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;

(4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052-395.057; and

(5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.

(c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.

(d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052-395.057.

(e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Sec. 395.058. ADVISORY COMMITTEE.

(a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.

(b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative

is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

(c) The advisory committee serves in an advisory capacity and is established to:

- (1) advise and assist the political subdivision in adopting land use assumptions;
- (2) review the capital improvements plan and file written comments;
- (3) monitor and evaluate implementation of the capital improvements plan;
- (4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

SUBCHAPTER D – Other Provisions

Sec. 395.071. DUTIES TO BE PERFORMED WITHIN TIME LIMITS.

If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Sec. 395.072. RECORDS OF HEARINGS.

A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Sec. 395.073. CUMULATIVE EFFECT OF STATE AND LOCAL RESTRICTIONS.

Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.

Sec. 395.074. PRIOR IMPACT FEES REPLACED BY FEES UNDER THIS CHAPTER.

An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988,

pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Sec. 395.075. NO EFFECT ON TAXES OR OTHER CHARGES.

This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Sec. 395.076. MORATORIUM ON DEVELOPMENT PROHIBITED.

A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Sec. 395.077. APPEALS.

(a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.

(b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.

(c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.

(d) This section does not require construction of a specific facility to provide the services.

(e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Sec. 395.078. SUBSTANTIAL COMPLIANCE WITH NOTICE REQUIREMENTS.

An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Sec. 395.079. IMPACT FEE FOR STORM WATER, DRAINAGE, AND FLOOD CONTROL IN POPULOUS COUNTY.

(a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.

(b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052-395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.

(c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.

(d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:

- (1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and
- (2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Sec. 395.080. CHAPTER NOT APPLICABLE TO CERTAIN WATER-RELATED SPECIAL DISTRICTS.

(a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:

- (1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or
- (2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.

(b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Sec. 395.081. FEES FOR ADJOINING LANDOWNERS IN CERTAIN MUNICIPALITIES.

(a) This section applies only to a municipality with a population of 115,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.

(b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:

- (1) the governing body of the municipality has adopted a finding under Subsection (c); and
- (2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.

(c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.

(d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.



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Appendix B

2022 Existing Land Use Plan

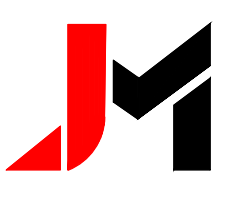


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CITY OF AZLE
2022 EXISTING LAND USE MAP
DECEMBER 2022

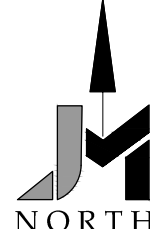


**JACOB
MARTIN**
FIRM# F-2448

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ABILENE, TX 79606
325-695-1070

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4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-366-6375

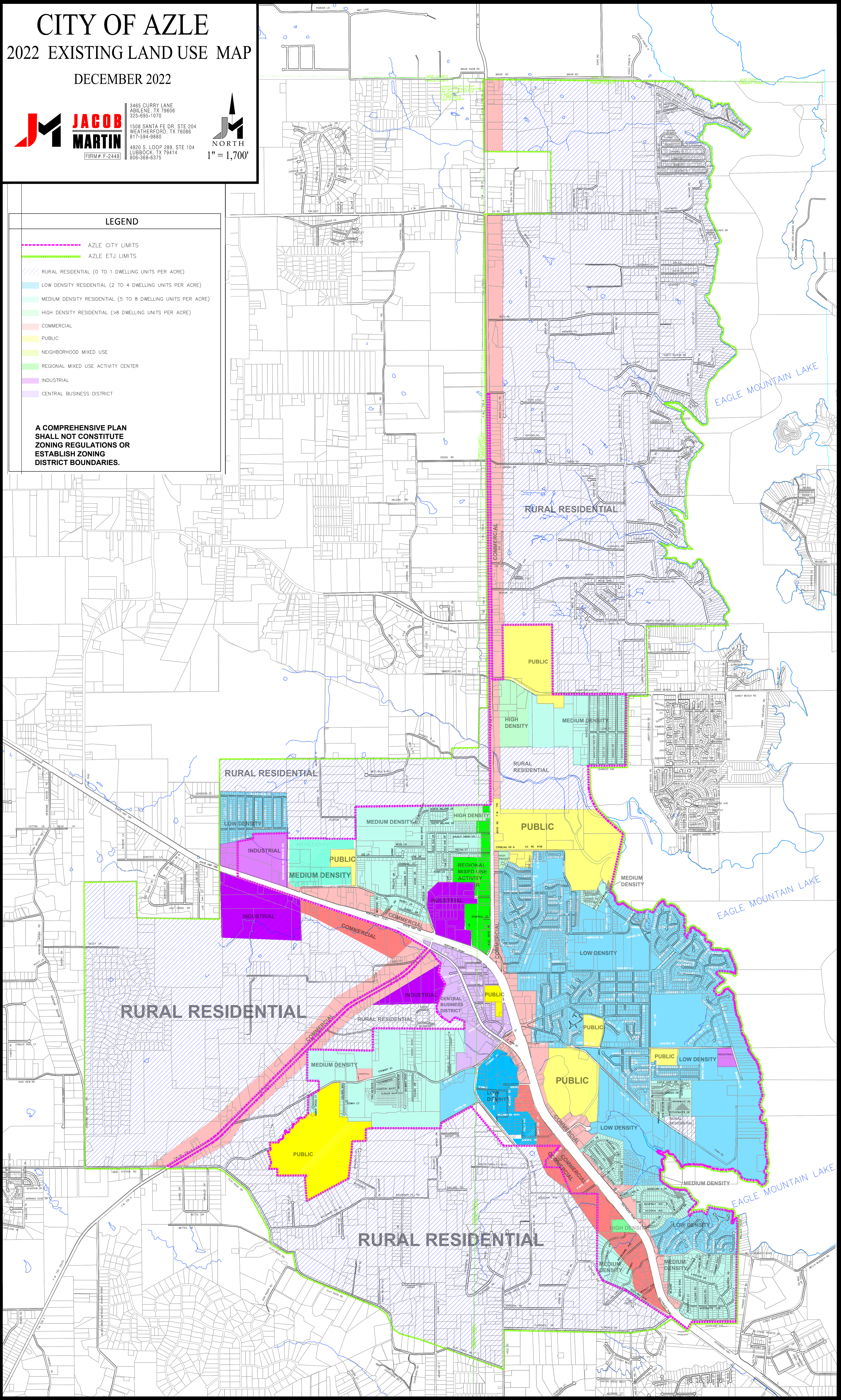


NORTH
1" = 1,700'

LEGEND

- AZLE CITY LIMITS
- AZLE ETJ LIMITS
- /// RURAL RESIDENTIAL (0 TO 1 DWELLING UNITS PER ACRE)
- LOW DENSITY RESIDENTIAL (2 TO 4 DWELLING UNITS PER ACRE)
- MEDIUM DENSITY RESIDENTIAL (5 TO 8 DWELLING UNITS PER ACRE)
- HIGH DENSITY RESIDENTIAL (>8 DWELLING UNITS PER ACRE)
- COMMERCIAL
- PUBLIC
- NEIGHBORHOOD MIXED USE
- REGIONAL MIXED USE ACTIVITY CENTER
- INDUSTRIAL
- CENTRAL BUSINESS DISTRICT

A COMPREHENSIVE PLAN
SHALL NOT CONSTITUTE
ZONING REGULATIONS OR
ESTABLISH ZONING
DISTRICT BOUNDARIES.



Appendix C

2022 Proposed Land Use Plan



CITY OF AZLE
2022 PROPOSED LAND USE MAP
DECEMBER 2022



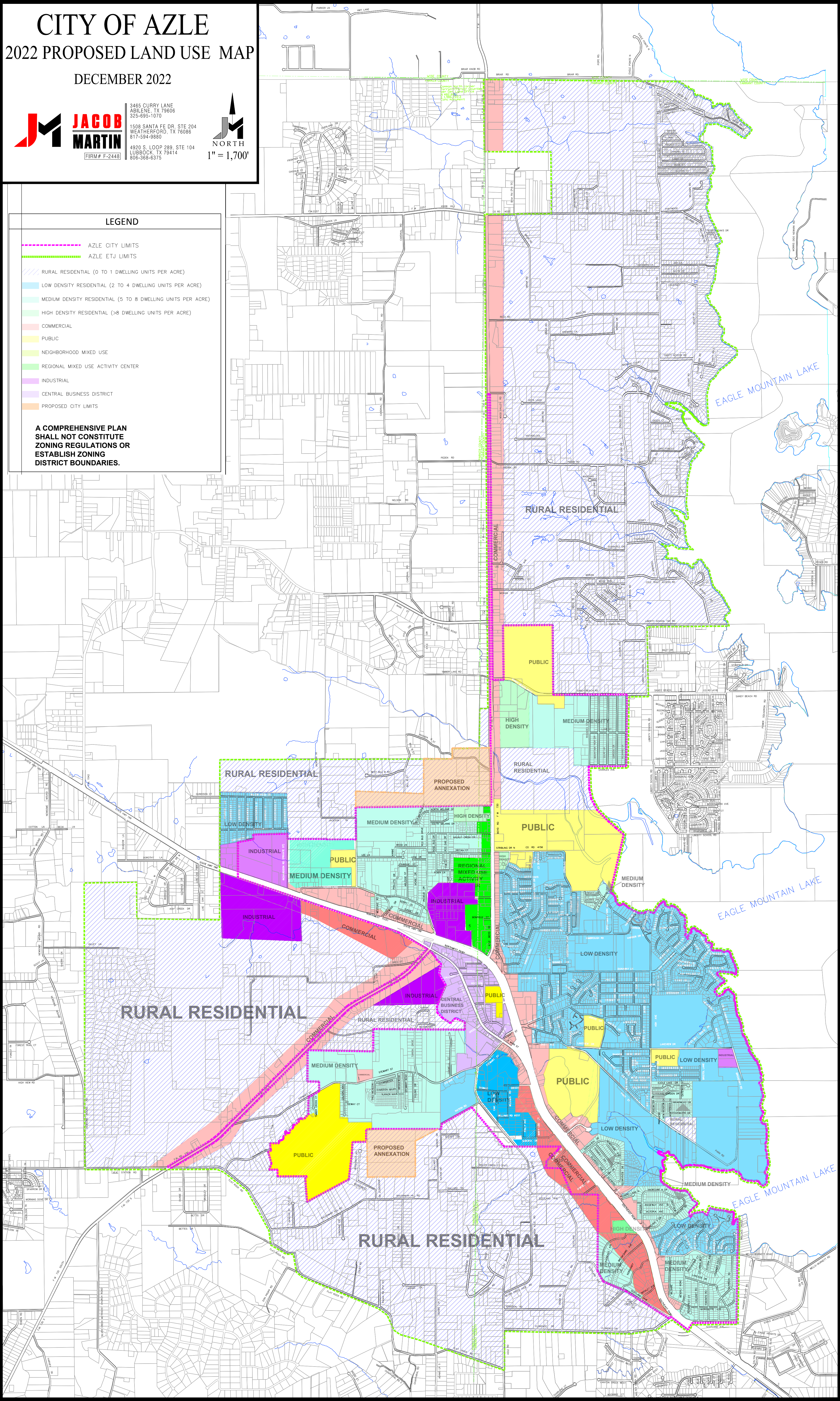
3465 CURRY LANE
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4920 S. LOOP 289, STE 104
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806-366-6375
FIRM# F-2448



LEGEND

- AZLE CITY LIMITS
- AZLE ETJ LIMITS
- /// RURAL RESIDENTIAL (0 TO 1 DWELLING UNITS PER ACRE)
- LOW DENSITY RESIDENTIAL (2 TO 4 DWELLING UNITS PER ACRE)
- MEDIUM DENSITY RESIDENTIAL (5 TO 8 DWELLING UNITS PER ACRE)
- HIGH DENSITY RESIDENTIAL (>8 DWELLING UNITS PER ACRE)
- COMMERCIAL
- PUBLIC
- NEIGHBORHOOD MIXED USE
- REGIONAL MIXED USE ACTIVITY CENTER
- INDUSTRIAL
- CENTRAL BUSINESS DISTRICT
- PROPOSED CITY LIMITS

A COMPREHENSIVE PLAN
SHALL NOT CONSTITUTE
ZONING REGULATIONS OR
ESTABLISH ZONING
DISTRICT BOUNDARIES.



Appendix D

Water System Impact Fee Capital Improvements Plan



Appendix E

Wastewater System Impact Fee Capital Improvements Plan

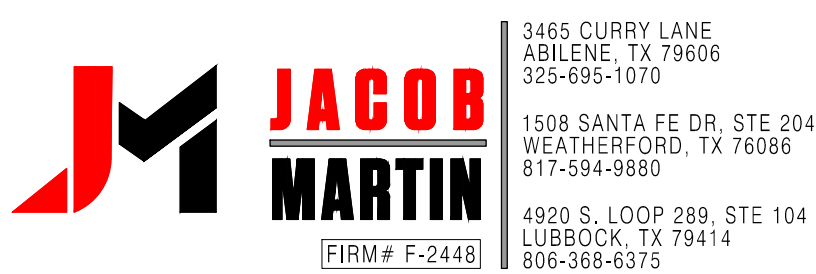


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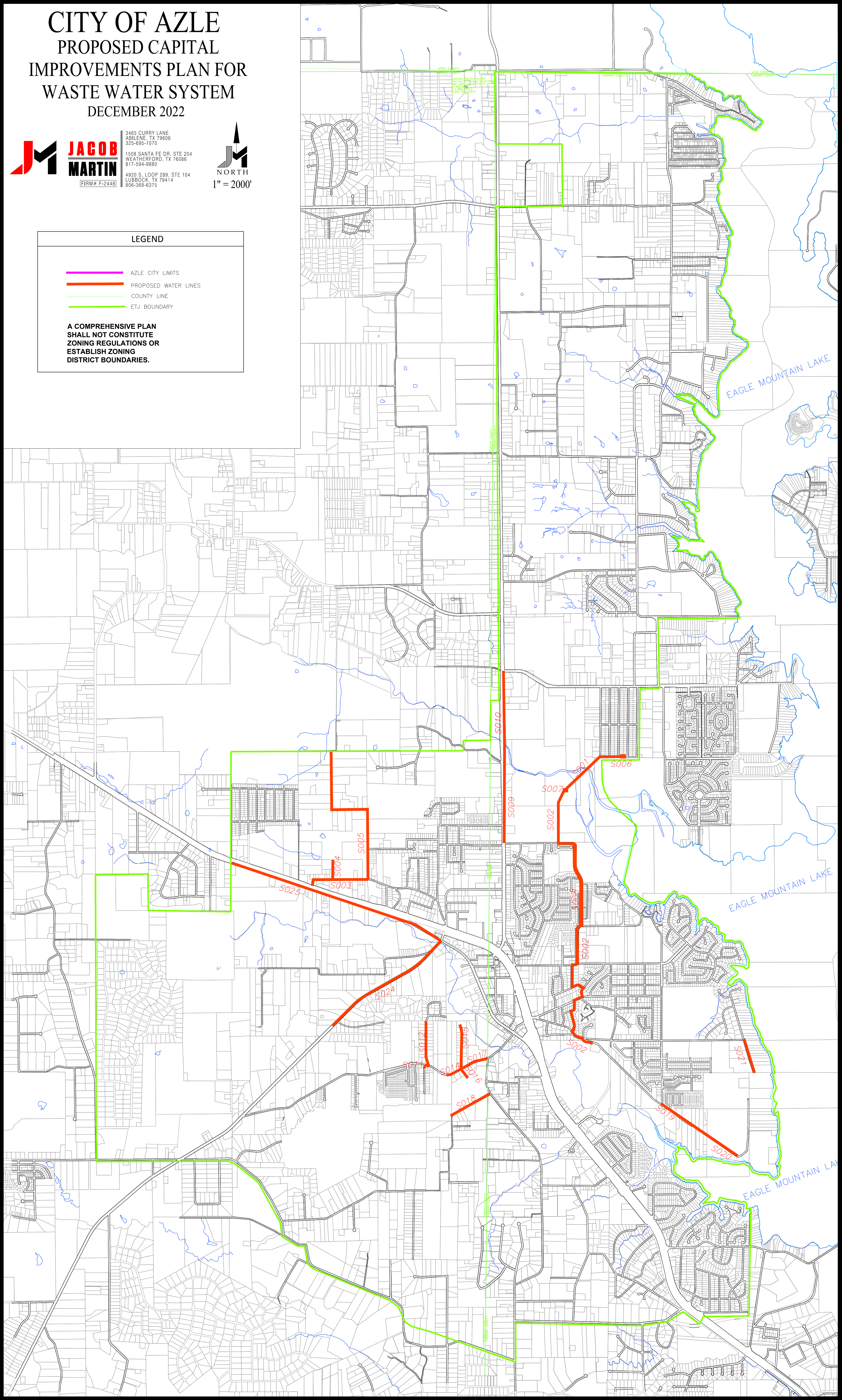
CITY OF AZLE
PROPOSED CAPITAL
IMPROVEMENTS PLAN FOR
WASTE WATER SYSTEM
DECEMBER 2022



LEGEND

- AZLE CITY LIMITS
- PROPOSED WATER LINES
- COUNTY LINE
- ETJ BOUNDARY

A COMPREHENSIVE PLAN
SHALL NOT CONSTITUTE
ZONING REGULATIONS OR
ESTABLISH ZONING
DISTRICT BOUNDARIES.



Appendix F

Water and Wastewater Impact Fee Comparison



Comparison Municipalities

City of Azle							Population	12,950
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$1,441.00	\$2,406.47	\$4,798.53	\$7,680.49	\$14,410.00	\$24,021.47	\$36,025.00	
Sewer	\$4,422.00	\$7,384.74	\$14,725.26	\$23,569.15	\$44,220.00	\$73,714.74	\$110,550.00	
Total	\$5,863.00	\$9,791.21	\$19,523.79	\$31,249.64	\$58,630.00	\$97,736.21	\$146,575.00	

City of Benbrook							Population	23,340
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$0.00	\$3,456.00	\$8,640.00	\$13,824.00	\$30,240.00	\$51,840.00	\$0.00	
Sewer	\$0.00	\$1,741.00	\$4,352.50	\$6,964.00	\$15,233.75	\$26,115.00	\$0.00	
Total	\$0.00	\$5,197.00	\$12,992.50	\$20,788.00	\$45,473.75	\$77,955.00	\$0.00	

City of Burleson							Population	47,150
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$3,936.00	\$6,560.00	\$13,120.00	\$20,992.00	\$62,976.00	\$110,208.00	\$241,408.00	
Sewer	\$1,968.00	\$3,280.00	\$6,560.00	\$10,496.00	\$31,488.00	\$55,104.00	\$120,704.00	
Total	\$5,904.00	\$9,840.00	\$19,680.00	\$31,488.00	\$94,464.00	\$165,312.00	\$362,112.00	

City of Crowley							Population	15,970
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$831.67	\$1,388.89	\$2,769.46	\$4,432.80	\$9,705.59	\$17,465.07	\$38,814.04	
Sewer	\$269.75	\$450.48	\$898.27	\$1,437.77	\$3,147.98	\$5,664.75	\$12,589.23	
Total	\$1,101.42	\$1,839.37	\$3,667.73	\$5,870.57	\$12,853.57	\$23,129.82	\$51,403.27	

City of Decatur							Population	6,980
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$856.00	\$1,426.00	\$2,852.00	\$5,704.00	\$13,689.00	\$23,955.00	\$52,473.00	
Sewer	\$1,378.00	\$2,297.00	\$4,593.00	\$9,187.00	\$22,048.00	\$38,584.00	\$84,517.00	
Total	\$2,234.00	\$3,723.00	\$7,445.00	\$14,891.00	\$35,737.00	\$62,539.00	\$136,990.00	

City of Gainesville							Population	16,560
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$388.00	\$969.00	\$1,938.00	\$3,101.00	\$6,783.00	\$26,163.00	\$26,163.00	
Sewer	\$1,269.00	\$3,172.00	\$6,344.00	\$10,150.00	\$22,204.00	\$38,064.00	\$85,644.00	
Total	\$1,657.00	\$4,141.00	\$8,282.00	\$13,251.00	\$28,987.00	\$64,227.00	\$111,807.00	

City of Granbury							Population	10,330
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$4,866.00	\$8,126.22	\$16,203.00	\$25,934.00	\$48,657.00	\$81,111.00	\$162,173.00	
Sewer	\$2,733.00	\$4,565.00	\$9,102.00	\$14,569.00	\$27,335.00	\$45,567.00	\$91,106.00	
Total	\$7,599.00	\$12,691.22	\$25,305.00	\$40,503.00	\$75,992.00	\$126,678.00	\$253,279.00	

City of Midlothian							Population	31,530
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$2,000.00	\$2,800.00	\$5,600.00	\$8,000.00	\$28,000.00	\$48,000.00	\$100,000.00	
Sewer	\$3,000.00	\$4,200.00	\$8,400.00	\$12,000.00	\$42,000.00	\$72,000.00	\$150,000.00	
Total	\$5,000.00	\$7,000.00	\$14,000.00	\$20,000.00	\$70,000.00	\$120,000.00	\$250,000.00	

City of Red Oak							Population	13,010
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$2,813.00	\$4,688.00	\$9,375.00	\$30,000.00	\$66,625.00	\$121,875.00	\$262,500.00	
Sewer	\$2,371.92	\$3,953.00	\$7,905.00	\$25,296.00	\$55,335.00	\$102,765.00	\$221,340.00	
Total	\$5,184.92	\$8,641.00	\$17,280.00	\$55,296.00	\$121,960.00	\$224,640.00	\$483,840.00	

City of Saginaw							Population	23,840
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$913.00	\$1,552.00	\$5,358.00	\$8,591.00	\$10,682.00	\$19,173.00	\$39,533.00	
Sewer	\$49.00	\$83.00	\$162.00	\$260.00	\$573.00	\$1,029.00	\$2,122.00	
Total	\$962.00	\$1,635.00	\$5,520.00	\$8,851.00	\$11,255.00	\$20,202.00	\$41,655.00	

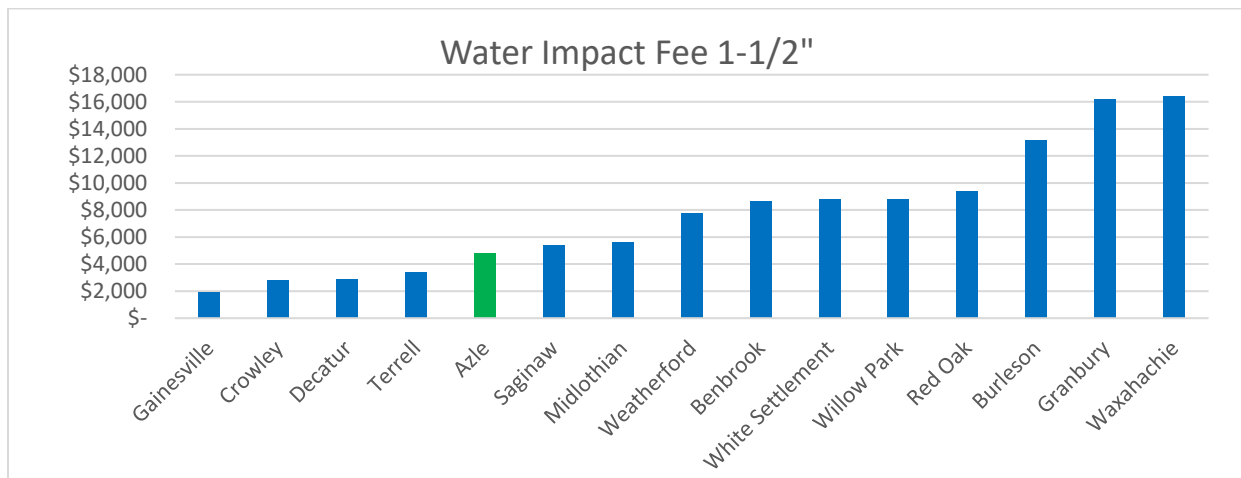
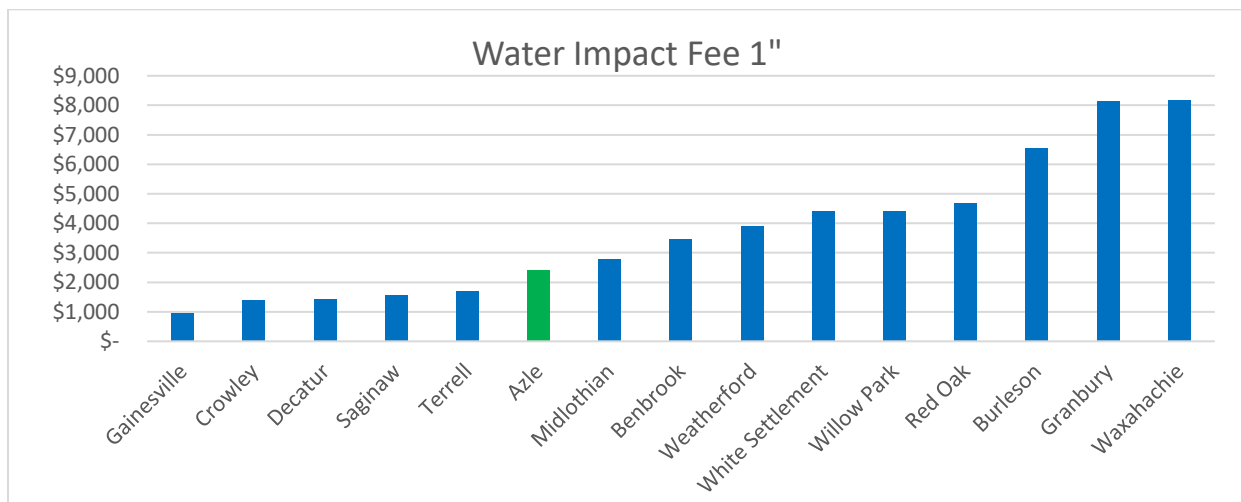
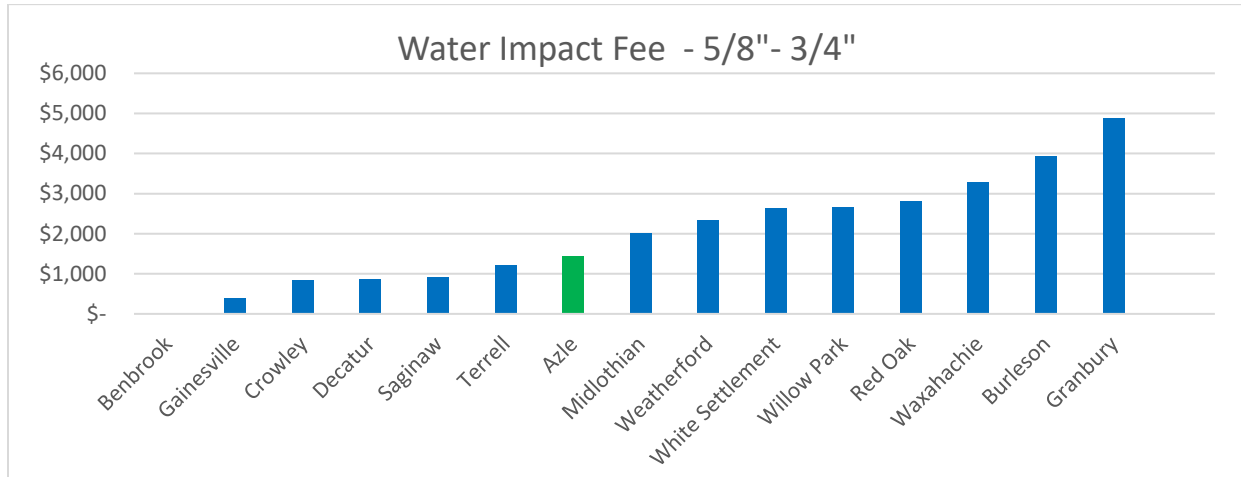
City of Terrell							Population	18,510
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$1,221.00	\$1,709.40	\$3,418.80	\$7,814.40	\$15,628.80	\$24,420.00	\$48,840.00	
Sewer	\$2,167.00	\$3,033.80	\$6,067.60	\$13,868.80	\$27,737.60	\$43,340.00	\$86,680.00	
Total	\$3,388.00	\$4,743.20	\$9,486.40	\$21,683.20	\$43,366.40	\$67,760.00	\$135,520.00	

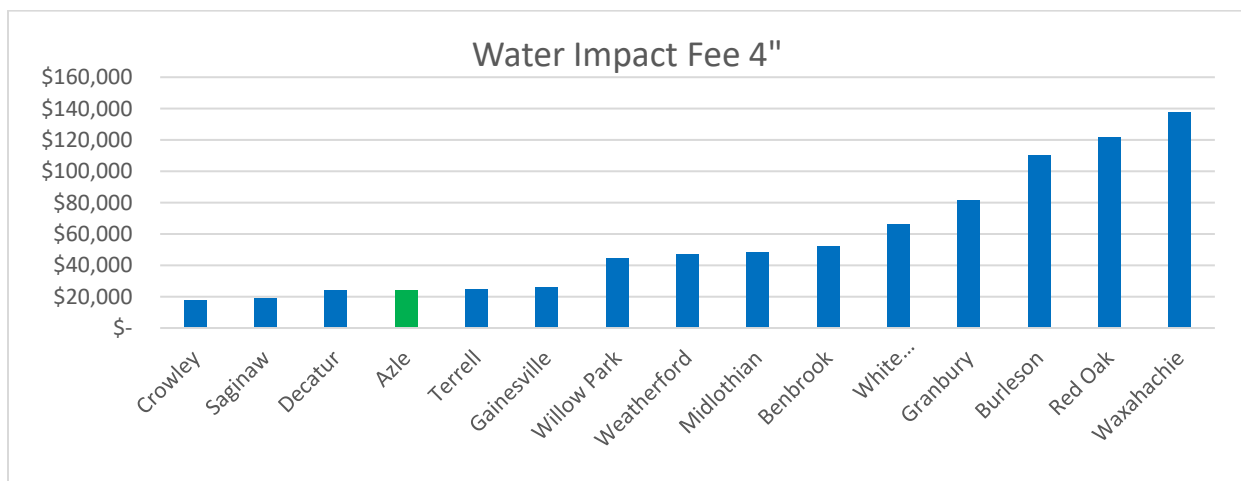
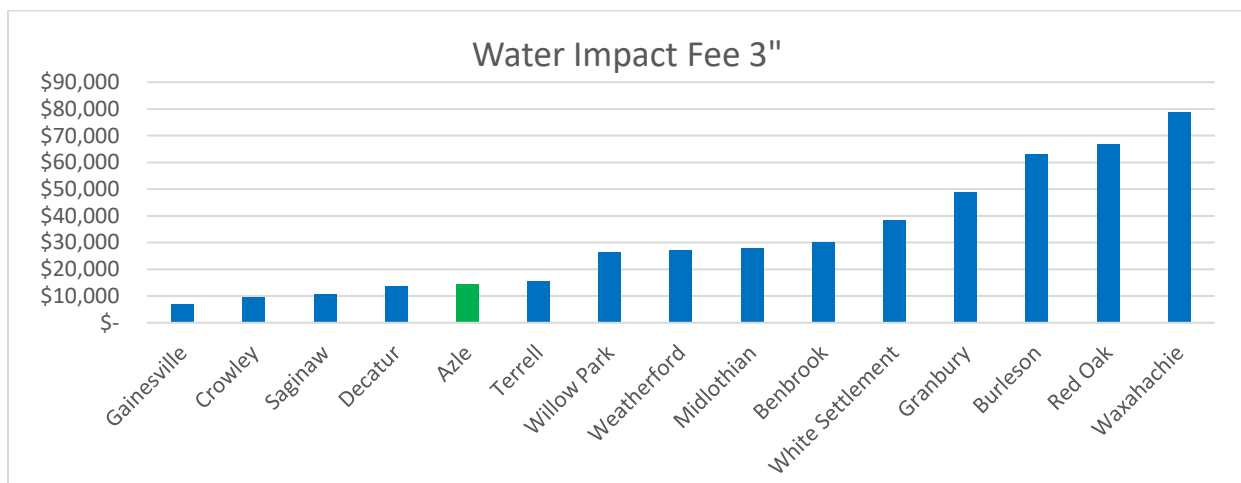
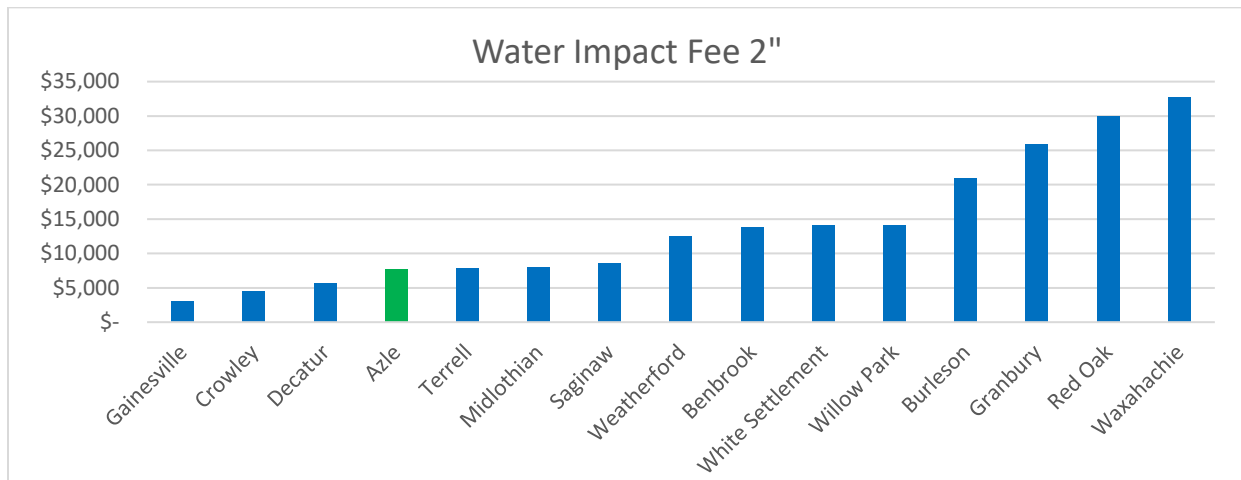
City of Waxahachie							Population	36,740
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$3,275.00	\$8,187.00	\$16,373.00	\$32,746.00	\$78,591.00	\$137,534.00	\$301,264.00	
Sewer	\$3,781.00	\$9,452.00	\$18,905.00	\$37,810.00	\$90,743.00	\$158,801.00	\$347,849.00	
Total	\$7,056.00	\$17,639.00	\$35,278.00	\$70,556.00	\$169,334.00	\$296,335.00	\$649,113.00	

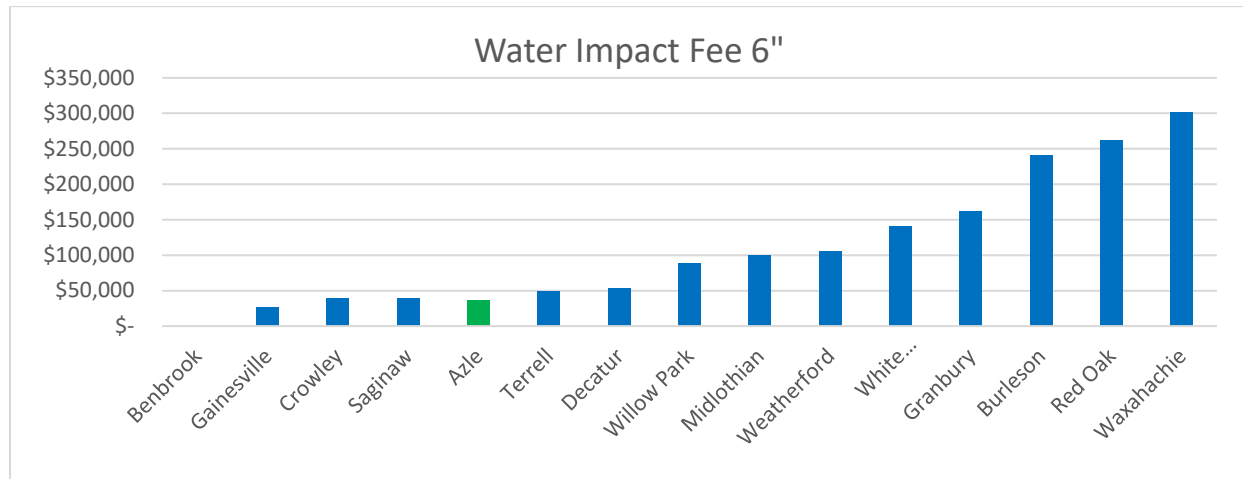
City of Weatherford							Population	32,110
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$2,332.00	\$3,894.00	\$7,766.00	\$12,430.00	\$27,214.00	\$46,640.00	\$104,940.00	
Sewer	\$2,227.00	\$3,719.00	\$7,416.00	\$11,870.00	\$25,989.00	\$44,540.00	\$100,215.00	
Total	\$4,559.00	\$7,613.00	\$15,182.00	\$24,300.00	\$53,203.00	\$91,180.00	\$205,155.00	

City of White Settlement							Population	17,720
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$2,637.00	\$4,396.00	\$8,791.00	\$14,066.00	\$38,242.00	\$65,934.00	\$140,660.00	
Sewer	\$1,566.00	\$2,609.00	\$5,219.00	\$8,350.00	\$22,702.00	\$39,141.00	\$83,500.00	
Total	\$4,203.00	\$7,005.00	\$14,010.00	\$22,416.00	\$60,944.00	\$105,075.00	\$224,160.00	

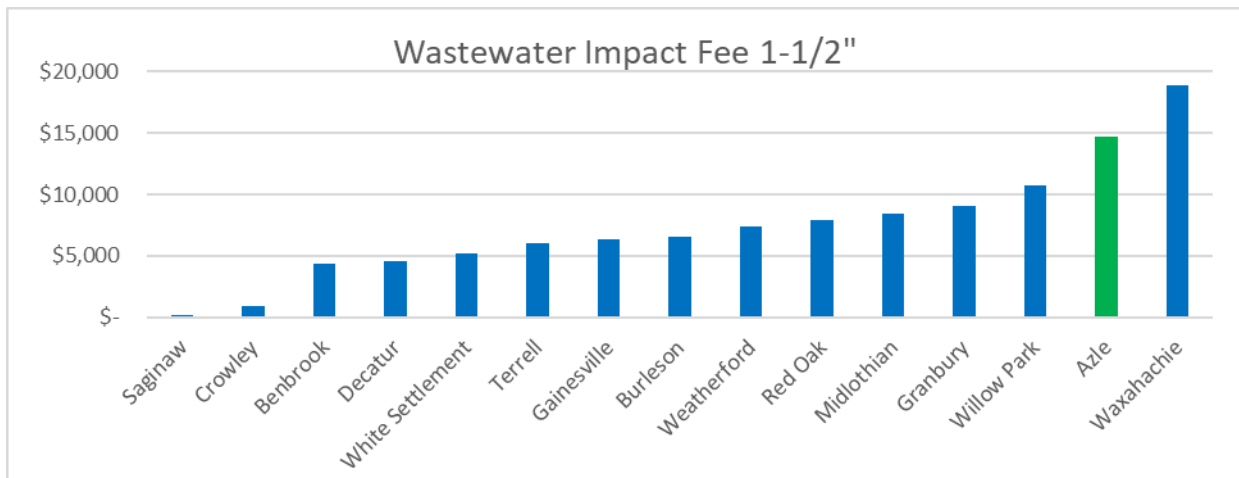
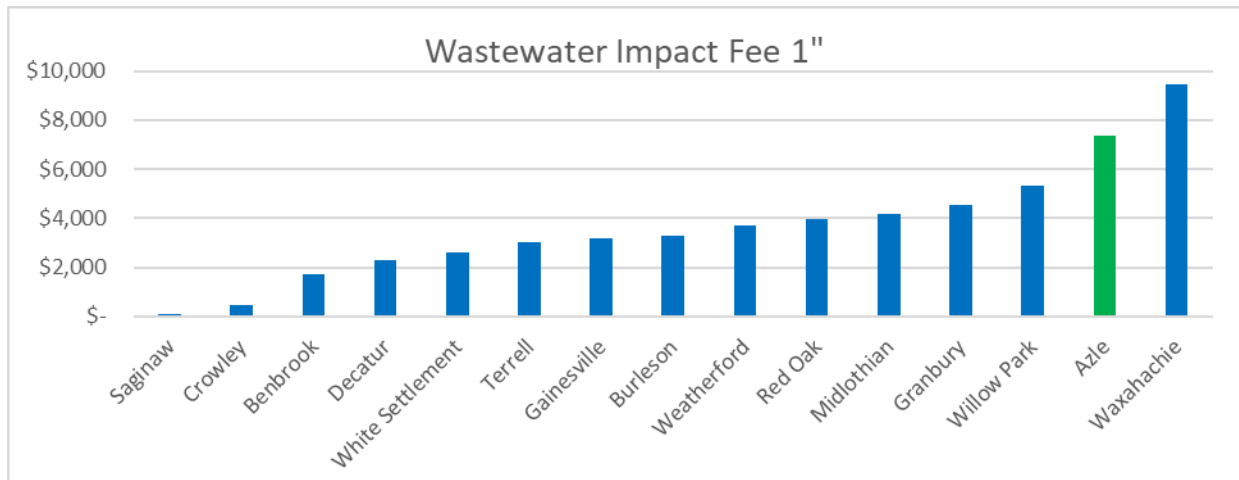
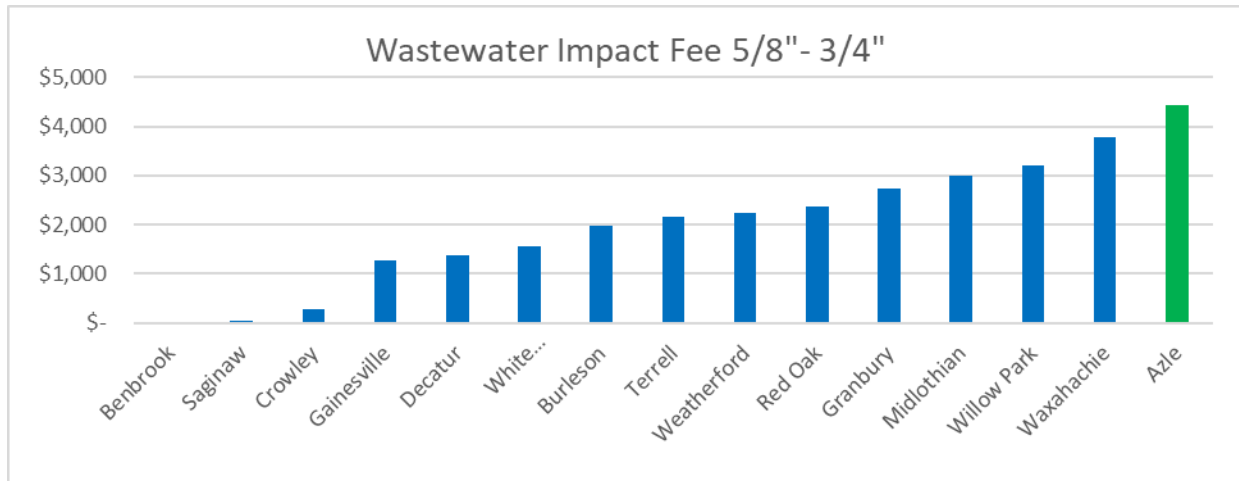
City of Willow Park							Population	6,330
Meter Size	5/8"-3/4"	1"	1-1/2"	2"	3"	4"	6"	
Water	\$2,646.00	\$4,410.00	\$8,820.00	\$14,112.00	\$26,460.00	\$44,100.00	\$88,200.00	
Sewer	\$3,205.50	\$5,342.50	\$10,685.00	\$17,096.00	\$32,055.00	\$53,425.00	\$106,850.00	
Total	\$5,851.50	\$9,752.50	\$19,505.00	\$31,208.00	\$58,515.00	\$97,525.00	\$195,050.00	

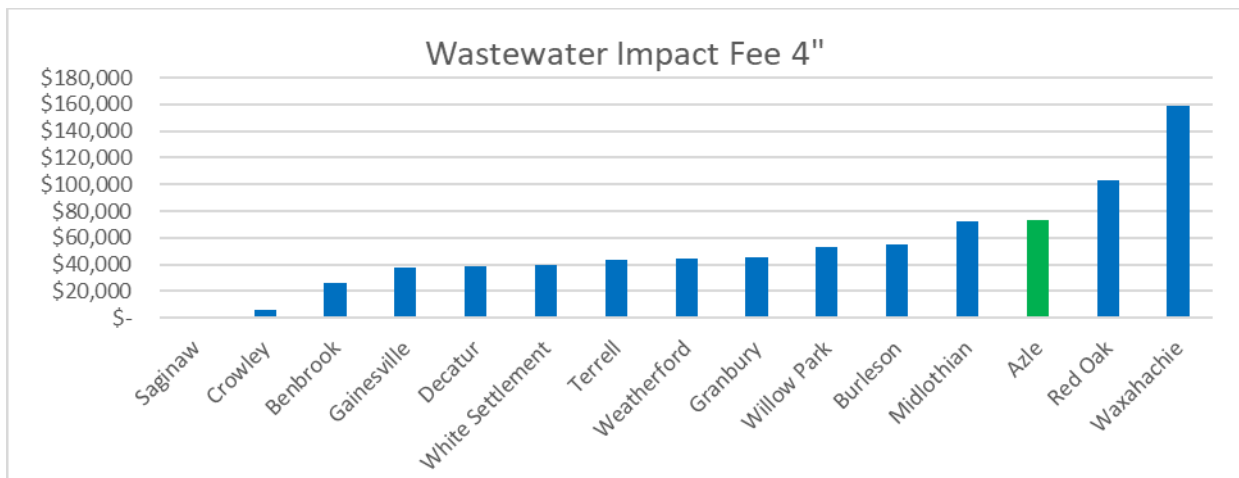
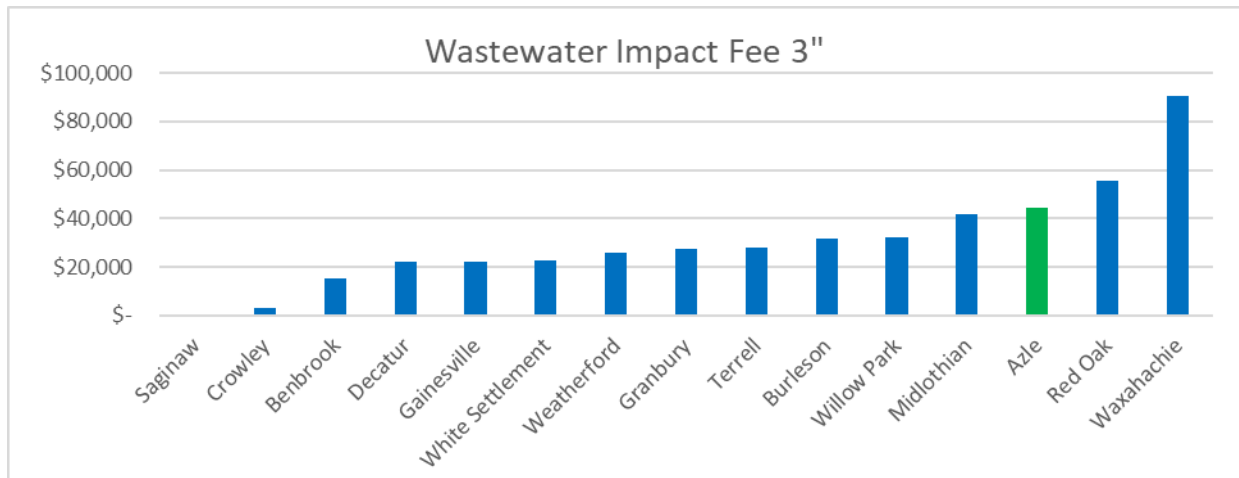
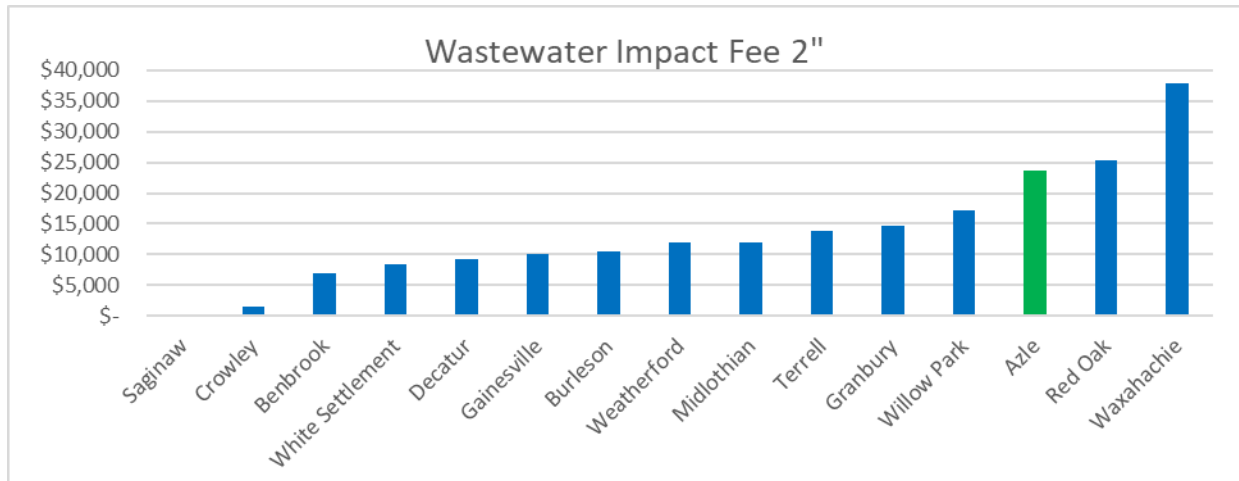


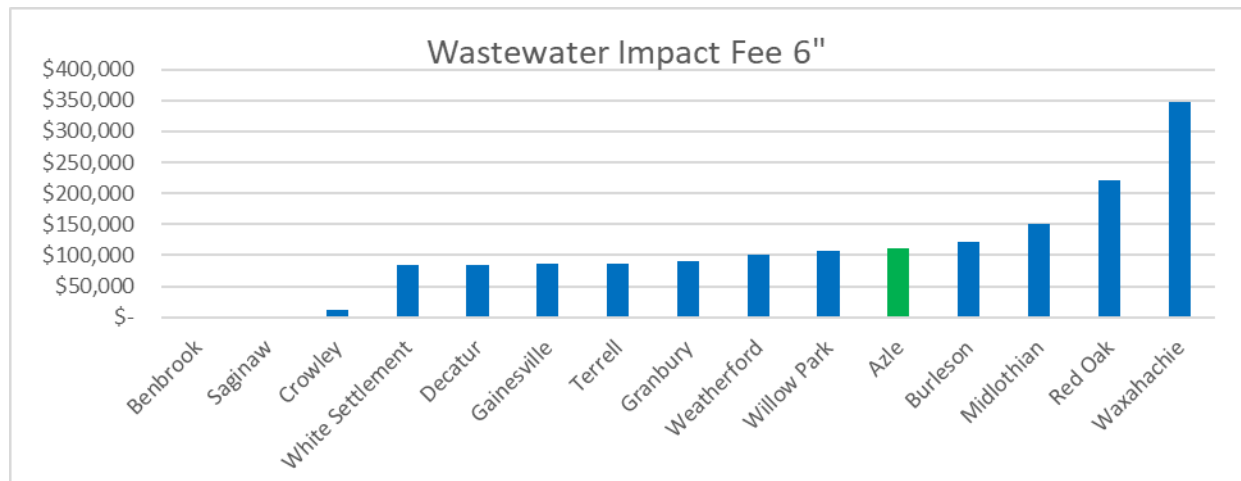


**Water Impact Fees**

Municipality	5/8"- 3/4"	1"	1-1/2"	2"	3"	4"	6"
Azle	\$1,441.00	\$2,406.47	\$4,798.53	\$7,680.49	\$14,410.00	\$24,021.47	\$36,025.00
Benbrook	\$0.00	\$3,456.00	\$8,640.00	\$13,824.00	\$30,240.00	\$51,840.00	\$0.00
Burleson	\$3,936.00	\$6,560.00	\$13,120.00	\$20,992.00	\$62,976.00	\$110,208.00	\$241,408.00
Crowley	\$831.67	\$1,388.89	\$2,769.46	\$4,432.80	\$9,705.59	\$17,465.07	\$38,814.04
Decatur	\$856.00	\$1,426.00	\$2,852.00	\$5,704.00	\$13,689.00	\$23,955.00	\$52,473.00
Gainesville	\$388.00	\$969.00	\$1,938.00	\$3,101.00	\$6,783.00	\$26,163.00	\$26,163.00
Granbury	\$4,866.00	\$8,126.22	\$16,203.00	\$25,934.00	\$48,657.00	\$81,111.00	\$162,173.00
Midlothian	\$2,000.00	\$2,800.00	\$5,600.00	\$8,000.00	\$28,000.00	\$48,000.00	\$100,000.00
Red Oak	\$2,813.00	\$4,688.00	\$9,375.00	\$30,000.00	\$66,625.00	\$121,875.00	\$262,500.00
Saginaw	\$913.00	\$1,552.00	\$5,358.00	\$8,591.00	\$10,682.00	\$19,173.00	\$39,533.00
Terrell	\$1,221.00	\$1,709.40	\$3,418.80	\$7,814.40	\$15,628.80	\$24,420.00	\$48,840.00
Waxahachie	\$3,275.00	\$8,187.00	\$16,373.00	\$32,746.00	\$78,591.00	\$137,534.00	\$301,264.00
Weatherford	\$2,332.00	\$3,894.00	\$7,766.00	\$12,430.00	\$27,214.00	\$46,640.00	\$104,940.00
White Settlement	\$2,637.00	\$4,396.00	\$8,791.00	\$14,066.00	\$38,242.00	\$65,934.00	\$140,660.00
Willow Park	\$2,646.00	\$4,410.00	\$8,820.00	\$14,112.00	\$26,460.00	\$44,100.00	\$88,200.00
Azle Proposed Fees							





**Wastewater Impact Fees**

Municipality	5/8" - 3/4"	1"	1-1/2"	2"	3"	4"	6"
Azle	\$4,422.00	\$7,384.74	\$14,725.26	\$23,569.15	\$44,220.00	\$73,714.74	\$110,550.00
Benbrook	\$0.00	\$1,741.00	\$4,352.50	\$6,964.00	\$15,233.75	\$26,115.00	\$0.00
Burleson	\$1,968.00	\$3,280.00	\$6,560.00	\$10,496.00	\$31,488.00	\$55,104.00	\$120,704.00
Crowley	\$269.75	\$450.48	\$898.27	\$1,437.77	\$3,147.98	\$5,664.75	\$12,589.23
Decatur	\$1,378.00	\$2,297.00	\$4,593.00	\$9,187.00	\$22,048.00	\$38,584.00	\$84,517.00
Gainesville	\$1,269.00	\$3,172.00	\$6,344.00	\$10,150.00	\$22,204.00	\$38,064.00	\$85,644.00
Granbury	\$2,733.00	\$4,565.00	\$9,102.00	\$14,569.00	\$27,335.00	\$45,567.00	\$91,106.00
Midlothian	\$3,000.00	\$4,200.00	\$8,400.00	\$12,000.00	\$42,000.00	\$72,000.00	\$150,000.00
Red Oak	\$2,371.92	\$3,953.00	\$7,905.00	\$25,296.00	\$55,335.00	\$102,765.00	\$221,340.00
Saginaw	\$49.00	\$83.00	\$162.00	\$260.00	\$573.00	\$1,029.00	\$2,122.00
Terrell	\$2,167.00	\$3,033.80	\$6,067.60	\$13,868.80	\$27,737.60	\$43,340.00	\$86,680.00
Waxahachie	\$3,781.00	\$9,452.00	\$18,905.00	\$37,810.00	\$90,743.00	\$158,801.00	\$347,849.00
Weatherford	\$2,227.00	\$3,719.00	\$7,416.00	\$11,870.00	\$25,989.00	\$44,540.00	\$100,215.00
White Settlement	\$1,566.00	\$2,609.00	\$5,219.00	\$8,350.00	\$22,702.00	\$39,141.00	\$83,500.00
Willow Park	\$3,205.50	\$5,342.50	\$10,685.00	\$17,096.00	\$32,055.00	\$53,425.00	\$106,850.00
Azle Proposed Fees							

Total Water and Wastewater Impact Fees

Municipality	Population	5/8"- 3/4"	1"	1-1/2"	2"	3"	4"	6"
Azle	12,950	\$5,863.00	\$9,791.21	\$19,523.79	\$31,249.64	\$58,630.00	\$97,736.21	\$146,575.00
Benbrook	23,337	\$0.00	\$5,197.00	\$12,992.50	\$20,788.00	\$45,473.75	\$77,955.00	\$0.00
Burleson	47,151	\$5,904.00	\$9,840.00	\$19,680.00	\$31,488.00	\$94,464.00	\$165,312.00	\$362,112.00
Crowley	15,972	\$1,101.42	\$1,839.37	\$3,667.73	\$5,870.57	\$12,853.57	\$23,129.82	\$51,403.27
Decatur	6,976	\$2,234.00	\$3,723.00	\$7,445.00	\$14,891.00	\$35,737.00	\$62,539.00	\$136,990.00
Gainesville	16,557	\$1,657.00	\$4,141.00	\$8,282.00	\$13,251.00	\$28,987.00	\$64,227.00	\$111,807.00
Granbury	10,325	\$7,599.00	\$12,691.22	\$25,305.00	\$40,503.00	\$75,992.00	\$126,678.00	\$253,279.00
Midlothian	31,533	\$5,000.00	\$7,000.00	\$14,000.00	\$20,000.00	\$70,000.00	\$120,000.00	\$250,000.00
Red Oak	13,010	\$5,184.92	\$8,641.00	\$17,280.00	\$55,296.00	\$121,960.00	\$224,640.00	\$483,840.00
Saginaw	23,835	\$962.00	\$1,635.00	\$5,520.00	\$8,851.00	\$11,255.00	\$20,202.00	\$41,655.00
Terrell	18,513	\$3,388.00	\$4,743.20	\$9,486.40	\$21,683.20	\$43,366.40	\$67,760.00	\$135,520.00
Waxahachie	36,735	\$7,056.00	\$17,639.00	\$35,278.00	\$70,556.00	\$169,334.00	\$296,335.00	\$649,113.00
Weatherford	32,110	\$4,559.00	\$7,613.00	\$15,182.00	\$24,300.00	\$53,203.00	\$91,180.00	\$205,155.00
White Settlement	17,716	\$4,203.00	\$7,005.00	\$14,010.00	\$22,416.00	\$60,944.00	\$105,075.00	\$224,160.00
Willow Park	6,330	\$5,851.50	\$9,752.50	\$19,505.00	\$31,208.00	\$58,515.00	\$97,525.00	\$195,050.00
		Lowest Impact Fees		Highest Impact Fees			Azle Proposed Fees	