



City of Rowlett

Meeting Agenda

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, September 6, 2016

5:30 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into executive session pursuant to the Texas Government Code, §551.074 (Personnel) to discuss and deliberate the appointment, employment, reassignment or duties of Judge Pam Liston and the City's municipal judges. (30 minutes) THIS MEETING WILL OCCUR AFTER THE REGULAR SESSION

3. WORK SESSION (5:30 P.M.) * Times listed are approximate.

- 3A.** Discuss an ordinance allowing food service establishments to have dogs on outdoor patios. (20 minutes)

- 3B.** Brief City Council on discussions with Texas Department of Transportation (TxDOT) and North Central Texas Council of Governments (NCTCOG) on enhancements to IH-30 regarding the study corridor and the Bayside project. (30 minutes)

- 3C.** Discuss conceptual design plans for Schrade Bluebonnet Park and incorporation of the Tornado Memorial statue at the Park. (30 minutes)

- 3D.** Discuss NuRock Development Senior TDHCA deal for 4% tax credits. (20 minutes)

4. DISCUSS CONSENT AGENDA ITEMS

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)

INVOCATION

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE

Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of Proclamation recognizing September as Library Card Sign-Up Month.
- 5B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

6. CITIZENS' INPUT

At this time, three-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully-completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. No action can be taken by the Council during Citizens' Input.

7. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.

- 7A.** Consider action to approve minutes from the August 16, 2016 City Council Regular Meeting.
- 7B.** Consider action to adopt an ordinance amending the Fiscal Year 2016 (FY2016) Operating and Capital Improvements Program Budgets.
- 7C.** Consider action to approve a resolution authorizing the City Manager to enter into an interlocal agreement with Dallas County for Mosquito Ground Control for Fiscal Year 2017 (FY2017).
- 7D.** Consider a resolution approving a tree mitigation plan and related tree removal permit application for more than three trees associated with Evergreen Senior Living for property located at 5611 Old Rowlett Road, further described as Lot 1, Block 1, Evergreen at Rowlett Addition, City of Rowlett, Dallas County, Texas.
- 7E.** Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Household Hazardous Waste for Fiscal Year 2017 (FY2017).
- 7F.** Consider action to approve a resolution adopting the Rowlett Public Library's Strategic Plan.
- 7G.** Consider action to approve a resolution authorizing the final acceptance of manhole rehabilitation, final payment of \$62,909.80, and release of retainage of \$49,811.21 for a total payment to Fuquay Incorporated in the amount of \$112,721.01 for the Sanitary Sewer Evaluation Survey Manhole Rehabilitation Project, and authorizing the Mayor to execute the necessary documents.

7H. Consider action to approve a resolution exercising the first of two one-year renewal options to extend the motor fuel bid to Petroleum Traders Corporation in the unit amounts bid for transporting and delivery per fuel gallon and type in an estimated annual amount of \$344,098.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

8A. Conduct a public hearing and consider an ordinance approving amendments to the Rowlett Development Code as it pertains to Signage in Sections 77-512 and 77-1100, specifically to allow directional kiosk signs in the City's rights-of-way.

8B. Conduct a public hearing and consider an ordinance to grant a Special Use Permit to allow a restaurant with a drive-through at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas. (SUP136-2016)

8C. Conduct a public hearing and consider an ordinance approving a rezoning from Commercial/Retail Highway (C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District (UV-FB) for properties located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1, Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas.

8D. Consider action to approve a resolution authorizing the City Manager to enter into an agreement for payment in lieu of ad valorem taxes between the City of Rowlett and Blue Line Lofts, LP.

8E. Conduct a public hearing and consider action to approve a resolution of no objection expressing support of an application for the 4% non-competitive competitive tax credit program to the Texas Department of Housing and Community Affairs for the Groundfloor Development project known as Blue Line Lofts, and authorizing the Mayor to certify this resolution to the Texas Department of Housing and Community Affairs.

8F. Conduct a public hearing and consider an ordinance accepting the City's Updated Impact Fee Study and setting the impact fee rates for Roadways.

8G. Conduct a public hearing (2nd) on the ad valorem tax rate for FY2016-2017.

8H. Conduct a public hearing (2nd) on the proposed budget for FY2016-2017.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

9. ADJOURNMENT

Laura Hallmark

Laura Hallmark, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website (www.rowlett.com) on the 2nd day of September 2016, by 5:00 p.m.



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 2A

TITLE

The City Council shall convene into executive session pursuant to the Texas Government Code, §551.074 (Personnel) to discuss and deliberate the appointment, employment, reassignment or duties of Judge Pam Liston and the City's Municipal Judges. (30 minutes) THIS MEETING WILL OCCUR AFTER THE REGULAR SESSION



City of Rowlett
Staff Report

4000 Main Street
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AGENDA DATE: 09/06/16

AGENDA ITEM: 3A

TITLE

Discuss an ordinance allowing food service establishments to have dogs on outdoor patios. (20 minutes)

STAFF REPRESENTATIVE

Chuck Dumas, Environmental Services Manager

SUMMARY

With the growth and development within the City, especially in areas designed to be pedestrian friendly, the topic of dogs on patios has been discussed. The purpose of this item is to discuss options to allow dogs on patios at food establishments by adding a local ordinance to the Code of Ordinances.

BACKGROUND INFORMATION

Though there is little background on this topic in the City of Rowlett, it is widely known that many dog owners enjoy the outdoors with their pets. One of the drawbacks/limitations to walking dogs in urban environments is the lack of dog friendly dining or refreshment facilities. The desire of this program is to enhance the citizen-pet experience by making the foot traffic area friendlier and more accommodating by allowing dogs on patios of food establishments.

DISCUSSION

The City of Rowlett is growing and promotes its slogan On the Water, On the Move to illustrate the community's vision for this growth. With new development comes many opportunities to enhance the experience for citizens and visitors alike. The purpose of this discussion is to enhance the outdoor experiences for citizens and their pets and specifically dogs.

Currently, per Texas state law, no live animals are allowed anywhere on the premises of food establishments, except in specific situations. As seen in the following text, only certain live fish and crustaceans, police and sentry dogs, and service animals or service animals in training are allowed on food facility premises.

According to the Texas Food Establishment Rules Section 228.186(o)(1)-(2), pets/live animals are not allowed on the premises of food establishments, except for specific circumstances:

TFER §228.186 (o) (1)-(2)(A)-(C)

(a) Prohibiting animals.

- (1) Except as specified in paragraphs (2) and (3) of this subsection, live animals may not be allowed on the premises of a food establishment.***
- (2) Live animals may be allowed in the following situations if the contamination of food, clean equipment, utensils, linens, and unwrapped single-service and single-use articles cannot result:***
 - (A) edible fish or decorative fish in aquariums, shellfish or crustacea on ice or under refrigeration, and shellfish and crustacea in display tank systems;***
 - (B) patrol dogs accompanying police or security officers in offices and dining, sales, and storage areas, and sentry dogs running loose in outside fenced areas;***
 - (C) in areas that are not used for food preparation and that are usually open for customers, such as dining and sales areas, service animals that are controlled by the disabled employee or person, or service animals in training when accompanied by an approved trainer if a health or safety hazard will not result from the presence or activities of the service animal;***

The City of Rowlett has adopted the Texas Food Establishment Rules as the food ordinance of the City. As a result, without any local ordinance/variance, the only means of being able to enjoy a refreshment, snack, or meal while on a walk with a dog is to bring your own or have a service animal.

As municipalities began planning and developing more citizen centered, foot traffic oriented areas with activities for people of all ages as well as their dogs, there is a need for animal friendly dining. The Texas Department of State Health Services (TDSHS) does allow local municipalities to adopt ordinances/variances to address the issue of allowing dogs on outdoor patios. Many cities across the State of Texas have since adopted local ordinances allowing dogs on patios.

It is the intention of this ordinance for all food establishments that are equipped with an exterior patio to be able to allow dogs on patios. Establishments will be able to choose if they want to be a Pet Friendly Patio or not. Food establishment owners, management, and staff will be required to adhere to a strict set of regulations concerning dogs.

In preparing for this item to be brought into Rowlett, staff has looked at many cities around the metroplex and around the state and also spoken with state regulators from TDSHS and other municipalities concerning what is allowed, what is not allowed and how the process to administer the program works. Most cities have adopted very straightforward ordinances that strive to be equally friendly to both businesses and citizens/dogs. Cities surrounding Rowlett have not yet addressed the topic of dogs on patios but some have been asked to look into it. Some of the

Dallas metroplex cities that have adopted such variances/ordinances are Frisco, Lewisville, Flower Mound, Plano, and Dallas.

The adopted ordinances all adhere to the strong health guidelines that Rowlett Health Staff desire. All of the researched ordinances address where animals can be, require that a current rabies vaccination be attached on a harness or collar at all times, specify where animals may enter and exit, outline clean up procedures for accidents, and where animal cleaning equipment can be stored, as well as what food staff service activities can be conducted in animal friendly areas.

It is important to understand that food service activities (ice refills, table-side food preparation, drink mixing or refills, etc.) and staff interaction with on-site dogs must not occur. It is imperative that every means possible is taken to protect the food service and dining area from contamination.

According to the Texas Food Establishment Rules Section 228.44, food staff may not handle or care for animals while on duty:

TFER §228.44. Animals, Handling Prohibitions.

- (a) Except as specified in subsection (b) of this section, food employees may not care for or handle animals that may be present such as patrol dogs, service animals, or dogs that are allowed as specified in §228.186(o)(2)(B)-(E) of this title.***

It is also understood that with live animals being allowed in food establishments that certain bodily functions cannot be controlled. It is also understood that due to the unpredictability of bodily function accidents, scratching, shaking, noise, etc., there may be customers that are inclined to not visit the patio areas. The establishments who choose to participate in being a pet friendly establishment will agree to abide by a set of clean-up protocols in order to minimize the possibility of contamination as well as offensiveness to other customers. Environmental Services staff will respond to complaints as received as well as include pet friendly inspections during annual routine inspections.

Program adherence will be imperative. The program will work in conjunction with an enforcement process, the same as routine food establishments. If violations are observed by staff as a result of a complaint or food inspection, a written notice will be issued on the first offense, a second offense within one year of the first observed violation will result in a written notice and a citation. A third violation within one calendar year of the date of the first confirmed violation may result in a court citation and suspension of pet privileges for a period not to exceed 30 days. Subsequent violations that are confirmed within one calendar year will result in suspension of pet privileges for a period not less than six months up to permanent suspension. Food establishments facing suspension will have the right to an appeals hearing if submitted in writing within 10 days.

Environmental Services staff does not plan to charge fees or print permits for this program. A simple application will be required to notify Staff of the intent of an establishment to be pet friendly.

All establishments participating in the program must place a pet friendly sticker or decal that is clearly visible to the public.

If directed to proceed, staff will bring this item back to Council for adoption on October 18, 2016. The desired start date will be January 1, 2017, after adoption by Council and necessary postings/publications. Staff plans to utilize social media, RTN16, personal contact, and posting on the City and Environmental Services Restaurant Resources Pages to inform the public of the new program. Environmental Services is currently working on an email communication process for all food establishments.

With the growth of Rowlett and the addition of many foot traffic oriented venues throughout the City, it is the belief of Staff that enabling our restaurants to allow citizens to bring their dogs onto exterior patios will be beneficial to local businesses and patrons alike.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff is asking Council to provide direction regarding allowing dogs on exterior patios and the proposed draft ordinance language in Exhibit A.

ATTACHMENTS

Exhibit A – Draft Ordinance allowing Dogs on Patios at Food Establishments

EXHIBIT A

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING CHAPTER 10 (“BUSINESSES”) OF THE CODE OF ORDINANCES, CITY OF ROWLETT, TEXAS, TO AMEND ARTICLE V (“FOOD SERVICE ESTABLISHMENTS”) TO ADD A NEW SECTION 10-148, ALLOWING DOGS WITHIN OUTDOOR PATIO AREAS OF LOCAL FOOD ESTABLISHMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00); AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett finds and determines that pedestrian-friendly development within many districts in the City is encouraged by zoning concept plans and regulations; and

WHEREAS, food service and health regulations prohibit dogs in all areas of restaurants and food service establishments, including outdoor patio environments, except under certain limited circumstances; and

WHEREAS, consistent with pedestrian-friendly, walkable urban-type communities, the choice to allow pet dogs in outdoor environments should be at the option of the food service establishment, limited by certain minimum health requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

SECTION 1. That Chapter 10, “Businesses,” of the Code of Ordinances, City of Rowlett, Texas, be and is hereby amended by amending Article V, “Food Service Establishments,” to add section 10-148, to read in its entirety as follows:

**“CHAPTER 10
BUSINESSES**

...

**ARTICLE V.
FOOD SERVICE ESTABLISHMENTS**

...

Sec. 10-148. Dogs and outdoor patio areas.

- (a) Dogs may be allowed to be present, at the option of the local food establishment, in outdoor dining or patio areas of the establishment under the following conditions:
 - (1) A separate entrance must be provided from the outside of the premises of the establishment to the outdoor patio area so that dogs will have direct access to the outdoor area without passing through any interior portion of the establishment;

- (2) A sign must be posted at the front entrance of the food establishment so that it is readily visible to the public, which in substance states: "DOG FRIENDLY PATIO - DOG ACCESS ONLY THROUGH OUTDOOR PATIO ENTRANCE";
 - (3) All means of ingress and egress and doors to the outdoor area from the interior of the establishment must be protected with self-closing hardware;
 - (4) No food preparation, including but not limited to mixing drinks, serving ice, and tableside preparations, may be conducted in outdoor areas, regardless of whether a dog is present;
 - (5) Outdoor areas must be adequately cleaned to sanitize the area. All animal wastes must be disposed of outside of the food establishment in appropriate waste receptacles;
 - (6) In the event that a dog urinates or defecates in an outdoor area, food establishment personnel must respond to clean and sanitize the area immediately, within not less than 5 minutes of the event. The area must be cleaned and sanitized properly with all waste deposited in proper exterior waste disposal receptacles;
 - (7) All equipment used to clean the outdoor patio areas of the establishment must be kept and stored on the exterior of the establishment;
 - (8) While on duty, no food handler of the establishment, including but not limited to wait staff, bar tenders and cooks, may have any physical contact with dogs present;
 - (9) All dogs must be kept maintained on a leash with a collar or harness at all times;
 - (10) All dogs must have a current rabies tag affixed on the dog's collar at all times; and,
 - (11) No dog may occupy a seat, stool, bench, table, countertop, or other similar surface.
- (b) An owner, officer, manager, or other person with supervisory authority of a food establishment commits an offense if he causes or allows a violation of this section. A violation of this section shall be punishable by fine not to exceed \$500.00. A violation of this section may be punished by administrative action including, but not limited to, the revocation or suspension of permits and certificates of occupancy. The remedies provided herein are in addition to any other remedies provided by law, all such remedies being cumulative and nonexclusive.
- (c) It is the intent of the city council of the city in adopting this section that an offense be a strict liability offense. In the prosecution of an offense under this section, no pleading or proof of intent shall be required to establish the guilt of the accused.

10-149 -- 10-180. – Reserved.”

SECTION 2. That all provisions of the ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be and the same are hereby repealed, and

all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance or the provisions of the Code of Ordinances of the City of Rowlett, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and upon conviction, shall be subject to a fine not to exceed the sum of Five Hundred (\$500.00) dollars for each offense.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provides.



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
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AGENDA DATE: 09/06/16

AGENDA ITEM: 3B

TITLE

Brief City Council on discussions with Texas Department of Transportation (TxDOT) and North Central Texas Council of Governments (NCTCOG) on enhancements to IH-30 regarding the study corridor and the Bayside project. (30 minutes)

STAFF REPRESENTATIVE

Jim Grabenhorst, Director of Economic Development
Marc Kurbansade, Director of Development Service

SUMMARY

As part of TxDOT's Texas Transportation Plan (TTP) known as "Mobility 2040", and in coordination with NCTCOG, one of the study corridors is IH-30 from Bass Pro Drive to the Rockwall/Hunt County line. City staff will provide an update to City Council based on information provided at a recent stakeholder meeting.

BACKGROUND INFORMATION

On August 22, 2016, members of TxDOT and NCTCOG conducted a general stakeholder meeting for the various cities and agencies within the study corridor outlined above. City staff members and Councilmember Debby Bobbitt attended as stakeholders for the work that is to be done in Rowlett associated with Bayside. Staff has been involved as a stakeholder in the design of the Bayside overpass/interchange from its inception and believes that the proposed enhancements within the study corridor are favorable to the City of Rowlett.

DISCUSSION

City staff will provide an overview of the information presented by TxDOT and NCTCOG at the August 22, 2016, stakeholder meeting, including the following highlights:

- Project Limits – IH-30 from Bass Pro Drive to Rockwall/Hunt County line.
- Construction/reconstruction of Bayside Drive overpass and Dalrock Road interchange
- New Frontage Roads across Lake Ray Hubbard
- Phased construction
- Preliminary Design Schedule

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

No action required. Information only.



City of Rowlett

Staff Report

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AGENDA DATE: 09/06/16

AGENDA ITEM: 3C

TITLE

Discuss conceptual design plans for Schrade Bluebonnet Park and incorporation of the Tornado Memorial statue at the Park. (30 minutes)

STAFF REPRESENTATIVE

Angela Smith, Director of Parks and Recreation
Kathy Freiheit, Director of Library Services

SUMMARY

This item is intended to introduce three conceptual plans for the development of Schrade Bluebonnet Park located at 4701 Sunny Brook Drive, Rowlett, Texas. Schrade Bluebonnet Park has been designated to host a December 26, 2015, Tornado Memorial structure designed by Troy Connaster of ECCO Services in Rowlett. la terra studio has designed three conceptual plans for review that include space for the memorial statue, restrooms, parking and playground features.

BACKGROUND INFORMATION

The Rowlett Arts and Humanities Commission has appeared before Council in several work sessions, including a January 19, 2016, visioning meeting where the future of a public art program was discussed. At the most recent meeting on July 12, 2016, direction was given to pursue the possibility of placing a tornado memorial statue at Schrade Bluebonnet Park located at 4701 Sunny Brook Drive. There was consensus from City Council to select the Schrade Bluebonnet Park location with the stipulation that a master plan be drawn up prior to the installation of a "Phoenix" themed structure. Following this July 12th meeting, staff met with Michael Black from la terra studio to discuss development of the park and the features that would be included in providing a neighborhood style park with a regional interest type statue. Schrade Bluebonnet Park is 4.9 acres of currently undeveloped park property centrally located within the path of the December 2015 tornado.

Members of the Arts and Humanities Commission made a presentation to the Parks Advisory Board on August 10, 2016, to roll out the plan for installation of both the "Phoenix" structure at Schrade Bluebonnet Park and another commissioned art piece at the Rowlett Community Centre.

The "Phoenix" tornado memorial is to be installed on a concrete base and footings that will be provided by the City of Rowlett. The memorial statue design calls for a height of approximately 30 feet at the tops of the wings and a 20 foot wingspan. The finished piece will be powder-coated in colors of orange, red and yellow, with a black and gray tangle of metal spiraling toward the base.

DISCUSSION

la terra studio has presented three conceptual designs for Schrade Bluebonnet Park that will include the more traditional neighborhood park elements, including playgrounds and open space, as well to allow for what can become a regional destination in a memorial type park. The plans include parking, sidewalk connections to the existing neighborhood, playground space, a small pavilion, restrooms, a one half mile trail loop, and privacy trees and fencing that surround an area designated to hold the tornado memorial statue as described at the July 12th meeting.

The development of the park will be able to be completed in phases as funding becomes available. Phase one would include a concrete sidewalk, tree installation along the stained sidewalk, installation of benches and installation of the tornado memorial statue. Future phases would include the loop trail, pavilion, restrooms, age appropriate playgrounds and additional landscaping.



Figure 1-Concept One

Concept One limits the developed impact to the park and provides a large open lawn/flexible space. This concept is easily phased and provides the lowest cost for phase one (Tornado memorial, striped parking). The centralized location of the restrooms makes it easily accessible from all of the park's amenities. This concept includes Concrete sidewalk connection adjacent to Sunny Brook Drive between 4601 Sunny Brook Drive and 4801 Sunny Brook Drive. There is currently no sidewalk in this location; striped parallel parking spaces (8) along Sunny

Brook Drive but No ADA/TAS spaces provided; landscaped curb extension north of parallel parking spaces; striped crosswalks at the corner of Sunny Brook Drive and Meadowview Street; Restrooms that include a concrete plaza benches and utilities; a playground (approx. 6,000 sq. ft.) for children ages 2-5 and 5-12; 1/2 mile concrete loop trail including benches along the trail; Large (2.9 acres) of open lawn/flexible space; Enhanced landscape (trees) adjacent to tornado memorial, restrooms, and playground with Irrigation; Naturalized landscape (trees, wild flowers, low maintenance) and a concrete plaza for bbq/picnic pavilion. The tornado memorial located approx. 60' from Sunny Brook Drive and will include 30' height memorial sculpture; Brick clad seat wall to create a raised planter surrounding the sculpture; Landscape and decorative stone within the raised planter; Irrigation; Circular brick paver plaza; Brick paver pathway connection to Sunny Brook Drive; Multiple benches surrounding the plaza; and Lighting.



Figure 2-Concept Two

Concept Two provides parking (26 spaces) for the amenities proposed and provides a large open lawn/flexible space. Phase one of this concept (Tornado memorial, parking) would be more costly, but would make phases two, three, etc. less costly as adequate parking would already be intact. The centralized location of the restrooms makes it easily accessible from all of the park's amenities. This concept includes concrete sidewalk connection adjacent to Sunny Brook Drive between 4601 Sunny Brook Drive and 4801 Sunny Brook Drive; curb ramps with detectable warning strips (ADA/TAS) at two parking lot drive entrances from Sunny Brook Drive; Concrete parking lot (26 spaces); concrete sidewalk between parking lot and proposed amenities; striped crosswalks at the corner of Sunny Brook Drive and Meadowview Street; Tornado memorial located approx. 145' from Sunny Brook Drive with same features as Concept One; restrooms; BBQ Picnic Pavilion; Playground; ½ mile concrete loop trail; large (2 acres) of open lawn / flexible space; enhanced landscape (trees) adjacent to tornado memorial, restrooms, playground, and parking lot and naturalized landscape (trees, wild flowers, low maintenance).

Concept Two provides parking (26 spaces) for the amenities proposed and provides a large open lawn/flexible space. Phase one of this concept (Tornado memorial, parking) would be more costly, but would make phases two, three, etc. less costly as adequate parking would already be intact. The centralized location of the restrooms makes it easily accessible from all of the park's amenities. This concept includes concrete sidewalk connection adjacent to Sunny Brook Drive between 4601 Sunny Brook Drive and 4801 Sunny Brook Drive; curb ramps with detectable



Figure 3-Concept Three

Concept Three concentrates the developed impact in the park to the area closest to Sunny Brook Drive and provides a large open lawn/flexible space. This concept is easily phased, although the distance of the tornado memorial from Sunny Brook Drive (200') makes phase one (Tornado memorial, striped parking) more costly than Concept One. The centralized location of the tornado memorial within the park places it first in the hierarchy of amenities within the park. Concept Three includes the same basic elements of Concept One and Two with the exception of a brick clad seat wall to create a raised planter surrounding the sculpture circular brick paver plaza around the tornado sculpture and long brick paver pathway connection to Sunny Brook Drive. A secondary feature is that off-street perpendicular parking is available with 14 spaces versus on-street striped parallel parking which provides only 8 spaces.

Concept Three concentrates the developed impact in the park to the area closest to Sunny Brook Drive and provides a large open lawn/flexible space. This concept is easily phased, although the distance of the tornado memorial from Sunny Brook Drive (200') makes phase one (Tornado memorial, striped parking) more costly than Concept One. The centralized location of the tornado memorial within the park places it first in the hierarchy of amenities within the park. Concept Three includes the same basic elements of Concept One and Two with the exception of a brick clad seat wall to

As shown below, cost estimates for phase one of each concept range from \$82,574 to \$213,041. Once a preferred concept is chosen, staff will begin value engineering to determine the most cost effective options.

Concept	Description	Cost
Concept One	<ul style="list-style-type: none"> • Extension of Sidewalk • Eight on street parking spaces • Sod • 28.9' x 10' paver walkway to plaza • Benches • Brick clad seatwall around statue • Shrubs at plaza • Canopy trees • Ornamental trees • Irrigation • Lighting 	\$82,574
Concept Two	<ul style="list-style-type: none"> • Extension of Sidewalk • Twenty five space parking lot • Sod • 28.9' x 10' wide paver walkway to plaza • Benches • Brick clad seatwall around statue • Shrubs at plaza • Canopy trees • Ornamental trees • Irrigation • Lighting 	\$213,041
Concept Three	<ul style="list-style-type: none"> • Extension of Sidewalk • 14 head in parking spaces • Sod • 192.8' x 10' wide paver walkway to plaza • Benches • Brick clad seatwall around statue • Shrubs at plaza • Canopy trees • Ornamental trees • Irrigation • Lighting 	\$166,323

FINANCIAL/BUDGET IMPLICATIONS

Support for the Public Art Program commenced in FY2016, with Year One funding \$40,000. The \$40,000 is allotted to cover the tornado memorial sculpture and the commissioned piece that will be placed at the Rowlett Community Centre. Schrade Bluebonnet Park concept estimates of phase one probable costs are outlined above. The goal is to use the Arts & Humanities funding for the sculpture and immediate base work and the remaining part of the project will be funded through a combination of Parks Maintenance or Capital Maintenance Fund dollars.

Cost estimates for full development, including all phases, of Schrade Bluebonnet Park range from \$1.0 million to \$1.1 million. The full development will be completed in several phases and would need to be prioritized against the development of other parks. Once City Council agrees on a particular concept, we will value engineer the project to determine the most effective cost approach.

Budget Account Number and/or Project Code	Account or Project Title	Budget Amount	Proposed Amount
10155256699	Sculpture related costs:	\$40,000	
	Tornado Memorial Statue		\$22,500
	Commissioned Sculpture	-	13,700
	Total sculpture related costs	\$40,000	\$36,200
	Park related costs:		
	Schrade Bluebonnet Development Phase One (range includes all three concepts)		\$83,000- \$214,000
Total		\$40,000	\$119,200- \$250,200

RECOMMENDED ACTION

Provide direction to staff on the preferred option outlined above to proceed with Schrade Bluebonnet Park Development.

Key consensus points are as follows:

1. Is there consensus from Council to include a parking lot in this park or on-street parking?
2. If there is consensus regarding a parking lot, is there consensus to include it in phase one or in a later phase?
3. Is there consensus for a particular Concept option, such as Concept One, Two, or Three? If yes, is there consensus to fund \$40,000 of the first phase from Parks Maintenance dollars and the remaining amount from Capital Maintenance Funds? If not, is there a consensus from Council about funding the first phase?

ATTACHMENTS

Attachment One – Schrade Bluebonnet Park Concept Plans One, Two and Three









City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 3D

TITLE

Discuss NuRock Development Senior TDHCA deal for 4% tax credits. (20 minutes)

STAFF REPRESENTATIVE

Marc Kurbansade, Director of Development Services

SUMMARY

NuRock Companies approached City staff about two separate properties to consider the Texas Department of Housing and Community Affairs (TDHCA) non-competitive 4% tax credits and presented these to City Council at a Work Session on July 5, 2016. NuRock is now only considering one of these properties, which is generally located on the northwest corner of Rowlett Road and Kyle Road, approximately 200-feet south of the Rowlett Police Department building. They are proposing a senior development for this site.

The purpose of this item is to determine if there is general consensus from City Council to move forward with this type of development.

BACKGROUND INFORMATION

NuRock Companies approached City staff about the Texas Department of Housing and Community Affairs (TDHCA) non-competitive 4% tax credit program. NuRock has developed a number of multifamily communities in Florida, Georgia and Texas. These communities include tax-credit programs in both the senior category and the workforce/family category. More information about NuRock Companies can be found at www.nurock.com, which includes the company's mission and a list of representative projects.

NuRock presented at a City Council Work Session on July 5, 2016, to discuss two different properties for the workforce/family category of TDHCA tax credits. The first property is generally located at the southeast corner of Chiesa Road and SH66/Lakeview Parkway (location map on the following page).

{remainder of page intentionally left blank}



The second property being considered is generally located on the northwest corner of Rowlett Road and Kyle Road, approximately 200-feet south of the Rowlett Police Department building.



NuRock is requesting consideration of only the second of these two properties at this time.

DISCUSSION

The Texas Department of Housing and Community Affairs (TDHCA) offers a non-competitive 4% tax credit program. Although the program is non-competitive, part of the application requires the City to issue a resolution of no objection for a particular project.

Also as part of this development, NuRock would need to pursue a rezoning for the property to a Planned Development district. It should be noted that any approval of a resolution of no objection prior to rezoning approval would not be an indication of the rezoning being approved. Both are separate actions by City Council and one does not set precedence for the other.

At this time, NuRock has generated a concept plan (Attachment 1) that shows a preliminary site layout. Although staff has not formally reviewed this concept plan, it is being included to provide a context for building locations and massing. As can be seen on the Plan, the buildings will be primarily 4-stories with the massing located at the north end of the property. This site is bordered by the following:

- North: existing commercial/industrial/multifamily property
- South: undeveloped commercial property
- East: Rowlett Road (6-lane arterial thoroughfare)
- West: 100-year floodplain

Due to the adjacent development, staff believes this development would generally be in conformance with regard to character and context. Since the plan has not been reviewed by staff, design considerations such as parking, access drives, emergency access, traffic impacts, etc. will need to be vetted.

Preliminary financial discussions with NuRock have included the potential for NuRock seeking a development partner that would qualify the project with tax-exempt status. Should such an agreement take place, staff has indicated the preference for an agreement allowing for the payment of fees in lieu of ad valorem taxes that would otherwise be due. NuRock has stated that they are in agreement with these terms and could move forward with that agreement being considered in concert with the resolution of no objection that would be considered.

FINANCIAL/BUDGET IMPLICATIONS

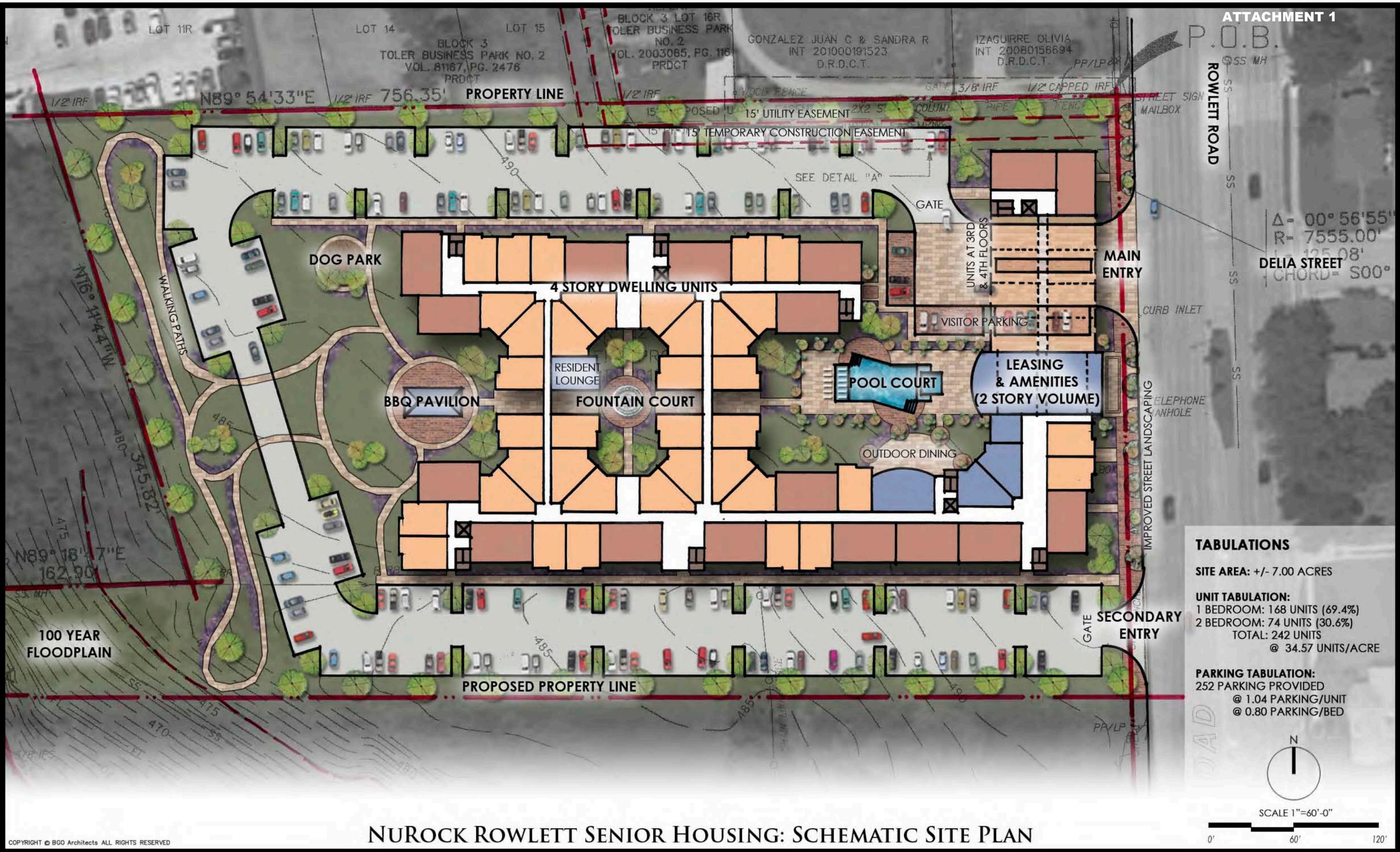
N/A

RECOMMENDED ACTION

Staff requests that City Council consider NuRock's request and provide direction pertaining to rezoning and a future application to the TDHCA 4% non-competitive tax credit program.

ATTACHMENTS

Attachment 1 – Concept Plan



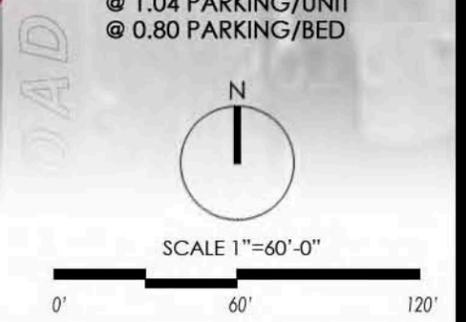
P.O.B.
 $\Delta = 00^{\circ} 56' 55''$
 $R = 7555.00'$
 $CHORD = 500'$

TABULATIONS

SITE AREA: +/- 7.00 ACRES

UNIT TABULATION:
 1 BEDROOM: 168 UNITS (69.4%)
 2 BEDROOM: 74 UNITS (30.6%)
 TOTAL: 242 UNITS
 @ 34.57 UNITS/ACRE

PARKING TABULATION:
 252 PARKING PROVIDED
 @ 1.04 PARKING/UNIT
 @ 0.80 PARKING/BED



NUROCK ROWLETT SENIOR HOUSING: SCHEMATIC SITE PLAN

ROWLETT, TEXAS



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 5A

TITLE

Presentation of proclamation recognizing September as Library Card Sign-Up Month.

STAFF REPRESENTATIVE

Kathy Freiheit, Library Director
Laura Tschoerner, Library Services Manager

SUMMARY

The purpose of this item is to issue a proclamation recognizing September as Library Card Sign-Up Month in the City of Rowlett.

BACKGROUND INFORMATION

September is Library Card Sign-Up Month, a time when the Rowlett Public Library joins with the American Library Association and public libraries nationwide in reminding parents and children that a library card is the most important school supply of all. Students of all ages can turn to the Library for materials, programs and services which enrich, enlighten and entertain. Moreover, the Library is a communal environment for cultural exchange, recreational pursuits, and information access to stimulate learning and readership for people young and old.

DISCUSSION

The Rowlett Public Library collection is comprised of about 80,000 items in a variety of formats. Nearly 12,000 community residents hold active library cards. Through customer recommendations and professional reviews, staff strives to build a collection which supports community-wide information needs and popular interests, all free of charge to anyone with a library card. Downloadable media and online databases are also available to cardholders and can be used without leaving the comfort of their home. Customers now have access to even more movies, music, ebooks, and comics through the Library's new partnership with hoopla. Because digital checkouts are limited in number, families can expand their borrowing power by obtaining a Library card for every family member.

Knowledge is power and Rowlett Public Library brings quality to life: educating people, inspiring the imagination, and narrowing the digital divide. Libraries change lives!

ATTACHMENTS

Proclamation

**2016 CITY OF ROWLETT
LIBRARY CARD SIGN-UP MONTH**

WHEREAS, libraries play a vital role in the education and development of children;

WHEREAS, library programs and resources serve a broad range of needs, from getting children ready to read and school preparedness, to homework help and building research skills, to GED classes and access to financial aid resources;

WHEREAS, librarians offer digital and traditional literacy training to help students and people of all ages;

WHEREAS, libraries continue to transform and expand their services in ways that meet the needs of the communities they serve; and

WHEREAS, a free library card is the most important school supply of all.

NOW, THEREFORE, be it resolved that I, Todd W. Gottel, Mayor of the City of Rowlett, Texas, and on behalf of the City Council, do hereby proclaim September as Library Card Sign-Up Month and encourage everyone to sign up for a library card and enjoy the many resources provided by the Rowlett Public Library.



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 5B

TITLE

Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 7A

TITLE

Consider action to approve minutes from the August 16, 2016 City Council Regular Meeting.

STAFF REPRESENTATIVE

Laura Hallmark, City Secretary

SUMMARY

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.

- (b) The minutes must:
 - (1) state the subject of each deliberation; and
 - (2) indicate each vote, order, decisions or other action taken.

RECOMMENDED ACTION

Move to approve, amend or correct the minutes for the August 16, 2016 City Council Regular Meeting.

ATTACHMENTS

08-16-16 City Council Regular Meeting Minutes



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, August 16, 2016

5:15 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Mayor Pro Tem Dana-Bashian, Deputy Mayor Pro Tem Sheffield, Councilmember van Bloemendaal, Councilmember Bobbitt, Councilmember Brown and Councilmember Hargrave

1. CALL TO ORDER

Mayor Pro Tem Dana-Bashian called the meeting to order at 5:15 p.m.

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into executive session pursuant to the Texas Government Code, §551.071 (Consultation with City Attorney) to discuss and deliberate pending litigation and settlement, Xerox State and Local Solutions v. City of Rowlett. (15 minutes) – **TO BE DISCUSSED AFTER THE REGULAR SESSION**

This item was pulled from the agenda at the request of the City Attorney.

3. WORK SESSION (5:15 P.M.) * Times listed are approximate.

- 3A.** Joint Work Session of Board of Adjustment and City Council. (35 minutes)

Marc Kurbansade, Director of Development Services, reviewed the role of the Board, its capacity and authority as the Building Code Board of Review and Appeals, the Sign Board of Appeals and the City's Housing Advisory and Appeals Board.

Board Chair, Raymond Moyer called the Board to order at 5:28 p.m. with members Kellie McKee, Chris Kizziar, and Frixmon Michael present. The presentation continued outlining the Board's training in preparation for dealing with properties affected by the tornado and remediation and demolition of substandard and dangerous structures. Discussion regarding the future role of the Board. Chair Moyer adjourned the Board at 5:45 p.m.

3B. Discuss FY2017 Council Work Plan. (60 minutes)

Brian Funderburk, City Manager, reviewed the list Councilmembers generated at their Strategic Planning Session in July. Discussion of items with clarification of verbiage and other items' inclusion on the list.

Mr. Funderburk will finalize the list based on this discussion and return it to Council at a later date.

Mayor Gottel arrived at 7:13 p.m.

3C. Hear presentation from the Library Advisory Board regarding the Five-Year Update to the Library's Strategic Plan. (30 minutes)

This item was discussed after item 3A.

Bill Schwab, Library Advisory Board Member, presented the proposed Strategic Plan with Kathy Freiheit, Director of Library Services on behalf of the Board Chair Pat Harris, who was unable to attend the meeting and Library staff. Laura Tschoerner, Library Services Manager, and Phil Barott, Information Systems Administrator, were also in attendance. After further discussion, it was the consensus of Council to consider the adoption of the Library's Strategic Plan at the upcoming meeting on September 6, 2016.

4. DISCUSS CONSENT AGENDA ITEMS

Council adjourned the Work Session at 7:32 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)

Council reconvened in the Regular Session at 7:42 p.m.

INVOCATION – Mayor Gottel

PLEDGE OF ALLEGIANCE – Led by the City Council
TEXAS PLEDGE OF ALLEGIANCE

5. PRESENTATIONS AND PROCLAMATIONS

5A. Hear presentation of the Monthly Financial report for the period ending June 30, 2016.

Kim Wilson, Director of Financial Services, provided the report.

5B. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mayor Gottel announced the following:

COUNCIL MEETINGS

- SPECIAL WORK SESSION HELD TUESDAY, AUGUST 23RD TO DISCUSS BUDGET FOR FY2017 IN THE ANNEX CONFERENCE ROOM STARTING AT 5:30PM
- NEXT REGULAR COUNCIL MEETINGS WILL BE HELD ON TUESDAY, SEPTEMBER 6TH AND 20TH

P & Z MEETINGS

- MEETING WILL BE HELD ON TUESDAY, AUGUST 23RD AT 6:30PM IN THE CITY HALL CONFERENCE ROOM
- SEPTEMBER MEETINGS WILL BE HELD ON THE 13TH AND 27TH

ROWLETT LIBRARY

- GET READY FOR BACK TO SCHOOL – STARTS AUGUST 22ND!
 - ELECTRONIC RESOURCES FOR TEENS – THURSDAY, AUGUST 18TH AT 4:30PM AND SATURDAY, AUGUST 20TH AT 2PM
 - SMART SNACKS AND LUNCHESES – THURSDAY, AUGUST 25TH AT 4:30PM AND SATURDAY, AUGUST 27TH AT 2PM
 - CHECK ALL THE DETAILS AT THE LIBRARY'S WEBSITE @WWW.ROWLETT.COM/LIBRARY OR FACEBOOK PAGE @ WWW.FACEBOOK.COM/ROWLETTPUBLICLIBRARY

PARKS AND RECREATION

- SUMMER CONCERT SERIES – 7:00 P.M. FRIDAY NIGHTS IN AUGUST AT PECAN GROVE PARK
 - FREE ADMISSION, FEATURES A VARIETY OF FOOD TRUCKS
 - AUGUST 19 – TIME TRAIN (VARIETY BAND)
 - AUGUST 26 – ME AND MY MONKEY (BEATLES TRIBUTE BAND)
 - MORE INFO AT WWW.ROWLETT.COM/SUMMERCONCERTSERIES
- MOVIES AT PECAN GROVE PARK
 - FREE ADMISSION
 - SEPTEMBER 2 – MINIONS
 - SEPTEMBER 9 – THE GOOD DINOSAUR
 - SEPTEMBER 16 – HOTEL TRANSYLVANIA2

REGISTER FOR CITIZENS POLICE ACADEMY

- EMAIL OR CALL COMMUNITY SERVICES OFFICER CHAD CALDWELL THROUGH THE END OF AUGUST – CCALDWELL@ROWLETT.COM OR 972-412-6242 FOR THIS 12 WEEK COURSE HELD ON THURSDAY EVENINGS STARTING SEPTEMBER 1ST

ANNUAL NEIGHBORHOOD CRIME WATCH SUMMIT

- HELD MONDAY EVENING, SEPTEMBER 12TH @ RCC, 7-9PM
- CITIZENS LEARN GREAT INFORMATION ABOUT CRIME PREVENTION & HOW TO MAKE NEIGHBORHOODS SAFER
- HOSTED BY COMMUNITY SERVICES OFFICER CHAD CALDWELL

ROWLETT CHAMBER OF COMMERCE 26TH ANNUAL GOLF CLASSIC

- THURSDAY, SEPTEMBER 22ND AT WATERVIEW GOLF CLUB

- CALL OR LOG ONTO WWW.ROWLETTCHAMBER.COM FOR MORE DETAILS OR CALL 972-475-3200

BAYSIDE REGATTA NOW OPEN FOR REGISTRATION!

- EARLY REGISTRATION IS THROUGH SEPTEMBER 20TH - \$50; AFTERWARDS IT'S \$75
- ALL PROCEEDS BENEFITTING REBUILD ROWLETT
- RIB COOK OFF WITH TROPHIES FOR 1ST, 2ND, AND 3RD PLACE
- FOR MORE INFORMATION, CALL THE ROWLETT CHAMBER OF COMMERCE AT 972-475-3200 OR LOG ONTO WWW.ROWLETTCHAMBER.COM

ANIMAL SHELTER

- PET ADOPTION
 - SATURDAY, AUGUST 20TH, 10AM – 5PM @ ROWLETT ANIMAL SHELTER
 - ADOPTION FEE - \$25
- LOW COST VACCINE CLINIC AT ANIMAL SHELTER –
 - SATURDAY, AUGUST 20TH, 1 – 3PM
 - LOCATED AT 4402 INDUSTRIAL ST.
 - SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM

Councilmember Brown announced the following:

KEEP ROWLETT BEAUTIFUL – GREAT AMERICAN CLEANUP DAY

- SATURDAY, SEPTEMBER 10TH, 9AM – 1PM
- VOLUNTEERS CHECK IN AT WET ZONE FOR ASSIGNMENTS
- SIGN UP ONLINE AT WWW.KEEPROWLETTBEAUTIFUL.COM OR CONTACT MARTHA BROWN AT 972.463-3929 OR MBROWN@KEEPROWLETTBEAUTIFUL.ORG

Animal Shelter staff brought Selma, a wire haired terrier, who is one of the animals available for adoption at the Animal Shelter.

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the August 2, 2016 City Council Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider action to approve a resolution accepting the engineering proposal and executing a professional services agreement in the amount of \$195,620 with RJN Group, Incorporated for design of the Main Street Reconstruction Project (ST2108) from the Main Street roundabout to President George Bush Turnpike (PGBT) and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-093-16 on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember van Bloemendaal, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A.** Conduct a public hearing (1st) on the ad valorem tax rate for FY2016-17.

Kim Wilson, Director of Financial Services, presented the information for this item. The public hearing opened and closed with no speakers.

There was no action taken. A second public hearing will be held on September 6, 2016, and will vote on the tax rate on September 20, 2016, at 7:30 p.m. at City Hall, 4000 Main Street, Rowlett, Texas 75088.

- 8B.** Conduct a public hearing (1st) on the proposed budget for FY2016-17.

Kim Wilson, Director of Financial Services, presented the information for this item. The public hearing opened and closed with no speakers.

There was no action taken. A second public hearing will be held on September 6, 2016, with consideration of final adoption by City Council on September 20, 2016.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

There was no action taken.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 8:14 p.m.



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 08/16/16

AGENDA ITEM: 7B

TITLE

Consider action to adopt an ordinance amending the Fiscal Year 2016 (FY2016) Operating and Capital Improvements Program Budgets.

STAFF REPRESENTATIVE

Kim Wilson, Chief Financial Officer

SUMMARY

City staff has completed a detailed analysis of revenues and expenditures and recommends adjustments consistent with that analysis. Staff continues to monitor the budget and the cost controls established to mitigate the impact of any changes in financial position.

BACKGROUND INFORMATION

On September 15, 2015, the City Council adopted the operating and capital improvements program budgets for FY2016. The fiscal year for the City of Rowlett is October 1 through September 30. Budget amendments represent a visible demonstration that the municipality manages its fiscal affairs appropriately and transparently.

DISCUSSION

OPERATING BUDGET CHANGES

The adopted FY2016 Operating Budget totaled \$92.7 million across all funds. During FY2016 the unexpected occurred (i.e. tornado), development outpaced expectations, and a more aggressive approach was taken to ensure the sustainability of the Utility Fund.

The changes outlined in the table below reflect City Council requests to increase funding for the sidewalk program and allocate funding for housing demolition in the tornado affected areas. It moves allocated funds for the Arts and Humanities program from the General Fund to the Cash CIP to allow for capitalization of the art sculptures proposed. The use of insurance proceeds to repair a fire apparatus and to replace the City's utility meter reading system is included. Decreasing transfers from the Utility Fund are being used as part of a plan to fix the Utility Fund. In addition, increased funding from the General Fund to the Economic Development Fund is needed to cover the reduction from the Utility Fund. Increasing commercial refuse collection is reflected, as well as debt service payments for the 2015 Series Certificates of Obligation for the Public Safety Radio system and continued arbitrage support. Proposed changes are included in the tables below:

FUND	DESCRIPTION	FY2016 BUDGET	AMENDMENT	FY2016 REVISED BUDGET	COMMENTS
General	MISCELLANEOUS EXPENSE (NEIGHBORHOOD ADVOCATE PROGRAM)	25,000	(25,000)	-	Increase the budget for sidewalks in General Cash CIP
General	TRANSFER OUT-CAPITAL PROJECTS	1,847,179	25,000	1,872,179	Increase the budget for sidewalks in General Cash CIP
General	MISCELLANEOUS EXPENSE (SPECIAL EVENTS AND ARTS PROGRAM)	90,830	(40,000)	50,830	Moving funding for Arts Program to General Cash CIP
General	TRANSFER OUT-CAPITAL PROJECTS	1,807,179	40,000	1,847,179	Moving funding for Arts Program to General Cash CIP
General	MOTOR VEHICLE - NON CAPITAL	-	115,832	115,832	Increased to account for the reimbursement received from TML to cover the cost of damaged Fire apparatus
General	TRANSFER OUT-ECONOMIC DEVELOPMENT	156,722	158,222	314,944	Funding support payments from Utility Fund to General Fund for Economic Development
Economic Development	TRANSFER IN-GENERAL FUND	156,722	158,222	314,944	Funding shifting from Utility Fund to General Fund
Economic Development	TRANSFER IN-UTILITY FUND	158,222	(158,222)	-	
Innovations	TRANSFER OUT-CAPITAL PROJECTS	-	25,000	25,000	Increase the budget for sidewalks in General Cash CIP
Innovations	TRANSFER OUT-GENERAL FUND	-	13,000	13,000	To fund the demolition in tornado affected areas
General Cash CIP	TRANSFER OUT-GENERAL FUND	-	187,000	187,000	To fund the demolition in tornado affected areas

FUND	DESCRIPTION	FY2016 BUDGET	AMENDMENT	FY2016 REVISED BUDGET	COMMENTS
Debt Service	ACCOUNTING / AUDITING	-	44,595	44,595	Increase to pay for arbitrage services
Debt Service	BOND PRINCIPAL	5,896,509	185,000	6,081,509	Funding for the debt payment for the new public safety radio system
Debt Service	BOND INTEREST	2,454,610	56,069	2,510,679	Funding for the debt payment for the new public safety radio system
Utility	TRANSFER OUT-ECONOMIC DEVELOPMENT FUND	158,222	(158,222)	-	Funding shifting from Utility Fund to General Fund
Utility	TRANSFER OUT-CAPITAL PROJECTS	1,100,000	(1,100,000)	-	Funding shifting from Utility Fund to General Fund

CAPITAL IMPROVEMENTS PROGRAM CHANGES

The Five Year Capital Improvements Program for 2016-2020 totals \$98.1 million representing projects in public works, public safety, parks and recreation, water and wastewater. As projects funded with past bond issues or cash CIP funds are completed and final expenditures recorded, new development or other projects emerge. The table below outlines the effect of the changes outlined above to the Capital Improvements Program.

	PROJECT NUMBER	PROJECT NAME	CHANGE	COMMENTS
FROM	WA1157	16" Water line along Miller Road Disaster Fund - Insurance Proceeds	\$1,271,700 <u>900,000</u>	Purchase of the new fixed based meter reading system approved by City Council on July 19, 2016
TO	WA2117	Fixed Based Reading System	\$2,399,153	
FROM	101	General Fund Special Events Line Item	(\$40,000)	Arts program is being moved to the General Cash CIP to provide for purchase of artwork.
TO	SP2095	Arts Program	\$40,000	

PROJECT NUMBER		PROJECT NAME	CHANGE	COMMENTS
TO		Cert of Obligation 2016 Proceeds	\$2,950,120	Public Safety Radio System project was funded with Certificates of Obligation issued in December 2015.
TO	SP2094	Public Safety Radio System	\$2,950,120	
FROM	103	Innovations Fund	\$13,000	To fund the demolition in tornado affected areas
	SP2091	Community Enhancements Project	<u>187,000</u>	
TO	4129870 6699	Tornado Demolition	\$200,000	
FROM	101	General Fund	\$25,000	Increase the budget for sidewalks in General Cash CIP
	103	Innovations Fund	<u>25,000</u>	
TO	ST2097	Sidewalk Improvement Program	\$50,000	

FINANCIAL/BUDGET IMPLICATIONS

As indicated, this ordinance adjusts revenues and expenditures adopted in the FY2016 Budget. Exhibit A to the proposed ordinance summarizes changes to the fund level operating budgets. Exhibit B summarizes the changes to the Capital Improvements Budget.

RECOMMENDED ACTION

City staff recommends the City Council adopt an ordinance approving the amendments presented to the FY2016 Adopted Budget.

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING ORDINANCE NUMBER ORD-033-15, REPRESENTING THE 2016 FISCAL YEAR BUDGET; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID AMENDED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 15, 2015, the City Council of the City of Rowlett, Texas, adopted its budget for Fiscal Year 2015-2016 by adopting Ordinance Number ORD-033-15; and

WHEREAS, the City Council of the City of Rowlett, Texas, has determined, after due consideration and study, that it is necessary to the efficient business and operation of the City to amend the budget for fiscal year 2015-2016; and

WHEREAS, there are adequate funds available for such amendment; and

WHEREAS the budget amendments set forth hereinafter are in the best interest of the public health, safety, and welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That Ordinance No. ORD-033-15, the Fiscal Year 2016 Budget Ordinance of the City of Rowlett, Texas, adopted on or about September 15, 2015 is hereby amended in accordance with the attached hereto and incorporated herein as Exhibits "A" and "B", and all funds authorized and expended as set forth herein shall be deemed to be properly expended and approved as provided by law.

Section 2: That the City is hereby authorized to expend those funds allocated under the budget ordinance, as amended herein and the fund balance at the end of the current fiscal year will be carried forward to the next budget to fund the allocations for the next fiscal year.

Section 3: That except as amended hereby, or as heretofore amended, the provisions of Ordinance No. ORD-033-15, the Fiscal Year 2016 Budget Ordinance, shall remain in full force and effect.

Section 4: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional.

Section 5: That this ordinance shall take effect immediately from and after its passage as the law in such cases provides, and the Budget Officer is directed to furnish a copy of this ordinance to the County Clerk as required by law.

ATTACHMENTS

Exhibit A – Operating Funds Budget Amendment FY2016

Exhibit B – Capital Improvements Fund Budget Amendment FY2016

FY 2016

CITY OF ROWLETT BUDGET

GENERAL FUND

	Adopted FY2015-16	Change	Revised Adopted FY2015-16
Revenues:			
Beginning Resources	\$ 4,771,344		\$ 4,771,344
Current Revenues:			
Tax Revenues	27,043,713		27,043,713
Franchise Fees	3,093,891		3,093,891
Licenses and Permits	1,023,781		1,023,781
Charges for Services	2,974,838		2,974,838
Fines & Forfeitures	1,008,407		1,008,407
Other	747,500		747,500
Transfers In	4,560,112		4,560,112
Current Revenues	40,452,242	-	40,452,242
Available Resources	45,223,586		45,223,586
Expenditures:			
Personnel Services	27,015,168		27,015,168
Supplies	1,891,950	115,832	2,007,782
Purchase Services	8,248,977	(65,000)	8,183,977
Capital Outlay	1,121,425		1,121,425
Capital Improvements	-		-
Debt Service	-		-
Transfers Out	1,963,901	223,222	2,187,123
Total Expenditures	40,241,421	274,054	40,515,475
Ending Resources	\$ 4,982,165		\$ 4,708,111

FY 2016

CITY OF ROWLETT BUDGET

ECONOMIC DEVELOPMENT

	Adopted FY2015-16	Change	Revised Adopted FY2015-16
Revenues:			
Beginning Resources	\$ 852,813		\$ 852,813
Current Revenues:			
Tax Revenues	-		-
Franchise Fees	-		-
Licenses and Permits	1,500		1,500
Charges for Services	-		-
Fines & Forfeitures	-		-
Other	250		250
Transfers In	314,944		314,944
Current Revenues	316,694		316,694
Available Resources	1,169,507		1,169,507
Expenditures:			
Personnel Services	232,098		232,098
Supplies	5,500		5,500
Purchase Services	205,475		205,475
Capital Outlay	-		-
Capital Improvements	-		-
Debt Service	-		-
Transfers Out	-		-
Total Expenditures	443,073	-	443,073
Ending Resources	\$ 726,434		\$ 726,434

FY 2016

CITY OF ROWLETT BUDGET

DEBT SERVICE

	Adopted FY2015-16	Change	Revised Adopted FY2015-16
Revenues:			
Beginning Resources	\$ 1,054,609		\$ 1,054,609
Current Revenues:			
Tax Revenues	7,506,895		7,506,895
Franchise Fees	-		-
Licenses and Permits	-		-
Charges for Services	-		-
Fines & Forfeitures	-		-
Other	5,130		5,130
Transfers In	485,383		485,383
Current Revenues	<u>7,997,408</u>		<u>7,997,408</u>
Available Resources	<u>9,052,017</u>		<u>9,052,017</u>
Expenditures:			
Personnel Services	-		-
Supplies	-		-
Purchase Services	84,016	44,595	128,611
Capital Outlay	-		-
Capital Improvements	-		-
Debt Service	8,468,001	241,069	8,709,070
Transfers Out	-		-
Total Expenditures	<u>8,552,017</u>	<u>285,664</u>	<u>8,837,681</u>
Ending Resources	<u>\$ 500,000</u>		<u>\$ 214,336</u>

FY 2016

CITY OF ROWLETT BUDGET

UTILITY FUND

	Adopted FY2015-16	Change	Revised Adopted FY2015-16
Revenues:			
Beginning Resources	\$ 4,173,347		\$ 4,173,347
Current Revenues:			
Tax Revenues	-		-
Franchise Fees	-		-
Licenses and Permits	-		-
Charges for Services	28,748,332		28,748,332
Fines & Forfeitures	-		-
Other	13,302		13,302
Transfers In	139,397		139,397
Current Revenues	28,901,031		28,901,031
Available Resources	33,074,378		33,074,378
Expenditures:			
Personnel Services	2,209,592		2,209,592
Supplies	301,486		301,486
Purchase Services	13,065,212		13,065,212
Capital Outlay	104,971		104,971
Capital Improvements	1,300,000		1,300,000
Debt Service	4,721,571		4,721,571
Transfers Out	5,476,331	(1,258,222)	4,218,109
Total Expenditures	27,179,163	(1,258,222)	25,920,941
Ending Resources	\$ 5,895,215		\$ 7,153,437

FY 2016 CITY OF ROWLETT BUDGET
CAPITAL IMPROVEMENTS PROJECTS

	PROJECT NUMBER	PROJECT NAME	CHANGE
FROM	WA1157	16" Water line along Miller Road	\$1,271,700
		Disaster Fund - Insurance Proceeds	\$900,000
TO	WA2117	Fixed Based Reading System	\$2,399,153
FROM		General Fund Special Events Line Item	(\$40,000)
TO	SP2095	Arts Program	\$40,000
FROM		Cert of Obligation 2016	
TO	SP2094	Public Safety Radio System	\$2,950,120
FROM	103	Innovations Fund	\$13,000
	SP2091	Community Enhancements Project	\$187,000
TO	4129870 6699	Tornado Demolition	\$200,000
FROM	101	General Fund	\$25,000
	103	Innovations Fund	\$25,000
TO	ST2097	Sidewalk Improvement Program	\$50,000



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 7C

TITLE

Consider action to approve a resolution authorizing the City Manager to enter into an interlocal agreement with Dallas County for Mosquito Ground Control for Fiscal Year 2017 (FY2017).

STAFF REPRESENTATIVE

Chuck Dumas, Environmental Services Manager

SUMMARY

Dallas County has provided Mosquito Ground Control services for over 20 years for the City of Rowlett. The contract for FY2016 Mosquito Control expires September 30, 2016. This agreement will continue services for FY2017.

BACKGROUND INFORMATION

Dallas County has provided Mosquito Ground Control services for over 20 years for the City of Rowlett. These services largely remained unnoticed until the 2012 season, when there were numerous cases of West Nile virus, both in the City of Rowlett and the Metroplex as a whole. This agreement will continue the City's contract with Dallas County for the provision of Mosquito Ground Control Services for FY2017.

DISCUSSION

The previous agreement with Dallas County Health and Human Services (DCHHS) expires on September 30, 2016. This agreement is identical to last year's contract and will be effective through September 30, 2017.

The Mosquito Ground Control Services agreement included trapping, mosquito testing, larviciding and adult spraying services. The agreement is only for ground control spraying. Aerial spraying would only be completed through the Dallas County Emergency Plan for St. Louis encephalitis and/or West Nile virus outbreaks. Participation in aerial spraying is a decision that is based on individual City preference.

Dallas County has been testing captured mosquitoes in Rowlett weekly since early April 2013. At the time of this report, there have been ten mosquito trap samples that were positive for West Nile virus during FY2016. In FY2012, ten Rowlett citizens were confirmed to have West Nile virus and one of those cases involved a fatality. In FY2013, no residents were officially confirmed as cases. In FY2014, there were positive trap tests for West Nile virus on two separate occasions. Upon confirmation of these positive tests, Dallas County commenced spraying in this region of the City for two nights. Following CDC recommended guidelines, ground spraying for FY2015 and beyond consists of three consecutive nights.

FINANCIAL/BUDGET IMPLICATIONS

For FY2017, the City has budgeted \$12,000 in line item account 1016020 6407 for Environmental Monitoring. In this account, only \$8,400 of the total will be dedicated for Mosquito Control Services.

The Mosquito Ground Control Agreement is charged at \$185 per hour of spraying services only with a minimum of one hour service assessed. After the initial one hour minimum, services are pro-rated at thirty minute intervals. Assessed time will only be for spraying time and not travel time to and from the site, which will not be charged. Fees are required to be paid within thirty days of the monthly request for payment.

The City did not spend any dollars from FY2008-FY2014. However, beginning in FY2015, Dallas County began billing cities for mosquito spraying services. The initial invoices totaled \$4,400 for 4 separate ground spray events. Based upon a total of four ground spraying events (12 nights) by Dallas County, it is anticipated that the costs for FY2016 will be approximately \$4,400 but could be higher or lower dependent upon viral activity and lab results. There have been five ground spray events in the City of Rowlett, but no invoices have been received at this time. Due to the nature of viral activity and the fluidity of mosquito activity and increased need for larvicide and other supplies, the budget has risen in order to maintain the projected level of service.

If Council approves this item, it is doing so with the knowledge that additional funding is included in the FY2017 Proposed Budget which is not scheduled for approval until September 20, 2016.

Budget Account Number	Account Title	Budget Amount	Proposed Amount
1016020 6407	Health	\$12,000	\$8,400
Total		\$12,000	\$8,400

Note: This budget line item includes two contracts—DCHHS for Mosquito Ground Control for \$8,400 and Garland as our local health authority for \$3,600. The contract with Garland is not part of this action. The proposed amount listed above is only for the Mosquito Ground Control portion of the budget line item.

RECOMMENDED ACTION

Staff recommends approval of a resolution authorizing the City Manager to enter into an interlocal agreement with Dallas County for Mosquito Ground Control for FY2017.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING A ONE-YEAR RENEWAL OF AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY, THROUGH ITS HEALTH AND HUMAN SERVICES DEPARTMENT, FOR MOSQUITO GROUND CONTROL FOR FISCAL YEAR 2016-2017; AUTHORIZING THE CITY MANAGER TO EXECUTE THE RENEWAL AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett, Texas has determined that the Mosquito Ground Control Agreement is necessary in the City of Rowlett; and

WHEREAS, it is the desire of the City Council to provide Mosquito Ground Control; and

WHEREAS, the City Council finds it is in the best interest of the public to provide these services by entering into an interlocal agreement with Dallas County for Mosquito Control Services.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the City Council of the City of Rowlett hereby approves an interlocal agreement for mosquito ground control with Dallas County and authorizes the City Manager to execute the interlocal agreement with Dallas County, acting through its Health and Human Services Department, as provided in Exhibit A, which is attached hereto and incorporated herein

Section 2: That this resolution shall become effective immediately upon its passage.

ATTACHMENTS

Exhibit A – Mosquito Ground Control Agreement

STATE OF TEXAS § MOSQUITO GROUND CONTROL AGREEMENT BETWEEN
 § DALLAS COUNTY, TEXAS, ON BEHALF OF THE DALLAS
 § COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT, AND
 COUNTY OF DALLAS § THE CITY OF ROWLETT, TEXAS, A MUNICIPALITY

1. PARTIES

This Interlocal Agreement ("Agreement") is an Interlocal contract made by and between the City of Rowlett, Texas, a "Municipality" as defined by Section 1.005(3) of the Texas Local Government Code ("Municipality"), and Dallas County, Texas ("County"), on behalf of the Dallas County Health and Human Services Department ("DCHHS"), based on the authority of the Interlocal Cooperation Act in Chapter 791 of the Texas Government Code, and the Local Public Health Reorganization Act in Chapter 121 of the Texas Health and Safety Code, to protect the public health by controlling the population of mosquitoes by ground spraying of adult mosquitoes ("adulticiding") and by treating standing water to destroy mosquito larvae ("larvaciding") in order to prevent and control the outbreak of diseases associated with mosquitoes.

2. DURATION OF THIS AGREEMENT

This Agreement is effective from October 1, 2016 through September 30, 2017, unless otherwise stated in this Agreement.

3. ADULTICIDING AND LARVACIDING SPRAYING SERVICES

- A. Upon written request from Municipality, County will provide adulticiding and larvaciding by way of **ground application** at the rate set forth in Paragraph 4;
- B. In the event that aerial spraying is needed to control the St. Louis Encephalitis or the West Nile virus throughout the County, Municipality will have the option to participate in the County's separate emergency aerial mosquito spraying plan. If Municipality agrees to participate in the County's separate emergency aerial mosquito spraying plan, Municipality must provide written notice to County and agree in writing to the following:
 - 1) Indicate in writing the areas and amount of acres to be sprayed; and
 - 2) Pay Municipality's proportioned share of the cost based upon the number of acres to be sprayed multiplied by the per-acre spraying cost, as determined by County.

4. BUDGET AND PAYMENT BY MUNICIPALITY TO COUNTY

- A. Municipality will pay County at a rate of One Hundred Eighty-Five (\$185.00) Dollars per hour, with a minimum of one (1) hour of service assessed.
- B. After the initial one (1) hour minimum service time for a given day of spraying, spraying services will be assessed using thirty (30) minute minimum intervals.
- C. Only spraying time will be assessed. Travel time to or from the site of ground spraying or treating standing water will not be assessed.
- D. Municipality must pay County the assessed fees within thirty (30) days of receipt by Municipality of the monthly written request for payment, or if County fails to make any written payment request(s), then Municipality will pay any remaining assessed fees no later than the last day of the term of this Agreement.
- E. Any payment not made within thirty (30) days of its due date will bear interest in accordance with Chapter 2251 of the Texas Government Code. Municipality's obligation

to pay fees assessed and interest accrued under this Agreement will survive the term of this Agreement until the Municipality pays the assessed fees and accrued interest.

5. AUDITING AND WITHHOLDING OF PAYMENTS

The Dallas County Auditor has the exclusive right and authority to audit this Agreement or to demand access to or copies of County's records concerning this Agreement or the County's administration of this Agreement. Municipality will have no right or authority to audit this Agreement or to demand access to or copies of County's records concerning this Agreement or the County's administration of this Agreement. Municipality has no right to withhold payments to County pending any audit of or inquiry about this Agreement or the County's administration of this Agreement.

6. TERMINATION

- A. Without Cause: This Agreement may be terminated in writing, without cause, by either party upon thirty (30) days prior written notice to the other party.
- B. With Cause: The County reserves the right to terminate the Agreement immediately, in whole or in part, at its sole discretion, for the following reasons:
 - 1) Municipality's lack of or reduction in funding or resources, financial or otherwise; or
 - 2) Municipality's misuse of resources, financial or otherwise; or
 - 3) Municipality's failure to comply with the terms of this Agreement; or
 - 4) Municipality's submission of inaccurate, incomplete, or false data, statements, or reports.

7. NO INDEMNIFICATION

COUNTY AND MUNICIPALITY, INCLUDING THEIR RESPECTIVE ELECTED OFFICIALS AND EMPLOYEES, AGREE THAT EACH WILL BE RESPONSIBLE FOR ITS OWN NEGLIGENT ACTS OR OMISSIONS OR OTHER TORTIOUS CONDUCT IN THE COURSE OF PERFORMANCE OF THIS AGREEMENT, WITHOUT WAIVING ANY GOVERNMENTAL IMMUNITIES AVAILABLE TO COUNTY OR MUNICIPALITY UNDER TEXAS LAW OR OTHER APPLICABLE LAWS AND WITHOUT WAIVING ANY AVAILABLE DEFENSES UNDER TEXAS LAW OR OTHER APPLICABLE LAWS. NOTHING IN THIS PARAGRAPH MAY BE CONSTRUED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, IN OR TO ANY THIRD PERSONS OR ENTITIES.

8. INSURANCE

Municipality agrees that Municipality will at all times during the term of this Agreement maintain in full force and effect general liability insurance; or self-insurance, to the extent permitted by applicable law under a plan of self-insurance, that is also maintained in accordance with sound, generally accepted accounting practices. Municipality expressly understands and agrees that it is solely responsible for 1) all costs of such general liability insurance; 2) any and all deductible amounts in any general liability insurance policy; and 3) any liability in the event that any insurance company denies coverage for any incident reasonably related to the performance of this Agreement.

9. NOTICE

Any notice or certification required or permitted to be delivered under this Agreement will be deemed to have been given when personally delivered, or if mailed, seventy-two (72) hours

after deposit of the notice or certification in the United States Mail, postage prepaid, by certified or registered mail, return receipt requested, and properly addressed to the contact person shown at their respective addresses set forth below, or at such other addresses as may be specified by written notice delivered by the methods described above in this subsection:

<u>Dallas County, Texas</u>	City of Rowlett, Texas
Zachary Thompson, Director	Brian Funderburk, City Manager
Dallas County Health & Human Svcs	Attn: Chuck Dumas
2377 N. Stemmons Frwy, Suite 600	4000 Main St.
Dallas, Texas 75207-2710	Rowlett, TX 75088

10. ENTIRE AGREEMENT AND AMENDMENTS

This Agreement, including any Exhibits and Attachments, constitutes the entire agreement between the parties and supersedes any other agreement concerning the subject matter of this transaction, whether oral or written. No modification, amendment, novation, renewal, or other alteration of this Agreement can be effective unless mutually agreed upon in writing and executed by the parties.

11. COUNTERPARTS, NUMBER, GENDER, AND HEADINGS

This Agreement may be executed in multiple counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument when considered together in context. Words of any gender used in this Agreement will be held and construed to include any other gender any words in the singular will include the plural and vice versa, unless the context clearly requires otherwise. Headings are for the convenience of reference only and cannot be considered in any interpretation of this Agreement.

12. SEVERABILITY

If any term of this Agreement is construed to be illegal, invalid, void or unenforceable, this construction will not affect the legality or validity or any of the remaining terms. The unenforceable or illegal term will be deemed stricken and deleted, but the remaining terms will not be affected or impaired and such remaining terms will remain in full force and effect.

13. FISCAL FUNDING CLAUSE

Notwithstanding any terms contained in this Agreement, the obligations of the County under this Agreement are expressly contingent upon the availability of funding for each item and obligation for the term of the Agreement and any pertinent extensions. Municipality has no right of action against County in the event County is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding for any item or obligation from any source utilized to fund this Agreement or failure to budget or authorize funding for this Agreement during the current or future fiscal years. In the event that County is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding, or if funds become unavailable, County, at its sole discretion, may provide funds from a separate source or may terminate this Agreement by written notice to Municipality at the earliest possible time prior to the end of its fiscal year.

14. DEFAULT - CUMULATIVE RIGHTS - MITIGATION

It is not a waiver of default if the non-defaulting party fails to immediately declare a default or delays in taking any action. The rights and remedies provided by this Agreement are cumulative, and either party's use of any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise. Both parties have a duty to mitigate damages.

15. SOVEREIGN IMMUNITY

THIS AGREEMENT IS EXPRESSLY MADE SUBJECT TO MUNICIPALITY'S AND COUNTY'S GOVERNMENTAL IMMUNITIES, INCLUDING, WITHOUT LIMITATION, TITLE 5 OF THE TEXAS CIVIL PRACTICE AND REMEDIES CODE AND ALL APPLICABLE STATE AND FEDERAL LAWS. THE PARTIES EXPRESSLY AGREE THAT NO TERM OF THIS AGREEMENT IS IN ANY WAY INTENDED TO CONSTITUTE A WAIVER OF ANY IMMUNITIES FROM SUIT OR FROM LIABILITY, OR A WAIVER OF ANY TORT LIMITATION, AND ANY DEFENSES THAT MUNICIPALITY OR COUNTY HAVE BY OPERATION OF LAW, OR OTHERWISE. NOTHING IN THIS AGREEMENT IS INTENDED TO OR DOES BENEFIT ANY THIRD PARTY BENEFICIARY.

16. COMPLIANCE WITH LAW, CHOICE OF LAW, AND VENUE

In providing services required by this Agreement, Municipality and County must observe and comply with all licenses, legal certifications, or inspections required for the services, facilities, equipment, or materials, and all applicable Federal, State, and local statutes, ordinances, rules, and regulations. The laws of the State of Texas govern this Agreement. Exclusive venue for any action or claim arising from this Agreement is in the State or Federal District Courts that are physically located in Dallas County, Texas.

17. RELATIONSHIP OF PARTIES

County and Municipality are each independent political subdivisions of the State of Texas. Neither is an agent, servant, joint enterpriser, joint venturer, or employee of the other. Municipality and County agree and acknowledge that each governmental entity will be responsible for its own acts, forbearance, negligence and deeds, and for those of its agents or employees in conjunction with the performance of work covered under this Agreement.

The remainder of this page is intentionally left blank.

18. SIGNATORY WARRANTY

Municipality and County represent that each has the full right, power, and authority to enter and perform this Agreement in accordance with all of its terms and conditions, and that the execution and delivery of this Agreement has been made by authorized representatives of the parties to validly and legally bind the parties to all terms set forth in this Agreement.

COUNTY:

MUNICIPALITY:

BY: Clay Lewis Jenkins
County Judge
Dallas County, Texas

BY: Brian Funderbunk
City Manager
Rowlett, Texas

DATE SIGNED: _____

DATE SIGNED: _____

Recommended:

BY: Zachary Thompson
Director, DCHHS
Dallas County, Texas

Approved as to Form*:

Approved as to Form:

DALLAS COUNTY

MUNICIPALITY

**Susan Hawk
District Attorney**

BY: Melanie Barton
Assistant District Attorney
Civil Division

BY: _____

Attorney for Municipality

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/2016

AGENDA ITEM: 7D

TITLE

Consider a resolution approving a tree mitigation plan and related tree removal permit application for more than three trees associated with Evergreen Senior Living for property located at 5611 Old Rowlett Road, further described as Lot 1, Block 1, Evergreen at Rowlett Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is a request to revise a tree mitigation plan for the Evergreen Senior Living development located at 5611 Old Rowlett Road (Attachment 1 – Location Map) that was previously approved by City Council on October 20, 2015 (Attachment 2 – Previously Approved Tree Mitigation Plan). The purpose of the revised plan is to remove an additional tree that was going to be saved. Removing the additional tree will increase the amount of mitigation required, which the applicant is proposing to mitigate by planting additional replacement trees onsite.

The Planning and Zoning Commission unanimously recommended approval of this item at their August 23, 2016, regular meeting. The item was discussed under Item C4, which can be viewed at the following link: <http://rowlettx.swagit.com/play/08232016-1486/#2>.

BACKGROUND INFORMATION

The subject property was rezoned from Limited Office (O-1) to Planned Development 022-15 on June 2, 2015, (amended February 2, 2016) to allow for the senior apartment complex. Following the rezoning, the Planning and Zoning Commission approved the Preliminary Plat on September 22, 2015, the Development Plan (site, landscape, tree survey and façade plans) on October 27, 2015 and the Final Plat on February 16, 2016. The applicant obtained their administrative approvals for civil engineering plans and building plans on April 4, 2016, and began construction shortly thereafter.

The previously approved mitigation plan allowed for the removal of six protected trees totaling in 83 caliper inches while preserving two protected trees totaling in 27 caliper inches in tree mitigation credit. The remaining 56 caliper inches was to be mitigated by planting 14 four caliper inch replacement trees.

The applicants have completed utility installation and are preparing to start paving the fire lane, parking lot and the building foundations. In preparation to start pouring concrete, it became apparent to the applicants that one of the trees that was going to be saved is located too closely to a proposed garage (Attachment 3 – Letter of Request). The tree (tree #6 on the mitigation plan) is a 13-inch Hackberry tree that was shown on the previously approved tree mitigation plan to be

located in the center of a proposed tree island between two garages. However, as the applicant began staking out the location of the nearby garage, they realized that the tree is located much closer to the garage than what was anticipated. As a result, the applicant is now requesting to remove tree #6, which will increase the number of protected trees to be removed to seven totaling in 96 caliper inches (Exhibit A – Revised Tree Survey and Preservation/Mitigation Plan). One 14-inch Hackberry tree will be saved resulting in a total of 82 caliper inches requiring mitigation. The applicant is proposing to mitigate all 82 caliper inches by planting an additional 21 four-inch caliper trees on site beyond the base landscaping requirements.

DISCUSSION

Per section 77-508. H of the Rowlett Development Code, “Tree preservation.” The purpose of tree preservation is as follows:

1. *Purpose. The purpose of this section is to encourage the preservation of long-established trees of sizes that, once removed, can be replaced only after many generations of tree growth; to preserve protected trees during construction; and to control the removal of protected trees. It is the intent of this section to achieve the following:*
 - (a) *Prohibit the indiscriminate clearing of trees from property;*
 - (b) *To the greatest extent possible, preserve and maintain protected trees so as to enhance the quality of development;*
 - (c) *Protect and increase the value of residential and commercial properties within the city by maintaining the city's current tree inventory;*
 - (d) *Maintain and enhance a positive image for the attraction of new business enterprises to the city;*
 - (e) *Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city; and*
 - (f) *Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.*

The City Council shall deny a tree removal permit and associated tree survey and preservation plan if it is determined that:

1. *Removal of the tree is not reasonably required in order to conduct anticipated activities;*
2. *A reasonable accommodation can be made to preserve the tree; or*
3. *The purpose and intent of this subchapter is not being met by the applicant.*

The proposed removal of an additional tree is needed in order to conduct anticipated activities on the site and no reasonable accommodation could be made. To deny the removal will require the developer to substantially re-configure their proposed development. As such, Staff is in support of the subject tree removal and mitigation plan.

FISCAL IMPACT

N/A

RECOMMENDED ACTION

Staff recommends approval of the resolution.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, GRANTING APPROVAL OF A TREE SURVEY/PRESERVATION PLAN AND ACCOMPANYING TREE REMOVAL PERMIT FOR EVERGREEN SENIOR LIVING LOCATED AT 5611 OLD ROWLETT ROAD, FURTHER DESCRIBED AS BEING LOT 1, BLOCK 1, EVERGREEN AT ROWLETT ADDITION, CITY OF ROWLETT, DALLAS COUNTY, TEXAS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and where the governing body have legislative discretion and has concluded that this resolution is in the best interest of the City of Rowlett.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: The City Council hereby finds that the proposed tree removal for Lot 1, Block 1, of the Evergreen at Rowlett Addition, is needed in order to conduct anticipated activities on the site and no other reasonable accommodation could be made.

Section 2: The property, consisting of a 5.50 +/- acre tract of real property generally located at 5611 Old Rowlett Road, and described as Lot 1, Block 1, Evergreen at Rowlett Addition, City of Rowlett, Dallas County, Texas is hereby granted approval of a Tree Survey/Preservation Plan as shown in Exhibit A, a true and correct copy of which is attached hereto and incorporated herein, and an accompanying Tree Removal Permit.

Section 3: That should any sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this resolution as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional.

Section 4: That this resolution shall take effect immediately from and after its passage.

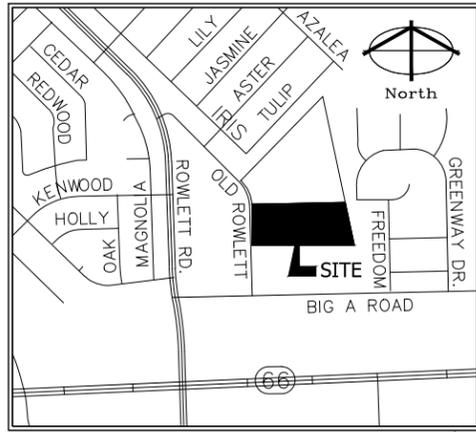
ATTACHMENTS

Exhibit A – Revised Tree Mitigation Plan

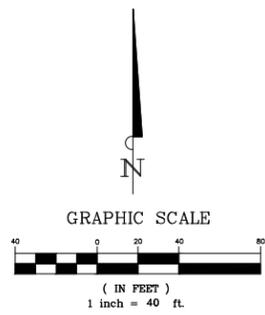
Attachment 1 – Location Map

Attachment 2 – Previously approved Tree Mitigation Plan

Attachment 3 – Letter of Request



VICINITY MAP
N.T.S.



LEGEND:

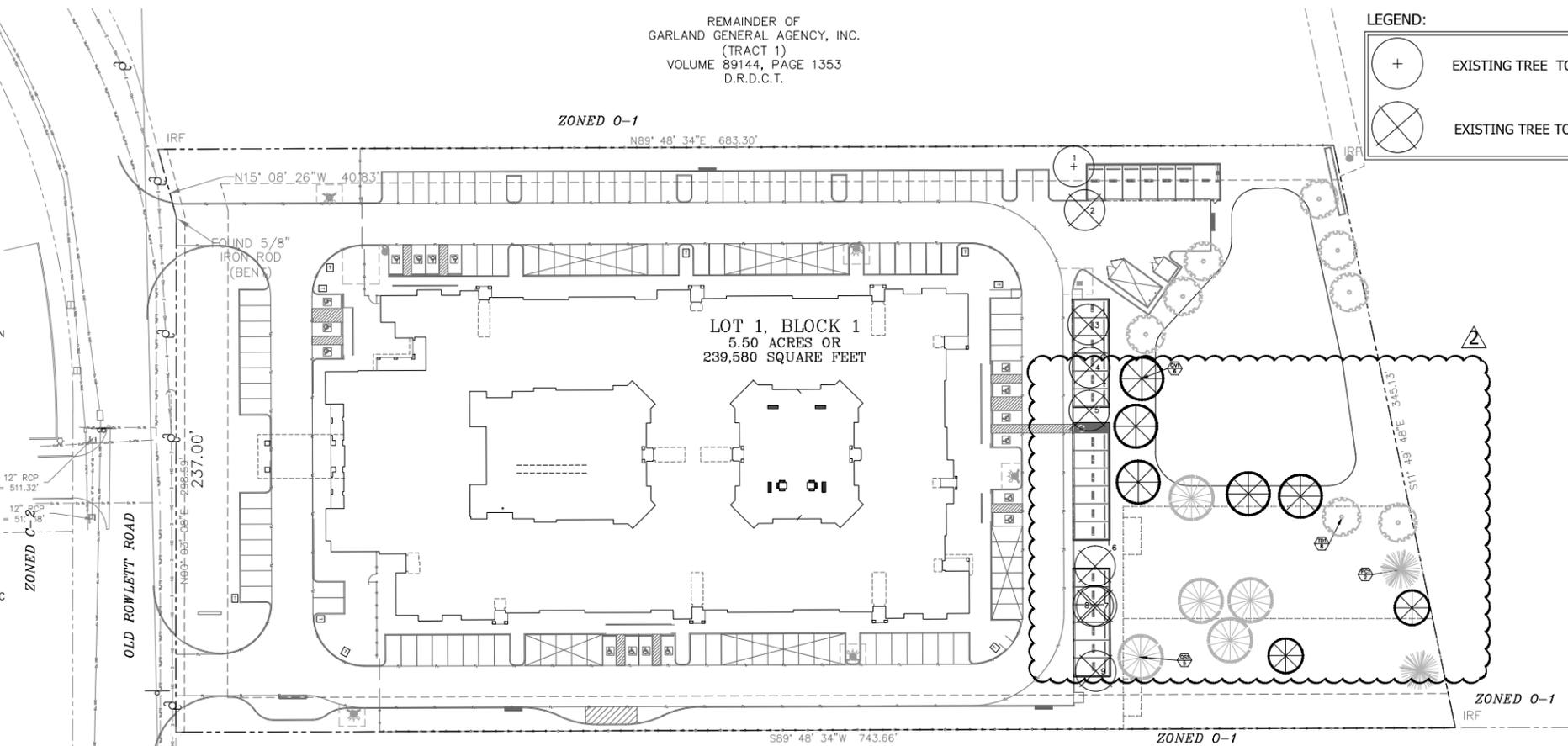
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

LOT 1R, BLOCK 1
ROWLETT MEDICAL PLAZA ADDITION
INST. No. 201300383770
O.P.R.D.C.T.

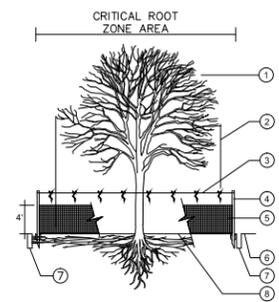
TRACT 40
MASTER TOUCH INV GROUP LLC
INST. NO. 20070391220
O.P.R.D.C.T.

REMAINDER OF
GARLAND GENERAL AGENCY, INC.
(TRACT 1)
VOLUME 89144, PAGE 1353
D.R.D.C.T.

LOT 1, BLOCK 1
5.50 ACRES OR
239,580 SQUARE FEET



- NOTES:
- PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
 - ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"X24" DEEP X 6" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



- EXISTING TREE(S) TO REMAIN.
- DRIPLINE OF EXISTING TREE (TYP)
- CONTINUOUS NYLON TIE STRING TIED TO STAKE TOPS W/ 2 TUNDRA WEIGHT ORANGE STREAMERS @ 3' O.C.
- 6" METAL T-STAKES: 8" O.C. MIN. DRIVEN 2' INTO GROUND AT (OR OUTSIDE) TREE DRIPLINE
- 4' MIN. HEIGHT ORANGE PLASTIC FENCING INSTALLED PER MANF. RECOMMENDATIONS (TYP). SUPPLEMENT W/ SILT FENCE FABRIC @ PRUNING TRENCH AS REQ'D.
- EXISTING GRADE TO BE DISTURBED.
- ROOT PRUNING TRENCH 12" OUTSIDE FENCE - SEE NOTES.
- EXISTING GRADE TO REMAIN.

D TREE PROTECTION DETAIL
NOT TO SCALE

MITIGATION PLANT LIST:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATION
TRFES					
QV1	6	Quercus virginiana	LIVE OAK	100 GAL	4" CAL., 12' HT., FULL MATCHING, SYMMETRICAL
TD1	8	Taxodium distichum	BALD CYPRESS	100 GAL	4" CAL., 12' HT., FULL MATCHING, SYMMETRICAL
PC1	2	Pistachia chinensis	CHINESE PISTACHE	100 GAL	4" CAL., 12' HT., FULL MATCHING, SYMMETRICAL
QS1	5	Quercus shumardii	RED OAK	100 GAL	4" CAL., 12' HT., FULL MATCHING, SYMMETRICAL

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
1696 COUNTRY CLUB DR.,
MANSFIELD, TX 76063
(817) 842-2094
CONTACT: TRAVIS ATTANASIO

OWNER:
GARLAND GENERAL AGENCY, INC.
819 MAIN STREET
GARLAND, TX 75040
(972) 276-5673

APPLICANT:
CHURCHILL RESIDENTIAL, INC.
5605 N. MACARTHUR BLVD., SUITE 580
IRVING, TX 75038
(972) 550-7800
CONTACT: BRAD FORSLUND

TRFF #	CALIPER	TYPF	RFMAIN	RFMOVE	NOTFS
1	14	HACKBERRY	X		
2	16	HACKBERRY		X	
3	11	HACKBERRY		X	
4	11	HACKBERRY		X	
5	15	HACKBERRY		X	
6	13	HACKBERRY		X	
7	13	HACKBERRY		X	
8	10	HACKBERRY		X	NOT PROTECTED
9	17	HACKBERRY		X	
TOTAL	120		14	96	

TOTAL CALIPER INCHES EXISTING:	120
TOTAL CALIPER INCHES TO BE REMOVED:	96
TOTAL CALIPER INCHES TO REMAIN:	14
TOTAL CALIPER INCHES FOR MITIGATION:	82
TOTAL CALIPER INCHES MITIGATED:	84



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road
Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

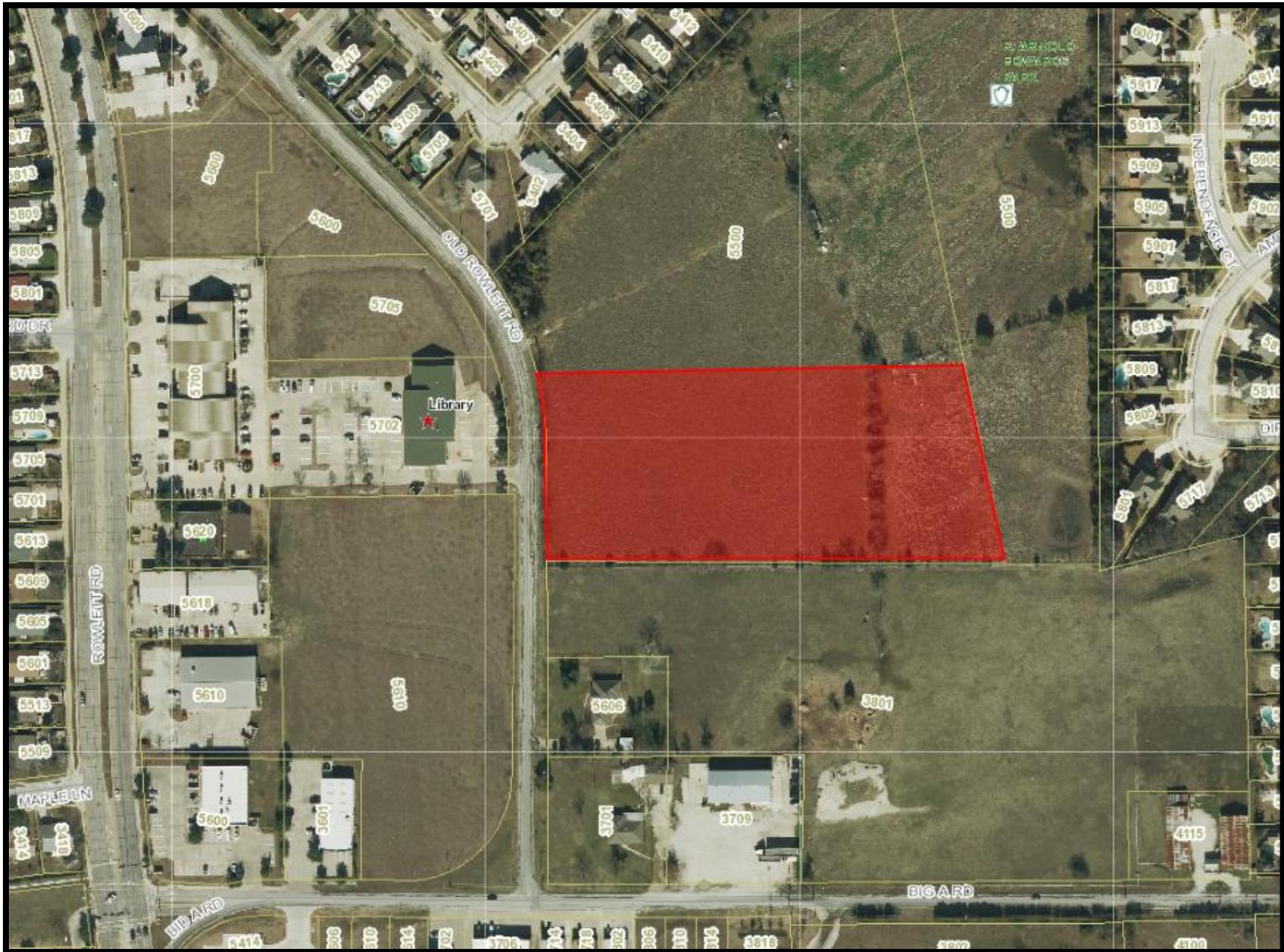
EVERGREEN AT ROWLETT ADDITION
CITY OF ROWLETT
DALLAS COUNTY, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description
2	08.12.16	TREE REMOVAL AND MITIGATION

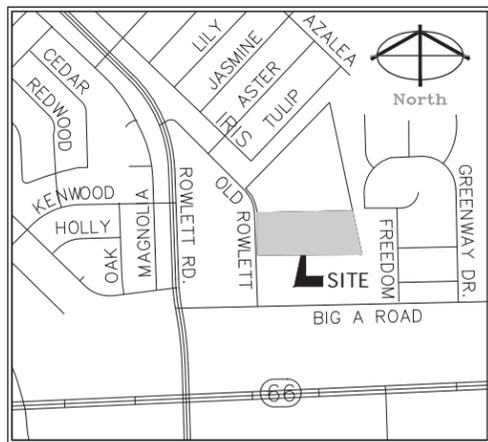


SHEET NO.

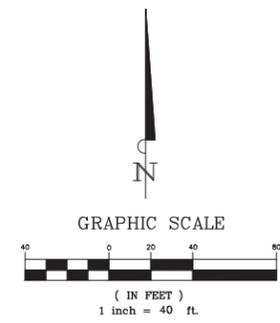
L-1.1



Approved by Rowlett City Council
October 20, 2015



VICINITY MAP
N.T.S.

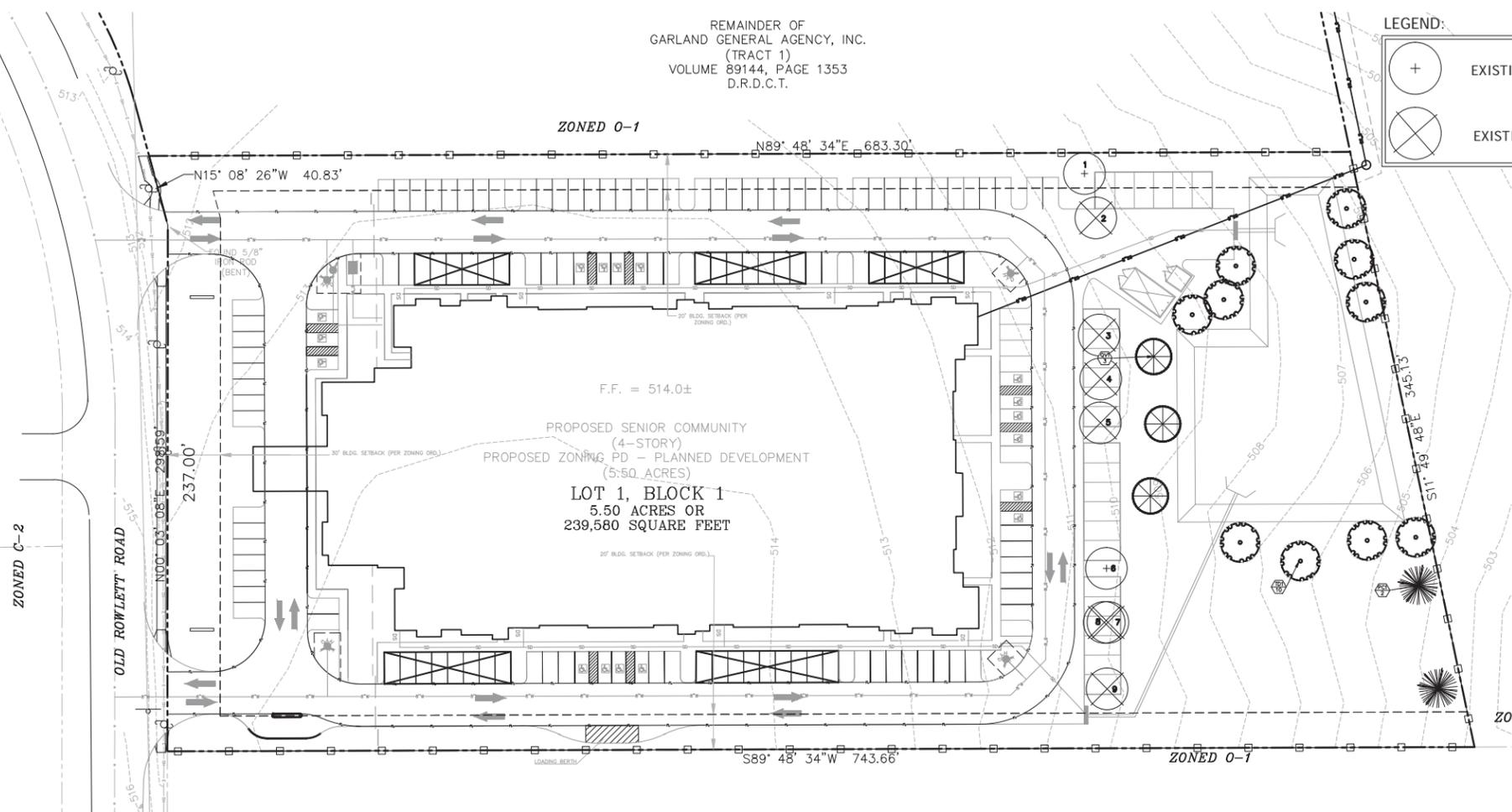


LEGEND:

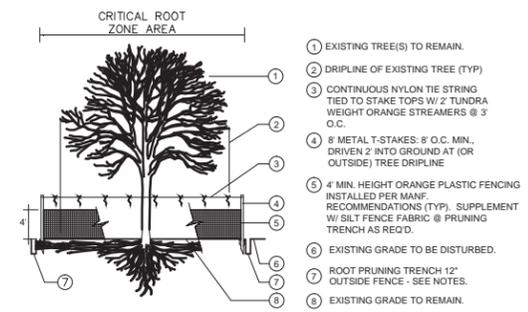
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

LOT 1R, BLOCK 1
ROWLETT MEDICAL PLAZA ADDITION
INST. No. 201300383770
O.P.R.D.C.T.

TRACT 40
MASTER TOUCH INV GROUP LLC
INST. NO. 20070391220
O.P.R.D.C.T.



- NOTES:
- PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
 - ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



D TREE PROTECTION DETAIL
NOT TO SCALE

MITIGATION PLANT LIST:

--	--

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
1696 COUNTRY CLUB DR.,
MANSFIELD, TX 76063
(817) 842-2094
CONTACT: TRAVIS ATTANASIO

OWNER:
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IRVING, TX 75038
(972) 550-7800
CONTACT: BRAD FORSLUND

RICHARD JOY COYLE JR. &
JERRY COYLE RICHARD
VOL. 88057, PG. 3617
D.R.D.C.T.

No.	Date	Revision Description



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EVERGREEN AT ROWLETT ADDITION
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

TREE PRESERVATION PLAN

BANNISTER
ENGINEERING

240 N. Mitchell Road
Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

No.	Date	Revision Description

SHEET NO.
L-1.1

PROJECT NO.: 085-15-03

Architect: JEFFREY W. LINDEE
L.A. No. 2033 Date: 10/09/2015



BANNISTER
ENGINEERING

August 16, 2016

Mr. Garrett Langford
City of Rowlett
3901 Main Street
Rowlett, TX 75088

RE: Evergreen at Rowlett Existing Tree Letter

Mr. Langford,

Due to onsite observation after construction staking has been performed for the new parking garages at the rear of the property, it was noticed that the existing tree that we intended to save is actually further into the garage than originally depicted. The tree in question is a 13" Hackberry tree, which is usually considered a "trash" tree due to the low life expectancy due to it being a weak wooded tree. This in turn creates tree rot and broken branches that start to fall during high winds and other weather typical to North Texas. The tree was marked for saving based on the survey data provided at that time. It is now evident that the tree falls within our building area depicted on the revised Tree Preservation Plan. In order to avoid hindering continued construction or moving and redesigning the parking garage, we are asking that we be able to remove the tree and plant new trees around the site in efforts to mitigate to the fullest extent.

Should you have any questions, please feel free to contact me.

Respectfully,

Bannister Engineering, LLC



Drew Dubocq, RLA, LI 17104



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/2016

AGENDA ITEM: 7E

TITLE

Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Household Hazardous Waste for Fiscal Year 2017 (FY2017).

STAFF REPRESENTATIVE

Chuck Dumas, Environmental Services Manager

SUMMARY

The City of Rowlett has maintained an Interlocal Agreement with Dallas County for the disposal of Household Hazardous Waste for over 20 years. The current Interlocal Agreement expires on September 30, 2016. This new agreement will continue services for FY2017.

BACKGROUND INFORMATION

The City of Rowlett has maintained an Interlocal Agreement with Dallas County for the disposal of Household Hazardous Waste for over 20 years. This is a free service to Rowlett residents to dispose of household hazardous waste. The drop-off facility is located at 11234 Plano Road in Dallas.

DISCUSSION

The City of Rowlett is a member of the Dallas County Household Hazardous Waste Network. A disposal site is operated by Dallas County and is funded by the member cities. Rowlett residents have access to the site for disposal of household hazardous waste such as pesticides, paint, oil, household chemicals and other materials not allowed in normal garbage pickups.

The collection facility is located at 11234 Plano Road in Dallas, Texas and the hours of operation are every Tuesday from 9:00 a.m. to 7:30 p.m., Wednesdays and Thursdays from 8:30 a.m. to 5:00 p.m. and the second and fourth Saturdays from 9:00 a.m. to 3:00 p.m.

This service averaged 693 visits in the five year period FY2011-FY2015 and 765 visits in the five year period FY2012-FY2016. FY2016 is heavily influenced by the impact of the December 26, 2015 tornado. Use of the service by Rowlett citizens since FY2012 is as follows:

Number of Visits to Household Hazard Waste Facility by Rowlett Residents by Fiscal Year		
Year	Visits	Cost
2011	575	\$36,784
2012	679	\$37,506
2013	642	\$38,170
2014	741	\$29,211

Number of Visits to Household Hazard Waste Facility by Rowlett Residents by Fiscal Year		
Year	Visits	Cost
2011	575	\$36,784
2015	828	\$44,780
2016	937*	\$35,132
5-yr average for FY2011-FY2015	693	\$36,931
5-yr average for FY2012-FY2016	765	\$36,960
	*as of 8/12/16	

FINANCIAL/BUDGET IMPLICATIONS

The cost of the program is based on the amount of use by Rowlett residents and yearly fixed administrative fees set by Dallas County Household Hazardous Waste. Costs for the service is funded from account number 6017060-6409, which has \$36,032 dedicated for this use for FY2016. It is projected that the total expenditures for FY2016 is to exceed \$62,000 due to the increase in citizen usage after the December 26, 2015 tornado. In addition, Keep Rowlett Beautiful held two disposal events, which resulted in disposal fees of approximately \$18,000. This amount is atypical and is used for information and annual comparisons.

For FY2017, Dallas County Household Hazardous Waste fees will increase approximately \$1,766 over the previous year's rates. The total cost of the program is earmarked as fixed cost fees to support staffing and projected support costs. The remainder of the fees budgeted for the programs are variable cost fees based on the number of visits by Rowlett Citizens. The variable cost amount is according to actual use and is related to disposal charges for items and the total amount by volume. Budgeted amounts for the program include fixed cost and variable fees. Projected costs for the program in FY2017 are expected to drop to more historical levels.

If Council approves this item, it is doing so with the knowledge that additional funding is included in the FY2017 Proposed Budget which is not scheduled for approval until September 20, 2016

Budget Year	Budget	Projected	Comments
FY2016	\$36,032	\$62,000	>\$62,000 (relevant to tornado 12/26/15- citizen usage increase and 2 KRB events that totaled approx.. \$18,000)
FY2017	\$36,032	\$36,032	Includes increase in capital and operation fees and usage estimations

RECOMMENDED ACTION

Staff recommends approval of a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Household Hazardous Waste for FY2017.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY FOR CONTINUED PARTICIPATION IN THE HOUSEHOLD HAZARDOUS WASTE NETWORK FOR FISCAL YEAR 2017 AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett has determined that Household Hazardous Waste collection services are necessary in the City of Rowlett; and

WHEREAS, it is desirable of the City of Rowlett to provide Household Hazardous Waste collection services; and

WHEREAS, the City Council finds that it is in the best interest of the public to provide these services by entering into an Interlocal Agreement with Dallas County Hazardous Waste Network;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the City Council of the City of Rowlett hereby approves the Interlocal Agreement with Dallas County for participation in the Household Hazardous Waste network and authorizes the City Manager to execute the Interlocal Agreement as provided for herein and incorporated herein as Exhibit A.

Section 2: That this resolution shall become effective immediately.

ATTACHMENTS

Exhibit A – Dallas County Household Hazardous Waste Agreement

Exhibit B – Dallas County Household Hazardous Waste Budget Summary

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**AMENDMENT NO. 4
TO THE HOUSEHOLD HAZARDOUS WASTE INTERLOCAL AGREEMENT
(The "Agreement")
BETWEEN
DALLAS COUNTY
AND
CITY OF ROWLETT
(The "City")
A MEMBER CITY OF
THE DALLAS AREA HOUSEHOLD HAZARDOUS WASTE NETWORK**

WHEREAS, on July 5, 2016, the Dallas County Commissioners Court was briefed on a request from the cities of the Dallas Area Household Hazardous Waste Network to renew and revise the effective term and specify new fiscal year budgets for the Household Hazardous Waste Program Interlocal Agreement ("Agreement") that permits four additional one-year renewals for a five-year total contract term and was authorized by Court Order 2012-1223; and

WHEREAS, Amendment 3, which was authorized by Court Order 2015-1251 to renew and extended the FY2015 agreement through FY2016, will expire on September 30, 2016; and

WHEREAS, the proposed Amendment No. 4, along with the attachment C2017, will serve to continue the Household Hazardous Waste Program through fiscal year 2017, while updating overall program budget amounts and individual city budget limits for the new fiscal year; and

WHEREAS, proposed Amendment No. 4 contains no other changes in the basic terms and conditions of the Agreement and incurs no cost to Dallas County;

NOW THEREFORE, by execution of this Amendment No. 4, the Agreement is amended hereby with respect to the items and features described in the Articles below.

**I.
PURPOSE**

The purpose of this Amendment is to amend the effective term and fiscal year budget of the Agreement without change to the basic terms and provisions. No other sections, provisions, clauses or conditions of the Agreement are waived, deleted or changed hereby, and they shall remain in full force and effect throughout the term of the Agreement and any duly authorized amendments.

**II.
AMENDED PROVISIONS**

- A. The new term of the Agreement shall be October 1, 2016, through September 30, 2017.

B. The language contained in Paragraph 1, *Section IV. City Responsibilities* shall be deleted in its entirety and replaced with the following language:

- 1. "A sum not to exceed \$ _____ for disposal, setup, operational, capital and transportation costs for HHW collection for residents of the City during the period from October 1, 2016 through September 30, 2017.
 - a. Collection, setup, and disposal costs will be paid after-the-fact, based on actual usage by the City at events and at the collection center.
 - b. Operational and capital costs shall be paid quarterly in advance.
 - c. In the event of early withdrawal, the operational and capital costs will not be pro-rated for partial quarter participation but will become immediately due and payable in full."

C. The language contained in Exhibit C2016 of the Agreement entitled *FY2016 HHW Program Budget Summary* shall be deleted in its entirety and shall be replaced with the attached Exhibit C2017 entitled *FY2017 HHW Program Budget Summary*.

IN WITNESS WHEREOF, by their signatures below, the duly authorized representatives of Dallas County and **City of Rowlett**, a member city of the Dallas Area Household Hazardous Waste Network, do hereby agree and append this Amendment No. 4 to the Agreement.

EXECUTED THIS the _____ day of _____, 2016.

DALLAS COUNTY:

CITY OF ROWLETT:

BY: Clay Lewis Jenkins
County Judge

BY:
TITLE:

APPROVED AS TO FORM:*
Susan Hawk
District Attorney

BY: Randall Miller
Assistant District Attorney

* By law, the Dallas County District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

Exhibit C2017

FY2017 HHW PROGRAM BUDGET SUMMARY

This exhibit summarizes the total program funding for FY2017 as approved by the Dallas Area Household Hazardous Waste Network at its regular meeting on March 24, 2016, and replaces the language contained in Amendment 3, Exhibit C2016 of the Household Hazardous Waste Program Interlocal Agreement that was authorized by Court Order 2012-1223.

Fixed Costs include personnel expense, operating costs, and capital budget, which are shared by the Network cities based on single-family household projections published by North Central Texas Council of Governments.

- Personnel Expense includes all HHW staff salaries and fringe.
- Operating Expense includes supplies, equipment, advertising, public education, volunteer support, staff development, printing, postage, facility maintenance, utilities, and all other direct programming costs.
- Capital Expense includes building repairs, equipment repair or replacement, mechanical upgrades, and expansion projects.

Variable costs include estimated direct costs for collection and disposal of hazardous household wastes, which vary according to actual usage and are indicated in the budget summary for planning purposes only. ***Funding for actual collection, contract labor, and disposal costs will be collected from the cities after the fact, on an as-used basis.***

- Collection/Mobilization/Disposal Budget includes estimated costs for staging of events, recycling services, waste containers, waste transportation, and disposal.
- Contract Labor Expense is for part-time, seasonal labor provided by the disposal vendor.

Budget adjustments made to the Operational Budget during the term of the agreement shall not result in a City Funding amount that exceeds the approved budget total shown herein. The County may make line item transfers within the operating budget when these transfers do not exceed \$5,000. Budget adjustments in excess of \$5,000 must be approved by the HHW Network.

BUDGET SECTION	CITY FUNDING
FIXED COSTS (OPERATIONAL BUDGET)	
Personnel Costs	\$ 464,027
Operating Costs	\$ 206,325
Capital Expense	\$ 93,000
Sub-Total	\$ 763,352
ESTIMATED VARIABLE COSTS (COLLECTION / LABOR / DISPOSAL BUDGET)	
	\$ 943,000
TOTAL PROGRAM BUDGET	\$1,706,352



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 9/6/2016

AGENDA ITEM: 7F

TITLE

Consider action to approve a resolution adopting the Rowlett Public Library's Strategic Plan.

STAFF REPRESENTATIVE

Kathy Freiheit, Director of Library Services

SUMMARY

As an accreditation requirement, the Texas State Library and Archives Commission (TSLAC) mandates that all members of the state library system must have a strategic plan in place that is reviewed and updated every five years.

On August 11, 2016, the Library Advisory Board adopted an updated strategic plan and recommended its adoption by the Rowlett City Council. On August 16, 2016, the City Council discussed the proposed plan during its work session.

BACKGROUND INFORMATION

As indicated above, the Rowlett Public Library is required to update their strategic plan every five years. On June 18, 2016, members of the Library Advisory Board met with Library administrative staff in a strategic planning workshop. Contributors in this review and update of the 2011 plan included:

- Rowlett Public Library Advisory Board Members
 - Pat Harris, Chair
 - Jerry Hickman, Vice-Chair
 - Bill Schwab, Regular member
 - Tana Daniels, Regular member
 - Deborah Smith, Regular member
 - Cassie Wilson, Alternate member
- Kathy Freiheit, Director of Library Services
- Laura Tschoerner, Library Services Manager
- Phil Barott, Information Systems Administrator
- Mary Lynn Saxton, Youth Services Librarian

In workshop discussions, members of the Board revisited the benefits of State Library accreditation. Design priorities brought forth by the Library Visioning Task Force for an interim library facility in the Village of Rowlett were also affirmed and include:

- Dedicated Teen Area
- Community "Living Room" Space

- Quiet Study Area
- Group Study Area
- Public Computers
- Customer Self-Checkout, Self-Registration & Staff-Assisted Service Desk
- Mobile Staff Desk/s
- Multi-Purpose Flexible Activity Area
- Class/Board Meeting Room
- Mobile Shelving in Children's Area
- After Hours & Internal Book Returns

Library staff shared a state-of-the-library presentation on current services and program offerings. A technology overview was also provided, calling attention to the current status of both staff and public computing equipment, digital education efforts, expanded digital download platforms, and expectations for the implementation of RFID (radio frequency identification) security to enable customer self-checkout.

On August 11, 2016, the Library Advisory Board adopted the updated strategic plan and recommended its adoption by the City Council.

DISCUSSION

In updating the 2011 plan, library department value statements were enhanced and expanded upon. Library vision and mission statements as revised in 2011 remained unchanged.

Careful consideration was given to library service roles. Descriptions were refreshed and additions were made to acknowledge the importance of both early literacy and digital literacy. Inherent and less prominent roles were excluded from the listing.

Much of the workshop was devoted to in-depth discussion, staff commentary, and Board input on the 2011 plan goals and objectives, which were assessed in their entirety. Of note is that an essential question pondered five years ago remains salient: How does the library remain relevant in a Digital Age? Another high-priority future concern is that of community meeting space, one of four key elements identified in 2011. Space is a critical and limiting factor in developing objectives because library programs, physical collections, and services are predicated upon it. Another commonality between the 2011 and 2016 plans was that of concerns over adequate parking space for customers.

It was acknowledged that the library continues its operations in a transitional state, working from a limited space, temporary facility, while waiting for finalized decisions on interim facility design and furnishings. Creating a definitive future vision under these circumstances is challenging, as the view is somewhat clouded. A more comprehensive long-term planning investment is anticipated to be undertaken within the first 12-24 months of residence in the relocated interim facility, where it is anticipated to remain for the next 5-7 years.

Drawing upon insights gained at the June 18, 2016, workshop, library administrative staff created proposed goals and objectives in a draft 2016 plan update. A 2011 goal for customer training in

the use of technology and online resources was incorporated and expanded upon in a detailed Technology Plan section within the document. This section addresses the current state of library technology, critical issues, and technology goals for public services, staff, library programs and the provision of public computers, as well as visions for future technology offerings.

All other goals from the 2011 plan were essentially unchanged and reflect objectives recommended by staff as steps toward their achievement.

On August 11, 2016, library staff presented the draft 2016 plan to members of the Library Board for their review. After discussion, the Board adopted the updated the strategic plan and recommended its adoption by the Rowlett City Council.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends that the City Council approve a resolution adopting the Rowlett Public Library's Strategic Plan, as discussed by the City Council in the work session on August 16, 2016.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING THE ROWLETT PUBLIC LIBRARY STRATEGIC PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rowlett Public Library has updated its Five Year Strategic Plan; and

WHEREAS, the Strategic Plan incorporates the strategies of the City of Rowlett to provide library services to its citizens; and

WHEREAS, the Strategic Plan includes the vision and mission statements for the Library, as well as goals and objectives toward their achievement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: The Strategic Plan attached hereto and incorporated herein as Attachment One is adopted as the Rowlett Public Library Strategic Plan.

Section 2: This resolution shall become effective immediately upon its passage.

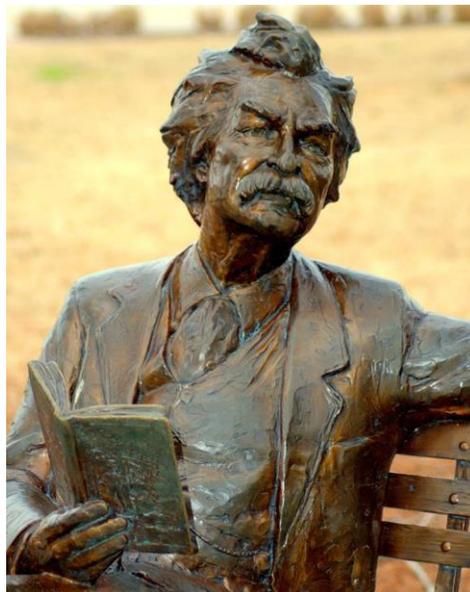
ATTACHMENT

Attachment One – Draft Strategic Plan dated August 11, 2016

ROWLETT PUBLIC LIBRARY

STRATEGIC PLAN

August 11, 2016



Enriching, Enlightening & Entertaining

Library Advisory Board

Pat Harris, Chair

Kathy Freiheit, Director of Library Services

Laura Tschoerner, Library Services Manager

Philip Barott, Information Systems Administrator

Mary Lynn Saxton, Youth Services Librarian

Introduction

Providing support in the planning and development of library resources and services is one of the most important functions of the Library Advisory Board. Rowlett Public Library's strategic plan provides a blueprint for future growth and development. In addition to creating an infrastructure for allocation of existing resources, justification for new funding, and identification of resource and service priorities, the plan provides a framework for accomplishment of goals and objectives, and documenting outcomes.

As an accreditation requirement, the Texas State Library and Archives Commission (TSLAC) mandates that all members of the state library system must have a strategic plan in place that is reviewed and updated every five years. TSLAC accreditation standards support professionalism and also ensure accountability through proven ability and effectiveness. Therefore, in June 2016, members of the Library Advisory Board met with administrative library staff to review and update the plan approved in 2011.

Contributors in the review and update included:

- Rowlett Public Library Advisory Board Members
- Director of Library Services
- Library Services Manager
- Information Systems Administrator
- Youth Services Librarian

In May 2014, the Rowlett City Council formally approved an agreement with Catalyst Urban Development for a \$30M downtown development project. The project called for razing of the existing 15,600 s.f. library facility at 3900 Main Street, moving the library to a temporary location, then returning it to newly constructed, leased space on the ground floor of the most prominent Main Street address in the Downtown area.

During the entire month of May 2015, the library was closed to the public so that the facility could be relocated to a 10,125 s.f. temporary facility at 5702 Rowlett Road. The move prompted downsizing of the physical collection, reference and circulation services desks were combined into one, and staff shifted from individual offices to shared workspaces. Many library programs, including GED and ESL classes, were moved to the Rowlett Community Centre or City Hall.

In July 2015, Council approved a resolution creating a Library Visioning Task Force, charged with making recommendations for interior design and prioritization of space within the Downtown leased space facility. Task force appointees included two members of the Library Advisory Board, as well as a third Board member who serves as alternate in representing the Friends of the Rowlett Public Library.

Rowlett Public Library Strategic Plan August 2016

With the library in transition and operating from a temporary location with significant space constraints, the scope for update of the strategic plan was limited to review and revision of the existing 2011 plan. A more comprehensive approach to building a new plan is anticipated with return of the library to Downtown, where it is anticipated to remain for the next 5-7 years.

Armed with the results of an October 2015 Visioning Task Force customer survey and input from its representatives, the Advisory Board and staff reviewed and affirmed the library's vision and mission statements, and considered its values and service roles. Goals and objectives from the 2011 plan were discussed in their entirety, with staff offering current status and Board members providing feedback and input.

Dialog included the renewed challenge of parking and meeting space when the library returns to Downtown, and the continuing impact of digital media and technology on library services in the 21st Century.

With final review of the goals, objectives and strategies for implementation created by staff, the revised plan will be approved by the Library Advisory Board and recommended to the City Council for adoption and resolution.

Rowlett Public Library Timeline

- Date Uncertain – The library begins as a project of the Rowlett Home Demonstration Club. A small collection of donated books are housed in a corner of a classroom in the Rowlett Public School (currently City Hall).
- March 1950 – The library becomes a Dallas County Library branch.
- March 1952 – The City of Rowlett becomes incorporated by the vote of 84 citizens.
- Collection growth prompts move of the library to a portable building on school grounds and later, into the old firehouse.
- 1970 – The library moves to a room in City Hall.
- April 1983 – The library moves to remodeled space in the former school cafeteria at 4006 Main Street.
- 1985 – The library ceases to be a branch of the Dallas County Library System and is fully funded and managed by the City of Rowlett.
- November 1986 - The City of Rowlett establishes the Rowlett Public Library and its Advisory Board via Ordinance 111876B.
- August 1993 - A bond election is passed by Rowlett voters to build a new library. A site was selected three doors down from the old library.
- July 1995 – Library groundbreaking takes place.
- October 1996 – The library opens at 3900 Main Street, with (then) First Lady of Texas, Laura Bush, as guest speaker.
- May 2015 – The library relocates to a temporary location at 5702 Rowlett Road, in anticipation of relocating to newly constructed space within the Village of Rowlett. The former library facility is demolished in March 2016.

The library now circulates over 325,000 items and accommodates 144,000 visitors annually.

Community Background

Rowlett is a city of over 58,000 people straddling northeastern Dallas County and western Rockwall County on the western shores of Lake Ray Hubbard. The City is divided by a county line and also by the lake. Rowlett children attend public schools in either the Garland or Rockwall Independent School District, depending on their county of residence.

The City was incorporated in 1952 and became a city governed by home-rule charter in 1979. Growth increased rapidly with the opening of Lake Ray Hubbard in 1971, with the population almost doubling between 1990 and 2000, and increasing another 20 percent between 2000 and 2010. Build-out is expected around the year 2030 with approximately 75,000 residents.

Rowlett's citizens are predominantly young (median age 37.5), affluent (median family income over \$83,000), and educated (32% of adult population having obtained a bachelor's degree or higher). Many young residents are raising families, as 42% of households have children. The community has also become increasingly accessible with completion of the eastern extension of the President George Bush Turnpike in December 2011, and completion of the Dallas Area Rapid Transit Authority Blue Line light rail route in 2012. Convenient transit within the Dallas Metroplex and surrounding cities, coupled with modest home prices (median home values in the \$200,000s) make Rowlett a desirable place to live. Housing is 84% owner-occupied. (City of Rowlett Economic Development Department, 2014)

For recreation, in addition to the library, the City has a recently remodeled community center and family water park; a municipal golf course; an extensive parks system including athletic fields, and trails; and Lake Ray Hubbard. The City sponsors annual events in summer and fall that feature music, food, crafts, and other opportunities for family recreation and community building.

Rowlett Public Library serves the citizens of Rowlett and, to a lesser degree, residents of the neighboring communities of Garland, Rockwall, Dallas, Wylie, Sachse, Mesquite, and others. Rockwall and Dallas public libraries impose non-resident fees, but are accessible (with certain restrictions) through use of a TexShare card. All Rowlett library cardholders can access digital media using several platforms, and additional online resources are also available 24/7. Interlibrary loan borrowing services are limited to cardholders who are residents of Rowlett.

Library Department Values

- We treat each individual with dignity and respect their privacy, access to information, and intellectual freedom.
- We work together in a team environment to provide knowledgeable, welcoming service.

- We encourage learning to empower people in their search for knowledge and growth, and in finding ways to enhance their quality of life.
- We support the City to serve the community.
- We manage our resources responsibly, ethically, and honestly, and strive to continuously improve our services.

Library Vision

Rowlett Public Library will provide a communal environment for cultural exchange, recreational pursuits, and information access to stimulate learning and readership.

Library Mission Statement

The mission of the Rowlett Public Library is to promote activities and ideas which will encourage, enrich and expand interests of library users; stimulate the awareness and usage of libraries to promote individual enlightenment, community enrichment, and economic vitality throughout the City; and to inform, entertain, enrich, and foster the self-learning process by facilitating access to its collections, services, and technology.

Library Service Roles

- Current topics and titles
Resources which meet current and timely demands for popular materials.
- General information resources
Information in a variety of formats on topics related to educational, occupational, recreational, and personal needs and interests.
- Early literacy
Programs, services, and spaces which foster discovery and ensure that children will enter school ready to read and write, and continue to develop a love of learning throughout their lives.
- Digital literacy
High-speed Internet access and assistance in the use of software, hardware, and social media to empower information seekers and link people to the online world.
- Lifelong learning

Resources and activities which stimulate, enrich, and expand the personal interests of people of all ages throughout their lives.

- Information literacy
Training and assistance in developing the skills to locate, evaluate, and effectively utilize information to satisfy curiosity, resolve issues, answer questions, and stimulate imagination.
- Community meeting place
Welcoming and accessible physical spaces for people to meet, socialize, network, relax, and interact with their neighbors.

Goals and Objectives

Provide programs and services to support the Library's mission and service roles:

- Offer materials on a wide variety of topics related to current social and cultural trends.
- Maintain a collection of popular and best-selling books in a variety of formats for recreational and educational reading.
- Deliver accurate and timely reference assistance and reader's advisory services, in person, electronically, and by telephone.
- Develop and promote programs to encourage lifelong reading and learning for all:
 - Reflect the diversity of the community in the library's collections and programming
 - Identify underserved segments of the community and develop programs and services to meet their needs
 - Strive to connect with citizens, regardless of their abilities
 - Consider intergenerational programs to facilitate connections between age groups

Enhance customer services:

- Equip staff with resources and ongoing training to foster professional development and teamwork.
- Cultivate an environment where the City's values are embraced and the highest standards are expected.
- Provide staff with the necessary tools and equipment to provide exceptional customer service.
- Actively seek ways to improve Library services based on customer feedback and develop ongoing opportunities for customers to have a voice in the delivery of services.
- Enhance overall communication with customers by utilizing new technologies.

Encourage a lifelong love of reading and learning in children:

- Provide developmentally appropriate programs that support early literacy.

Rowlett Public Library Strategic Plan
August 2016

- Expand children's participation in the summer reading program through enriching activities, marketing, and visibility within the community.
- Develop programs which encourage interaction and ongoing learning exchanges between children and caregivers.
- Maintain a collection of resources supporting the child-rearing information needs of parents, grandparents, and caregivers.

Encourage young adults to use and value the Library:

- Plan and conduct regularly scheduled programs that engage and inspire young adults.
- Expand participation of middle school and high school students in the summer reading program through enriching activities, marketing, and visibility within the community.
- Explore new ways to actively engage young adults through programs and services of interest.

Encourage lifelong reading and learning for adults:

- Provide adult reading programs throughout the year that nurture education, culture, and entertainment.
- Encourage reading and use of the Library and its resources through various means of advertising both inside and outside of the Library.
- Consider possibilities for author and discussion programs involving local sponsorships and community partners.

Foster adult literacy and continuing education:

- Provide resources and support for General Education Development (GED).
- Provide resources and support for English as a Second Language (ESL) instruction.
- Offer instructional study resources for standardized tests in a variety of formats.
- Develop and promote programs and resources to help library customers learn more about using technology.

Support efforts to maintain the library facility as a comfortable and accessible gathering place for customers and staff:

- Verify compliance with ADA requirements regularly.
- Explore options for additional meeting space.
- Monitor impact of parking availability on customers and staff.
- Evaluate efficacy of space assignments within relocated facility and assess their suitability for programming needs, quiet study, group interaction, support of technology needs, and other individual and group uses.

Library Technology Plan

Technology is an essential element in a library's strategic plan. The plan is important not only in describing what the library offers citizens, but also in terms of identifying the tools needed by staff to do an effective job. The library currently has needs which need to be met in both areas, so many of these goals target areas for improvement. The ultimate goal is to be able to provide excellent service and resources for customers and staff.

Current State of Technology

Tools and applications available for providing service to the public include:

- Apollo Integrated Library System from Biblionix, LLC
 - Cloud-based software, accessed through Firefox web browser
 - Online catalog hosted by vendor
 - Customers can access accounts remotely and receive both email & text message notifications regarding overdue items and the availability of reserved items
- 3M Electromagnetic theft detection system
- Public computing hardware including 8 thin clients tied into a central terminal server running Microsoft Server 2012
- Public Computer software includes Microsoft Office 2013 and Firefox
- Public Computer use, including authentication, printing and time management is provided through EnvisionWare software
- Mobile printing for computers and mobile devices not on the public network is provided through EnvisionWare software
- Filtering software from WebTitan works in conjunction with EnvisionWare software and offers customers a choice in filtering options
- Open wireless access
- 3 Computers serving as Online Public Access Catalogs (OPACs or PACs) run on Microsoft Windows XP and kiosk mode software
- 1 Photocopier for public use
- 4 AWE Early Literacy Stations for children's use
- Public website, separate from the catalog that is part of the main City website, is powered by CivicPlus
- Digital platforms include OverDrive and Hoopla
- Subscription databases provide access to a variety of other digital content
- Technology training appointments can be made with a staff member for one-on-one instruction

Staff tools include:

- 17 Staff workstations running Microsoft Windows 7 Professional

- 1 Copier/scanner/black & white printer, networked for staff use
- 6 Regular barcode scanners, 1 2D barcode scanner, and 4 pen scanners
- 2 Color printers
- 4 Desktop printers (2 in use, 2 in storage)
- Staff have access to Microsoft Office 365 through a City subscription
- Staff intranet is set up through the City's SharePoint system
- Participation in the TSLAC Navigator interlibrary loan system, through which the library has access to OCLC catalog records
- 6 Laptops (donated by Atmos Energy) used for program support and one-on-one training
- Various tools, including 3D printer pens, robotics kits, and LittleBits circuit building kits support STEAM and youth programming
- Munis software for budget management & Tyler Cashiering for fine and fee collection
- Kronos software for staff timekeeping and payroll use
- Spiceworks software for reporting and tracking of computer problems and projects
- Canon point-and-shoot digital camera for publicity uses
- RTI Eco-Master disc cleaning and repair system for DVDs, CDs, and Blu Ray media

Problems with Current Technology

- Public computers are unacceptably slow, have limited functionality, and present frequent problems for staff and customers
- Staff computers are dated and often require a long time to perform simple tasks
- Laptops and public computers are insufficient in number for class instruction
- 3M security system generates frequent false positives alarms, annoying staff and customers and undermining trust in the system

Technology Goals

Public Services:

- Migrate to Radio Frequency Identification (RFID) security system
- Implement customer self-checkout
- Consider using Apollo's "Gabbie" messaging service, allowing customers to renew materials and communicate with staff via text messages
- Assess technology needs for relocated library facility
- Research lending options for Wi-fi hotspots, programmed children's tablets, etc.
- Incorporate additional early digital literacy elements in children's programming
- Resume regular technology education programming, expanding scope to include more than basic tech help, as meeting space permits

Rowlett Public Library Strategic Plan
August 2016

- Review plan for website content maintenance and update as necessary
- Create plan for website overhaul, pending larger city plans for changes or upgrades to current website software
- Replace current Public Access Catalogs (PACs) with wall-mounted tablets
- Create system for better use of online resources, including publicity, staff and customer engagement, and assessment of resource effectiveness

Staff:

- Purchase new digital camera
- Assess need for projection equipment
- Acquire staff tablet computers for implementation in new service models
- Continue participation in the city IT User's Group to keep staff informed of citywide technology plans and to facilitate computer upgrades
- Establish staff core technology competencies, train staff to meet them, and establish a system for review
- Create a program for training select employees beyond basic core technology competencies
- Monitor library technology trends in support of best practices and new offerings for customers
- Explore additional staff software, such as Adobe design, scheduling and productivity software, etc.
- Create a system for assessing staff technology needs and implement on a regular basis
- Establish a formal technology maintenance and cleaning schedule
- Maximize use of statistical reporting data, such as physical and virtual library visits, website hits, materials checkout, and use of online resources
- Pursue possibility of additional staff to support technology education

Programming:

- Acquire mobile cart with monitor and video gaming equipment for young adult programming
- Purchase a 3D printer for program use
- Research other peripherals for program enhancement
- Pursue grants or other funding for the purchase of laptops to improve tech education programs

Public Computers:

- As a stopgap measure to remedy issues with existing public computers, replace thin client setup using computers previously used by staff
- Replace stopgap equipment with new computers, or seek grants or other funding if budget requests are not realized
- Assess feasibility of equipping designated public computer workstations with assistive and adaptive technology

Rowlett Public Library Strategic Plan
August 2016

- Investigate feasibility of adding other types of technology for public use, including 3D printers, tablets, and more sophisticated software for public computers



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/2016

AGENDA ITEM: 7G

TITLE

Consider action to approve a resolution authorizing the final acceptance of manhole rehabilitation, final payment of \$62,909.80, and release of retainage of \$49,811.21 for a total payment to Fuquay Incorporated in the amount of \$112,721.01 for the Sanitary Sewer Evaluation Survey Manhole Rehabilitation Project, and authorizing the Mayor to execute the necessary documents.

STAFF REPRESENTATIVE

Noel Thompson, Interim Director of Public Works
Walter Allison, PE, City Engineer

SUMMARY

This project consists of a Sanitary Sewer Evaluation Survey (SSES) of the City's sanitary sewer system including inspection of manholes, identification of defective manholes in need of rehabilitation and subsequent rehabilitation and repair of manholes. Manhole rehabilitation includes lining, sealing, installing water tight ring and covers, raising buried manholes to grade and replacing vented covers.

BACKGROUND INFORMATION

In February, 2009, the City issued a Request for Qualifications (RFQ) to engineering firms to perform the SSES Project. Fuquay Incorporated was ultimately selected for the SSES project.

The initial SSES Project effort was to assess the condition of all manholes and plan for the rehabilitation of manholes in priority based upon a condition assessment. Based upon an inspection of all manholes, 614 were found to have various defects from moderate (388) to severe (226). The average cost to rehabilitate a manhole ranges from \$3,000-\$8,000, thus, the project was segregated into three phases ranging from priority 1 to 3 starting with the moderately defective manholes.

DISCUSSION

Phase 1 consisted of 248 manholes rehabilitated of the SSES. Of these 248 manholes, 225 were priority one manholes and 23 were priority two manholes. Phase 1 final acceptance was approved by City Council on October 16, 2012.

A total of 217 manholes were rehabilitated in Phase 2 for a total of 465 manholes in Phases 1 and 2. The Phase 2 effort consisted of completion of the moderately defective manholes and initiation of the rehabilitation of severely defective manholes.

Fuquay Incorporated has satisfactorily completed the Phase 3 rehabilitation of the remaining 149 severely defective manholes as designed in accordance with the contract plans and specifications. Staff has inspected the construction ensuring compliance with the provisions of the contract and recommends final acceptance of such improvements, final payment and release of retainage.

FINANCIAL/BUDGET IMPLICATIONS

The SSES Manhole Rehabilitation Project budget allocation is \$498,112.12 as identified in Project Code SS2088. Funds are available in the project budget account (project code SS2088) for the final payment of \$62,909.80.

Project Code	Description	Budget Amount
SS2088	Manhole Rehabilitation	\$498,112.12
	Less previous payments	385,391.11
	Less retainage	<u>49,811.21</u>
SS2088	Contract balance to date	\$62,909.80
SS2088	Final Payment with retainage	\$112,721.01

RECOMMENDED ACTION

Staff recommends approval of the final acceptance of the SSES manhole rehabilitation, final payment in the amount of \$62,909.80 and release of retainage in the amount of \$49,811.21 for a total payment of \$112,721.01 to Fuquay Incorporated for the SSES Manhole Rehabilitation Project.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AUTHORIZING FINAL ACCEPTANCE OF THE SSES MANHOLE REHABILITATION PROJECT, FINAL PAYMENT IN THE AMOUNT OF \$62,909.80 AND THE RELEASE OF RETAINAGE IN THE AMOUNT OF \$49,811.21 FOR A TOTAL PAYMENT OF \$112,721.01 TO FUQUAY INCORPORATED, FOR THE SSES MANHOLE REHABILITATION PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS FOR PAYMENT PURSUANT TO APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has previously approved awarding a public works contract for the SSES Manhole Rehabilitation Project in the amount of \$498,112.12 to Fuquay Incorporated; and

WHEREAS, Fuquay Incorporated has completed the project within the construction time frame and within budget; and

WHEREAS, City staff has inspected the construction ensuring that it complies with the provisions of the contract and recommends final acceptance of such improvements as well as

the final payment in the amount of \$62,909.80 and release of the retainage in the amount of \$49,811.21 for a total payment of \$112,721.01.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the City Council of the City of Rowlett, Texas, hereby accepts the completion of the SSES Manhole Rehabilitation Project and approves the final payment to Fuquay Incorporated in the amount of \$62,909.8 and the release of retainage in the amount of \$49,811.21 for a total payment of \$112,721.01.

Section 2: That the City Council hereby authorizes the Mayor to execute the necessary documents on the City's behalf to conform to this resolution.

Section 3: This resolution shall be effective immediately upon its passage.

ATTACHMENT

Exhibit A – Final Payment Request Form



EXHIBIT-A

PAYMENT REQUEST (15-16)

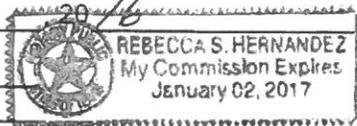
PROJECT:	<u>Manhole Rehabilitation Project Phase 3</u>	PROJECT NUMBER	_____
OWNER:	<u>City of Rowlett, TX</u>	_____	_____
CONTRACTOR:	<u>Fuquay, Inc.</u>	_____	_____
ENGINEER:	_____	_____	_____

PAYMENT PERIOD FROM: 02/01/16 TO 03/15/16 ESTIMATE NO.: 8

SUMMARY OF PAYMENT ESTIMATE VALUES FROM ATTACHED TABULATIONS	
Original Contract Amount	\$498,112.12
Approved Change Orders	\$0.00
Current Contract Amount	\$498,112.12
Total Value of Original Contract Performed (Attachment "A" consisting of 1 page)	\$498,112.12
Extra Work on Approved Change Orders (Attachment "B" consisting of 0 page)	\$0.00
Materials on Hand (Attachment "C" consisting of ___ pages)	\$0.00
Total Value of Work to Date	\$498,112.12
Less Amount Retained at <u>10</u> %	\$49,811.21
Net Amount Earned on Contract	\$448,300.91
Less Amount of Previous Payments	\$385,391.11
PAYMENT REQUESTED THIS ESTIMATE	\$69,899.78
RETAINAGE WITHHELD THIS ESTIMATE	\$6,989.98
TOTAL PAYMENT MADE THIS ESTIMATE	\$62,909.80
Percentage of Contract Paid to Date	100.00%

The undersigned Contractor certifies that all work, including materials on hand, covered by this Periodical Payment has been completed and delivered and stored in accordance with the Contract Documents, that all amounts have been paid by him for work, materials, and equipment for which previous Periodical Payments were issued and received from the Owner, and that the current payment shown herein is now due.

Contractor: Fuquay, Inc. By *Daniel M. Kaufz*
Date: 3/15/16
Subscribed and sworn to before me this 15th day of March 2016
Notary Public: *Rebecca S. Hernandez*
My Commission expires: 1/2/17



Recommended for Payment by CONSULTANT	Approved for Payment by [OWNER]
By <u>N/A</u> Date _____	By <u><i>[Signature]</i></u> Date <u>4/4/16</u>
Approved for Payment by [OWNER]	Approved for Payment by [OWNER]
By _____ Date _____	By <u><i>Wal Abu</i></u> Date <u>4/7/16</u>



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/6/16

AGENDA ITEM: 7H

TITLE

Consider action to approve a resolution exercising the first of two one-year renewal options to extend the motor fuel bid to Petroleum Traders Corporation in the unit amounts bid for transporting and delivery per fuel gallon and type in an estimated annual amount of \$344,098.

STAFF REPRESENTATIVE

Noel Thompson, Interim Director of Public Works
Sol Moore, Fleet Supervisor

SUMMARY

This bid is for the annual contract of motor fuel for all City departments. The initial contract period was from October 1, 2015 to September 30, 2016. Two one-year renewal options are available if both parties are in agreement. Representatives at Petroleum Traders Corporation are in agreement to exercise the option to extend the bid for the first one-year renewal period.

BACKGROUND INFORMATION

On September 15, 2015, the City Council approved Resolution Number RES-110-15 awarding the bid for motor fuel to Petroleum Traders Corporation in the unit amounts bid for transporting and delivery per fuel gallon and type in an estimated annual amount of \$380,312. This action will exercise the first one-year renewal.

DISCUSSION

A blanket purchase order will be issued indicating the transportation and delivery fee per gallon and per type of fuel. This price will be in addition to the average net Oil Price Information Service (OPIS) report for Dallas Metro per gallon per fuel type, plus twenty cents state tax and the Texas load fee. The OPIS price changes daily based on the market. The handling fee per gallon will be locked in for the twelve month period. Prices will fluctuate each month due to the OPIS index rate for Dallas Metro, TX (OPIS Contract Net Benchmark File) changing daily.

Notice to bidders for the annual bid for motor fuel was advertised in the *Rowlett Lakeshore Times* on August 13 and 20, 2015. The bid documents were also placed on the City website. Sealed bids were received in the Purchasing Office until 2:00 p.m., August 27, 2015, and then publicly opened and read aloud in the City Annex Conference Room in accordance with Texas Local Government Code.

The budgeted amount for FY2016 was \$380,312; however, based on actual usage and projected cost for this year, the amount was reduced to \$344,098 for FY2017. It is anticipated that 96,763 gallons of unleaded gasoline and 46,239 gallons of TX LED diesel fuel will be ordered during the next twelve month contract period. With the purchases of new vehicles and equipment, which

are more fuel efficient over the past three years, City staff believes the estimated budget amount will be sufficient for the purchase of fuel for the City's use based on past usage and the replacement of older vehicles and equipment. The unit price is the handling cost per gallon per fuel type.

This price will be in addition to the average net Oil Price Information Service (OPIS) report for Dallas Metro per gallon per fuel type, plus twenty cents state tax, the Texas load fee, and other related fuel costs as shown on the attached bid tabulation. The OPIS price changes daily based on the market. The handling fee per gallon will be locked in for the twelve month period and has options for two one-year renewals at the same price provided both parties are in agreement. Prices will fluctuate each month due to the OPIS index rate for Dallas Metro changing daily.

Nine bids were received. All bids were very close. On the attached bid tabulation the individual handling cost per fuel gallon is indicated for picking up the fuel, transporting, and delivery. A summary is also shown which extends the cost for a typical delivery for the City when calculations were made based on our typical order of 6,000 gallons of regular unleaded fuel and 2,000 gallons of TX LED diesel fuel plus the combination load fee bid and state tax by each vendor. A one percent (1%) discount was offered per gallon by Martin Eagle Oil if paid within "Net 10 days terms by ACH or EFT". The low dollar bidders are SC Fuels and IPC (USA) Incorporated; however their bids included utilizing the OPIS Gross Report instead of the OPIS Net Report as specified; therefore, they have retracted their bids as they are unable to honor the pricing bid. The low bid meeting specifications is Petroleum Traders Corporation. They have been in business for 36 years. References include the Cities of McKinney and Port Arthur and Plano ISD. Several years ago Petroleum Traders Corporation was awarded the City of Rowlett fuel contract and performed satisfactorily.

Summary of the basic cost for a typical delivery are shown below:

\$14,390.60	SC Fuels (Bid Retracted)
\$14,523.40	IPC (USA) Incorporated (Bid Non-responsive)
\$14,564.20	Petroleum Traders, Corp.
\$14,597.57	Martin Eagle Oil Company, Incorporated
\$14,699.20	Indigo Energy Partners
\$14,709.00	Lykins Energy
\$14,733.00	Gold Star Petroleum, Incorporated
\$14,784.25	RKA Petroleum
\$15,158.65	Sun Coast Resources, Incorporated

FINANCIAL/BUDGET IMPLICATIONS

Funding in the amount of \$344,098 has been proposed in the FY2017 budget for the user departments in account 6222. Fuel costs are allocated monthly to each department according to the usage report, which is processed by Fleet, Accounting, and Purchasing Divisions.

If Council approves this item, it is doing so with the knowledge that additional funding is included in the FY2017 Proposed Budget which is not scheduled for approval until September 20, 2016.

Budget Account Number	Account Title	Budget Amount	Proposed Amount
6222	Supplies/Gasoline	\$344,098	\$344,098
Total		\$344,098	\$344,098

RECOMMENDED ACTION

City staff recommends the City Council adopt a resolution exercising the first of two one-year renewal options to extend the bid for motor fuel to Petroleum Traders Corporation in the unit amounts bid for transporting and delivery per fuel gallon and type in an estimated annual amount of \$344,098.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, EXERCISING THE FIRST OF TWO ONE-YEAR RENEWAL OPTIONS TO EXTEND THE BID AND CONTRACT FOR MOTOR FUEL TO PETROLEUM TRADERS CORPORATION IN THE UNIT AMOUNTS BID FOR TRANSPORTING AND DELIVERY PER FUEL GALLON AND TYPE ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT A AND IN AN ESTIMATED ANNUAL AMOUNT OF \$344,098; AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS PURSUANT TO APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary to purchase motor fuel for the City departments and divisions;
and

WHEREAS, the Purchasing Division has taken competitive bids as per bid documents recommends the bid award for the transporting and delivery per fuel gallon and type to the lowest responsible bidder meeting specifications as per Bid #2015-82; and

WHEREAS, the initial annual contract was for a term commencing October 1, 2015 to September 30, 2016, with options for two one-year renewals at the same price, provided both parties are in agreement; and

WHEREAS, the City of Rowlett, Texas desires to exercise the first of two one-year renewal options to extend the contract for the annual motor fuel bid to Petroleum Traders Corporation.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the City Council of the City of Rowlett does hereby approve and exercise the first of two one-year renewal options for motor fuel to Petroleum Traders Corporation for transporting and delivery per fuel gallon and type, as described in Exhibit A attached hereto and incorporated herein, in an estimated annual amount of \$344,098

Section 2: That the City Manager is hereby authorized to issue purchase orders to conform to this resolution as appropriate.

Section 3: This resolution shall become effective immediately upon its passage.

ATTACHMENT

Exhibit A – Bid Tabulation

Exhibit B – Renewal Agreement Form

City of Rowlett Bid Tabulation for Annual Contract for Motor Fuel

Bid No. 2015-82

August 27, 2015 2:00 PM

PAGE 1 OF 4

	Gold Star Petroleum, Inc.	Indigo Energy Partners	IPC (USA) Inc.	Lykins Energy
	JJ Rodriguez	Clayton Niegsch	James Takeuchi	Lisa Hare
	281-379-5928	678-600-8522	949-648-5647	239-455-0883
Minimum Number of Gallons for Transport Loads:				
A. Unleaded	8500	7500	8200	8500
B. TX LED Diesel	7500	7500	7200	7500
C. Combination	8000	7500	7200 – Minimum amounts if city does not order split load to maximize truck space	8000
OPIS (Net) 8/20/15 10AM (\$1.6511 Unleaded; \$1.5329 Diesel)– Handling fee is marked up/down from OPIS average			*Non-responsive – OPIS Gross proposed	
1. Unleaded – Handling Fee OPIS Net \$1.6511 + handling fee	+ .0187 = \$1.6698	+ 0.0159 = \$1.667	-0.0100 = \$1.6411	+ 0.0157 = \$1.6668
2. TX LED Diesel – Handling Fee OPIS Net \$1.5329 + handling fee	+ .0187 = \$1.5516	+ 0.0102 = \$1.5431	+ 0.0000 = \$1.5329	+ 0.0157 = \$1.5486
Brand of Fuel Bid	Unbranded per OPIS	Various	Unbranded	Flint Hills, Direct Fuels, Valero, Motiva/Shell, Conoco/Phillips, Exxon/Mobil
Current Texas State Gas Tax Rate	\$ 0.2000	\$ 0.2000	\$0.2000 – Unleaded \$0.1900 – Diesel	\$0.2000
Current Texas Load Fee for Combination Load	N/A	\$ 8.65/>8000=11.00	\$ see attached letter	\$ 11.00
FED OIL SPILL LIAB – 10% ETH/BIO	\$ 0.0017	\$.00171	\$ 0.0017	\$ 0.00171
FED LUST FEE GASOLINE	\$ 0.0010	\$.0010	\$ 0.0010	\$ 0.0100
TX PRODUCT DELIVERY FEE	\$11.00	\$ 8.65/>8000=11.00	\$ see attached letter	\$ 8.65
FED LUST FEE DIESEL	\$ 0.0010	\$.0010	\$ 0.0010	\$ 0.0010
FED OIL SPILL LIAB CONV/DIESEL	\$ 0.0019	\$.0019	\$ 0.0018	\$ 0.0019
Delivery Time (ARO)	2 days	1 day	1-2 days	1 day
Payment Terms	Net 30	Net 30	Net 30	Net 10 days
Method for Temperature Adjustment	60 F adjustment @ loading point of refinery terminal	The temperature adjustment is done at the terminal where the product is pulled and is on the terminal manifest.		Temp adjusted to 60 F – same at all racks, shown on every manifest.
Analysis sheet for each product	Yes	Yes	MSDS provided per Addendum 1	
Does bidder meet all specifications	Yes	Yes	Yes	Yes
Exceptions to Specifications	None	None	None	None
Addenda No. 1 Acknowledged?	Yes	Yes	Yes	Yes

City of Rowlett Bid Tabulation for Annual Contract for Motor Fuel
Bid No. 2015-82

August 27, 2015 2:00 PM

	<i>Martin Eagle Oil Co.</i>	<i>Petroleum Traders Corp.</i>	<i>RKA Petroleum Co.</i>	<i>SC Fuels</i>
	<i>Phillip Childers III</i>	<i>Linda Stephens</i>	<i>Michael Calhoon</i>	<i>Karen Koep</i>
	<i>940-383-2351</i>	<i>800-348-3705 x4</i>	<i>734-946-2216</i>	<i>805-389-3550</i>
Minimum Number of Gallons for Transport Loads				
A. Unleaded	<u>7500</u>	<u>8500</u>	<u>5000</u>	<u>8500</u>
B. TX LED Diesel	<u>7500</u>	<u>5000</u>	<u>5000</u>	<u>7500</u>
C. Combination	<u>7500</u>	<u>7500</u>	<u>7500</u>	<u>8000</u>
OPIS (Net) 8/20/15 10AM (\$1.6511 Unleaded; \$1.5329 Diesel)– Handling fee is marked up/down from OPIS average				Bid retracted-OPIS Gross offered
1. Unleaded – Handling Fee OPIS Net \$ <u>1.6511</u> + handling fee	+ 0.0207 = \$1.6718	-0.0054 = \$1.6457	+ 0.0260 = \$1.6771	- 0.0241 = \$1.627
2. TX LED Diesel – Handling Fee OPIS Net \$ <u>1.5329</u> + handling fee	+ 0.0207 = \$1.5536	+ 0.0066 = \$1.5395	+ 0.0236 = \$1.5565	- 0.0241 = \$1.5088
Brand of Fuel Bid	Not indicated	Not indicated	Not indicated	Not indicated
Current Texas State Gas Tax Rate	\$ 0.2000	\$ 0.20	\$ 0.20	\$ 0.20
Current Texas Load Fee for Combination Load	\$ see attachments	\$ 8.65 - 5000 to 8000 gal loads \$ 11.00 – 8000 to 10,000 gal loads	\$ 8.65	\$ 8.65/load <8000 gal
FED OIL SPILL LIAB – 10% ETH/BIO	\$ 0.001714	\$ 0.00171	\$ 0.0019	\$ 0.001714
FED LUST FEE GASOLINE	\$ 0.0010	\$ 0.001	\$ 0.001	\$ 0.001
TX PRODUCT DELIVERY FEE	\$ 5.46 - 5000 to 8000 gal loads \$ 6.95 – 8000 to 10,000 gal loads	\$ see above	\$ 8.65	\$ 11.00/load => 8000 gal
FED LUST FEE DIESEL	\$ 0.0010	\$ 0.001	\$ 0.001	\$ 0.001
FED OIL SPILL LIAB CONV/DIESEL	\$ 0.001905	\$ 0.0019	\$ 0.0019	\$ 0.001905
Delivery Time (ARO)	<u>1 day</u>	<u>1 day</u>	<u>1 day</u>	<u>1 day</u>
Payment Terms	1% discount for Net 10 days	Net 30	Net 30	Net 30
Method for Temperature Adjustment	The product is temp. adjusted and is listed on the terminal BOL if load is greater than 5000 gal. These EPA regulated terminals calibrate meters daily.	Net gallons- temperature adjusted to 60 degrees	Net gallons – temperature adjusted to 60 degrees	Refinery BOL net gallons
Analysis sheet for each product		Yes	Yes	Yes – MSDS
Does bidder meet all specifications	Yes	Yes	Yes	Yes
Exceptions to Specifications	None	None	None	None
Addenda No. 1 Acknowledged?	Yes	Yes	Yes	Yes

**City of Rowlett Bid Tabulation for Annual Contract for Motor Fuel
Bid No. 2015-82**

August 27, 2015 2:00 PM

		<i>Sun Coast Resources</i>
		<i>Lisa Moore</i>
		<i>713-429-6702</i>
	Minimum Number of Gallons for Transport Loads	
	A. <i>Unleaded</i>	8000
	B. <i>TX LED Diesel</i>	7000
	C. <i>Combination</i>	7500
	<i>OPIS (Net) 8/20/15 10AM (\$1.6511 Unleaded; \$1.5329 Diesel)– Handling fee is marked up/down from OPIS average</i>	
1.	<i>Unleaded – Handling Fee</i> OPIS Net <u>\$1.6511</u> + handling fee	+ 0.0722 = \$ 1.7233
2.	<i>TX LED Diesel – Handling Fee</i> OPIS Net <u>\$1.5329</u> + handling fee	+ 0.0722 = \$1.6051
	Brand of Fuel Bid	Not indicated
	Current Texas State Gas Tax Rate	\$ 0.200
	Current Texas Load Fee for Combination Load	\$ 8.65
	FED OIL SPILL LIAB – 10% ETH/BIO	\$ 0.00171
	FED LUST FEE GASOLINE	\$ 0.0010
	TX PRODUCT DELIVERY FEE	\$ see above TX load fee
	FED LUST FEE DIESEL	\$ 0.0010
	FED OIL SPILL LIAB CONV/DIESEL	\$ 0.0019
	Delivery Time (ARO)	<u>24 hours</u>
	Payment Terms	<i>Net 30</i>
	Method for Temperature Adjustment	<i>A bill of lading from the terminal lifted will be provided with invoice.</i>
	Analysis sheet for each product	Yes
	Does bidder meet all specifications	
	Exceptions to Specifications	<i>See exceptions page</i>
	Addenda No. 1 Acknowledged?	Yes

City of Rowlett Bid Tabulation for Annual Contract for Motor Fuel

Bid No. 2015-82

August 27, 2015 2:00 PM

Evaluation:

	Unleaded – OPIS 8/20/15 OPIS Net \$1.6511 +\$.20 state tax + handling fee				
	TX LED Diesel – OPIS 8/20/15 OPIS Net \$1.5329 +\$.20 state tax + handling fee				
		<u>Gold Star Petroleum, Inc.</u>	<u>Indigo Energy Partners</u>	<u>IPC (USA) Inc.</u>	<u>Lykins Energy</u>
1.	<u>6000 unleaded/Total cost</u>	<u>\$1.8698 / 11,218.80</u>	<u>\$1.867 / 11,202.00</u>	<u>\$1.8411 / 11,046.60</u>	<u>\$1.8668 / 11,200.80</u>
	<u>2000 diesel/Total cost</u>	<u>\$1.7516 / 3,503.20</u>	<u>\$1.7431 / 3,486.20</u>	<u>\$1.7329 / 3,465.80</u>	<u>\$1.7486 / 3,497.20</u>
	Load Total:	\$ 14,722.00	\$ 14,688.20	\$ 14,512.40	\$ 14,698.00
	Plus load fee:	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00
	Grand Total:	\$ 14,733.00	\$ 14,699.20	\$ 14,523.40*	\$ 14,709.00
				*Non-responsive – OPIS Gross proposed	
		<u>Martin Eagle Oil Co.</u>	<u>Petroleum Traders Corp.</u>	<u>RKA Petroleum Co.</u>	<u>SC Fuels</u>
1.	<u>6000 unleaded/Total cost</u>	<u>\$1.8718 / 11,118.49*</u>	<u>\$1.8457 / 11,074.20</u>	<u>\$1.8771 / 11,262.60</u>	<u>\$1.827 / 10,962.00</u>
	<u>2000 diesel/Total cost</u>	<u>\$1.7536 / 3,472.13*</u>	<u>\$1.7395 / 3,479.00</u>	<u>\$1.7565 / 3,513.00</u>	<u>\$1.7088 / 3,417.60</u>
	Load Total:	\$ 14,590.62	\$ 14,553.20	\$ 14,775.60	\$ 14,379.60
	Plus load fee:	\$ 6.95	\$ 11.00	\$ 8.65	\$ 11.00
	Grand Total:	\$ 14,597.57*	\$ 14,564.20	\$ 14,784.25	\$ 14,390.60*
		*Includes 1% disc.			*Bid Retracted-OPIS Gross offered
		<u>Sun Coast Resources Inc.</u>			
1.	<u>6000 unleaded/Total cost</u>	<u>\$1.9233 / 11,539.80</u>			
	<u>2000 diesel/Total cost</u>	<u>\$1.8051 / 3,610.20</u>			
	Load Total:	\$ 15,150.00			
	Plus load fee:	\$ 8.65			
	Grand Total:	\$ 15,158.65			



July 27, 2016

Petroleum Traders Corporation
7120 Point Inverness Way
Fort Wayne, IN 46804

Annual Bid for Motor Fuel Renewal

Agreement for motor fuel and delivery for the City of Rowlett, Texas and Petroleum Traders Corporation extending the contract for an additional twelve-month period (10/1/2016 to 9/30/2017) in an estimated annual amount of \$380,312 per annual bid 2015-82 submitted 8/27/2015.

Gayle Newton
Petroleum Traders Corporation

Gayle Newton - Contract Sales Manager
Printed name and title

7/27/2016
Date



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/2016

AGENDA ITEM: 8A

TITLE

Conduct a public hearing and consider an ordinance approving amendments to the Rowlett Development Code as it pertains to Signage in Sections 77-512 and 77-1100, specifically to allow directional kiosk signs in the City's rights-of-way.

STAFF REPRESENTATIVE

Marc Kurbansade, Director of Development Services

SUMMARY

The purpose of this amendment to the Rowlett Development Code (RDC) is to allow for directional kiosk sign types and to allow offsite directional signs for residential single-family developments that are currently under construction (Attachment 1 – Example Kiosk Sign).

The Planning and Zoning Commission voted unanimously to recommend approval of the proposed text amendment at their meeting on August 23, 2016. The Work Session discussions can be viewed at the following link: <http://rowlettx.swagit.com/play/08232016-1465>. The Public Hearing can be viewed at the following link item C3: <http://rowlettx.swagit.com/play/08232016-1486>.

BACKGROUND INFORMATION

The signage regulations are located in Section 77-512 of the RDC. These regulations have been amended several times over the past four years, with the last major amendment occurring on May 15, 2012. Below is a list of those amendments and a brief summary of each:

- Ordinance No. 012-12 (approved May 15, 2012) – major amendment to signage code
- Ordinance No. 013-13 (approved May 21, 2013) – signage component minor as part of a larger code amendment; changes centered on wall, awning and menu boards
- Ordinance No. 022-14 (approved June 3, 2014) – clerical error
- Ordinance No. 001-15 (approved January 6, 2015) – clarified the approval process for signage for non-residential uses in residential districts.

Prior to the adoption of Ordinance 012-12, a work session was held before City Council on May 1, 2012. A link to this presentation is below:

<http://rowlettx.swagit.com/play/03022014-1382>
(Item 3E)

At this work session, there was discussion about residential kiosk signs. The decision was made at this time to not proceed with the inclusion of a residential kiosk sign program.

DISCUSSION

As stated in the Background section, residential kiosk signs were last discussed over four years ago. Since this work session, we have seen considerable growth and the demand from many builders and developers for directional signs leading to their new developments. This proposed Code amendment is a result of what staff believes is a changed condition that was not present four years ago.

Currently the only method builders/developers have to direct the traveling public to their developments are off-site directional signs (see image below).



These signs are regulated in Table 5.12-1, Section 77-512.E of the RDC. The regulations that currently exist are as follows:

- Sign must be at least three feet back from the curb and not in City Right-of-Way.
- Signs may not be placed earlier than noon on Friday and must come down no later than noon on Monday. If a holiday falls on Monday or Friday the sign may be extended an extra day.
- Signs may not be illuminated.
- Placers of signs shall have operating appropriate flashing lights and reflective tape on the vehicle and trailer when placing such signs.

The abovementioned regulations currently in Table 5.12-1 of the RDC would be replaced by a new section of the RDC specifically addressing residential kiosk signs. As stated in the Summary section above, a typical image of residential kiosk signs can be seen below.



Per Section 77-804 of the RDC, text amendments should be considered based on the following criteria:

1. Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact;
2. Whether the proposed amendment is consistent with the comprehensive plan and the stated purposes of this Code;
3. Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;
4. Whether the proposed amendment will result in significant mitigation of adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation; and
5. Whether the proposed amendment will advance the goals of the city council.

The proposed amendment is consistent with the preceding criteria. As stated previously, the volume of development within the City of Rowlett is at an unprecedented level. This certainly constitutes a changed condition, which is what prompted consideration of the proposed amendment. This amendment will protect the health, safety, morals, and general welfare of the public inasmuch that the directional signage will be in consistent locations that are more easily identifiable, thus allowing for greater safety of the vehicle traveling public. There are not any adverse conditions nor inconsistency with the Comprehensive Plan associated with this request.

In closing, staff believes the proposed amendment will be a benefit to both existing residents and potential future residents of the City. In fact, this type of signage is used in a number of other municipalities around the Metroplex.

Public Notice

As required by the RDC, notice of this public hearing was published in the *Dallas Morning News* on Thursday August 11, 2016. At the time this staff report was published, staff had not received any inquiries associated with the legal advertisement for the proposed Code amendment.

FINANCIAL IMPACT/BUDGET IMPLICATIONS

This Code amendment will not have direct financial implications; however, there will be financial implications associated with the companion license agreement to be considered by City Council. The terms are not finalized at this point, but the City of Rowlett would be expected to receive lease payments for the agreement to place directional signage in the City rights-of-way.

RECOMMENDED ACTION

Move to approve the ordinance to amend the Rowlett Development Code as it pertains to Directional Kiosk Signage in Sections 77-512 and 77-1100.

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROWLETT, TEXAS, BY AMENDING SECTION 77-512 OF CHAPTER 77-500 (“DEVELOPMENT AND DESIGN STANDARDS”) OF CHAPTER 77 (“DEVELOPMENT CODE”) TO AMEND TABLE 5.12-1 OF SUBSECTION (E) OF SECTION 77-512 TO REPEAL PROVISIONS RELATING TO OFF-SITE DIRECTIONAL SIGNS; TO REDESIGNATE SUBSECTION (G) OF SECTION 77-512 AS SUBSECTION (H), AND TO ADD A NEW SUBSECTION (G) PROVIDING REGULATIONS FOR KIOSK SIGNS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing and where the governing body in the exercise of its legislative discretion has concluded that the Zoning Ordinance of the City of Rowlett should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Rowlett, Texas, be and is hereby amended by amending Table 5.12-1 (“Specific Sign Regulations”) of Subsection (E) of Section 77-512 of Chapter 77-500 (“Development and Design Standards”) of Chapter 77 (“Development Code”) such that all provisions and regulations pertaining to Off-site Directional Signs, under the subheading “Temporary Signs,” be and are hereby repealed.

SECTION 2. That the Code of Ordinances of the City of Rowlett, Texas, be and is hereby amended by amending Section 77-512 of Chapter 77-500 (“Development and Design Standards”) of Chapter 77 (“Development Code”) to redesignate and renumber subsection (G) of Section 77-512 as subsection (H), and to add a new subsection (G) to Section 77-512, to read as follows:

**“CHAPTER 77
DEVELOPMENT CODE**

...

CHAPTER 77-500. DEVELOPMENT AND DESIGN STANDARDS

...

Sec. 77-512. Signs.

...

G. Directional kiosk signs.

(a) Administration.

- Directional kiosk signs may be installed only pursuant to an approved and executed license agreement approved by the City. All such agreements shall govern the license to design, erect, and maintain directional kiosk signs, and provide for City review and/or approval of the location and design of proposed directional kiosk signs. All license agreements shall be terminable at will without cause by, and without recourse to, the City.
- All directional kiosk signs are subject to all permitting requirements set forth in this code.

(b) Location. All directional kiosk signs shall comply with the following regulations unless the applicable executed license agreement provides otherwise:

- (a) Directional kiosk signs shall be located so as not to create a traffic hazard or to obstruct the visibility of motorists, pedestrians, or traffic control signs, signals or devices. The Director of Development Services shall exclusively determine whether a proposed sign location constitutes a traffic hazard or obstructs visibility.
- (b) Directional kiosk signs shall be located so as not to interfere with the general use of and accessibility of sidewalks, walkways, bike and hiking trails by pedestrians, bicycles and persons with disabilities.
- (c) Directional kiosk signs shall be located so as not to interfere with any public utilities or be located in a utility easement.

- (d) Directional kiosk signs shall not be located within a sight distance triangle, as defined in this code and as determined by the Director.
 - (e) Directional kiosk signs may not be placed adjacent to a lot with a residential use without the prior written consent of the lot owner(s) as identified on the City's most recent tax rolls. Proof of prior written consent must be attached to permit applications for all directional kiosk signs so located. If a residential use is assigned to a lot adjacent to a preexisting directional kiosk sign, no written consent is required.
 - (f) Directional kiosk signs must be placed at least 100 feet away from the nearest directional kiosk sign.
 - (g) Directional kiosk signs may be located within a median with approved site safety conditions.
 - (h) Directional kiosk signs must be located at least five feet from the edge of all curbs and pavement lines, including improved surfaces and shoulders.
- (c) Design. All directional kiosk signs shall comply with the following regulations unless the applicable executed license agreement provides otherwise:
- (a) Directional kiosk signs may not exceed 12 feet in height and four feet in width.
 - (b) Directional kiosk signs must include breakaway design features as set forth by the Texas Department of Transportation's Sign Mounting Details for Roadside Signs. Breakaway fittings must be installed below grade or otherwise concealed from public view.
 - (c) The font and color of all directional kiosk signs must be uniform throughout the entire sign.
 - (d) Directional kiosk signs may not be illuminated.
 - (e) Each directional kiosk sign must include at the top of the sign an identification panel displaying only the name and official City logo.
 - (f) No lights, signs, pennants, flags, streamers, balloons or other devices or appurtenances used to attract visual attention may be attached to directional kiosk signs.

H. Sign review procedures.

...”

SECTION 3. That the Code of Ordinances of the City of Rowlett, Texas, be and is hereby amended by amending Section 77-1105 of Chapter 77-1100 (“Definitions”) of Chapter 77 (“Development Code”) to add a new definition of “Directional Kiosk,” to be inserted following the definition of “Dilapidated” and before the definition of “Directional Sign,” under the heading of “Sign Types,” said new definition to read as follows:

**“CHAPTER 77
DEVELOPMENT CODE**

...

CHAPTER 77-1100. DEFINITIONS

...

Sec. 77-1100. Other terms defined.

...

Directional kiosk is a sign located within the city right-of-way, providing directions to subdivisions, homebuilders, and city facilities, installed and maintained by the city or a contractor authorized by the city.

...”

SECTION 4. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such case provide.

ATTACHMENTS

Attachment 1 – Example of Directional Kiosk Sign

Attachment 2 – Rowlett Development Code Strikethrough and Underline



Sec. 77-512. - Signs.

...

Figure 5.12-6

TABLE 5.12-1: SPECIFIC SIGN REGULATIONS					
	Number Allowed	Max. Area	Max. Height	Max. Width	Other Restrictions
TEMPORARY SIGNS					
Off-Site Directional Signs	N/A	1 sq. ft.	3 ft.	N/A	<p>Sign must be at least three feet back from the curb and not in City Right-of-Way. Signs may not be placed earlier than noon on Friday and must come down no later than noon on Monday. If a holiday falls on Monday or Friday the sign may be extended an extra day.</p> <p>Signs may not be illuminated.</p> <p>Placers of signs shall have operating appropriate flashing lights and reflective tape on the vehicle and trailer when placing such signs.</p>

...

G. Directional kiosk signs.

(a) Administration.

- (i) Directional kiosk signs may be installed only pursuant to an approved and executed license agreement approved by the city. All such agreements shall govern the license to design, erect, and maintain directional kiosk signs, and provide for city review and/or approval of the location and design of proposed directional kiosk signs. All license agreements shall be terminable at will without cause by, and without recourse to, the City.
- (ii) All directional kiosk signs are subject to all permitting requirements set forth in this code.

- (b) Location. All directional kiosk signs shall comply with the following regulations unless the applicable executed license agreement provides otherwise:
- (i) Directional kiosk signs shall be located so as not to create a traffic hazard or to obstruct the visibility of motorists, pedestrians, or traffic control signs, signals or devices. The Director of Development Services shall exclusively determine whether a proposed sign location constitutes a traffic hazard or obstructs visibility.
 - (ii) Directional kiosk signs shall be located so as not to interfere with the general use of and accessibility of sidewalks, walkways, bike and hiking trails by pedestrians, bicycles and persons with disabilities.
 - (iii) Directional kiosk signs shall be located so as not to interfere with any public utilities or be located in a utility easement.
 - (iv) Directional kiosk signs shall not be located within a sight distance triangle, as defined in this code and as determined by the Director.
 - (v) Directional kiosk signs may not be placed adjacent to a lot with a residential use without the prior written consent of the lot owner(s) as identified on the city's most recent tax rolls. Proof of prior written consent must be attached to permit applications for all directional kiosk signs so located. If a residential use is assigned to a lot adjacent to a preexisting directional kiosk sign, no written consent is required.
 - (vi) Directional kiosk signs must be placed at least 100 feet away from the nearest directional kiosk sign.
 - (vii) Directional kiosk signs may be located within a median with approved site safety conditions.
 - (viii) Directional kiosk signs must be located at least five feet from the edge of all curbs and pavement lines, including improved surfaces and shoulders.
- (c) Design. All directional kiosk signs shall comply with the following regulations unless the applicable executed license agreement provides otherwise:
- (i) Directional kiosk signs may not exceed 12 feet in height and four feet in width.
 - (ii) Directional kiosk signs must include breakaway design features as set forth by the Texas Department of Transportation's Sign Mounting Details for Roadside Signs. Breakaway fittings must be installed below grade or otherwise concealed from public view.

- (iii) The font and color of all directional kiosk signs must be uniform throughout the entire sign.
- (iv) Directional kiosk signs may not be illuminated.
- (v) Each directional kiosk sign must include at the top of the sign an identification panel displaying only the name and official city logo.
- (vi) No lights, signs, pennants, flags, streamers, balloons or other devices or appurtenances used to attract visual attention may be attached to directional kiosk signs.

...

~~G.~~ H. Sign review procedures

...

Sec. 77-1105 – Other terms defined.

...

Sign Types.

...

Directional kiosk is a sign located within the city right-of-way, providing directions to subdivisions, homebuilders, and city facilities, installed and maintained by the city or a contractor authorized by the city.



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/2016

AGENDA ITEM: 8B

TITLE

Conduct a public hearing and consider an ordinance to grant a Special Use Permit to allow a restaurant with a drive-through at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas. (SUP136-2016)

STAFF REPRESENTATIVE

Katy Goodrich, MPA, Planner I

SUMMARY

The applicants are requesting a Special Use Permit (SUP) to allow a fast-food restaurant (El Pollo Loco) with a drive-through (Attachment 1 – Statement of Intent). Per the Rowlett Development Code (RDC), a restaurant with a drive-through requires an SUP in the General Commercial/Retail (C-2) Zoning District. The main purpose of this meeting is to present the formal SUP application and the concept plan for City Council's consideration.

The Planning and Zoning Commission unanimously recommended approval of this item at their August 23, 2016, regular meeting. The item was discussed under Item C1, which can be viewed at the following link: <http://rowlettx.swagit.com/play/08232016-1486/#2>.

BACKGROUND INFORMATION

The applicants are proposing to construct a 2,660 square-foot restaurant with a drive-through on a 0.859-acre lot (Exhibit C – Concept Plan). The subject property is located approximately 1200 feet west of Lakeview Parkway and Rowlett Road on one out of the five out-parcels in the Sprouts development (Attachment 2 – Location Map). The overall development consists of the Sprouts grocery store and five out-parcels located along Lakeview Parkway (Attachment 3 – Final Plat). Construction is completed for the Sprouts grocery store and an adjoining retail building, which are located on Lot 1. The master developer has secured First Choice ER (medical use) for Lot 6, Chipotle (restaurant without a drive-through) on Lot 3, Panda Express (restaurant with a drive through) on Lot 5 and El Pollo Loco on Lot 2. First Choice ER and Chipotle are permitted by right in the C-2 Zoning District. First Choice ER has completed construction and Chipotle is currently under construction. Panda Express was granted a Special Use Permit to operate a restaurant with a drive-thru (ORD 001-16) and is currently under construction.

The consideration of the SUP will involve the proposed land use and the proposed concept plan. If the SUP is approved, then the development will be required to conform to the concept plan and any adopted stipulations. The applicant is also requesting an Alternative Landscape Plan (ALP). Due to the size of the property, The RDC only requires the ALP to be considered by the Planning

and Zoning Commission and not City Council. However, the Planning and Zoning Commission cannot approve the ALP until the SUP has been approved by City Council.

DISCUSSION

The approval criteria for an SUP are outlined in Section 77-206 of the RDC. The City Council should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

Section 77-206.D. Approval Criteria. Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. The Realize Rowlett 2020 Comprehensive Plan states that for areas outside of the opportunity areas that the existing zoning as amended will continue to direct design and investment decisions. The Plan further states that its Guiding Principles should be considered in decisions about rezoning, subdivision and site design throughout the City.

While this proposed SUP does not directly advance the Guiding Principles outlined in the Rowlett Comprehensive Plan, it is consistent with the proposed uses that have already been identified in the Sprouts development. It is Staff's opinion that a drive-through restaurant at this location is consistent with the existing surrounding uses and it meets the intent of the C-2 Zoning District.

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

The existing zoning is C-2, which allows for general commercial/retail uses. Per Section 77-203.B.5 of the RDC,

The C-2 district is intended to allow retail sales-type uses, with only a subordinate percentage of a development associated with other retail and office uses. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery. The C-2 district is intended to be applied primarily to areas of high traffic volume and along areas accessing high-volume streets.

Based on the intent of the C-2 zoning district, a drive-through restaurant is a compatible use in this district particularly at this location. The subject property fronts on a major

high volume traffic corridor making it appropriate for the proposed drive-through restaurant.

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

The applicants are requesting a Special Use Permit to construct a restaurant with a drive-through.

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

The proposal should not negatively affect the health, safety, morals or general welfare of the public. The proposed use will be located in a commercial center and will not be located next to any residential subdivisions.

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities beyond their capacity. As part of planning for the overall development, a Traffic Impact Analysis was completed, which accounted for a drive-through restaurant. The traffic impact for overall development including the future uses on all the out-parcels is being mitigated by the two deceleration lanes that have already been installed on Lakeview Parkway and a signalized intersection for the main driveway leading towards the Sprouts grocery store, which is completed.

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

The proposed use should not have any adverse impacts on other properties within the vicinity. The proposed use will be located in a 15-acre commercial development that will contain personal service and retail establishments. The proposed use will be compatible with the other uses in the overall development that are allowed by right in the C-2 Zoning District.

The proposed concept plan has been evaluated to ensure that the drive-through will not adversely affect the adjacent developments. The concept plan shows that the drive-through lane provides stacking for seven vehicles from the service window and five vehicles from the ordering station. The drive-through lane also has an escape lane near the ordering station. In Staff's opinion, the drive-through stacking meets the minimum

stacking requirements in the RDC for a drive-through restaurant and should not negatively affect the future uses within the development.

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit;

The proposed restaurant with a drive-through meets the intent of the C-2 Zoning District and will be compatible with the surrounding uses.

It is Staff's opinion that the request meets the criteria outlined in the RDC for an SUP. The proposed drive-through restaurant is not expected to have an adverse impact on adjacent properties and will be compatible with the surrounding commercial uses that are allowed by right in the C-2 Zoning District. Additionally, the proposed use's location on Lakeview Parkway, a high traffic volume corridor, away from any residential districts is an appropriate location for a drive-through restaurant and meets the intent of the C-2 Zoning District.

Public Notice

On August 8, 2016, a total of nine notices were mailed to property owners within 200 feet and a total of twenty six courtesy notices were mailed to property owners within 500 feet. As of August 26, 2016, one notice was received in favor of the request while none were received in opposition. The responses are available in Attachment 4 – Returned Public Notice.

Staff published the Legal Notice in the *Dallas Morning News* on August 12, 2016, and placed a zoning sign on the subject property on August 12, 2016, in accordance with the Rowlett Development Code.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Move to approve an ordinance to grant a Special Use Permit to allow a restaurant with a drive-through facility.

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, TO GRANT A SPECIAL USE PERMIT ALLOWING FOR THE CONSTRUCTION AND OPERATION OF A RESTAURANT WITH A DRIVE-THROUGH FACILITY FOR PROPERTY GENERALLY LOCATED AT 3101 LAKEVIEW PARKWAY, AND BEING DESCRIBED AS 0.859 +/- ACRES, LOT 2, BLOCK A, OF THE BRIARWOOD ARMSTRONG ADDITION, CITY OF ROWLETT, DALLAS COUNTY, TEXAS; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE

NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended to grant a Special Use Permit to allow the development and use of a restaurant with a drive-through facility for property generally located at 3101 Lakeview Parkway, and being described as Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas, and being more particularly described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein (hereinafter the "Property").

Section 2. That the Property may be used for the construction and operation of a restaurant with a drive-through facility and shall be in accordance with the plan attached hereto and incorporated herein as Exhibit "C."

Section 3. That the Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Rowlett Development Code or Code of Ordinances, then the standard or regulation required by the Development Code or other ordinance shall be applied to development and use of the Property.

Section 4. That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same

are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the comprehensive Zoning Ordinance as a whole.

Section 7. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

ATTACHMENTS

Exhibit A – Legal Description

Exhibit B – Zoning Boundary

Exhibit C – Concept Plan

Attachment 1 – Statement of Intent

Attachment 2 – Location Map

Attachment 3 – Final Plat

Attachment 4 – Public Hearing Notice Responses

EXHIBIT "A"

Exhibit A

Being a tract of land, situated in the Reason Crist Survey, Abstract No. 225 and the V. Matthusen Survey, Abstract No. 1017, in the City of Rowlett, Dallas County, Texas, and being all of Lot 2, Block A, of **BRIARWOOD ARMSTRONG ADDITION**, an addition to the City of Rowlett, as recorded under Instrument No. 201500322012, of the Official Records, of Dallas County, Texas (O.R.D.C.T.), and also being a portion of Lakeview Parkway, said tract being more particularly described as follows:

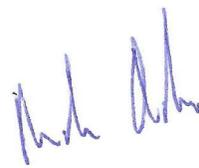
BEGINNING at a mag nail found for the northwesterly corner of said Lot 2, Block A, same being an inner "ell" corner of Lot 1, Block A, of said addition;

THENCE North 89°02'13" East, along the northerly line of said Lot 2, a distance of 146.98' to a mag nail found for the northeasterly corner of said Lot 2, same being an inner "ell" corner of Lot 3, Block A, of said addition;

THENCE South 00°57'47" East, along the common line between said Lots 2 and 3, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southeasterly corner of said Lot 2, same being the southwesterly corner of said Lot 3, at a distance of 262.91' and continuing over and across said Lakeview Parkway, a total distance of 335.53' to a point for corner in the approximate centerline of said Lakeview Parkway;

THENCE South 89°02'15" West, along the approximate centerline of Lakeview Parkway, a distance of 146.98' to a point for corner;

THENCE North 00°57'47" West, over and across said Lakeview Parkway, passing the southwesterly corner of said Lot 2, same being the most southerly southeast corner of said Lot 1, at a distance of 67.42', and continuing along the common line between said Lots 1 and 2, a total distance of 335.53' to the **POINT OF BEGINNING** and containing 49,317 square feet or 1.132 acres of land, more or less.



DATE:	06/17/2016
REVISED:	
SCALE:	1" = 20'
CHK'D. BY:	M.B.A.
JOB NO.:	2016-0053

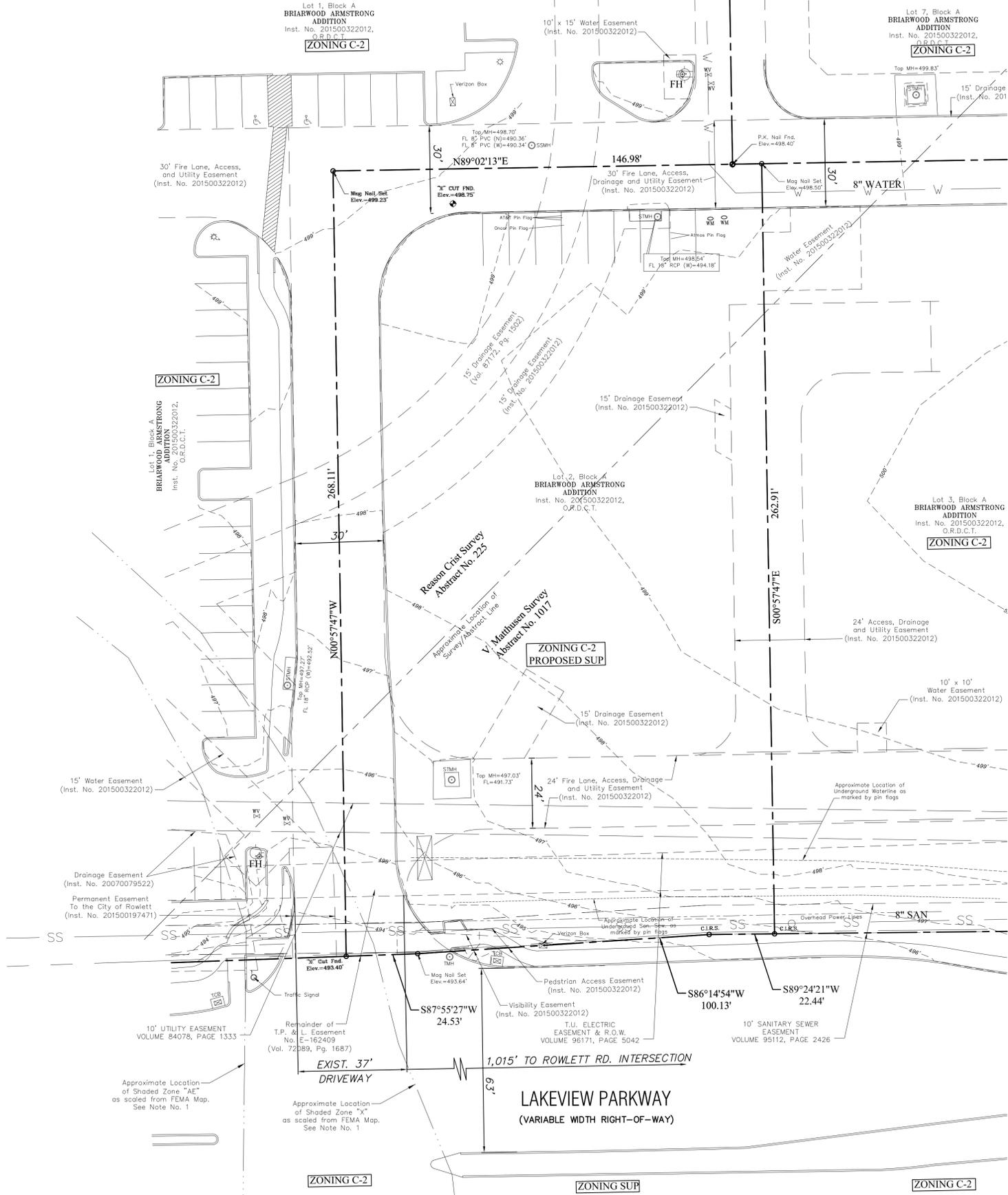
S.U.P. EXHIBIT "A"
Lot 2, Block A
BRIARWOOD ARMSTRONG
ADDITION
City of Rowlett,
Dallas County, Texas



North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McDonald St., Suite 110,
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

GENERAL NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, MAP NO. 48113C0240K, MAP REVISED JULY 07, 2014, THE HEREIN DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ALSO IN SHADED ZONE "AE", DESCRIBED BY SAID MAP TO BE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED" AND ALSO IN SHADED ZONE "X", DESCRIBED BY SAID MAP TO BE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED".

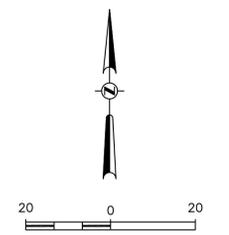


LEGEND

- EXISTING
- FH FIRE HYDRANT
- SS SANITARY SEWER
- STM STORM SEWER
- W WATER
- PROPERTY LINE

LIST OF RELATED APPLICATIONS

- SPECIAL USE PERMIT
- ALTERNATIVE LANDSCAPE PLAN
- ALTERNATE BUILDING MATERIALS

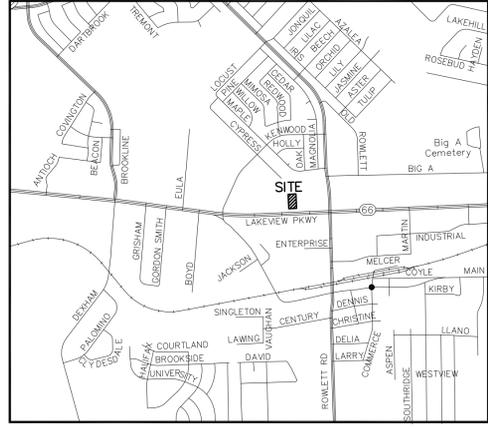


LEGEND

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.D.C.T. = Map Records, Dallas County, Texas
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- O.R.D.C.T. = Official Records, Dallas County, Texas

SYMBOL LEGEND

Wire Fence	Water Valve
Wood Fence	Water Meter
Chain Link Fence	Fire Hydrant
Concrete	ICV Irrigation Control Valve
Asphalt	Sanitary Sewer Cleanout
Light Standard	Sanitary Sewer Manhole
Guy Wire/Anchor	Storm Drain Manhole
Utility Pole	Gas Meter
Overhead Wires	Gas Valve



Vicinity Map (not to scale)

EXHIBIT "A"

Being a tract of land, situated in the Reason Criss Survey, Abstract No. 225 and the V. Mathueson Survey, Abstract No. 1017, in the City of Rowlett, Dallas County, Texas, and being all of Lot 2, Block A, of BRIARWOOD ARMSTRONG ADDITION, an addition to the City of Rowlett, as recorded under Instrument No. 201500322012, of the Official Records of Dallas County, Texas (O.R.D.C.T.), and also being a portion of Lakeview Parkway, said tract being more particularly described as follows:

BEGINNING at a mag nail found for the northwesterly corner of said Lot 2, Block A, same being an inner "ell" corner of Lot 1, Block A, of said addition;

THENCE North 89°02'13" East, along the northerly line of said Lot 2, a distance of 146.98' to a mag nail found for the northwesterly corner of said Lot 2, same being an inner "ell" corner of Lot 3, Block A, of said addition;

THENCE South 00°57'47" East, along the common line between said Lots 2 and 3, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the southeasterly corner of said Lot 2, same being the southeasterly corner of said Lot 3, at a distance of 262.91' and continuing over and across said Lakeview Parkway, a total distance of 335.53' to a point for corner in the approximate centerline of said Lakeview Parkway;

THENCE South 89°02'13" West, along the approximate centerline of Lakeview Parkway, a distance of 148.98' to a point for corner;

THENCE North 00°57'47" West, over and across said Lakeview Parkway, passing the southeasterly corner of said Lot 2, same being the most southerly southeast corner of said Lot 1, at a distance of 87.42', and continuing along the common line between said Lots 1 and 2, a total distance of 335.53' to the POINT OF BEGINNING and containing 49,317 square feet or 1.132 acres of land, more or less.



DATE: 06/17/2016	S.U.P. EXHIBIT "A"	North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1515 South McDonald St., Suite 110, McKinney, TX 75069 Ph: (469) 484-2074 Fax: (469) 484-1997 www.northtexasurveying.com Firm Registration No. 10074200
REVISION:	Lot 2, Block A	
SCALE: 1" = 80'	BRIARWOOD ARMSTRONG	
CHK'D. BY: M.B.A.	ADDITION	
JOB NO.: 2016-0058	City of Rowlett, Dallas County, Texas	

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

SURVEY:

North Texas Surveying, L.L.C.
 Registered Professional Land Surveyors
 1515 South McDonald St., Suite 110,
 McKinney, TX 75069
 Ph: (469) 484-2074 Fax: (469) 484-1997
 www.northtexasurveying.com
 Firm Registration No. 10074200

PROPERTY LESSEE:

El Pollo Loco, Inc.
 3535 Harbor Boulevard, Suite 100
 Costa Mesa, CA 92626
 Tel: 415.545.8840
 Contact: Chris Konecny

OWNER INFORMATION:

Briarwood Armstrong LLC
Briarwood Rowlett LLC
 2911 Turtle Creek Boulevard,
 Suite 1240
 Dallas, TX 75219
 Tel: 214-522-7739
 Contact: Douglas Florence

EL POLLO LOCO RESTAURANT DEVELOPMENT PLAN

CASE NO: _____

3101 LAKEVIEW PARKWAY (S.H. 66)
 LOCATED IN
 PORTION OF LOT 2, BLOCK A
 BRIARWOOD ARMSTRONG ADDITION
 ROWLETT, DALLAS COUNTY, TEXAS

SUBMITTED: JUNE 21, 2016
 REVISED: JULY 15, 2016
 REVISED: AUG. 5, 2016
 REVISED: _____



8/05/2016

SUP / DEVELOPMENT PLAN 06-21-16
 SUP / RE-SUBMITTAL 07-15-16

BUILDING TYPE: HDSP 2660
 STORE NUMBER:
 DRAWN BY: RA
 CHECKED BY: MI

EL POLLO LOCO

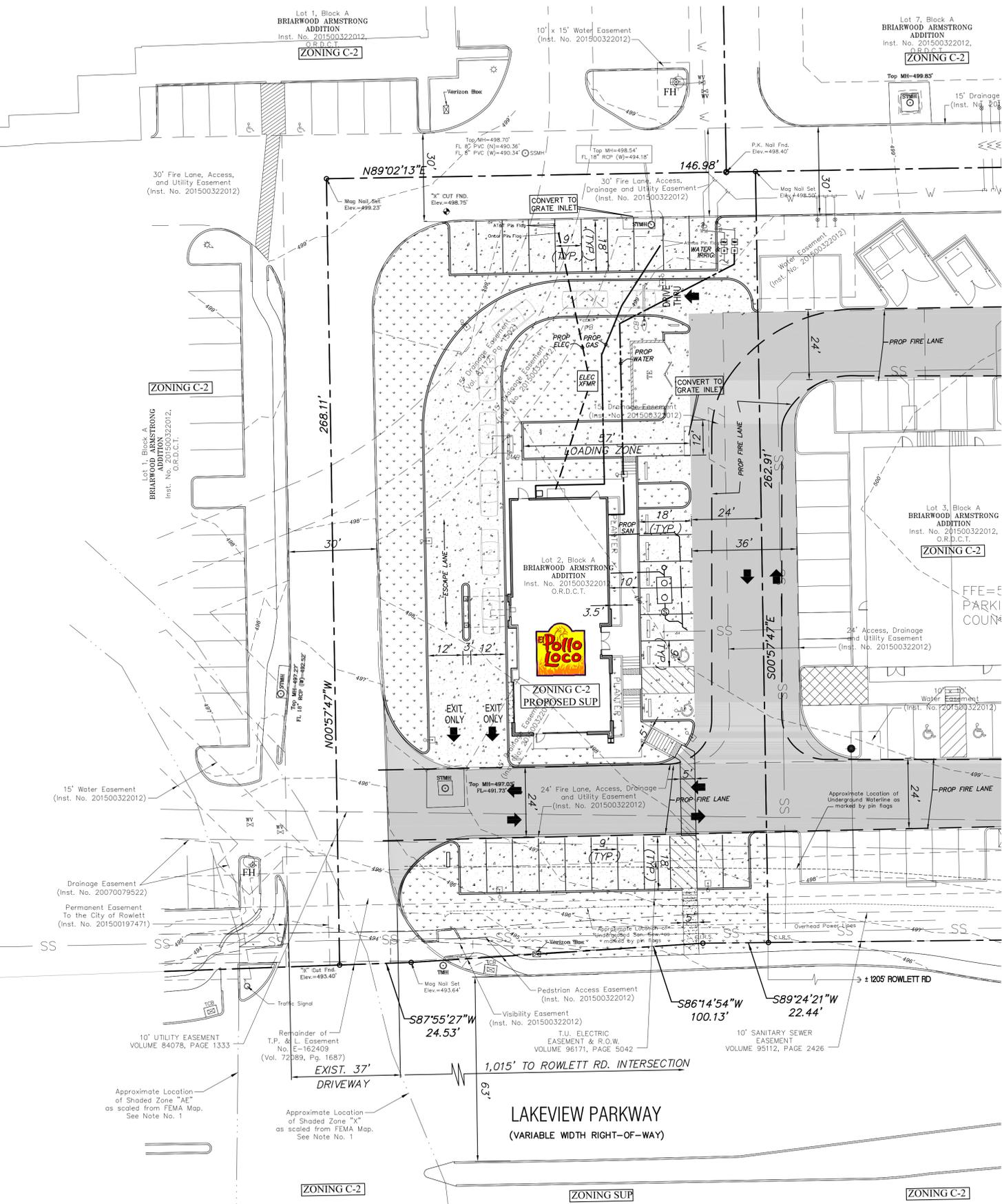
3101 LAKEVIEW PARKWAY
 ROWLETT, TX



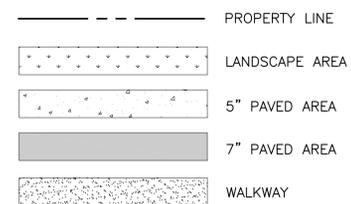
EXHIBIT B ZONING EXHIBIT

GENERAL NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, MAP NO. 48113C0240K, MAP REVISED JULY 07, 2014, THE HEREIN DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ALSO IN SHADED ZONE "AE", DESCRIBED BY SAID MAP TO BE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED" AND ALSO IN SHADED ZONE "X", DESCRIBED BY SAID MAP TO BE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED".

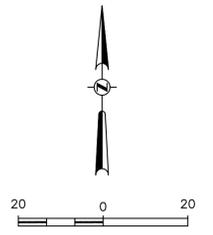


PAVING LEGEND



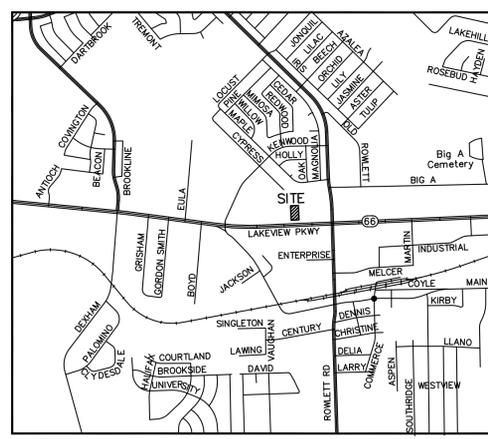
LIST OF RELATED APPLICATIONS

- SPECIAL USE PERMIT
- ALTERNATIVE LANDSCAPE PLAN
- ALTERNATE BUILDING MATERIALS



LEGEND

- PROPOSED: MONUMENT SIGN, LIGHT FIXTURE, ARROW PATH DIRECTION, FFE FINISH FLOOR ELEVATION, PB PREVIEW BOARD, MB MB BOARD, TE TRASH ENCLOSURE, FIRE LANE, WATER LINE, SANITARY SEWER, STORM GRATE INLET, GREASE TRAP & SAMPLING WELL.
EXISTING: FIRE HYDRANT, SANITARY SEWER, STORM SEWER, WATER.



SITE DATA INFORMATION:

Table with 2 columns: Description and Value. Includes Gross Site Area (38,990 SF), Site Frontage (122.57'), Site Width (146.98'), Existing Zoning District (C-2), Proposed Zoning District (SUP), Appraisal District Account No. (440620600A0020000), Existing Use (Pad Site), Proposed Use (Restaurant w/ Drive-Thru), Building Lot Coverage Provided (2,660 SF / 38,990 SF = 6.8%), etc.

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

Property Description: (0.766 Acres) Tract 1 (Fee Simple)
Being all of Lot 2, Block A, of BRIARWOOD ARMSTRONG ADDITION, an addition to the City of Rowlett, Dallas County, Texas, according to the map or plat thereof, recorded under Instrument No. 201500322012, of the Official Records, Dallas County, Texas.
Tract 2 (Non-Exclusive Easement Estate)
Non-Exclusive easement rights created pursuant to Declaration of Easements, Covenants, Conditions and Restrictions for Lakeview Market filed 12/09/2015, recorded under Document No. 201500325089, Official Records, Dallas County, Texas, as affected by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Lakeview Market filed 04/15/2016, recorded under Document No. 201600099814, Official Public Records, Dallas County, Texas.

SURVEY:

North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1616 South McDonald St., Suite 110, McKinney, TX 75069
Ph: (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

PROPERTY LESSEE:

El Pollo Loco, Inc.
3535 Harbor Boulevard, Suite 100
Costa Mesa, CA 92626
Tel: 415.545.8840
Contact: Chris Konecny

OWNER INFORMATION:

Briarwood Armstrong LLC
Briarwood Rowlett LLC
2911 Turtle Creek Boulevard, Suite 1240
Dallas, TX 75219
Tel: 214-522-7739
Contact: Douglas Florence

EL POLLO LOCO RESTAURANT DEVELOPMENT PLAN

CASE NO:
3101 LAKEVIEW PARKWAY (S.H. 66)
LOCATED IN
PORTION OF LOT 2, BLOCK A
BRIARWOOD ARMSTRONG ADDITION
ROWLETT, DALLAS COUNTY, TEXAS
SUBMITTED: JUNE 21, 2016
REVISED: JULY 15, 2016
REVISED: AUG. 5, 2016
REVISED:



Table with 2 columns: Description and Date. Includes SUP / DEVELOPMENT PLAN 06-21-16, SUP / RE-SUBMITTAL 07-15-16, BUILDING TYPE: HDSP 2660, STORE NUMBER: DRAWN BY: RA, CHECKED BY: MI.

EL POLLO LOCO
3101 LAKEVIEW PARKWAY
ROWLETT, TX



EXHIBIT D
ZONING
CONCEPT



Bovay Engineers, Inc.
9100 Southwest Freeway
Suite 201
Houston, Texas 77074
Phone: 713.777.8400
Fax: 713.541.5535

E N G I N E E R I N G A N D D E S I G N F I R M

13 July 2016

City of Rowlett
c/o Katy Goodrich, Case Manager
Planning and Development Services
4000 Main Street
Rowlett TX 75088

Re: **Exhibit C Statement of Intent
For SUP Application for Proposed Restaurant with Drive Thru
3101 Lakeview Parkway, Rowlett, TX**

Dear City of Rowlett,

We provide the following information, as Exhibit C Statement of Intent, for the proposed SUP at 3101 Lakeview Parkway, Rowlett, TX. This information follows the items as found on the Checklist and has reformatted the text accordingly.

Description of Project Uses

The proposed site location is near the NWC of Lakeview Parkway near Rowlett Road, officially known as 3101 Lakeview Parkway in Rowlett, TX 75088.

The proposed site is located in FEMA's Flood Zone designation of "X" unshaded and "X" Shaded.

The site is being proposed for Special Use Permit of a fast food restaurant with a drive-thru facility. The potential development is for an El Pollo Loco restaurant. The proposed restaurant will be approximately 2,660 square feet and would provide counter and drive-thru service. All utilities necessary for the construction of the El Pollo Loco restaurant are located within proximity to this site.

In addition, this restaurant will operate 7 days a week from 10am to 10pm Sunday thru Saturday. There will be no alcoholic beverages sold. Since this restaurant will be open more than 8 hours a day, most deliveries for food and dry goods will mostly likely occur late night or early morning to avoid traffic conflicts during the day with customers trying to get into and out of the restaurant or other nearby businesses.

The site will consist of associated paving and parking needed to service this site. The minimum requirement of 27 parking spaces will be met, 2 which will be reserved for handicap parking. Access to this site will be from two (2) points. There is a shared access to the east of the building off Lakeview Parkway



Bovay Engineers, Inc.
9100 Southwest Freeway
Suite 201
Houston, Texas 77074
Phone: 713.777.8400
Fax: 713.541.5535

E N G I N E E R I N G A N D D E S I G N F I R M

and an additional access to the west of the site. Please refer to Exhibit “D” for a comprehensive view of our proposed development.

Existing and Proposed Zoning and Land Use

The proposed site is currently in the C-2 (Commercial Business) Zoning District. The C-2 zone designation does not allow for a restaurant with a drive-thru, by right. However, a restaurant with a drive-thru could be allowed, contingent upon City approval, by means of Special Use Permit designation. We are hereby requesting Special Use Permit designation for this proposed development to be able to construct a restaurant with a drive-thru within this C-2 Zoning District.

Potential Residential Density

N/A

Criteria for Approval

1. The proposed Special Use Permit is consistent with the comprehensive plan, other infrastructure related plans, all applicable provisions of the Code, and applicable state and federal regulations.

The subject property is not located within any of the 13 opportunity areas of the Realize Rowlett 2020 Comprehensive Plan. However, the Realize Rowlett 2020 Comprehensive Plan states that for areas outside of the opportunity areas the existing zoning will continue to direct design and investment decisions. Our proposed SUP request will meet the intent of the C-2 Zoning District but as a restaurant with a drive-thru, which will be compatible with other nearby developments and located along a major traffic corridor which is appropriate for a business with a drive-thru.

This proposed SUP will also be consistent with all applicable infrastructure related plans and restrictions, all applicable provisions of the codes and any applicable State and federal regulations.

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

The existing C-2 district is intended for the conduct of retail sales-type uses, with a limited percentage of development associated with other retail and office type uses. Traffic generated by the uses is primarily passenger vehicles and commercial vehicles required for stocking and delivery. The C-2 district is intended to be applied to areas of high traffic volume and along areas of high-volume streets.

Based on the intent of the C-2 zoning district, a restaurant with a drive-thru would be a compatible use in this district, particularly at this location. The subject property fronts a major high volume traffic corridor making it appropriate for a proposed drive-through restaurant.



Bovay Engineers, Inc.
9100 Southwest Freeway
Suite 201
Houston, Texas 77074
Phone: 713.777.8400
Fax: 713.541.5535

E N G I N E E R I N G A N D D E S I G N F I R M

3. Whether the proposed special use permit meets the challenge of changing condition, trend, or fact;

In a C-2 zone a restaurant with a drive-thru is not permitted by right. We are requesting a SUP designation in order to construct a restaurant with a drive-thru.

4. The proposed special use permit will protect the health, safety, morals, and/or general welfare of the public;

The proposed SUP will not negatively affect the health, safety, morals and/or general welfare of the public. The proposed use will be on a pad site located within a commercial center and not located next to any residential subdivision(s).

5. Municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

The proposed site is within a master planned commercial development which provided necessary water utility stub-outs and has proper utility facilities within proximity for connection purposes to provide all the necessary utilities to the proposed facility. There are existing access roads and drainage facilities. The existing developments will not be affected or impacted in their services by the inclusion of this proposed development.

6. The proposed special use permit is consistent with other properties in the vicinity and will not have significant adverse impacts on other properties in the vicinity of the subject tract;

The SUP is consistent with other properties near this vicinity and will not have significant adverse impacts on other properties. The proposed use is compatible with other uses that are allowed by right in the C-2 Zoning District.

7. The proposed subject property is suitable for the existing and proposed use sought by the Special Use Permit.

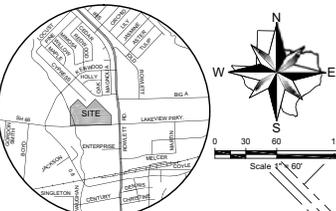
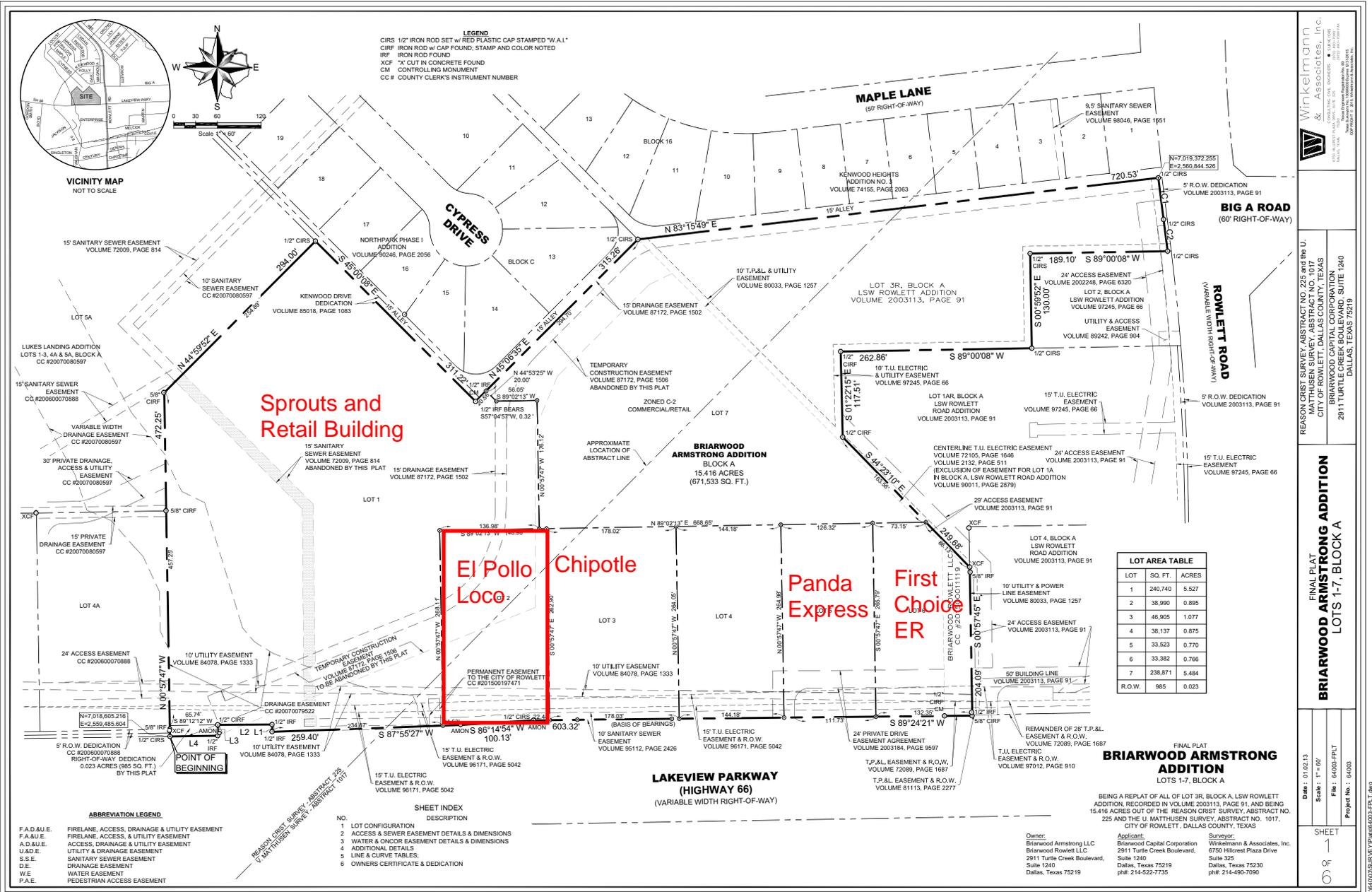
The proposed subject property is suitable for the proposed used sought by the Special Use Permit and meets the intent of the C-2 Zoning District and will be compatible with the surrounding uses.

Sincerely,

Rebecca Garza

Rebecca Garza
Site Development Technician III
Bovay Engineers, Inc.
713.777.8400





LEGEND
 CIR S 1/2" IRON ROD SET W/ RED PLASTIC CAP STAMPED "W.A.I."
 CIR F IRON ROD W/ CAP FOUND, STAMP AND COLOR NOTED
 IR F IRON ROD FOUND
 XCF "X" CUT IN CONCRETE FOUND
 CM CONTROLLING MONUMENT
 CC # COUNTY CLERK'S INSTRUMENT NUMBER

LOT	SQ. FT.	ACRES
1	240,740	5.527
2	38,990	0.895
3	46,905	1.077
4	38,137	0.875
5	33,523	0.770
6	33,382	0.766
7	238,871	5.484
R.O.W.	985	0.023

ABBREVIATION LEGEND
 F.A.D.&U.E. FIRELINE, ACCESS, DRAINAGE & UTILITY EASEMENT
 F.A.&U.E. FIRELINE, ACCESS, & UTILITY EASEMENT
 A.D.&U.E. ACCESS, DRAINAGE & UTILITY EASEMENT
 U.&D.E. UTILITY & DRAINAGE EASEMENT
 S.S.E. SANITARY SEWER EASEMENT
 D.E. DRAINAGE EASEMENT
 W.E. WATER EASEMENT
 P.A.E. PEDESTRIAN ACCESS EASEMENT

SHEET INDEX

NO.	DESCRIPTION
1	LOT CONFIGURATION
2	ACCESS & SEWER EASEMENT DETAILS & DIMENSIONS
3	WATER & ONCOR EASEMENT DETAILS & DIMENSIONS
4	ADDITIONAL DETAILS
5	LINE & CURVE TABLES
6	OWNERS CERTIFICATE & DEDICATION

LAKEVIEW PARKWAY (HIGHWAY 66)
 (VARIABLE WIDTH RIGHT-OF-WAY)

FINAL PLAT
BRIARWOOD ARMSTRONG ADDITION
 LOTS 1-7, BLOCK A

BEING A REPLAT OF ALL OF LOT 3R, BLOCK A, LSW ROWLETT ADDITION, RECORDED IN VOLUME 2003113, PAGE 91, AND BEING 15.416 ACRES OUT OF THE REASON CRIST SURVEY, ABSTRACT NO. 225 AND THE U. MATTHESEN SURVEY, ABSTRACT NO. 1017, CITY OF ROWLETT, DALLAS COUNTY, TEXAS.

Owner: Briarwood Armstrong LLC
 Briarwood Rowlett LLC
 Suite 1240
 Dallas, Texas 75230
 Dallas, Texas 75219

Applicant: Briarwood Capital Corporation
 2911 Turtle Creek Boulevard,
 Suite 1240
 Dallas, Texas 75219
 pH# 214-522-7735

Surveyor: Winkelmänn & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 325
 Dallas, Texas 75230
 pH# 214-460-7090

Winkelmänn & Associates, Inc.
 SURVEYOR
 6750 HILLCREST PLAZA DRIVE, SUITE 325, DALLAS, TEXAS 75230
 PH: 214-460-7090
 FAX: 214-460-7090
 LICENSE NO. 10001

REASON CRIST SURVEY, ABSTRACT NO. 225 and the U. CITY OF ROWLETT, DALLAS COUNTY, TEXAS
 BRIARWOOD CAPITAL CORPORATION
 2911 TURTLE CREEK BOULEVARD, SUITE 1240
 DALLAS, TEXAS 75219

FINAL PLAT
BRIARWOOD ARMSTRONG ADDITION
 LOTS 1-7, BLOCK A

Date: 01.02.13
 Scale: 1" = 60'
 Plat #: 6003-FPLT
 Project No.: 64003

SHEET 1



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

AUG 08 2016

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST: The applicant is proposing a restaurant with a drive-through (El Pollo Loco). Per the Rowlett Development Code, a restaurant with a drive-through requires a Special Use Permit in the C-2 Zoning District. (SUP136-2016)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: welcome to Rowlett!

PROPERTY OWNER NAME (print): RAY KNEGGS, Sr.
SIGNATURE: [Signature]
ADDRESS: 3405 Enterprise Dr. Rowlett, TX. 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd of August, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, August 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, August 26, 2016, to be included in the City Council packet. All responses received by August 17 will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

date 8-8-2016 - 3:45 pm

Table with 2 columns: Contact information for questions and Return by Fax or Mail address.



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 8/23/2016

AGENDA ITEM: 8C

TITLE

Conduct a public hearing and consider an ordinance approving a rezoning from Commercial/Retail Highway (C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District (UV-FB) for properties located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1, Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

SUMMARY

The City of Rowlett is the applicant for this zoning request.

The applicant is requesting to rezone the subject properties (Attachment 1 – Location Map) to the Urban Village Form-Based (UV-FB) District for the purposes of building a pedestrian oriented urban development and incorporating the southern portion of Herfurth Park and the adjacent Rowlett Water Tower property into the Downtown Framework Plan. No changes are proposed for the Downtown Framework Plan other than adding the subject properties.

The Planning and Zoning Commission recommended approval of this item (6 to 1) at their August 23, 2016, regular meeting. The discussion can be viewed as item C.2 at the following link: <http://rowlettx.swagit.com/play/08232016-1486>. The purpose of this item is for the City Council to conduct a public hearing and consider taking final action on the proposed zoning change.

BACKGROUND INFORMATION

One of the subject properties includes a 33-tract of land owned by Global Investment Group located at the southwest corner of Main Street and President George Bush Turnpike (PGBT). The other two properties included in the rezoning request are owned by the City of Rowlett. This includes the 10.7 acre lot that has a City water tower located at 3801 PGBT and 13 acres +/- of the southern portion of Herfurth Park. The southern portion of Herfurth Park and the water tower site are being included in the rezoning request on behalf of the City in order to incorporate them into the Downtown Framework Plan. The northern portion of Herfurth Park is already included in the Downtown Framework District (Attachment 3 – Existing Downtown Framework Plan). Inclusion of Herfurth Park is not for the purposes of developing the park. The City will continue to maintain ownership of the park and is in fact proposing an upgrade to the park facilities in the near future.

The subject properties are currently zoned Commercial/Retail Highway (C-3) and Park Zoning Districts and are regulated by the Rowlett Development Code (RDC). The subject properties are also located in the Regional Trade Sub-District, which is one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan (Attachment 2 – Regional Trade Sub-District). When the plan was initially adopted in 2011, it was understood that the City would take an active role in rezoning several of the priority opportunity areas. This was accomplished through the adoption of the Form-Based Code (FBC) and subsequent rezoning of Downtown, Signature Gateway, Healthy Living, Woodside Living and the North Shore districts. It was determined that the remaining opportunity areas, including Regional Trade, would be addressed as development opportunities arose.

The main objective outlined for the Regional Trade Sub-District is to allow for commercial and retail uses along President George Bush Turnpike. It is the City's desire to meet these goals by transitioning to a zoning that will adhere to the UV-FB standards. By rezoning to the UV-FB, future development will be required to address key considerations outlined in the Regional Trade section of the Comprehensive Plan as well as the requirements of the FBC itself (e.g. trails, pathways, connectivity, public open space, frontage on PGBT and Main Street, parking and lighting). The UV-FB is a mixed use, pedestrian friendly, urban district that places an emphasis on the spatial definition of the public realm. Furthermore, it helps to shape the neighborhood in a way that aims to seamlessly incorporate its context through transition and connectivity.

The next step to furthering the vision for this area is to establish the appropriate base zoning district through the approval of a Framework Plan. This rezoning request will add the subject properties into the Downtown Framework Plan as shown in Attachment 4. No other changes are being proposed for the Downtown Framework Plan. The subject properties will follow the same requirements and utilize the same street cross sections that are already included in the Downtown Framework Plan. If approved, the future applicants will be required to submit and receive approval of a preliminary plat, detailed development plans, final plat, civil engineering plans, and building plans all prior to building on the site.

DISCUSSION

Section 77-805 of the RDC states that the City Council shall consider the following when making a recommendation on rezoning requests. Staff's commentary is in bold italics beneath each criterion.

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

The proposed rezoning meets the challenge of a changing condition and trend in that, in terms of pedestrian friendly urban development, the current (C-3) Commercial/Retail zoning district no longer meets the intent for the area as outlined in Realize Rowlett 2020 Comprehensive Plan. This can be attributed to adjacent development of the Downtown District (e.g., First United Methodist Church, Herfurth Park renovations, Village of Rowlett, and Main Street extension to PGBT) that create

the need for a connected and compatible urban fabric. Furthermore, the existing Park designation corrects an error, in that this designation is no longer applicable as a zoning district throughout the City. Currently the northern half of Herfurth Park is Zoned UV-FB and the southern portion zoned Park District. The portion of the park being requested and the water tower site, is on behalf of the City in efforts to bring them into the Downtown district amending its boundaries. Staff believes that approving the proposed rezoning request will further the vision outlined in the Realize Rowlett 2020 Comprehensive Plan.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The subject properties are located in the Regional Trade Sub-District, where the intent is to allow for highway commercial/retail uses, class-b/flex office space, and large format retailers ranging in size from 25,000 to 200,000 square feet. While the existing C-3 zoning may facilitate highway commercial/retail uses, adopting the UV-FB District for the subject properties will allow a wider range of uses and ensure a more seamless transition with the Downtown District. The UV-FB district will place additional requirements for streetscape improvements, open space, and connectivity that would be lacking in a development under C-3 zoning. Developing under the UV-FB district will provide a seamless transition from the Downtown to PGBT, and provide necessary cross connections to alleviate traffic congestion on Skyline and Main Street.

The UV-FB will ensure that future development will meet the portion of the Guiding Principles that apply to this site as outlined in the Realize Rowlett 2020 Comprehensive Plan. The intent of the FBC is based on the Comprehensive Plan and the Guiding Principles. Listed below are the Guiding Principles specifically identified for the Regional Trade Sub-District that will be reinforced with the proposed rezoning:

- ***Guiding Principle #2: Grow the City's economy through diversification of job and business opportunities.***
- ***Guiding Principle #5: Maximize the benefits of major public infrastructure investments (existing, planned).***
- ***Guiding Principle #7: Diversify mobility options within the City and connect activity areas.***
- ***Guiding Principle #9: Balance growth through efficient development patterns.***
- ***Guiding Principle #11: Position Rowlett for an appropriate scale of investment and reinvestment supported by market trends.***

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, any future development will be required to comply with all applicable development standards in the FBC as well those standards in the RDC including drainage, traffic, and utility requirements.

4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

Staff has reviewed the proposed rezoning from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Prior to the approval of a Regulating Plan, Staff will ensure adequate capacity for utilities is provided as required by City ordinances.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment. The proposed UV-FB, will ensure that the natural features are utilized as an asset not only for the site, but for the larger community. The intent of the FBC is to enhance the site's natural conditions by way of neighborhood design, which happens at the Regulating Plan phase of the FBC development review process. Future development will be required to tie into the park and trail system as shown on the Framework Plan, which is publically accessible to the adjacent community and provides an attractive natural buffer to the Downtown.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

Staff does not anticipate that the proposed rezoning will have significant adverse impacts on other properties in the vicinity. As indicated previously, the Herfurth Park portion is not for the purposes of developing anything within the park. The City will continue to maintain ownership of the park and is proposing an upgrade to the facilities within, in the near future. Furthermore, FBC requirements dictate that buildings will treat any existing open space as a frontage, ensuring service functions are not located within sight and placing eyes on the park (which enhances security, park activity, and fosters a sense of place). An UV-FB district will ensure that the design of any proposed development will be seamlessly integrated into the adjacent district.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

It is Staff's opinion that the proposed zoning is more suitable for the subject properties than the current zoning as it was envisioned by the Realize Rowlett 2020 Comprehensive Plan. As previously mentioned, rezoning to a FBC district would allow a wider range of uses and would place additional requirements for streetscape improvements, open space, and connectivity that would be lacking in a conventional development. This will provide a seamless transition from Downtown to PGBT, and provide necessary cross connections to alleviate traffic congestion on Skyline and Main Street.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

The UV-FB standards allow for a broad range of building types and uses to be constructed within a development. It is Staff's view that the proposed rezoning will not result in an excessive proliferation of a particular type, rather it will diversify the product offered in this district.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

It is Staff's view that the proposed rezoning will ensure that future uses on the tract will be compatible in scale with uses adjacent to this property.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

It is Staff's opinion that there is adequate demand in the Downtown area to support the increased supply of land zoned under the UV-FB District. Additionally, the current C-3 zoning has failed to generate any demand for development.

Framework Plan

The Framework Plan incorporates the development regulations and the spatial exhibit showing high-level features including thoroughfare assemblies. Below are the key elements of the Framework Plan:

Open Space: The UV-FB requires 10 percent of the developable area to be comprised of public Open Space. Up to half of that requirement can be met utilizing the adjacency to Herfurth Park. The remaining five percent of the open space will be provided internally within the development through centralized open space for active and passive recreation, as well as stormwater management.

Street Typologies: The Framework Plan includes street typologies that were previously adopted in the Downtown District.

In summary, the proposed UV-FB District consists of a 57-acre pedestrian-oriented, urban neighborhood to be governed under the City's FBC is consistent with the vision set forth in the Realize Rowlett 2020 Comprehensive Plan. It is staff's opinion that the proposed rezoning meets the above criteria for a rezoning and recommends approval of that request. Utilizing the FBC will ensure that the proposed rezoning achieves many of the Guiding Principles and the vision outlined in the Comprehensive Plan by ensuring a neighborhood design that emphasizes the following:

- Open Spaces
- Variety of building types
- Pedestrian facilities
- Consistency with the Downtown Framework Plan

It is also important to note, that the Framework Plan is by design basic in nature and used to apply zoning to a property. Specific development regulations are not outlined in detail with this request because they were previously vetted and approved by the City Council with the adoption of the FBC and UV-FB District in 2012. Based on the analysis above, Staff believes that the rezoning of this property is in harmony with the City's overall vision set forth in the Comprehensive Plan for the Regional Trade Sub-District.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Thirty-nine 200ft notices and 63 courtesy 500ft notices were mailed on August 5, 2016, and as of Friday, August 26, 2016, Staff has received the following:

- 200 ft. notification area: one in favor and three in opposition.
- 500 ft. courtesy notification area: two in favor and one in opposition

These responses are included as Attachment 4.

FISCAL IMPACT

N/A

RECOMMENDED ACTION

Staff recommends approval.

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM COMMERCIAL/RETAIL HIGHWAY C-3 TO URBAN VILLAGE SUBDISTRICT OF THE FORM-BASED CODE DISTRICT ("FB DISTRICT") FOR REAL PROPERTY CONSISTING OF 57.61+/- ACRES IN THE WILLIAM CRABTREE SURVEY, ABSTRACT 347, AND LOT 1 BLOCK A, KIRBY ELEVATED TANK ADDITION, CITY OF ROWLETT, DALLAS COUNTY, TEXAS, AND BEING MORE

SPECIFICALLY DESCRIBED IN EXHIBITS “A” AND “B”; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance, Plan (including the Downtown Framework Plan), and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by granting a change in zoning from Commercial/Retail Highway (“C-3”) to the Urban Village Subdistrict of the Form-Based Code District for real property consisting of 57.61 +/- acres in the William Crabtree Survey, Abstract 347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas, and being more specifically described in Exhibits “A” and “B”, attached hereto and incorporated herein (hereinafter the “Property”). The Downtown Framework Plan of the City’s Realize Rowlett 2020 plan be and is hereby amended to include the Property, as shown in Exhibit “C,” which exhibit is attached hereto and incorporated herein.

SECTION 2. That the standards of the Form-Based Code district set forth in Exhibit “C” (the “Downtown East”) shall be imposed on the development and use of the Property, notwithstanding contrary provisions in the Form-Based Code zoning regulations. All development and use regulations and requirements imposed on property in the Form-Based Code zoning district, and the Urban Village subdistrict, shall apply to the development and use of the Property. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses in the Urban Village subdistrict of the Form-Based Code zoning classification, then the standard or regulation required by the Rowlett Development Code, or other ordinances of the City shall control the development and use of the Property.

SECTION 3. That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in

effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Regional Trade (E-3) District

Attachment 3 – Downtown Framework Plan – Existing

Attachment 4 – Public Hearing Notices

Exhibit A – Legal Description

Exhibit B – Zoning Exhibit

Exhibit C – Downtown Framework Plan Amended

REGIONAL TRADE | AREA E-3



DEVELOPABLE ACRES: * 107

PRODUCT TYPES:

- Highway Commercial
- Class B Office
- Flex Office
- Limited-Service Hotels

SUPPORTABLE PSYCHOGRAPHICS

- American Dreams
- Multi-Culti Mosaic

** Net floodplain and parcels less likely to redevelop in the near-term (five to 10 years).*

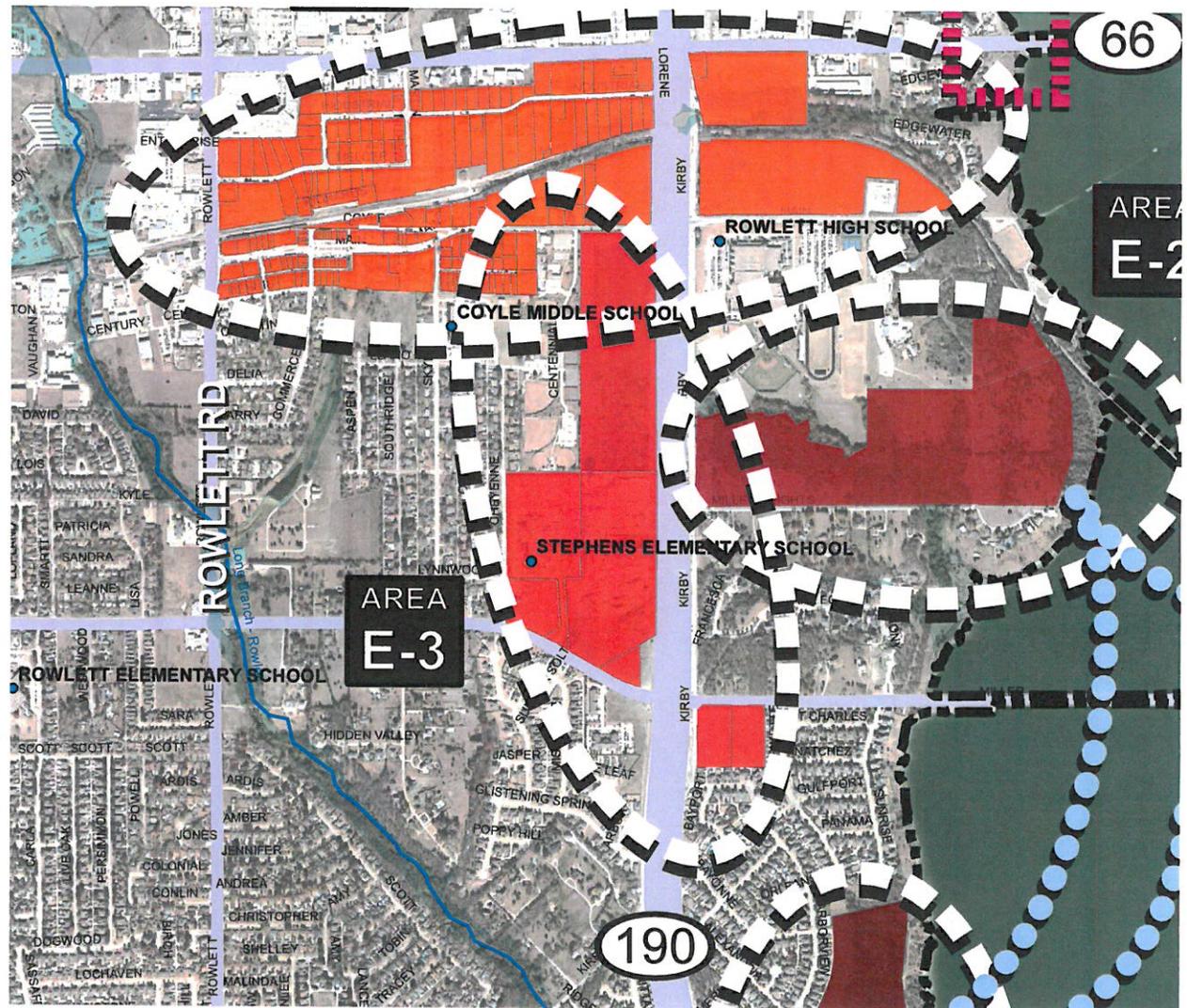
VISION

Regional Trade will be the City's most obvious location for region-serving commercial uses, in-line commercial and professional space users, and moderate scale "Class B" office buildings. With its visibility and access from PGBT, the Regional Trade subarea will likely attract large format retailers ranging in size from 25K to 100K+ square feet. This subarea provides a location in Rowlett for these uses, which are not appropriate in the Northshore, Center for Commerce and Industry, and Business Beltway subareas. To this end, the City will need to prepare for the potential loss of existing commercial operators on Lakeview Parkway to sites located adjacent to the PGBT. In the long-term these uses may be replaced by mixed-use products that outgrow their location within Old Town.

Essential elements that will have to be in place in order for this investment scenario to be realized include: well-signed and visible access points from PGBT; connections to area activity centers; and, sites "readied" for development and devoid of physical challenges.

MARKET

- Leveraging the renaissance of existing commercial corridors within the community combined with the introduction of tollway frontage, large-scale commercial uses will likely migrate to this location.
- Parcels in this subarea will be well-positioned to capture a fair share of the Trade Area's growth – 9.6+ million square feet of office space in the Trade Area, 14.3 million square feet of industrial space in the Trade Area, and 2.5 million square feet of commercial retail space in the Trade Area.



REGIONAL TRADE | AREA E-3

GUIDING PRINCIPLES



	GUIDING PRINCIPLE	E-3 REGIONAL TRADE
1	Value existing neighborhoods	
2	Grow the City's economy through diversification of job and business opportunities	**
3	Make Rowlett a community that is attractive to people at all stages of their lives	
4	Invest in places of lasting value and distinctive character	
5	Maximize the benefits of major public infrastructure investments (existing, planned)	***
6	Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity...	
7	Diversify mobility options within the City and connect activity areas	*
8	Create centers with a mix of activities at key locations in Rowlett	
9	Balance growth through efficient development patterns	**
10	Support quality educational resources to meet the needs of Rowlett residents...	
11	Position Rowlett for an appropriate scale of investment and reinvestment...	***
12	Fund public investment that leverages desired private investment	
13	Ensure that <i>Realize Rowlett 2020</i> is a statement of the City's policy for future...	
	<i>Bold principles relate to citywide concerns and are not specific to any individual geographic area</i>	
	<i>Key:</i>	
	<i>Strongest Support of Principle</i>	****
	<i>Moderate Support of Principle</i>	***
	<i>Some Support of Principle</i>	**
	<i>Incidental Support of Principle</i>	*

IMPLICATIONS

Physical	Mix of developed and undeveloped commercial and remnant sites.
	Valuable visibility to and from PGBT.
	Opportunities to support larger format commercial and office development.
	Slope (terrain) issues will impact the size of commercial footprints that can feasibly locate here.
	Existing floodplain and gas line divide the property and will create development challenges.
Infrastructure	Infrastructure / utilities to support this vision generally exist in the area.
	A utility corridor east of PGBT may be a barrier for some types of development products in the near-term (mixed-use).
Access	New access is being provided by PGBT and associated frontage roads.
	Exit and entrance ramps on the northbound side will serve the site well, however, roads into the area will need to be carefully located to maximize access opportunities.
	Access from northbound PGBT is adequate.
	A rubber-tired or fixed trolley could connect the area to the DART station in Old Town.
Market	The area's adjacency to existing industrial and other business uses, along with its proximity to both DART and adjacency to PGBT will influence the uses that develop here.
	As the City strategically precludes large format retail in other subareas including Northshore, Center for Commerce and Industry and Business Beltway, those uses will likely migrate to Regional Trade.
	In addition to new uses, the City should prepare for the loss of some existing retailers currently located on SH 66 (Lakeview Parkway) to this area given its enhanced visibility - leaving the City with redevelopment challenges on this principle east-west corridor.
Financial	Tax Increment Financing (TIF) or Municipal Management District (MMD) revenues should be used to assist with preparing this area for new investment including assisting with siting viable businesses - commercial retail and office.
Regulatory	Current zoning in the area will accommodate the envisioned uses.
	With a new wave of large retailers in this area, the City will need to develop policies that protect itself against the ultimate demise or reconfiguration of uses from the Lakeview Parkway corridor.
Organizational	The City should encourage regional retail opportunities in this location, largely in an effort to capitalize on its tax revenues, but all also to prevent the stripping out of other commercial locations in the City.
	Whereas the City will play a more significant role in other locations in order to advance the vision, the market will take care of this area.

REGIONAL TRADE | AREA E-3

IMPLEMENTATION

IMPLEMENTATION STRATEGIES (ACTIONS)	TIMING
<i>The specific strategy (action) to be taken</i>	<i>Priority, short, medium, long-term, future or on-going</i>
Market and promote the area as a destination for large format commercial retailers and modest office development.	Short - to Mid-Term
Prepare an urban design framework that identifies locations and design concepts for district gateways, nodes and streetscape for the area, and the commercial areas of the PGBT corridor.	Short - to Mid-Term
Prepare design guidelines that control quality / consistency of development.	Mid-Term
Complete transit connections between this area and Old Town through a shuttle or trolley system.	Mid-Term
Negotiate access rights with TxDOT and NTTA for future driveway connections along the frontage road.	Short-Term
Develop several regulating tools that protect the City in the event future retailers ultimately vacate their buildings (i.e., "go dark" provisions, escrow dollars for demolition, right of first refusal, etc.)	Short-Term
Anticipate the loss of existing retailers in the City to this location and prepare a redevelopment strategy for the reinvention and retaining of these more established commercial locations.	Short-Term
Use Tax Increment Financing (TIF) or Municipal Management District (MMD) revenues to assist with preparing this area for new investment including siting viable businesses - commercial, retail and office.	On-Going

Downtown

Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Regulating Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits.

Intent. It is intended that Downtown becomes the cultural “heart” of the City. It will be the City’s highest density area and will focus on the DART station and several public parks, squares and plazas. The uses currently north of the DART rail line are primarily light industrial which provides a valuable incubation and transition area for long term higher density residential development associated with transit and the turnpike. Downtown will be a regional destination that will help diversify housing product types, and support unique higher quality retail shops and restaurants in the City.

Districts

The Downtown is comprised of two Form Based Districts (“FB Districts”) – New Neighborhood and Urban Village – as set out in the attached Regulating Plan. These FB Districts are modified as set out below.

New Neighborhood

General Boundaries. The New Neighborhood FB District is bounded by Christine Street to the north, the drainage corridor to the east, the cemetery to the south and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All New Neighborhood Building Types in the Form Based Code are allowed in this area.

For redevelopment to the Townhome Building Type, the site must be large enough to accommodate at least 4 units. This is a minimum of two 50-55 foot lots.

Building Height. The maximum building height will be 2 ½ stories.

Transitions. It is intended that the Townhouse Building Type will occur along the south side of Christine Street (which is the boundary of the Urban Village FB District), in order to provide an appropriate transition to possibly lower density residential buildings to the south.

Urban Village

General Boundaries. The Urban Village FB District is bounded by Lakeview Parkway to the north; President George Bush Turnpike to the east; Main Street, Llano Street and Christine Street to the south; Herfurth Park to the south and east; and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All Urban Village Building Types in the Form Based Code are allowed in this District.

Building Height. The maximum building height will be 7 stories. The minimum building height will be 2 stories. One-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Land Use. The following additional land uses will be allowed:

1. Financial institutions, coffee shops and restaurants with drive-thrus adjacent and fronting on Lakeview Parkway. Provided that –
 - a. All drive thru access (driveways) shall be from the Browsing Lane/Slip Road along Lakeview Parkway.
 - b. Drive thru lanes and/or canopies shall not have frontage along or be located along any internal, pedestrian oriented streets.
 - c. Drive thru areas shall be screened by a 4 foot high street screen.
 - d. At least 50% of the building façade along the Browsing Lane/Slip Road must be located within the Build-to-Zone unless set back to create a public plaza, pocket park or patio.

Transitions. North of Llano Street, there is a 100-foot wide Transition Zone in the Urban Village FB District where buildings cannot exceed 2 ½ stories in height (the height of the adjacent residential district) and will be setback at least 50-feet from the property line.

The transition between the Urban Village and New Neighborhood FB Districts will be accommodated along Christine Street, within the New Neighborhood FB District, through the development of Townhomes.

Streets. The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. As redevelopment occurs north of the DART rail line, existing large blocks will be reconfigured into smaller blocks more suited for non-industrial uses. The designation of alleys provides guidance for service as blocks redevelop over the long term.

Flex Space. Flex Space is required along Main Street, portions of Martin Drive, and facing Open Space. Any allowed use in the Urban Village FB District is permitted in the Flex Space.

Open Space. Downtown is planned to contain Open Space throughout to provide important foci for urban neighborhoods. All of these areas will be connected with shaded sidewalks and trails.

Landmarks. Several locations at entries into Downtown and on sites in line with terminated street vistas provide opportunities for landmark features on buildings such as increased height, changes of building form and changes of roof lines (See the Regulating Plan and Form Based Code). These locations will help to provide interest and identity within Downtown to the benefit of all property owners.

Browsing Lane. A Browsing Lane (interconnected 2-way drive with head-in angled parking on both sides) is identified for properties north of the DART rail line and adjacent to Rowlett Road, Lakeview Parkway and President George Bush Turnpike. This extends the existing dominant pattern of parking adjacent to

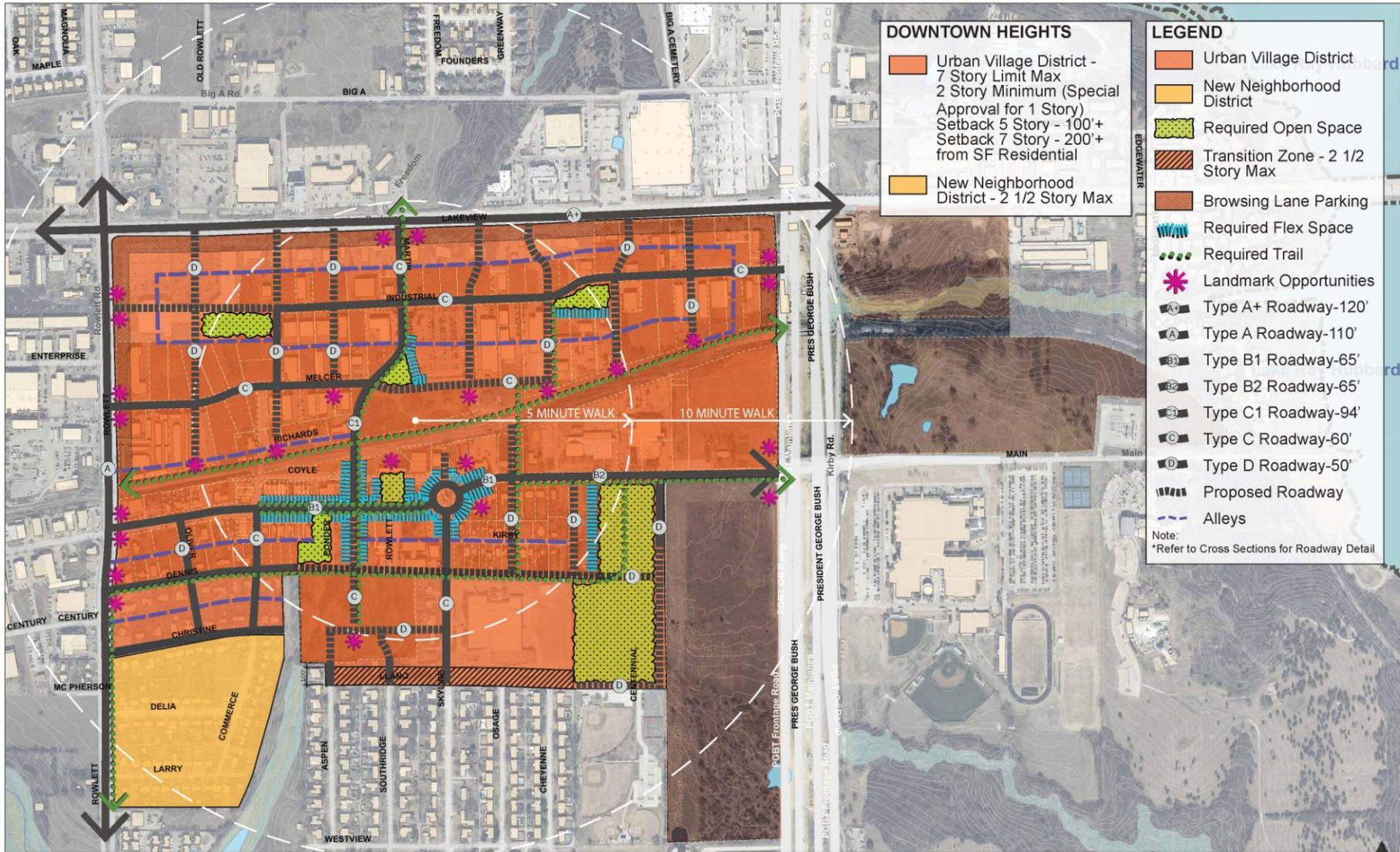
the major roadways and facilitates circulation and access to businesses along such high traffic limited access roadways. The intent is that vehicles can easily enter these lanes from major roadways and drive slowly but continuously along those corridors to access businesses.

Landscaping along the portion of the Browsing Lane immediately adjacent to President George Bush Turnpike will be evaluated on a case by case basis. This is due to the fact that adequate landscape buffering will need to be provided along the private property line to shade the trail as proposed on the City's Trails Master Plan. The trail is delineated along the right-of-way of President George Bush Turnpike.

Attachments:

1. Regulating Plan
2. Street Cross Sections

Downtown (E4) - Regulating Plan



DOWNTOWN HEIGHTS

- Urban Village District - 7 Story Limit Max
2 Story Minimum (Special Approval for 1 Story)
Setback 5 Story - 100'+
Setback 7 Story - 200'+ from SF Residential
- New Neighborhood District - 2 1/2 Story Max

LEGEND

- Urban Village District
- New Neighborhood District
- Required Open Space
- Transition Zone - 2 1/2 Story Max
- Browsing Lane Parking
- Required Flex Space
- Required Trail
- Landmark Opportunities
- Type A+ Roadway-120'
- Type A Roadway-110'
- Type B1 Roadway-65'
- Type B2 Roadway-65'
- Type C1 Roadway-94'
- Type C Roadway-60'
- Type D Roadway-50'
- Proposed Roadway
- Alleys

Note:
*Refer to Cross Sections for Roadway Detail



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

05-17-16PU1:06 RCVD

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth park into the Downtown Framework Plan.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: THIS NEIGHBORHOOD DOES NOT NEED, NOR WANT, THE HIGH DENSITY HOUSING NOR THE ADDED TRAFFIC

SIGNATURE: James R. Beyer

ADDRESS: 4210 CHEYENNE DR.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd day of August 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September 2016. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17th to be included in the Planning and Zoning Commission packet and Wednesday, August 24th to be included in the City Council packet. The protest shall object to the rezoning, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth park into the Downtown Framework Plan.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

08-17-16 AUG 5:36 RCVD

COMMENTS: *See attachment*

SIGNATURE: *Alan E Bollman*

ADDRESS: *4109 Cheyenne*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd day of August 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September 2016. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17th to be included in the Planning and Zoning Commission packet and Wednesday, August 24th to be included in the City Council packet. The protest shall object to the rezoning, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com	RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088
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GRIEF: the impact of loss on children

CONTINUING EDUCATION COURSE

Lehigh Valley Heritage Center • Allentown, PA

notes:

8/11/16

1. Along with other development in downtown Main this would greatly increase the density of traffic and population to a neighborhood that was sold and zoned as single family, along with putting additional traffic on badly deteriorated streets of Cheyenne, and Leno

2. Pedestrian traffic of the Urban Village will cause a dissolution of the desirable isolation and security for children and in the elementary and middle schools adjacent to the property

3. Please place my name as a "NO" for this Project

Alan E Bollman

4109 Cheyenne

Rowlett TX 75088

972-475-0271

Home

214-402-4480

Cell

Alan E Bollman

08-17-16A03:36 FCVD



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth park into the Downtown Framework Plan.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

ADDRESS:

4328 Kirby Street

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd day of August 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September 2016. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17th to be included in the Planning and Zoning Commission packet and Wednesday, August 24th to be included in the City Council packet. The protest shall object to the rezoning, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088

05-15-15A 07:30 RCVD



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

08-15-16P02:56 RCVD

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth park into the Downtown Framework Plan.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: ZONING WILL HAVE A NEGATIVE AFFECT ON PROPERTY VALUE.

SIGNATURE: Stellin J. Duhon
ADDRESS: 4202 CAYENNE DR.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd day of August 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September 2016. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17th to be included in the Planning and Zoning Commission packet and Wednesday, August 24th to be included in the City Council packet. The protest shall object to the rezoning, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

<p>If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com</p>	<p>RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088</p>
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Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant requests a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth park into the Downtown Framework Plan.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

08-17-16A08:35 RCVD

COMMENTS:

SIGNATURE: Location: 4205 Osage Dr.
Miki Carpenter
ADDRESS: PO Box 222, Wylie, TX 75098

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd day of August 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September 2016.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17th to be included in the Planning and Zoning Commission packet and Wednesday, August 24th to be included in the City Council packet.

Table with 2 columns: Contact information for Planning Division and Return by Mail address (City of Rowlett Planning Division, 3901 Main Street, Rowlett, TX 75088).



Development Services
Department/Planning Division

08-17-15A) 8:35 RCVD

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth park into the Downtown Framework Plan.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:
I have lived in Rowlett 34 years and like the open spaces. I don't want the traffic.

COMMENTS:

SIGNATURE: Hallie Craft
ADDRESS: 3906 Dodge Dr. Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd day of August 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September 2016. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17th to be included in the Planning and Zoning Commission packet and Wednesday, August 24th to be included in the City Council packet. The protest shall object to the rezoning, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

<p>If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com</p>	<p>RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088</p>
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Development Services
Department/Planning Division

08-17-16P01:06 RCVD

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth park into the Downtown Framework Plan.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE: Mohammed Alfarad
ADDRESS: 4001 Cheyenne, Rowlett, Tx 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 23rd day of August 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 6th day of September 2016. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas. Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17th to be included in the Planning and Zoning Commission packet and Wednesday, August 24th to be included in the City Council packet. The protest shall object to the rezoning, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

Table with 2 columns: Contact information for Planning Division and Return by Mail address for City of Rowlett Planning Division.

**Urban Village District
LEGAL DESCRIPTION OF 11.518 ACRES
SITUATED IN THE WILLIAM CRABTREE SURVEY, ABSTRACT NUMBER 347,
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
(AS SHOWN IN EXHIBIT B, PAGE 1)**

BEING a tract of land situated in the W. Crabtree Survey, Abstract Number 347, Dallas County, Texas, also being a portion of a tract of land conveyed to The City of Rowlett, as recorded in Volume 73117, Page 1128, of the Deed Records of Dallas County, Texas, (DRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the northeast corner of the herein described tract of land and a southeasterly corner of the Remainder of the said City of Rowlett tract, said iron rod also being in the west line of a tract of land conveyed to Global Investment Group in Trustee, as recorded in Volume 2000156, Page 1022, DRDCT;

THENCE S 00°16'26" W (Deed- S 00°40'00" W), with the east line of the herein described tract of land and the said west line of the Global Investment tract, a distance of 926.05 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract of land and a southwesterly corner of the said Global Investment tract, said iron rod also being a northwesterly corner of Lot 1, Block A, City of Rowlett Kirby Elevated Tank Addition, an addition to the City of Rowlett, Dallas County, Texas, as recorded in Instrument Number D200600060941, DRDCT, save and except a portion as recorded in Instrument Number 201500216972, of the Real Property Records of Dallas County, Texas, and a northeasterly corner of a tract of land conveyed to Garland ISD, as recorded in Volume 92069, Page 2557, DRDCT;

THENCE S 89°56'26" W (Deed- N 89°40'00" W), with the south line of the herein described tract of land and the north line of the said Garland ISD tract, a distance of 536.00 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract of land and a northwesterly corner of the said Garland ISD tract, said iron rod also being in the east line of a 20 foot alley;

THENCE N 00°20'14" E (Deed- N 00°36'00" E), with the west line of the herein described tract of land and the said east line of the 20 foot alley, a distance of 947.92 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract of land and the northeast corner of Llano Drive (50 foot ROW), said iron rod also being in the south line of the said Remainder of the City of Rowlett tract;

THENCE S 87°43'08" E, with the north line of the herein described tract of land and the said south line of the Remainder of the City of Rowlett tract, a distance of 535.28 feet to the **POINT OF BEGINNING**, and containing 11.518 acres (501,730 square feet) of land, more or less.

**Urban Village District
LEGAL DESCRIPTION OF 33.03 ACRES
SITUATED IN THE WILLIAM CRABTREE SURVEY, ABSTRACT NUMBER 347,
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
(AS SHOWN IN EXHIBIT B, PAGE 2, TRACT 1)**

Being a 33.03 acre tract of land, called **TRACT 1**, conveyed to Global Investment Group in Trustee as recorded in Volume 2000156, Page 1022, Deed Records, Dallas County, Texas (DRDCT), and being situated in the William Crabtree Survey, Abstract Number 347, Dallas County Texas, also being a portion of a tract of land conveyed to J.E. Coyle by deed recorded in Volume 704, Page 525, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the southwest corner of the herein described tract of land, said iron rod being at the northwest corner of a tract of land conveyed to the City of Rowlett (Kirby Elevated Tank) as recorded in Volume 93254, Page 0127, Deed Records, Dallas County, Texas, and being at the northeast corner of a tract of land conveyed to Garland ISD, as recorded in Volume 92069, Page 2557, Deed Records, Dallas County, Texas, said iron rod also being southeast corner of a tract of land conveyed to the City of Rowlett;

THENCE North 00 degrees 16 minutes 26 seconds East, with the west line of the herein described tract of land and the east line of said City of Rowlett tract, a distance of 2117.03feet to a point for the northwest corner of the herein described tract of land and a point in the east line of said City of Rowlett tract, said point also being on the south right-of-way line of Main Street, from which a ½ inch iron rod found bears North 00 degrees 16 minutes 26 seconds East approximately 3.6 feet;

THENCE North 89 degrees 10 minutes 00 seconds East, with the North line of the herein described tract of land and the said south line of Main Street, a distance of 587.07 feet to a 5/8 inch iron rod found;

THENCE South 47 degrees 20 minutes 22 seconds East, with the said North line of the herein described tract of land and the said south line of Main Street, a distance of 12.97 feet to a point for a corner;

THENCE North 89 degrees 06 minutes 47 seconds East, with the said North line of the herein described tract of land and the said south line of Main Street, a distance of 41.41 feet to a point for a corner;

THENCE South 45 degrees 40 minutes 52 seconds East, with the said North line of the herein described tract of land and the said south line of Main Street, a distance of 50.00 feet to a TxDot Highway Marker No. 2538 found in the west line of the President George Bush Highway;

THENCE South 00 degrees 02 minutes 49 seconds East, with the East line of the herein described tract of land and the said West line of the President George Bush Highway, a distance of 1909.35 feet to a point;

THENCE South 00 degrees 04 minutes 01 seconds West, with the said East line of the herein described tract of land and the said West line of the President George Bush Highway, a distance of 167.95 feet to a point for the Southeast corner of the herein described tract of land, said point also being in the north line of said City of Rowlett (Kirby Elevated Tank) tract;

THENCE South 89 degrees 34 minutes 06 seconds West, with the South line of the herein described tract of land and the said north line of the City of Rowlett (Kirby Elevated Tank) tract, at a distance of 13.4 feet passing a ½ inch iron rod found for a reference, in total a distance of 685.23 feet to the PLACE OF BEGINNING and containing 33.03 acres of land, more or less.

Urban Village District
LEGAL DESCRIPTION OF 15.311 ACRES
SITUATED IN THE H. VAN TOSSELL SURVEY, ABSTRACT NUMBER 1499,
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
(AS SHOWN IN EXHIBIT B, PAGE 2, TRACT 2)

Field notes for the description of a 15.311 acre tract of land situated in the H. Van Tassell Survey, Abstract Number 1499, in the City of Rowlett, Dallas County, Texas, with said 15.311 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pin found for the northwest corner of said City of Rowlett tract, said point being the southeast corner of a tract of land by deed to the City of Rowlett as recorded in Volume 373117, Page 1128, DRDCT, said point also being the northeast corner of Lot 1, Block 1, Lake Country Estates;

THENCE North 88 degrees 49 minutes 07 seconds East, along the south line of a tract of land to Global Investment Group, as recorded in Volume 2000156, Page 1022, DRDCT, a distance of 957.37 feet, to a 3/8 inch iron pin found in the west line of Kirby Road;

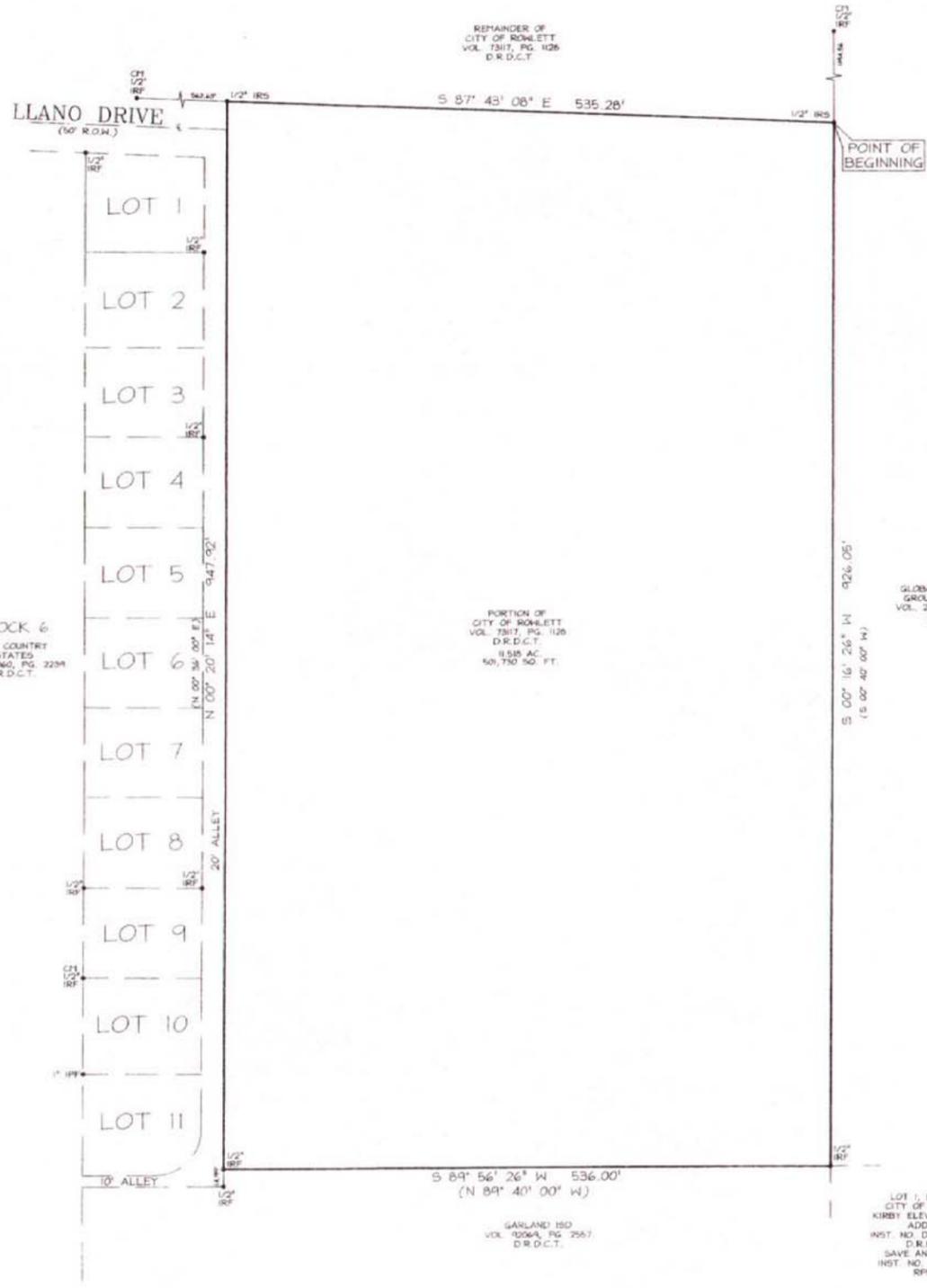
THENCE South 06 degrees 06 minutes 10 seconds East, along the west line of Kirby Road a distance of 96.92 feet, to a ½ inch iron pin found for corner;

THENCE South 00 degrees 28 minutes 06 seconds East, continuing along the west line of Kirby Road a distance of 600.13 feet, to a ½ inch iron pin found for corner;

THENCE South 89 degrees 39 minutes 01 seconds West, a distance of 968.64 feet, to a ¾ iron pin set in the east line of Lake Country Estates;

THENCE North 00 degrees 18 minutes 54 seconds West, a distance of 682.66 feet, to the POINT OF BEGINNING, and containing 666,953 square feet or 15.311 acres of land.

Tract: 20 Book: A1 Date: 06/22/2015 Scale: 1"=60' Date: 06/22/2015	Assembly to the Federal Emergency Management Agency Flood Insurance Rate Map, Commonly Known As: 45302005 E, dated July 27, 2011. This project does not lie within a 100-Year Flood Hazard Area.	LEGAL DESCRIPTION BEING a tract of land situated in the W. Crabtree Survey, Abstract Number 347, Dallas County, Texas, also being a portion of a tract of land conveyed to The City of Rowlett, as recorded in Volume 73117, Page 1128, of the Deed Records of Dallas County, Texas, (DRDCT), and being more particularly described by metes and bounds as follows:
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METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Crabtree Survey, Abstract Number 347, Dallas County, Texas, also being a portion of a tract of land conveyed to The City of Rowlett, as recorded in Volume 73117, Page 1128, of the Deed Records of Dallas County, Texas, (DRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the northeast corner of the herein described tract of land and a southeasterly corner of the Remainder of the said City of Rowlett tract, said iron rod also being in the west line of a tract of land conveyed to Global Investment Group in Trustee, as recorded in Volume 2000156, Page 1022, DRDCT;

THENCE S 00°16'26" W (Deed- S 00°40'00" W), with the east line of the herein described tract of land and the said west line of the Global Investment tract, a distance of 926.05 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract of land and a southwesterly corner of the said Global Investment tract, said iron rod also being a northwesterly corner of Lot 1, Block A, City of Rowlett Kirby Elevated Tank Addition, an addition to the City of Rowlett, Dallas County, Texas, as recorded in Instrument Number D200600060941, DRDCT, save and except a portion as recorded in Instrument Number 201500216972, of the Real Property Records of Dallas County, Texas, and a northeasterly corner of a tract of land conveyed to Garland ISD, as recorded in Volume 92069, Page 2557, DRDCT;

THENCE S 89°56'26" W (Deed- N 89°40'00" W), with the south line of the herein described tract of land and the north line of the said Garland ISD tract, a distance of 536.00 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract of land and a northwesterly corner of the said Garland ISD tract, said iron rod also being in the east line of a 20 foot alley;

THENCE N 00°20'14" E (Deed- N 00°36'00" E), with the west line of the herein described tract of land and the said east line of the 20 foot alley, a distance of 947.92 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract of land and the northeast corner of Llano Drive (50 foot ROW), said iron rod also being in the south line of the said Remainder of the City of Rowlett tract;

THENCE S 87°43'08" E, with the north line of the herein described tract of land and the said south line of the Remainder of the City of Rowlett tract, a distance of 535.28 feet to the POINT OF BEGINNING, and containing 11.518 acres (501,730 square feet) of land, more or less.

BLOCK 6
LAKE COUNTRY
ESTATES
VOL. 73060, PG. 2239
D.R.D.C.T.

REMAINDER OF
CITY OF ROWLETT
VOL. 73117, PG. 1128
D.R.D.C.T.

PORTION OF
CITY OF ROWLETT
VOL. 73117, PG. 1128
D.R.D.C.T.
11.518 AC.
501,730 SQ. FT.

TRACT 1
GLOBAL INVESTMENT
GROUP IN TRUSTEE
VOL. 2000156, PG. 1022
D.R.D.C.T.

LOT 1, BLOCK A
CITY OF ROWLETT
KIRBY ELEVATED TANK
ADDITION
INST. NO. D200600060941
D.R.D.C.T.
SAVE AND EXCEPT
INST. NO. 201500216972
RPRDCT

FULLER ENGINEERING & LAND SURVEYING, INC.
Texas Registered Engineering Firm # F-3531 and Surveying Firm # 229180

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C. - Brick Column	P.A.E. - Public Access Easement	--- ---	Head Fence	□	Concrete
B.L. - Building Line	P.O.S.E. - Public Open Space Easement	--- ---	Chain Link Fence	□	Gravel
D.E. - Driveway Easement	R.O.W. - Right of Way	--- ---	Wire Fence	□	Head Deck, Porch
D.H. - Driveway	R.N. - Raising Hole	--- ---	Record Date	□	Brick
E.T. - Electric Transformer	S.E. - Sight Easement	--- ---	Marking Dimes	□	Stone or Rock
F.P. - Fence Post	U.E. - Utility Easement	--- ---	Covered porch, Entrance or Deck	□	
I.P.F. - Iron Pipe Found	X.T.R.H. - Railroad Tie	--- ---			
I.R.F. - Iron Rod Found					
I.R.S. - Iron Rod Set					
T.E. - Transformer Easement	O.H.E. - Overhead Electric				

Scale 1"=60'

PAUL D. FULLER
Surveyor
4845
Address: 450 PAUL STREET

Date: 06/22/2015

I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

2411 GARDEN PARK COURT, ARLINGTON, TX 76013 - PH: (817)596-2442, FAX: (817)451-5676

ALTA/ACSM LAND TITLE SURVEY

- GENERAL NOTES:**
- RESEARCH COMPLETED 07-10-15
 - FIELD WORK COMPLETED 08/14/15
 - THE SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED. THE SURVEYOR HEREBY ADVISES ALL INTERESTED PARTIES TO CONSULT WITH THE CITY OF ROWLETT CONCERNING THIS SUBJECT PRIOR TO PLANNING, DESIGNING OR CONSTRUCTION IMPROVEMENTS NEAR ANY RIGHT-OF-WAY.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS, IF ANY, ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - VERTICAL BENCHMARK, CITY OF ARLINGTON B1 AR-13
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES, WHICH MAY AFFECT THE USE, OR DEVELOPMENT OF THE SUBJECT TRACT OF LAND.
 - THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE THAT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS HAS OCCURRED WITHIN RECENT MONTHS.
 - CONTACT ATROS ENERGY CORPORATION PRIOR TO CONSTRUCTION IN THE AREA OF THE ABANDONED GAS LINES.

ZONING INFORMATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED "C" AS DESCRIBED BY THE CITY OF ROWLETT ZONING ORDINANCE SET FORTH IN SECTION 77-01.

FRONT YARD - 10 FEET MINIMUM
 REAR YARD - 20 FEET MINIMUM
 SIDE YARD - 5 FEET MINIMUM
 HEIGHT - MAX. 2 STORIES
 AREA - MAX. LOT COVERAGE 85% - BUILDING AREA MAX. OF 26,000 SQ. FT.

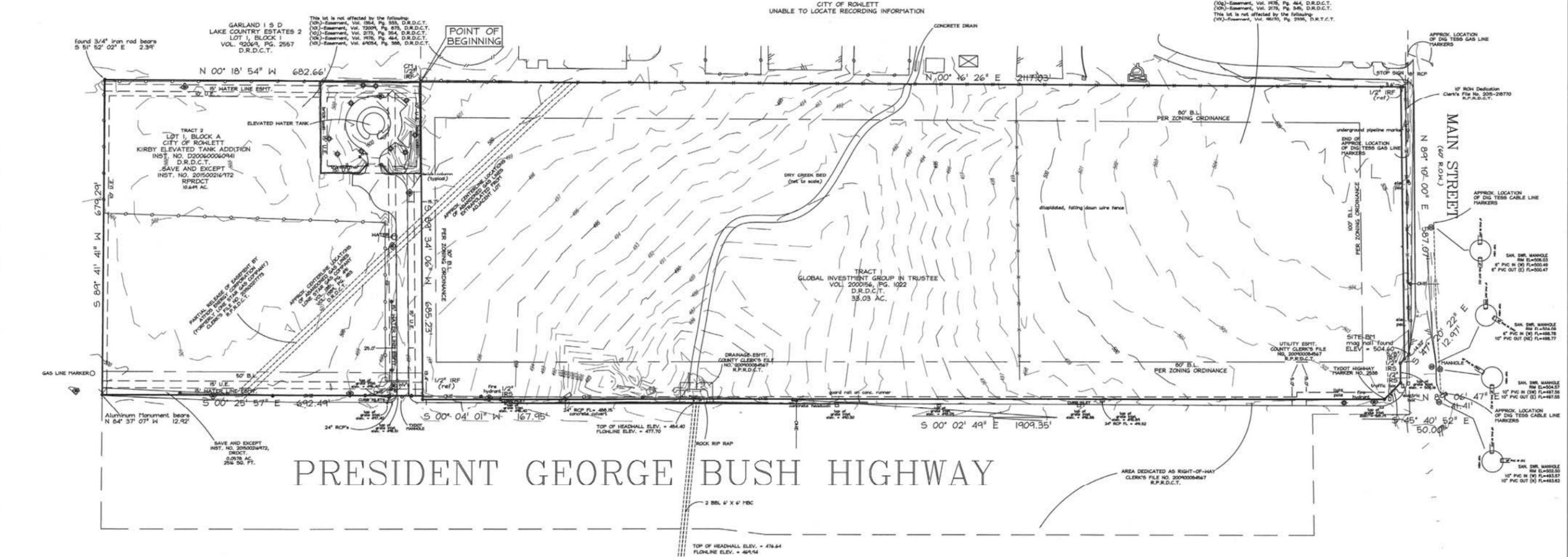
THE SURVEYOR HEREBY ADVISES ALL INTERESTED PARTIES TO CONSULT WITH THE CITY OF ROWLETT DIRECTOR OF DEVELOPMENT SERVICES 870-413-8487 CONCERNING THE SUBJECT PROPERTY AND ITS ZONING DESIGNATION PRIOR TO PLANNING, DESIGNING, OR CONSTRUCTING ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

Being a 33.03 acre tract of land, called TRACT I, conveyed to Global Investment Group in Trustee as recorded in Volume 2000156, Page 1022, Deed Records, Dallas County, Texas (DRDCT) and being out of the William Crabtree Survey, Abstract No. 347, situated in the City of Rowlett, Dallas County, Texas, and also being part of that certain 48 acre tract of land conveyed to J.E. Coyle by deed recorded in Volume 704, Page 525, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

SEE METES AND BOUNDS DESCRIPTION BELOW

A tract of land, called TRACT 2, and being Lot 1, Block A, of Kirby Elevated Tank Addition, an addition to the City of Rowlett, Dallas County, Texas, as recorded in INST. NO. 2000060004, of the Deed Records of Dallas County, Texas, SAWS AND EXCEPT the tract of land conveyed to the State of Texas, acting by and through the Texas Transportation Commission, as recorded in Inst. No. 200000472, DRDCT.



PRESIDENT GEORGE BUSH HIGHWAY

TRACT I METES AND BOUNDS DESCRIPTION

Being a 33.03 acre tract of land, called TRACT I, conveyed to Global Investment Group in Trustee as recorded in Volume 2000156, Page 1022, Deed Records, Dallas County, Texas (DRDCT), and being out of the William Crabtree Survey, Abstract No. 347, situated in the City of Rowlett, Dallas County, Texas, and also being part of that certain 48 acre tract of land conveyed to J.E. Coyle by deed recorded in Volume 704, Page 525, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a one half inch iron rod found at the southwest corner of the herein described tract of land, said iron rod being at the northwest corner of a tract of land conveyed to the City of Rowlett (Kirby Elevated Tank) as recorded in Volume 93254, Page 0127, Deed Records, Dallas County, Texas, and being at the northeast corner of a tract of land conveyed to Garland I S D, as recorded in Volume 92069, Page 2557, Deed Records, Dallas County, Texas, said iron rod also being southeast corner of a tract of land conveyed to the City of Rowlett;

THENCE N 00° 16' 26" E, with the west line of the herein described tract of land and the east line of said City of Rowlett tract, a distance of 2117.03 feet to a point for the northwest corner of the herein described tract of land and a point in the east line of said City of Rowlett tract, said point also being in the south right-of-way line of Main Street, from which a 1/2 inch iron rod found bears N 00° 16' 26" E ~ 3.6 feet;

THENCE N 89° 10' 00" E, with the north line of the herein described tract of land and the said south line of Main Street, a distance of 587.07 feet to a 5/8 inch iron rod found;

THENCE S 47° 20' 22" E, with the said north line of the herein described tract of land and the said south line of Main Street, a distance of 12.97 feet to a point for a corner;

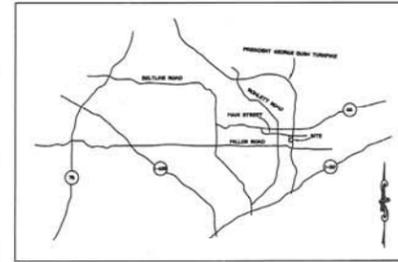
THENCE N 89° 06' 47" E, with the said north line of the herein described tract of land and the said south line of Main Street, a distance of 41.41 feet to a point for a corner;

THENCE S 45° 40' 52" E, with the said north line of the herein described tract of land and the said south line of Main Street, a distance of 50.00 feet to a TxDot Highway Marker No. 2536 found in the west line of the President George Bush Highway;

THENCE S 00° 02' 49" E, with the east line of the herein described tract of land and the said west line of the President George Bush Highway, a distance of 1909.35 feet to a point;

THENCE S 00° 04' 01" W, with the said east line of the herein described tract of land and the said west line of the President George Bush Highway, a distance of 167.95 feet to a point for the southeast corner of the herein described tract of land, said point also being in the north line of said City of Rowlett (Kirby Elevated Tank) tract;

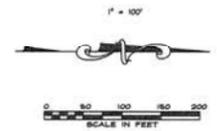
THENCE S 89° 34' 06" W, with the south line of the herein described tract of land and the said north line of the City of Rowlett (Kirby Elevated Tank) tract, at a distance of 13.4 feet passing a one half inch iron rod found for a reference, in total a distance of 695.23 feet to the PLACE OF BEGINNING and containing 33.03 acres of land, more or less.



LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	Brick Columns	I.P.F.	Iron Pipe Found	S.E.	Sewer Easement
B.D.F.	Blue Stone Stake Found	I.R.F.	Iron Rod Found	U.E.	Utility Easement
BLD.	Structure with a Permanent Foundation	L.S.F.	Iron Rod Set	U.	Utility Pole
B.L.	Building Line	L.S.T.	Landscape Timber	X.T.R.H.	Cross Tie Relating Wall
D.H.	Drainage Easement	P.A.E.	Public Access Easement	O.H.E.	Overhead Electric Service Line
E.T.	Electric Transformer	P.O.B.	Point of Beginning	I.F.F.	Irregular Iron Fence
F.P.	Fence Post	R.O.H.	Right of Way	I.F.	Wire Fence
GR.	Gravel	R.H.	Reaching Well	LP	Light Pole
		CON	Concrete	PH	Power Pole
		CP	Covered path, Entrance or Deck	SP	Sewer Manhole
		HD	Wood Deck	FP	Power Pole
		AS	Asphalt Road		
		RD	Record Data		

FULLER ENGINEERING & LAND SURVEYING, INC.
 Texas Registered Engineering Firm # F-0531 and Surveying Firm # 10091800



CERTIFICATION

I, Paul G. Fuller II, Registered Professional Land Surveyor No. 4843, do hereby certify that this map or plan and the survey on which it is based were made in accordance with the 2011 minimum standards and requirements for ALTA and ACSM Land Title Surveys, as set forth in the ALTA and ACSM Standards and Requirements, and that the survey was completed on August 14, 2015.

Effective Date: AUGUST 14, 2015
 Commitment No.: 10460050276
 Insured: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 G.F. No.: LKHPLAND-10460050276
 Address: 3601 PRESIDENT GEORGE BUSH HWY

CERTIFICATION

I, Paul G. Fuller II, Registered Professional Land Surveyor No. 4843, do hereby certify that this map or plan and the survey on which it is based were made in accordance with the 2011 minimum standards and requirements for ALTA and ACSM Land Title Surveys, as set forth in the ALTA and ACSM Standards and Requirements, and that the survey was completed on August 14, 2015.

Effective Date: AUGUST 20, 2015
 Commitment No.: 10460050801
 Insured: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 G.F. No.: LKHPLAND-10460050801
 Address: 4800 MAIN STREET

Downtown

Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Framework Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits.

Intent. It is intended that Downtown becomes the cultural “heart” of the City. It will be the City’s highest density area and will focus on the DART station and several public parks, squares and plazas. The uses currently north of the DART rail line are primarily light industrial which provides a valuable incubation and transition area for long term higher density residential development associated with the transit and turnpike. Downtown will be a regional destination that will help diversify housing product types, and support unique higher quality retail shops and restaurants in the City.

Districts

The Downtown is comprised of two Form Based Districts (“FB District”) – New Neighborhood and Urban Village – as set out in the attached Framework Plan. This FB District is modified as set out below.

New Neighborhood

General Boundaries. The New Neighborhood FB District is bounded by Christine Street to the north, the drainage corridor to the east, the cemetery to the south and Rowlett Road to the west. (See Framework Plan.)

Building Types. All New Neighborhood Building Types in the Form Based Code are allowed in this area.

Building Height. The maximum building height will be 2 ½ stories.

Transitions. It is intended that the Townhouse Building Type will occur along the south side of Christine Street (which is the boundary of the Urban Village FB District), in order to provide an appropriate transition to possibly lower density residential buildings to the south.

Urban Village

General Boundaries. The Urban Village FB District is bounded by Main Street to the north; Rowlett Road west; and President George Bush Turnpike (PGBT) to the east. (See Framework Plan.)

Building Types. All Urban Village Building Types in the Form Based Code are allowed in this District.

Building Height. The maximum building height will be 7 stories. The minimum building height will be 2 stories. One-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Land Use. The following additional land uses will be allowed:

1. Financial institutions, coffee shops and restaurants with drive-thrus adjacent and fronting on Lakeview Parkway. Provided that –
 - a. All drive thru access (driveways) shall be from the Browsing Lane/Slip Road along President George Bush on the east.
 - b. Drive thru lanes and/or canopies shall not have frontage along or be located along any internal, pedestrian oriented streets.
 - c. Drive thru areas shall be screened by a 4 foot high street screen.
 - d. At least 50% of the building façade along the Browsing Lane/Slip Road must be located within the Build-to-Zone unless set back to create a public plaza, pocket park or patio.

Transitions. North of Llano Street, there is a 100-foot wide Transition Zone in the Urban Village FB District where buildings cannot exceed 2 ½ stories in height (the height of the adjacent residential district) and will be setback at least 50-feet from the property line.

The transition between the Urban Village and New Neighborhood FB Districts will be accommodated along Christine Street, within the New Neighborhood FB District, through the development of Townhomes.

Streets. The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. As redevelopment occurs north of the DART rail line, existing large blocks will be reconfigured into smaller blocks more suited for non-industrial uses. The designation of alleys provides guidance for service as blocks redevelop over the long term.

Flex Space. Flex Space is required along Main Street, portions of Martin Drive, and facing Open Space. Any allowed use in the Urban Village FB District is permitted in the Flex Space.

Open Space. Downtown is planned to contain Open Space throughout to provide important foci for urban neighborhoods. All of these areas will be connected with shaded sidewalks and trails.

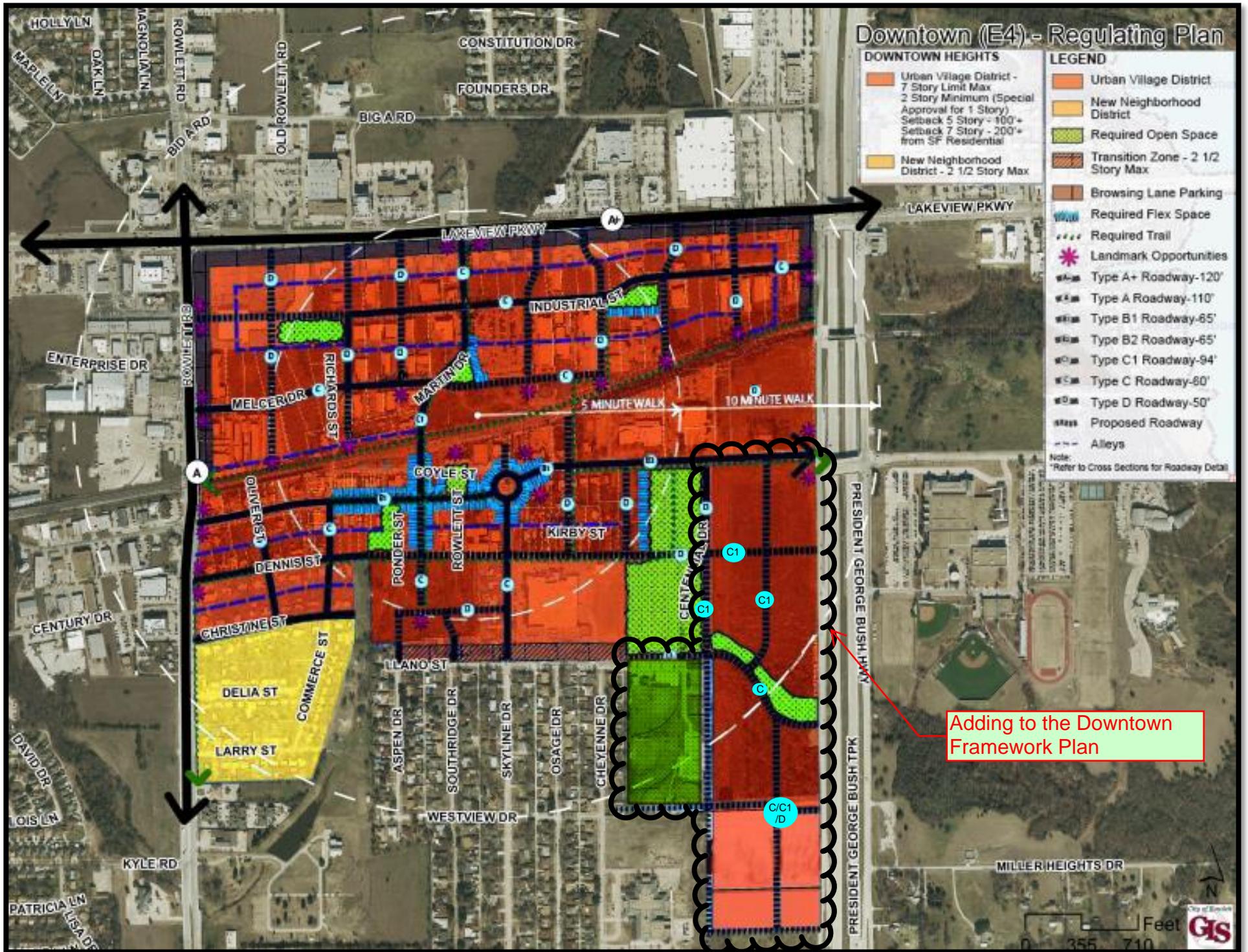
Landmarks. Several locations at entries into Downtown and on sites in line with terminated street vistas provide opportunities for landmark features on buildings such as increased height, changes of building form and changes of roof lines (See the Framework Plan and Form Based Code). These locations will help to provide interest and identity within Downtown to the benefit of all property owners.

Browsing Lane. A Browsing Lane (interconnected 2-way drive with head-in angled parking on both sides) is identified for properties north of the DART rail line and adjacent to Rowlett Road, Lakeview Parkway and President George Bush Turnpike. This extends the existing dominant pattern of parking adjacent to the major roadways and facilitates circulation and access to businesses along such high traffic limited access roadways. The intent is that vehicles can easily enter these lanes from major roadways and drive slowly but continuously along those corridors to access businesses.

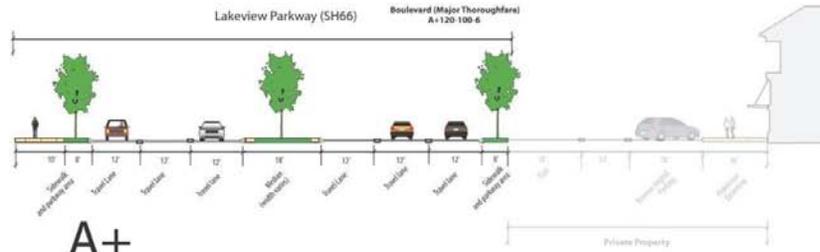
Landscaping along the portion of the Browsing Lane immediately adjacent to President George Bush Turnpike will be evaluated on a case by case basis. This is due to the fact that adequate landscape buffering will need to be provided along the private property line to shade the trail as proposed on the City's Trails Master Plan. The trail is delineated along the right-of-way of President George Bush Turnpike.

Attachments:

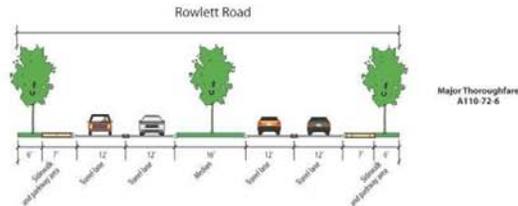
1. Framework Plan
2. Street Cross Sections



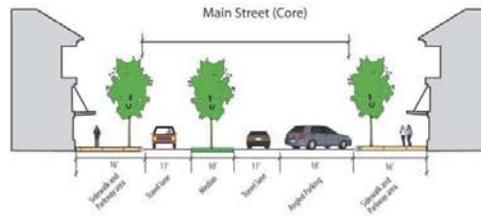
Downtown (E4) - Cross Sections



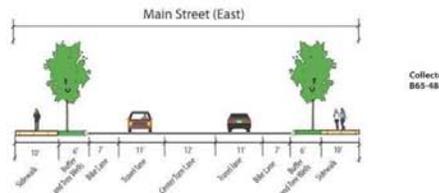
A+



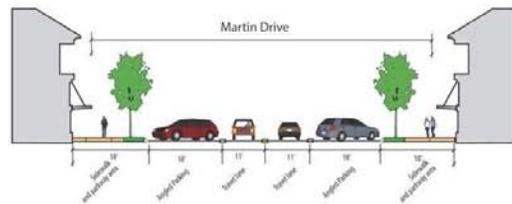
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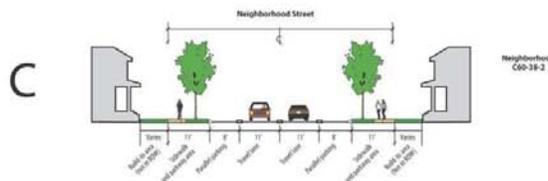
B1



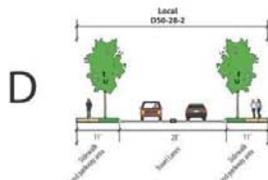
B2



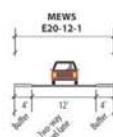
C1



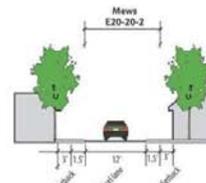
C



D



E





City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 8D

TITLE

Consider action to approve a resolution authorizing the City Manager to enter into an agreement for payment in lieu of ad valorem taxes between the City of Rowlett and Blue Line Lofts, LP.

STAFF REPRESENTATIVE

Marc Kurbansade, Director of Development Services

SUMMARY

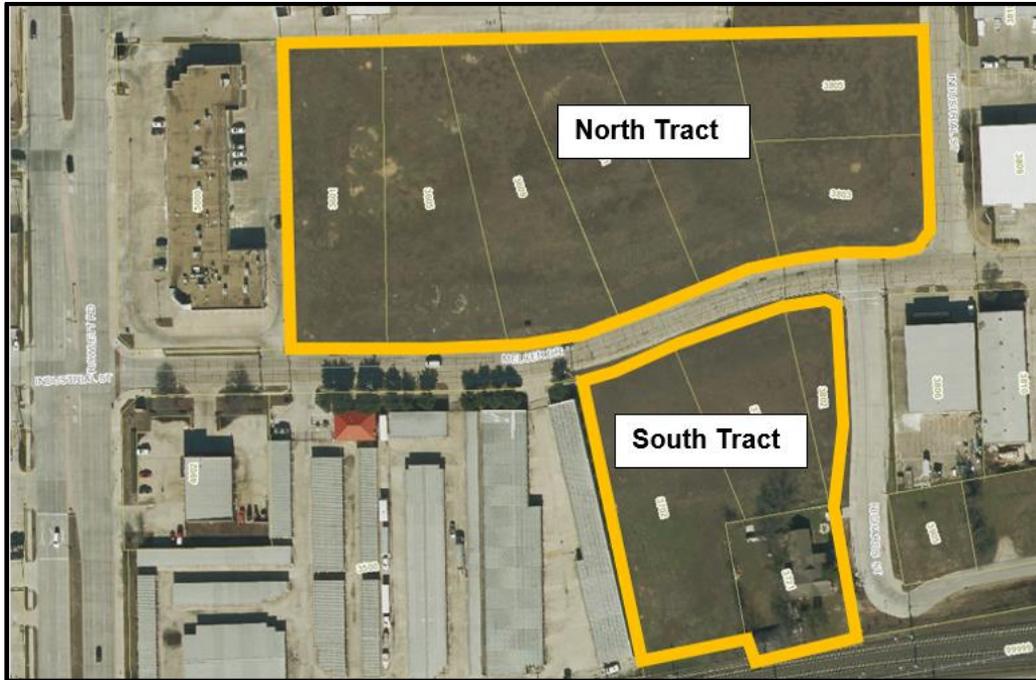
GroundFloor Development had previously applied to the Texas Department of Housing and Community Affairs (TDHCA) for the 2016 Competitive Housing 9% Tax Credit Program in order to construct a workforce housing development located on the northwest corner of Melcer Drive and Industrial Street. TDHCA has awarded credits and GroundFloor Development was not a recipient. GroundFloor is seeking to apply to TDHCA for the 4% non-competitive tax credits and is requesting approval of a resolution of no objection from City Council as a subsequent item on this agenda.

Blue Line Lofts, LP, will be owned and 100% controlled by the Housing Authority of the City of Dallas, thus qualifying this property for tax exempt status with regard to property taxes. This item considers an agreement for payment in lieu of ad valorem taxes in order to offset the property taxes that would otherwise be due.

BACKGROUND INFORMATION

GroundFloor Development has been cooperating with the City of Rowlett since July 2015 to develop the property (see location map on following page) as workforce housing through TDHCA's tax credit program. GroundFloor sought 9% tax credits, but were not awarded these credits. They are now seeking 4% tax credits, and have a companion item on this agenda requesting a resolution of no objection. This item considers an agreement for payment in lieu of ad valorem taxes in order to offset the property taxes that would otherwise be due.

The project is explained in greater detail in Item 8.E on this agenda.



DISCUSSION

Blue Line Lofts, LP, (applicant) is proposing a joint venture with the Dallas Housing Authority (general partner) in order to seek 4% tax credits from TDHCA. The Dallas Housing Authority would be the bond issuer for this project. GroundFloor would develop the property under the 4% tax credit program. The property would be developed as a tax-exempt bond development, whereby Dallas Housing Authority would be the general partner in the development and Blue Line Lofts, LP, would be the applicant to TDHCA.

The total payments to be made assume the following:

- A \$0.777173 tax rate per \$100 Assessed Valuation (Note: This is only for planning purposes only as this is the proposed tax rate for fiscal year 2017, and has not yet been adopted by City Council.)
- Total Dwelling Units: 203 units
- Total Valuation: \$7,105,000 (\$35,000 per unit)

There are two options under consideration as follows.

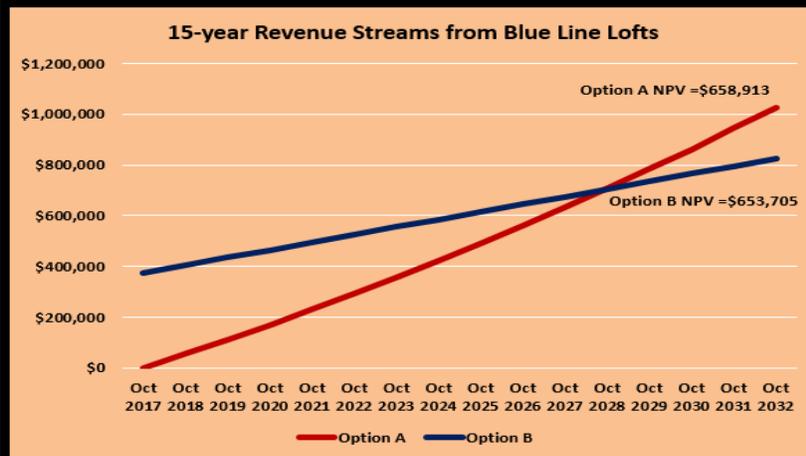
Option A	Option B
<ul style="list-style-type: none"> • Average Annual Payment: \$68,466 • Total payments over 15 years: \$1,026,997 • Net Present Value: \$658,913 	<ul style="list-style-type: none"> • Annual Payment (15 payments): \$30,000 • Total payments over 15 years: \$825,000 • Net Present Value: \$653,705
<p>15-year term. Assumes an annual 3% increase in tax value and no change in the tax rate.</p>	<p>15-year term. Assumes an upfront payment of \$375,000 and guaranteed payments of \$30,000 annually.</p>

Three items should be clearly noted. First the payment in lieu of ad valorem taxes agreement proposes payments that are \$5,208 less than the market value taxes that would otherwise be due. Second, the guaranteed payment terms do not assume any changes in market valuation over the course of 15 years. This is important since it could result in changed property taxes over the course of the 15-year term. Third, the agreement is based on a tax rate of \$0.777173 per \$100 assessed value. The tax rate may fluctuate over the course of the 15-year term. Each penny difference in the tax rate would result in a changed property taxes of \$711 otherwise due.

To calculate the net present value of the two income streams, a 5% discount rate was used. Option A assumes an annual 3% increase in tax value and that the tax rate remains the same at \$0.777173. The Net Present Value of Option A is \$658,913 meaning that if you invested that amount today at 5% it would be worth \$1,026,997 at the end of 15 years. Option B includes an upfront payment of \$375,000 and an annual guaranteed payment of \$30,000. The Net Present Value of Option B is \$653,705, again representing the “time value of money”, meaning it would be worth \$825,000 at the end of 15 years.

Since Option B results in a slightly smaller present value over 15-years, the question is why would the City agree to it? Because the trade-off risk of the upfront payment and guaranteed income stream is attractive when considering that there is no guarantee that tax values will increase or that the tax rate will remain the same. The bottom line is that in “today’s” money, each option pays the City nearly the same.

Projected 15-year Revenue Streams for Blue Line Lofts under Options A and B



Year	Option A	Option B
Oct 2017	\$0	\$375,000
Oct 2018	\$55,218	\$30,000
Oct 2019	\$56,875	\$30,000
Oct 2020	\$58,581	\$30,000
Oct 2021	\$60,338	\$30,000
Oct 2022	\$62,149	\$30,000
Oct 2023	\$64,013	\$30,000
Oct 2024	\$65,933	\$30,000
Oct 2025	\$67,911	\$30,000
Oct 2026	\$69,949	\$30,000
Oct 2027	\$72,047	\$30,000
Oct 2028	\$74,209	\$30,000
Oct 2029	\$76,435	\$30,000
Oct 2030	\$78,728	\$30,000
Oct 2031	\$81,090	\$30,000
Oct 2032	\$83,522	\$30,000
Total	\$1,026,997	\$825,000
NPV @ 5%	\$658,913	\$653,705

The Net Present Value difference between the two options is \$5,208. It should be noted that Option A relies on the tax rate remaining at \$0.777173 over the entire 15-year period. Therefore, the upfront payment and guaranteed income stream from Option B is an acceptable trade-off risk given the inability to project future tax value or tax rates.

Option A

Assumes an annual 3% growth rate in taxable value and a tax rate of \$0.777173 per \$100 assessed value

Option B

Upfront payment of \$375,000 would be made nearly a year ahead of tax payments

It should be noted that the agreement stipulates a timeframe for the first annual payment after the lease-period, which may result in only 14 annual payments of \$30,000, depending upon the timing of construction versus the placement on the tax roll, which would result in total payments of \$795,000 versus \$825,000.

Finally, the agreement contains provisions that automatically renews the agreement after 15 years. The market valuation assessed by Dallas Central Appraisal District will be used to set the future annual payments. These payments will be based upon the then-current tax rate for the City of Rowlett and the most recent property valuation as published by Dallas Central Appraisal District. In other words, the payment will be set each year.

FINANCIAL/BUDGET IMPLICATIONS

The financial implications are explained in detail in the discussion section. In summary, the payment in lieu of ad valorem taxes agreement would provide payments that would equal those otherwise due were the property assessed as not being tax exempt.

RECOMMENDED ACTION

Staff recommends approval of the resolution approving an agreement for payment in lieu of ad valorem taxes.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES WITH BLUE LINE LOFTS, LP, RELATING TO THE DEVELOPMENT AND CONSTRUCTION OF A WORKFORCE HOUSING RESIDENTIAL DEVELOPMENT LOCATED AT 3737 MELCER DRIVE, IN THE CITY OF ROWLETT, PROVIDING FOR ANNUAL PAYMENTS IN LIEU OF ANNUAL AD VALOREM TAXES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON THE CITY'S BEHALF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has expressed approval for a workforce residential housing project ("Project") to be located at 3737 Melcer Drive, which project will be financed, in part, through the low-income housing tax credit program (the "Tax Credit Program") administered by the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, the project may otherwise be exempt from the payment of ad valorem taxes; and

WHEREAS, state law allows government entities and developers of similar projects to enter into agreements whereby developers may make payments in lieu of ad valorem taxes ("Pilot Agreements"); and

WHEREAS, the City Council of the City of Rowlett, Texas finds and determines that a Pilot Agreement is appropriate for the Project and that such an agreement is in the interests of the public health, safety and welfare.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the City Council of the City of Rowlett does hereby approve the Agreement with Blue Line Lofts, LP, a true and correct copy of which is attached hereto and incorporated herein as Exhibit A, providing for payments to the City in lieu of ad valorem taxes, subject to approval by the City Attorney.

Section 2: That the City Council does further authorize the City Manager, upon City Attorney approval, to execute the Agreement on the City's behalf.

Section 3: That this resolution shall become effective immediately upon its passage.

ATTACHMENTS

Exhibit A – Agreement for Payment in Lieu of Ad Valorem Taxes

AGREEMENT FOR PAYMENT IN LIEU OF AD VALOREM TAXES

THIS AGREEMENT FOR PAYMENT IN LIEU OF AD VALOREM TAXES (the “Agreement”), is dated as of September _____, 2016, by and between **THE CITY OF ROWLETT, TEXAS** (the “City”) and **BLUE LINE LOFTS, LP**, a Texas limited partnership (the “Partnership”).

RECITALS:

A. Partnership's general partner, Blue Line Lofts GP, LLC, a Texas limited liability company (the “General Partner”), will be owned and 100% controlled by the Housing Authority of the City of Dallas, a body corporate and politic, duly and validly organized under the laws of the State of Texas, and operating pursuant to Chapter 392 of the Texas Local Government Code (the “Housing Authority”).

B. The Housing Authority is sponsoring the construction of a residential development located at 3737 Melcer Drive, Rowlett, Texas (the “Project”), which is being developed to provide workforce housing for low income tenants, in furtherance of the Housing Authority's public purpose, and the Housing Authority or an affiliate will own the land upon which the Project will be located (the “Land”). The Land is depicted and described in attached Exhibit ‘B’.

C. The Land will be subject to a long term ground lease wherein the Housing Authority will lease the Land to Partnership.

D. Construction of the Project is being financed, in part, through the low-income housing tax credit program (the “Tax Credit Program”) administered by the Texas Department of Housing and Community Affairs (“TDHCA”). The Tax Credit Program utilizes a variety of mandates to ensure that housing complexes participating in the program are maintained as affordable for the long-term. TDHCA requires that the owner of each tax credit property file in the real property records of the county in which these types of developments are located and a restrictive covenant agreement. This agreement specifies that tenants will be qualified only if their incomes do not exceed certain levels (based upon family size) and restricts the amount of rent that can be charged to the tenants (based upon tenant income and unit size). Under the Tax Credit Program, the restrictive covenant agreement will be in place for thirty (30) years.

E. The Housing Authority is a political subdivision of the State of Texas and under the Texas Constitution property owned by the Housing Authority is exempt from taxation if the property is used for public purposes as provided in Section 11.11 of the Texas Tax Code. It is contemplated that the Project will qualify for tax exempt status under Section 11.11(a) of the Tax Code.

F. Partnership has requested City to approve and support construction and development of the Project.

G. The City furnishes and will furnish improvements, services, and facilities for the Project, and the Partnership and Housing Authority, in lieu of paying taxes or special assessments,

agree to reimburse in payments to the City an amount not greater than the estimated cost to the City for the improvements, services, or facilities.

H. City is willing to approve and support the Project; subject, however, to the obligation to make payments to City in lieu of taxes.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Partnership and City agree as follows:

1. Payment in Lieu of Taxes. (a) At the closing of the transaction (the "Closing") in which the Land is acquired by the Housing Authority or its affiliate and in which Partnership enters into the ground lease and admits a tax credit investor into Partnership as a limited partner, Partnership shall pay to City the sum of \$375,000.00 (the "Initial Payment"). Following completion of construction of the Project and a lease-up period not to exceed thirteen (13) months from Closing, commencing on the next ensuing October 1 and continuing on October 1 of each succeeding year thereafter, Partnership shall pay to City annual payments in lieu of taxes (each a "Pilot Payment") in the amount of \$30,000.00, for a period of fifteen (15) years (the "Initial Term"), said 15-year period to commence on the date of Closing, unless terminated as provided in Section 4 of this Agreement, and for additional periods as provided in subpart (b) of this Section 2.

(b) Upon the expiration of the initial fifteen (15) year term, the Pilot Payments shall be adjusted for each subsequent year as follows: Subject to the right of protest described in Section 3 of this Agreement, the annual amount due for each year following the expiration of the Initial Term shall be equal to the annual ad valorem tax amount that would otherwise be assessed and imposed by the City were the Project not exempt from ad valorem taxes.

(c) All Pilot Payments shall be made, if at all, out of Surplus Cash (as defined in that certain HUD Regulatory Agreement being entered into for the Project). If there is not sufficient Surplus Cash to make any required annual Pilot Payment in any year, then such annual Pilot Payment, or portion thereof not payable from Surplus Cash, shall be deferred and paid out of Partnership's Surplus Cash for the next year or subsequent years until all deferred Pilot Payments have been paid in full. Partnership shall furnish the City with the annual HUD audit on or before the due date of all payments. Partnership shall maintain adequate books and records at the Project and shall make such books and records available to the City for inspection, at the City's expense, during normal business hours to enable confirmation of Surplus Cash and to verify compliance with the requirements of this provision.

(d) All Pilot Payments, other than the Initial Payment, shall be due and payable on October 1 of each year and shall become past due and delinquent if not paid by February 1 of the following year. Each past due and delinquent Pilot Payment shall accrue penalties, interest, fees and collection costs at the same rates, in the same amounts, and in accordance with the same dates as ad valorem taxes; provided, however, that deferred amounts arising from insufficient Surplus Cash shall be exempt from penalties, interest, fees and costs.

(e) The parties stipulate and agree that the Pilot Payments made pursuant to this Agreement are in lieu of ad valorem taxes only, and are not in lieu of the charges and fees for other services provided by the City to the Project that are typically payable by other service users in the City apart from taxes, including but not limited to permit fees, utilities, and solid waste collection charges.

2. Term of the Agreement. The term of this Agreement shall be for an indefinite period of time expiring on the Project's loss of the ad valorem tax exemption under the Texas Tax Code (the "Exemption"). Consequently, the annual Pilot Payment shall only be due and payable as long as and during the time period the Exemption applies to the Project. At such time as the Project is no longer entitled to the Exemption, this Agreement shall cease and automatically terminate, and be of no further force and effect. No refunds of all or part of any previously-paid Pilot Payments shall be due.

3. Right to Protest. Notwithstanding anything contained herein to the contrary, Partnership retains, and City shall not attempt to restrict, the right of Partnership to protest any assessed taxable value of the Project in the same manner it could have done had the Project not been entitled to the Exemption following the Initial Term.

4. Termination of Tax Exempt Status. Partnership may terminate its tax-exempt status at any time, and if it does so, this Agreement and Partnership's obligations hereunder, including payment of the Pilot Payments, shall immediately terminate and be of no force or effect. If Partnership shall transfer, sell, convey, lease or dispose of the Project or any interest therein, the agreement and the documents evidencing such transfer, sale, conveyance, lease or disposal must incorporate and preserve all rights granted to City under this Agreement. Further, such transferee shall be liable for all unpaid or deferred Pilot Payments required herein. City shall be notified of any such transfer, sale, conveyance, lease or disposal, of any of the Property at least thirty (30) days prior to such transfer.

5. Covenants Running With the Land. The provisions of this Agreement shall be deemed covenants running with the land, and this Agreement shall be recorded in County records as a deed restriction that shall survive transfers of ownership of the Project. Upon any foreclosure or other transfer of ownership in the Project, any successor shall be bound by the terms of this Agreement.

6. Applicable Law. This Agreement shall be construed under, governed and enforced in accordance with the laws of the State of Texas. Venue for any dispute arising out of the terms of this Agreement shall be in Dallas County, Texas.

7. Defenses and Immunities. Nothing herein shall be deemed a waiver or release of any defenses or immunities held by any party, all such defenses and immunities being expressly retained. There are no third-party beneficiaries to this Agreement and nothing herein shall be construed to confer or grant any right or interest to any person not a party hereto.

8. Notice. Any notice required under this Agreement shall be sent as follows:

City: City of Rowlett, Texas
4000 Main Street
Rowlett, Texas 75088
Attention: City Manager

With a copy to: David M. Berman
Nichols, Jackson, Dillard,
Hager & Smith, LLP
1800 Ross Tower
500 Akard Street
Dallas, Texas 75201

Partnership: Blue Line Lofts, LP

Attention: Brandon Bolin

With a copy to: John C. Shackelford, Esq.
Shackelford, Bowen, McKinley & Norton, LLP
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231

9. Parties Bound. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. Each signatory to this Agreement represents and warrants that he/she has lawful authority to execute this Agreement on behalf of the Party for whom signed, and that he/she has lawful authority to bind the Party.

10. Legal Construction. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

11. Prior Agreements Superseded. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter, save and except those agreements entered into contemporaneously herewith or as are referred to herein.

12. Attorneys' Fees and Legal Expenses. Should either party hereto institute any action or proceeding in court to enforce any provision hereof or for damages by reason of any alleged breach of any provision of this Agreement or for any other judicial remedy, the prevailing party

shall be entitled to receive from the losing party all reasonable attorneys' fees and all court costs in connection with said proceeding.

13. Counterparts and Facsimiles. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In addition, this Agreement may be executed by facsimile signatures and such signatures shall be deemed an original.

14. Modification. This Agreement may not be modified or amended except by a written instrument signed by the parties hereto and referring specifically to this Agreement.

15. Other Instruments. Each party shall, upon the request of the other party, execute, acknowledge and deliver any and all instruments reasonably necessary or appropriate to carry into effect the intention of the parties as expressed in this Agreement.

16. Rule of Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto.

EXECUTED this the ____ day of September, 2016.

THE CITY OF ROWLETT, TEXAS

By: _____
Name: _____
Title: _____

BLUE LINE LOFTS, LP,
a Texas limited partnership

By: Blue Line Lofts GP, LLC,
a Texas limited liability company,
its general partner

By: GD 2.0 Holdings, LLC,
a Texas limited liability company,
its sole member

By: _____
Brandon Bolin, Member

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Bolin, Member, know to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said GC 2.0 Holdings, LLC, a Texas limited liability company, sole member of Blue Line Lofts, GP, LLC, a Texas Limited Liability Company, general partner of Blue Line Lofts, LP, a Texas Limited Partnership, that he executed the same as the act of such entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2016.

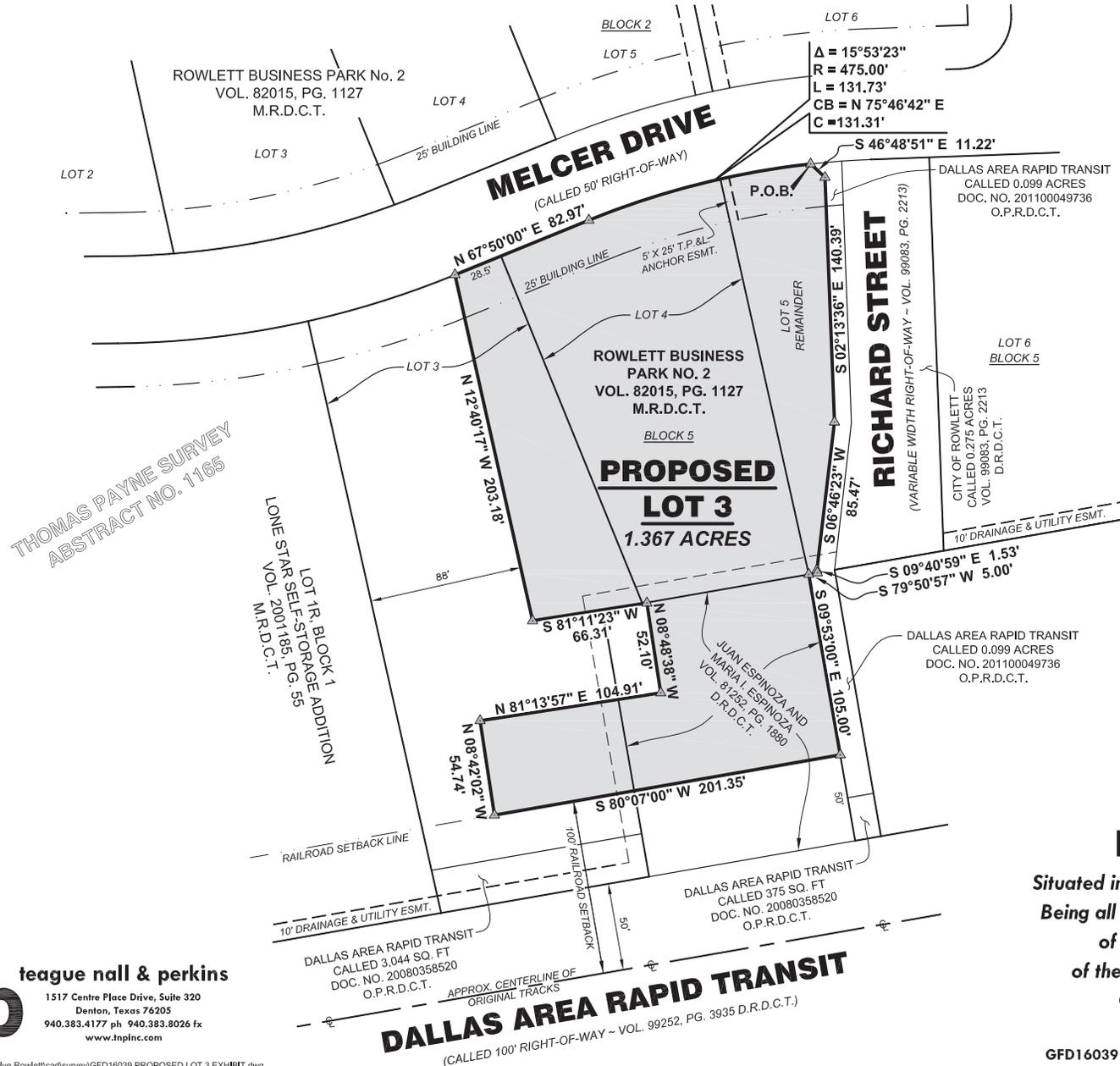
Notary Public, State of Texas
Printed Name: _____
My commission expires: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

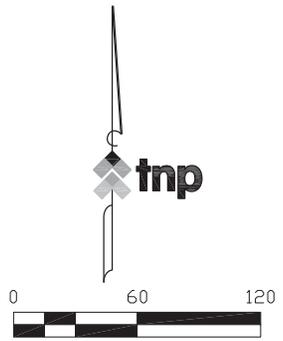
BEFORE ME, the undersigned authority, on this day personally appeared Todd W. Gottel, Mayor, City of Rowlett, Texas, know to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said City of Rowlett, Texas, a Texas municipal corporation, that he executed the same as the act of such entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public, State of Texas
Printed Name: _____
My commission expires: _____



LEGEND	
	CALCULATED POINT
	PROPOSED LOT 3 BOUNDARY
	EXISTING LOT LINE
	EXISTING EASEMENT
P.O.B.	POINT OF BEGINNING
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS



PROPERTY EXHIBIT
PROPOSED LOT 3

*Situated in the Thomas Payne Survey, Abstract No. 1165
 Being all of Lot 4 and a part of Lots 3 and 5, in Block 5
 of Rowlett Business Park No. 2 and a part
 of the Juan Espinoza and Maria I. Espinoza Tract
 City of Rowlett, Dallas County, Texas*

teague nall & perkins
 1517 Centre Place Drive, Suite 320
 Denton, Texas 76205
 940.383.4177 ph 940.383.8026 fx
 www.tnplnc.com

DALLAS AREA RAPID TRANSIT
 (CALLED 100' RIGHT-OF-WAY - VOL. 99252, PG. 3935 D.R.D.C.T.)

LEGAL DESCRIPTION*Proposed Lot 3*

BEING a 1.367 acre tract of land situated in the Thomas Payne Survey, Abstract No. 1165, City of Rowlett, Dallas County, Texas, and being all of Lot 4 and a part of Lots 3 and 5, in Block 5, of Rowlett Business Park No. 2, an Addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 82015, Page 1127 of the Map Records of Dallas County, Texas, and also being a part of that tract of land described in a Deed to Juan Espinoza and Maria I. Espinoza, as recorded in Volume 81252, Page 1880 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Melcer Drive, a called 50' wide right-of-way per said Plat of Rowlett Business Park No. 2, and the North line of said Lot 5, said point also being the Northwest corner of a called 0.099 acre tract of land described in a Deed to Dallas Area Rapid Transit, as recorded in Document No. 201100049736 of the Official Public Records of Dallas County, Texas;

THENCE South 46°48'51" East departing the South line of said Melcer Drive and the North line of said Lot 5, and along the West line of said 0.099 acre tract, for a distance of 11.22 feet to a point for corner;

THENCE South 02°13'36" East continuing along the West line of said 0.099 acre tract, for a distance of 140.39 feet to a point for corner;

THENCE South 06°46'23" West continuing along the West line of said 0.099 acre tract, for a distance of 85.47 feet to a point for corner;

THENCE South 09°40'59" East continuing along the West line of said 0.099 acre tract, for a distance of 1.53 feet to a point for corner;

THENCE South 79°50'57" West continuing along the West line of said 0.099 acre tract, for a distance of 5.00 feet to a point for the Northeast corner of said Espinoza tract;

THENCE South 09°53'00" East continuing along the West line of said 0.099 acre tract, and along the East line of said Espinoza tract, for a distance of 105.00 feet to a point for corner;

THENCE South 80°07'00" West departing the West line of said 0.099 acre tract and the East line of said Espinoza tract, for a distance of 201.35 feet to a point for corner;

THENCE North 08°42'02" West for a distance of 54.74 feet to a point for corner;

THENCE North 81°13'57" East for a distance of 104.91 feet to a point for corner;

THENCE North 08°48'38" West for a distance of 52.10 feet to a point for corner;

THENCE South 81°11'23" West for a distance of 66.31 feet to a point for corner;

THENCE North 12°40'17" West for a distance of 203.18 feet to a point for corner in the South line of said Melcer Drive and the North line of said Lot 3;

THENCE North 67°50'00" East along the South line of said Melcer Drive and the North line of said Lot 3, passing the common North corner of said Lots 3 and 4 at a distance of 28.5 feet, and continuing along the South line of said Melcer Drive and the North line of said Lot 4, for a total distance of 82.97 feet to a point for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, along the South line of said Melcer Drive and the North line of said Lots 4 and 5, and along said curve to the right having a central angle of 15°53'23", a radius of 475.00 feet, a chord bearing of North 75°46'42" East, a chord distance of 131.31 feet and an arc length of 131.73 feet to the **POINT OF BEGINNING**, and containing 1.367 acres of land, more or less.



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 8E

TITLE

Conduct a public hearing and consider action to approve a resolution of no objection expressing support of an application for the 4% non-competitive competitive tax credit program to the Texas Department of Housing and Community Affairs for the GroundFloor Development project known as Blue Line Lofts, and authorizing the Mayor to certify this resolution to the Texas Department of Housing and Community Affairs.

STAFF REPRESENTATIVE

Marc Kurbansade, Director of Development Services

SUMMARY

GroundFloor Development had previously applied to the Texas Department of Housing and Community Affairs (TDHCA) for the 2016 Competitive Housing 9% Tax Credit Program in order to construct a workforce housing development located on the northwest corner of Melcer Drive and Industrial Street. TDHCA has awarded credits and GroundFloor Development was not a recipient.

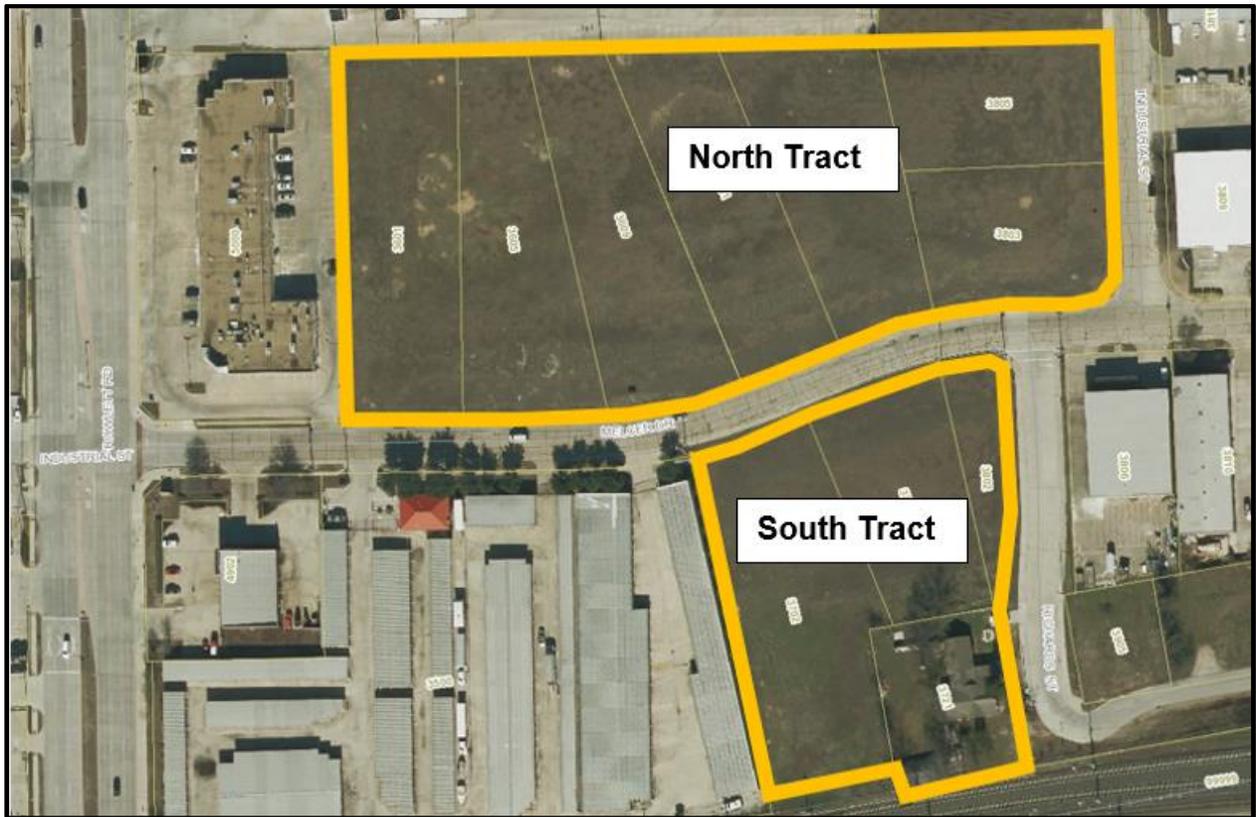
GroundFloor is seeking to apply to TDHCA for the 4% non-competitive tax credits and is requesting approval of a resolution of no objection from City Council. The proposed plan, which is included in this packet, is consistent with the concept discussed with City Council at their Work Session meeting on June 21, 2016.

BACKGROUND INFORMATION

GroundFloor Development notified the City of Rowlett in July 2015 that they were interested in applying to TDHCA for the 2016 Competitive Housing Tax Credit Program for a Workforce Housing project. At the October 13, 2015, City Council Work Session, representatives from GroundFloor Development presented to City Council to provide background on their firm and proposed development ideas. On January 19, 2016, City Council approved a supporting resolution for the proposed development in order for the applicants to submit to TDHCA for housing tax credits. Last month TDHCA has identified the award recipients of tax credits and GroundFloor did not receive tax credits.

GroundFloor is now seeking to develop the property under the 4% tax credit program. The property would be developed as a tax-exempt bond development, whereby Dallas Housing Authority would be the general partner in the development and Blue Line Lofts, LP, would be the applicant to TDHCA.

The proposed project by Blue Line Lofts, LP is located on the northwest corner of Melcer Drive and Industrial Street and the southwest corner of Melcer Drive and Richards Street (see location map below). The property is located in the Downtown Urban Village Form-Based Code zoning district. A concept plan of the proposed development is included as Attachment 1. It should be noted that the application for the 4% tax credits will only include a portion of the south tract, since a small buffer adjacent to the railroad line, and the market-rate townhomes will not be included.



DISCUSSION

Blue Line Lofts, LP, (applicant) is proposing a joint venture with the Dallas Housing Authority (general partner) in order to seek 4% tax credits from TDHCA. The Dallas Housing Authority would be the bond issuer for this project.

The proposal that is part of the 4% tax credit program has three main points that make it different from the prior 9% tax credit application. While the 4% tax credit application should be considered on its own merits, this comparison is being provided for contextual purposes only.

- The proposed development includes an additional 0.42-acres of land on the far southeast corner of the south tract that wasn't included in the original proposal. In fact, the entire south tract was comprised of either open space or market rate townhomes, and not part of the original 9% tax credit application.

- The prior application included 159 multifamily units and 16 market-rate townhome units. The current application includes 203 multifamily units and 10 market-rate townhome units. A pedestrian plaza/open space area is included in the south tract that will be accessible to the entire development, and the public as a whole.
- The proposed 4% application includes the Dallas Housing Authority as a general partner, thereby making the development eligible for tax-exempt status. Blue Line Lofts, LP, is proposing a payment in lieu of taxes (PILOT) in order to offset the ad valorem taxes that would otherwise be due were the project not tax-exempt.

It is important to note that the proposed development will be required to adhere to the form-based code zoning requirements for the Downtown Urban Village district.

FINANCIAL/BUDGET IMPLICATIONS

Since the proposed development would be eligible for tax exempt status, Blue Line Lofts, LP is proposing a payment in lieu of taxes (PILOT) in order to offset the demand for public services this project would create. The anticipated ad valorem taxes for this project is approximately \$55,000 based on a market valuation of \$7M and a tax rate of \$0.787173 per \$100. However, it should be noted that the City is proposing to reduce the rate by one cent to \$0.777173. Currently, the developer is proposing a lump sum payment coupled with equal payments divided over the course of 15 years. A companion item setting the terms of the PILOT Agreement will precede this item on the agenda.

RECOMMENDED ACTION

Staff recommends approval of the resolution of no objection expressing support of an application for the 4% non-competitive competitive tax credit program to the Texas Department of Housing and Community Affairs for the GroundFloor Development project known as Blue Line Lofts, and authorizing the Mayor to certify this resolution to the Texas Department of Housing and Community Affairs.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS EXPRESSING SUPPORT FOR THE GROUND FLOOR DEVELOPMENT PROJECT KNOWN AS BLUE LINE LOFTS; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Blue Line Lofts, LP, an entity formed by GD 2.0 Holdings, LLC (dba GroundFloor Development) (referred to herein as “GroundFloor Development” and/or “Applicant”), has proposed a development for affordable workforce rental housing for eligible families, located at 3737 Melcer Drive (the Northwest corner of Melcer Drive and Industrial Street) in the City of Rowlett, Dallas County, Texas, to be called Blue Line Lofts (the “Development”); and

WHEREAS, Blue Line Lofts, LP submitted an application (the “9% Application”) (TDHCA Application No. 16317) to the Texas Department of Housing and Community Affairs (“TDHCA”) for an award of housing tax credits under the Texas 2016 Housing Tax Credit Program; and

WHEREAS, the City of Rowlett, by resolution of the City Council (Number RES-041-16) expressed its support for the Development; and

WHEREAS, GroundFloor Development has advised that, as an alternative in the event the 9% Application is not successful, it intends to submit an application (the “4% Application”) to TDHCA for 2016 four percent (4%) Housing Tax Credits; and

WHEREAS, City Council (1) approves and supports the Development; and (2) acknowledges state law requires that the City Council confirm that (i) notice has been provided to the governing body in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) the governing body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed Development; (iii) the governing body has held a hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC §10.204(4)(B); and (iv) after due consideration of the information provided by the Applicant and public comment, the governing body does not object to the proposed 4% Application; and

WHEREAS, it is deemed necessary and advisable that this resolution be approved and to grant approval of all actions necessary to carry out the transaction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT:

Section 1. That the City of Rowlett called a public hearing on August 16, 2016, to discuss the Development located at 3737 Melcer Drive, Rowlett.

Section 2. That after the public hearing, (1) the City of Rowlett approves the overall Development concept and supports the application for 4% housing tax credits; and (2) certifies that the requirements of state law have been satisfied because (i) proper notice has been provided to the City of Rowlett in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) the City of Rowlett had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) the City of Rowlett held a hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC §10.204(4)(B); and (iv) after due consideration of the information provided by the Applicant and public comment, the City of Rowlett does not object to the Development or the proposed 4% Application.

Section 3. That this Resolution shall not constitute final approval of development plans or agreements, zoning, or permits of any kind, and shall not be deemed a waiver, release or discharge of any fees, charges or taxes.

Section 4. That for and on behalf of the governing body, the Mayor and/or City Secretary are hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 5. That this resolution shall take effect immediately from and after its passage.

ATTACHMENTS

Attachment 1 – Concept Plan

4%



GroundFloor Development Presentation Project Perspective - Bird's Eye View of Site | 4% Application | 203 Units

21 June 2016

**All information is subject to change without further notice*





City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/2016

AGENDA ITEM: 8F

TITLE

Conduct a public hearing and consider an ordinance accepting the City's Updated Impact Fee Study for Roadways and amend the roadway impact fee rate.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The purpose of this item to consider an update that will amend the Roadway Impact Fee Study and amend the roadway impact fee. The purpose of the update is to include Bayside (formerly known as Robertson Park) which was incorporated into the City in April of 2015. The Planning and Zoning Commission serving in their capacity of the Capital Improvements Advisory Committee (CIAC) reviewed the study, conducted a public hearing and voted unanimously to recommend approval of the amendments as presented at their July 26, 2016, meeting. The draft meeting minutes can be viewed as Attachment 1.

BACKGROUND INFORMATION

Impact fees are one-time fees that are charged against new developments to assist in paying for the costs of providing additional public infrastructure (water, wastewater, and roads) to support the new developments. Chapter 395 of the Texas Local Government Code requires that cities review and update their water, wastewater, and roadway impact fee studies once every five years. This was last done in December 2013 when the City completed an update of the water, wastewater, and roadway impact fee studies. This involved adopting an updated impact fee study to reflect the changes in the City's future land assumptions, which were changed significantly due to *Realize Rowlett 2020* and associated Form-Based Code rezonings. The resulting changes in demand on water, sewer and roadways and the proposed improvements to satisfy this future demand must be accurately reflected in the study in order for the proposed improvement to be legally eligible to receive funding from the collected impact fees.

The 2013 Impact Fee Update did not include Bayside in the service areas for the Roadway Impact Fee. State law limits roadway impact fees to within the City's municipal boundaries which precluded including Bayside in the 2013 Roadway Impact Fee Study. Now that Bayside is within the City's municipal boundaries, Staff is proposing a minor update to the 2013 Roadway Impact Fee Study to incorporate Bayside within the study. This will allow the City to collect roadway impact fees for the new developments that occur within Bayside. Kimley-Horn and Associates has been working with City Staff to compile the necessary information to update the Roadway Impact Fee Study.

Per State Law, the City Council must set a public hearing date at least 30 days prior to the scheduled public hearing wherein the final study will be presented to the Council and public input received. The City Council set this date for September 6, 2016, at 7:30 p.m. Ultimately the Council is tasked with three decisions regarding impact fees:

1. Conduct a public hearing to receive public comments regarding the Updated Roadway Impact Fee Study.
2. Consider approving the Updated Roadway Impact Fee Study.
3. Amend the roadway impact fee rates.

Once City Council approves the Study then an amendment to the roadway impact fee will be necessary as the Study establishes a new maximum fee rate that can be charged for Service Area 2.

DISCUSSION

Impact fees are a mechanism to recover costs associated with infrastructure needed to serve future development. There are three kinds of impact fees: water, wastewater, and roadway. Impact fees are a one-time fee and are governed by Chapter 395 of the Texas Local Government Code. Only certain capacity building costs are eligible to be paid for with impact fees and associated projects must be shown on the approved Impact Fee Capital Improvement Plan included in the study. These include: construction, planning, surveying, and engineering; land acquisition and associated costs; capital improvement planning and/or financial consulting; projected interest and finance costs and local share for state and federal roadways. Impact fees cannot be used on capital improvements NOT identified in the Impact Fee Capital Improvement Plan (CIP), operations and maintenance costs, improvements to remedy existing deficiencies, administrative and operational costs of the City, and non-CIP debt service.

As it was stated previously in this report, the purpose of updating the Roadway Impact Fee Study is to include Bayside and its CIP eligible roadway projects. The final updated study can be viewed in its entirety in Exhibit A. In addition, representatives from Kimley-Horn and Associates will provide a detailed presentation at the September 6th meeting to present the report's findings. The update has modified the Land Use Assumptions and Capital Improvement Plan to reflect the future developments that are expected to occur within Bayside.

The report establishes the maximum allowable roadway impact fee that could be assessed by the City of Rowlett. The maximum assessable roadway impact fee calculated in this report is \$855 (unchanged from 2014) for Service Area 1 and \$466 for Service Area 2. Currently, the maximum rate charged for Service Area 2 is \$698. Even though the amount of CIP eligible projects for Service Area 2 is increasing from \$10,200,663 to \$32,809,201 the fee rate is being reduced because there will be much more development with the inclusion of Bayside to spread the cost of the increase CIP roadway projects. Good news.

Attachment 2 shows the current roadway impact fee schedule for Service Areas 1 and 2. Staff recommends leaving the roadway impact fees for Service Area 1 unchanged and amending the

fees for Service Area 2 based on the new maximum fee rate of \$466 per development unit (Exhibit B – Detailed Proposed Fee Chart for Service Area 2). The percentage of the allowable maximum fee rate has been adjusted in order to maintain the same collection rate for all land uses except single family dwellings. The fee rate for single family homes was already set at 100% of the maximum so the reduction in the maximum fee rate will result in a reduction in the amount collected for new single family homes in Service Area 2.

FINANCIAL/BUDGET IMPLICATIONS

The true fiscal impact of the study and fee rates are directly tied to development. The Study is meant to provide an overview of eligible funds recoverable through impact fees. Based on the amount of projects listed in the Capital Improvement Plans, impact fees alone will not cover the cost. Thus, it will still be important to supplement costs of major projects with the general fund and future bond elections.

RECOMMENDATION ACTION

Move to approve the ordinance to accept the Updated Roadway Impact Fee Study and accept the roadway impact fees as presented and amend the master fee schedule accordingly.

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, UPDATING AND ADOPTING REVISED LAND USE ASSUMPTIONS AND THE CAPITAL IMPROVEMENT PLAN FOR ROADWAY FACILITIES; AMENDING THE MASTER FEE SCHEDULE TO REVISE THE IMPACT FEES FOR ROADWAY FACILITIES; PROVIDING FOR SERVICE AREAS AND SERVICE UNITS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett has previously adopted land use assumptions, on which the City's Capital Improvements Plan was based, and adopted certain impact fees in the City's Master Fee Schedule for roadway facilities for the financing of capital improvements required by new development in the City; and

WHEREAS, the City has contracted with Kimley-Horn and Associates, Inc., to prepare an Impact Fee Study and to review and advise on whether changes in the City's land use assumptions were warranted; and

WHEREAS, Kimley-Horn has completed such plan, entitled, "2016 Roadway Impact Fee Minor Update," which plan has been submitted to and considered by the City Council, following public hearing, on September 6, 2016; and

WHEREAS, the City Council finds that it is in the best interest of the City and its citizens to approve and adopt the revised land use assumptions and capital improvements plan revisions recommended by Kimley-Horn, and to revise its impact fees accordingly; and

WHEREAS, the City Council of the City of Rowlett, in compliance with state laws with reference to amending its land use assumptions, capital improvements plan, and impact fees, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Rowlett is of the opinion that said land use assumptions, capital improvements plan, and impact fees should be amended as provided herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

SECTION 1. That the City's previously-adopted Land Use Assumptions and Capital Improvements Plan for roadway facilities be and are hereby amended by updating and adopting the "2016 Roadway Impact Fee Minor Update," prepared by Kimley-Horn and Associates, Inc., as the amended land use assumptions for roadway facilities, and the capital improvements plan of the City of Rowlett for roadway impact fees, a copy of which is attached hereto and incorporated herein as Exhibit A

SECTION 2. That the impact fee rates and charges for roadway impact fees, based on Service Area 2, land use category, and development unit, as set forth in Exhibit "B," which is attached hereto and by this reference incorporated herein, be and are hereby adopted.

SECTION 3. That the Master Fee Schedule of the City of Rowlett, Texas, be and is hereby amended by repealing the section entitled "Roadway Impact Fees Service Area 1 and Service Area 2," and replacing said section with a new section, entitled "Roadway Impact Fees Service Area 1 and Service Area 2," and the tables shown in Exhibit "C," which exhibit is attached hereto and by this reference incorporated herein, and are hereby adopted as the Impact Fees for the City of Rowlett, Texas for the Service Areas shown therein. The tables shown in Exhibit "C" shall replace the existing Roadway Impact Fees Service Area 1 and Service Area 2 tables shown in the Master Fee Schedule and the fees adopted herein shall be effective and shall henceforth be charged for applicable new development of and from the effective date of this ordinance.

SECTION 4. All ordinances and provisions of the City of Rowlett, Texas, that are in conflict with this Ordinance shall be repealed and the same hereby repealed, and all ordinances and provisions of ordinances of said City is not so repealed are hereby retained in full force and effect.

SECTION 5. That should any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. This ordinance shall take effect immediately from and after its passage as the law and charter in such case provide.

ATTACHMENTS

Exhibit A – 2016 Roadway Impact Fee Study Minor Update

Exhibit B – Detailed Proposed Fee Chart for Service Area 2

Exhibit C – Abbreviated Chart for Master Fee Schedule

Attachment 1 – CIAC Meetings Minutes

Attachment 2 – Detailed Current Fee Chart for Service Areas 1 and 2

2016 Roadway Impact Fee Minor Update

City of Rowlett, Texas



Prepared by:

Kimley»»Horn

Texas Registration Number 928

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Fort Worth, TX 76102
817.335.6511

June 2016

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2.1 EXECUTIVE SUMMARY

This study was performed to update the City of Rowlett Roadway Impact Fees. Transportation system analysis is an important tool for facilitating orderly growth of the transportation system and for providing adequate facilities that promote economic development in the City of Rowlett. The implementation of an impact fee is a way to shift a portion of the burden of paying for new facilities onto new development.

The City of Rowlett is divided into two (2) service areas for the purposes of the 2016 Roadway Impact Fee Minor Update. These service areas cover the entire corporate boundary of the City of Rowlett, which has expanded since the 2013 Roadway Impact Fee Study to include the Bayside Area. Each service area is an individual study area. For each service area the funds collected must be spent on projects identified in the Roadway Impact Fee Capital Improvement Program (CIP) for that specific service area. The 2016 Roadway Impact Fee Minor Update only effects Service Area 2 (South). Service Area 1 (North) remains unchanged.

Roadway improvements necessary to serve the 10-year (2013-2023) needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas’ impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected recoverable cost to construct the infrastructure needed through 2023 by service area is:

SERVICE AREA:	1 (North)	2 (South)
COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH	\$ 22,001,285	\$ 32,809,201

A portion of the remainder can be assessed as the planning window extends beyond 2023 and as the impact fees are updated in the future. As required by Chapter 395 this total cost is reduced by 50% to account for the credit of the use of ad valorem taxes to fund the Roadway Impact Fee CIP.

The impact fee law defines a service unit as follows: “Service Unit means a standardized measure of consumption 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.”

Therefore, the City of Rowlett defines a *service unit* as the number of vehicle-miles of travel during the afternoon peak-hour. For each type of development the City of Rowlett utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET) to determine the number of service units.

Based on the City’s 10-year growth projections and the associated demand (consumption) values for each service area are as follows in terms of vehicle-miles:

SERVICE AREA:	1 (North)	2 (South)
TOTAL VEHICLE-MILES OF NEW DEMAND OVER TEN YEARS	12,867	35,176

Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum roadway impact fee per vehicle-mile ($[\text{Recoverable Cost of CIP} * 50\%] / \text{Total Growth}$) of:

SERVICE AREA:	1 (North)	2 (South)
MAX ASSESSABLE FEE PER SERVICE UNIT	\$ 855	\$ 466

2.2 INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001, to define an impact fee as “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.”

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. Accordingly, the City of Rowlett developed its Land Use Assumptions and Roadway Capital Improvement Plan (CIP) with which to update the City’s Roadway Impact Fees in 2013. The City has retained Kimley-Horn and Associates, Inc. to provide a minor update to the adopted 2013 Roadway Impact Fee Study. This report includes details of the impact fee calculation methodology in accordance with Chapter 395, the applicable Land Use Assumptions, development of the CIP, and the refinement of the Land Use Equivalency Table.

This report introduces and references two of the basic inputs to the Roadway Impact Fee: the **Land Use Assumptions** and the **Capital Improvement Plan (CIP)**. Information from these two components is used extensively in the remainder of the report. This report consists of a detailed discussion of the methodology for the computation of impact fees. This discussion - **Methodology for Roadway Impact Fees** and **Impact Fee Calculation** addresses each of the components of the computation and modifications required for the study. The components include:

- Service Areas;
- Service Units;
- Cost Per Service Unit;
- Cost of the CIP;
- Service Unit Calculation;
- Maximum Assessable Impact Fee Per Service Unit; and
- Service Unit Demand Per Unit of Development.

The report also includes a section concerning the **Plan for Awarding the Roadway Impact Fee Credit**. In the case of the City of Rowlett, the credit calculation was based on awarding a 50 percent credit.

The final section of the report is the **Conclusion**, which presents the findings of the update analysis.

2.3 ROADWAY IMPACT FEE CALCULATION INPUTS

A. LAND USE ASSUMPTIONS

The land use assumptions used for this report were from the 2013 Roadway Impact Fee Study with the exception of the additional growth that is anticipated as a result of the annexation of the Bayside area. Information regarding this growth has been included in the **Appendix**, in addition to the information regarding the 2013 Roadway Impact Fee Study land use assumptions. For purposes of roadway impact fees, the City of Rowlett was divided into two service areas contained entirely within the current corporate limits. Lakeview Parkway (SH 66) serves as the dividing line between the two areas. Exhibit 2.1 displays the roadway Service Areas. In the 2016 Roadway Impact Fee Minor Update Service Area 1 remains the same, and Service Area 2 now includes the Bayside area.

The population and employment estimates and projections were all compiled in accordance with the following categories:

Dwelling Units: Number of dwelling units, both single-and multi-family.

Employment: Square feet of building area based on three (3) different classifications. Each classification has unique trip making characteristics.

Retail: Land use activities which provide for the retail sale of goods that primarily serve households and the location choice is oriented toward the household sector, such as grocery stores and restaurants.

Service: Land use activities which provide personal and professional services such as government and other professional administrative offices.

Basic: Land use activities that produce goods and services such as those that export outside of the local economy, such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.

Table 2.1 presents the land use assumptions updated from the 2013 study that were utilized in the roadway impact fee development. This table illustrates the growth that is projected for the City of Rowlett from 2013 – 2023.

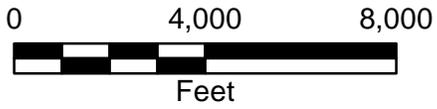
Table 2.1 Residential and Non-Residential Land Use Assumption Growth Projections (2013-2023)

SERVICE AREA	DWELLING UNITS	BASIC (ft ²)	SERVICE (ft ²)	RETAIL (ft ²)
1	1,013	422,500	270,000	474,300
2	3,157	227,500	1,310,000	1,080,700

Roadway Service Areas



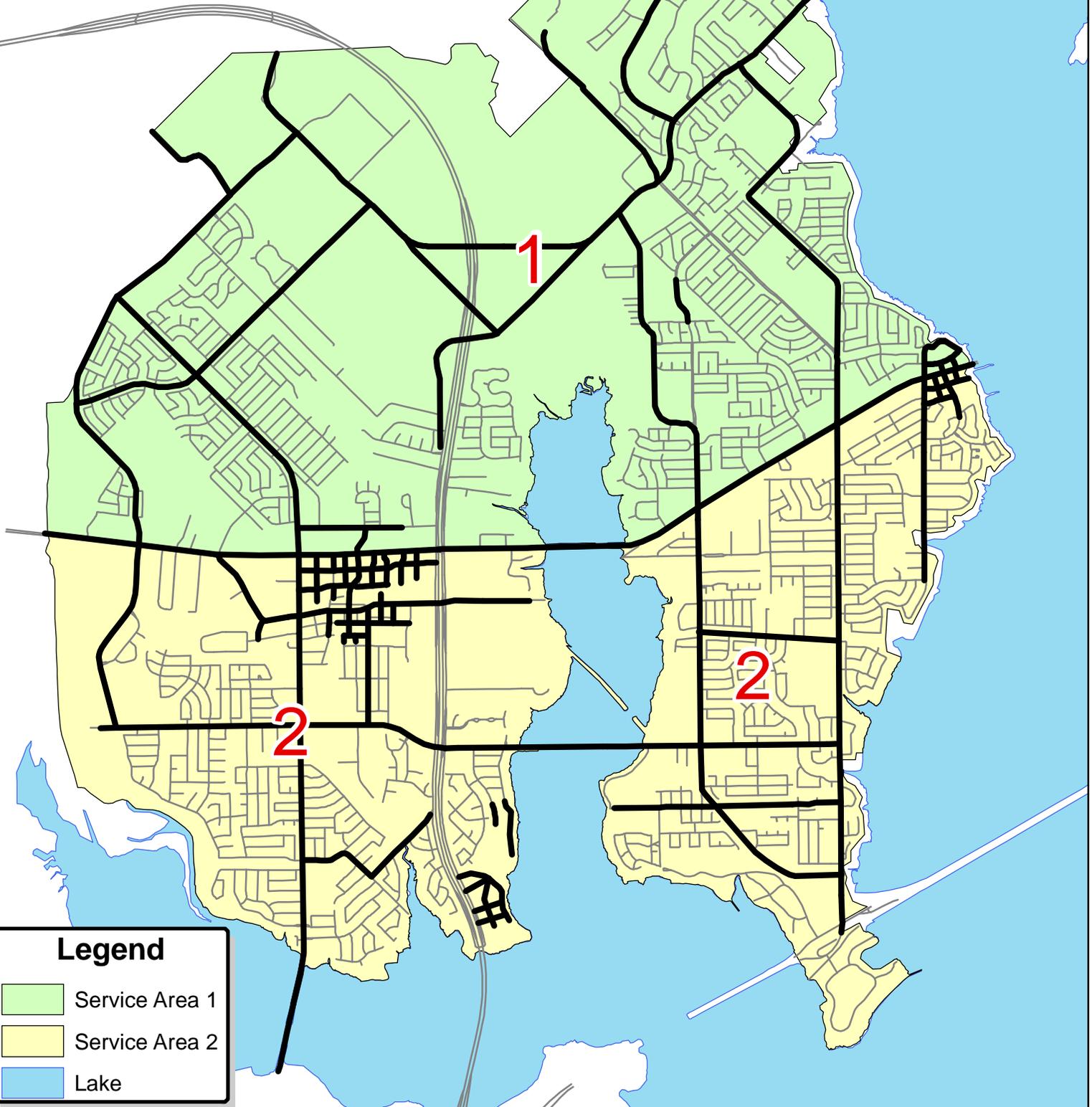
2016 Roadway Impact
Fee Minor Update



June 2016

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*Service Area 1 remains unchanged from the 2013 Roadway Impact Fee Study



Legend

-  Service Area 1
-  Service Area 2
-  Lake

B. CAPITAL IMPROVEMENT PLAN

The City has identified the City-funded transportation projects needed to accommodate the projected growth within the City. The CIP for Roadway Impact Fees is made up of:

- Recently completed projects with excess capacity available to serve new growth;
- Projects currently under construction; and
- Remaining projects needed to complete the City's Master Thoroughfare Plan.

The CIP includes arterial and collector facilities. All of the arterial and collector facilities are part of the currently adopted Master Thoroughfare Plan or included in one of the Council adopted specific area roadway plans (Downtown, Healthy Living, or Signature Gateway).

The CIP for Roadway Impact Fees that is proposed for the Roadway Impact Fee Minor Update is listed in **Tables 2.2** and **2.3**, and mapped in **Exhibit 2.2 (Service Area 1)** and **Exhibit 2.3 (Service Area 2)**. The CIP for Service Area 1 was not evaluated as part of this update. Service Area 2 was updated from minor changes. The tables show the length of each project as well as the facility's classification. The CIP was developed in conjunction with input from City of Rowlett staff and represents those projects that will be needed to accommodate the growth projected from the land use assumptions.

The various roadway classifications describe the purpose and function of each roadway. These roadway classifications are based on the existing City of Rowlett Master Thoroughfare Plan. There are seven primary classifications that were used in the 2016 Rowlett Roadway Impact Fee Minor Update. These classifications are:

- Major Thoroughfare – 6 Lanes Divided (A+);
- Major Thoroughfare – 6 Lanes Divided (A);
- Secondary Thoroughfare – 4 Lanes Divided (B+);
- Secondary Thoroughfare – 4 Lanes Undivided (B); and
- Collector Thoroughfare – 2 Lanes Undivided (C).

The specific area roadway plans were identified as SG (Signature Gateway), D (Downtown), or HL (Healthy Living). Each of the classifications have different vehicular capacities assigned to them (see **Table 2.4**) based on their roadway characteristics. Major/secondary arterial thoroughfares are designed to move more traffic and provide a larger amount of capacity. Arterials provide for travel between neighborhoods and commercial areas or serve as routes for thru-traffic from adjacent cities. A collector's primary function is to bring traffic from local streets to arterial facilities. Collectors are intended to move less traffic and are designed with lower vehicular capacity than arterial facilities.

Table 2.2 10-Year Roadway Impact Fee Capital Improvement Plan for Service Area 1

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
SA 1	1-A	B	Castle Dr.	Miles Rd. to Merritt Rd.	0.51	100%
	1-B	B, B+	Hickox Rd. (1)	Rowlett Rd. to 235' NE. of Toler Rd.	0.59	100%
	1-C	B+	Hickox Rd. (2)	235' NE. of Toler Rd. to Merritt Rd.	0.76	100%
	1-D	B	Merritt Rd.	N. City Limit to 860' SE. of	1.52	100%
	1-E	A	Liberty Grove-Merritt Connector (1)	PGBT NBFR to 805' E. of PGBT NBFR	0.15	100%
	1-F	B	Liberty Grove-Merritt Connector (2)	805' E. of PGBT NBFR to Liberty Grove Rd.	0.49	100%
	1-G	B	Liberty Grove Rd. (1)	Rosebud Dr. to PGBT SBFR	0.67	100%
	1-H	B	Liberty Grove Rd. (2)	PGBT NBFR to Merritt Rd.	0.16	100%
	1-I	B	Liberty Grove Rd. (3)	Merritt Rd. to Chiesa Rd.	0.95	100%
	1-J	B	Liberty Grove Rd. (4)	Chiesa Rd. to Princeton Rd.	0.28	100%
	1-K	B	Liberty Grove Rd. (5)	Broadmoor Ln. to Elm Grove Rd.	0.84	100%
	1-L	B	Elm Grove Rd.	N. City Limit to Liberty Grove Rd.	1.08	100%
	1-M	B+	Dalrock Rd. (1)	Liberty Grove Rd. to 770' SE. of Lake North Rd.	0.46	100%
	1-N	B+	Dalrock Rd. (2)	105' NE. of Pecan Ln. to Princeton Rd.	1.45	100%
	1-O	A (1/3)	Dalrock Rd. (3)	Princeton Rd. to Lakeview Pkwy.	0.36	100%
	1-P	C	Princeton Rd.	Existing Princeton Rd. to Liberty Grove Rd.	0.19	100%
	1-Q	B	Chiesa Rd. (1)	Liberty Grove Rd. to Danridge Rd.	1.40	100%
	1-R	C	Danridge Rd.	Maplewood Dr. to Traveler's Crossing	0.25	100%
	1-S	C	Freedom Ln.	Big A. Rd. to Lakeview Pkwy.	0.15	100%
	1-T, 2-L	A+ (1/3)	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	0.80	50%
	1-U	HL-C3	HL Collector #1	HL Collector #1	0.22	100%
	1-V	HL-C2	HL Collector #2	HL Collector #2	0.22	100%
	1			Dalrock Rd. at Lakeview Pkwy.		50%
	2			Liberty Grove Rd. at Chiesa Rd.		100%
	3			Princeton Rd. at Liberty Grove Rd.		100%
	4			Merritt Rd. at Hickox Rd.		100%
	5			Merritt Rd. at Castle Dr.		100%
6			Merritt Rd. at Liberty Grove Rd.		100%	
7			Merritt Rd. at PGBT		100%	

Table 2.3 10-Year Roadway Impact Fee Capital Improvement Plan for Service Area 2

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
SA 2	2-A	B	Main St.	Lakeview Pkwy. to 310' W. of Rowlett Rd.	0.58	100%
	2-B	B	Future Main-Century Connection	Main St. to Century Dr.	0.11	100%
	2-C	A (1/3)	Miller Rd. (1)	Dexham Rd. to Rowlett Rd.	1.02	100%
	2-D	A (1/3)	Miller Rd. (2)	Rowlett Rd. to PGBT SBFR	0.77	100%
	2-E	A (1/3)	Miller Rd. (3)	PGBT NBFR to 360' E. of PGBT NBFR	0.07	100%
	2-F	A	Miller Rd. (4)	360' E. of PGBT NBFR to Lake Ray Hubbard Bridge	0.33	100%
	2-G	A	Miller Rd. (5)	Lake Ray Hubbard Bridge to 372' W. of Dalrock Rd.	1.02	100%
	2-H	B+	Chiesa Rd. (2)	360' S. of Lakeview Pkwy. to Miller Rd.	1.25	100%
	2-I	B+	Chiesa Rd. (3)	Miller Rd. to Dalrock Rd.	1.21	100%
	2-J	A (1/3)	Dalrock Rd. (4)	Lakeview Pkwy. to Miller Rd.	1.79	100%
	2-K	A (1/3)	Dalrock Rd. (5)	Miller Rd. to IH-30 WBFR	0.98	100%
	1-T, 2-L	A+ (1/3)	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	0.80	50%
	2-M	D-C	Melcer Dr.	Melcer Dr. Extension	0.20	100%
	2-N	D-C	Martin Dr. (1)	Main St. to South End	0.14	100%
	2-O	C	Martin Dr. (2)	Melcer Dr. to Main St.	0.11	100%
	2-P	A (1/3)	Rowlett Rd.	Century Dr. to Kyle Rd.	0.31	100%
	2-Q	SG-C5	SG Collector #1	SG Collector #1	0.28	100%
	2-R	SG-C5	SG Collector #2	SG Collector #2	0.07	100%
	2-S	SG-C5	SG Collector #3	SG Collector #3	0.16	100%
	2-T	SG-C4	SG Collector #4	SG Collector #4	0.17	100%
	2-U	SG-A+	SG Major Thoroughfare	SG Major Thoroughfare	0.09	100%
	2-V	HL-C1	HL Collector #3	HL Collector #3	0.13	100%
	2-W	BS-A	Bayside Arterial	IH-30 WBFR to Bayside Boulevard	0.26	100%
	1		Intersection Improvement	Dalrock Rd. at Lakeview Pkwy.		50%
	2		Intersection Improvement	Dalrock Rd. at Chiesa Rd.		100%
	3		Signal Installation	Dexham Rd. at Miller Rd.		100%

Impact Fee CIP (SA 1)



Roadway Impact Fee Update

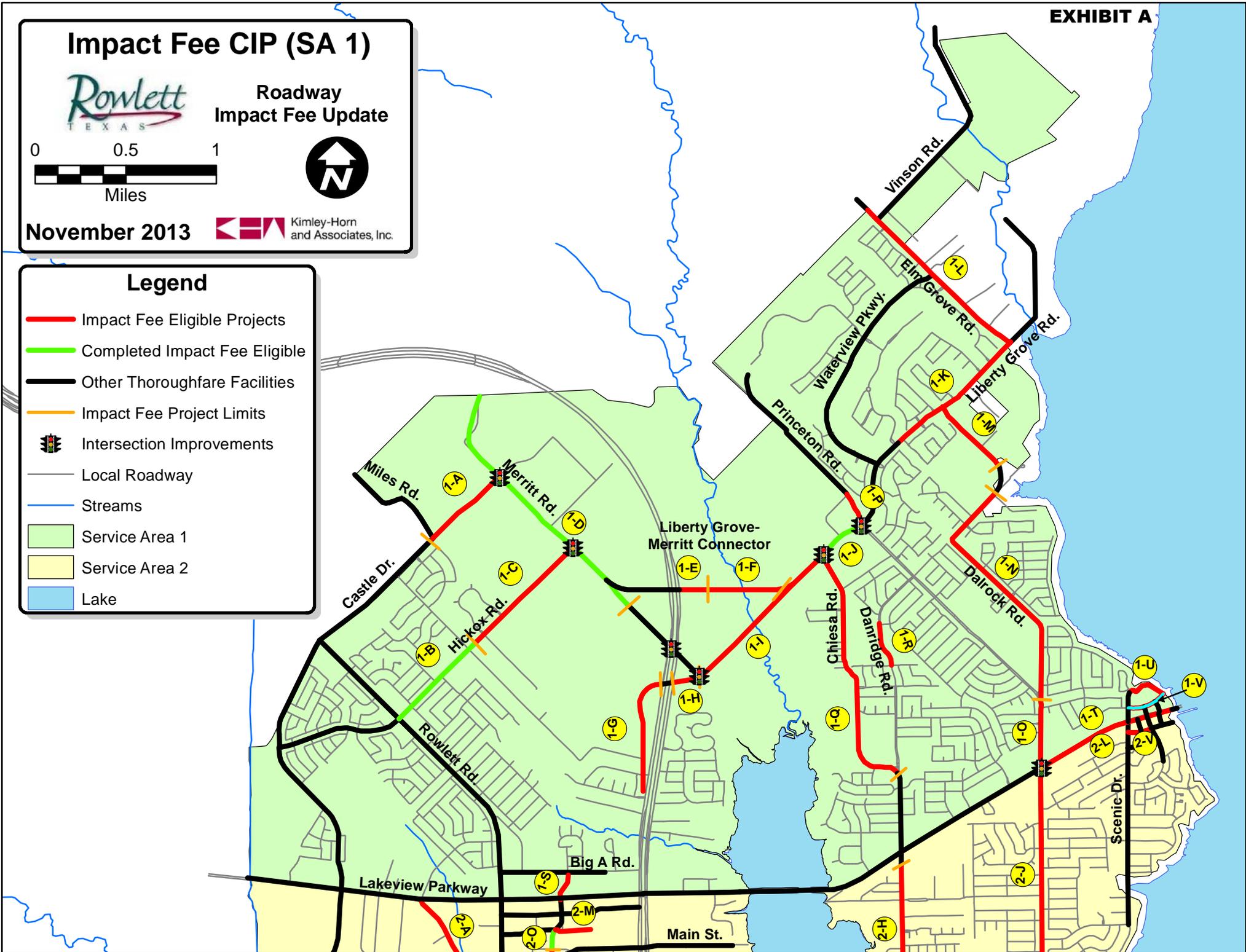


November 2013



Legend

- Impact Fee Eligible Projects
- Completed Impact Fee Eligible
- Other Thoroughfare Facilities
- Impact Fee Project Limits
- Intersection Improvements
- Local Roadway
- Streams
- Service Area 1
- Service Area 2
- Lake



Impact Fee CIP (SA 2)



2016 Roadway Impact Fee Minor Update

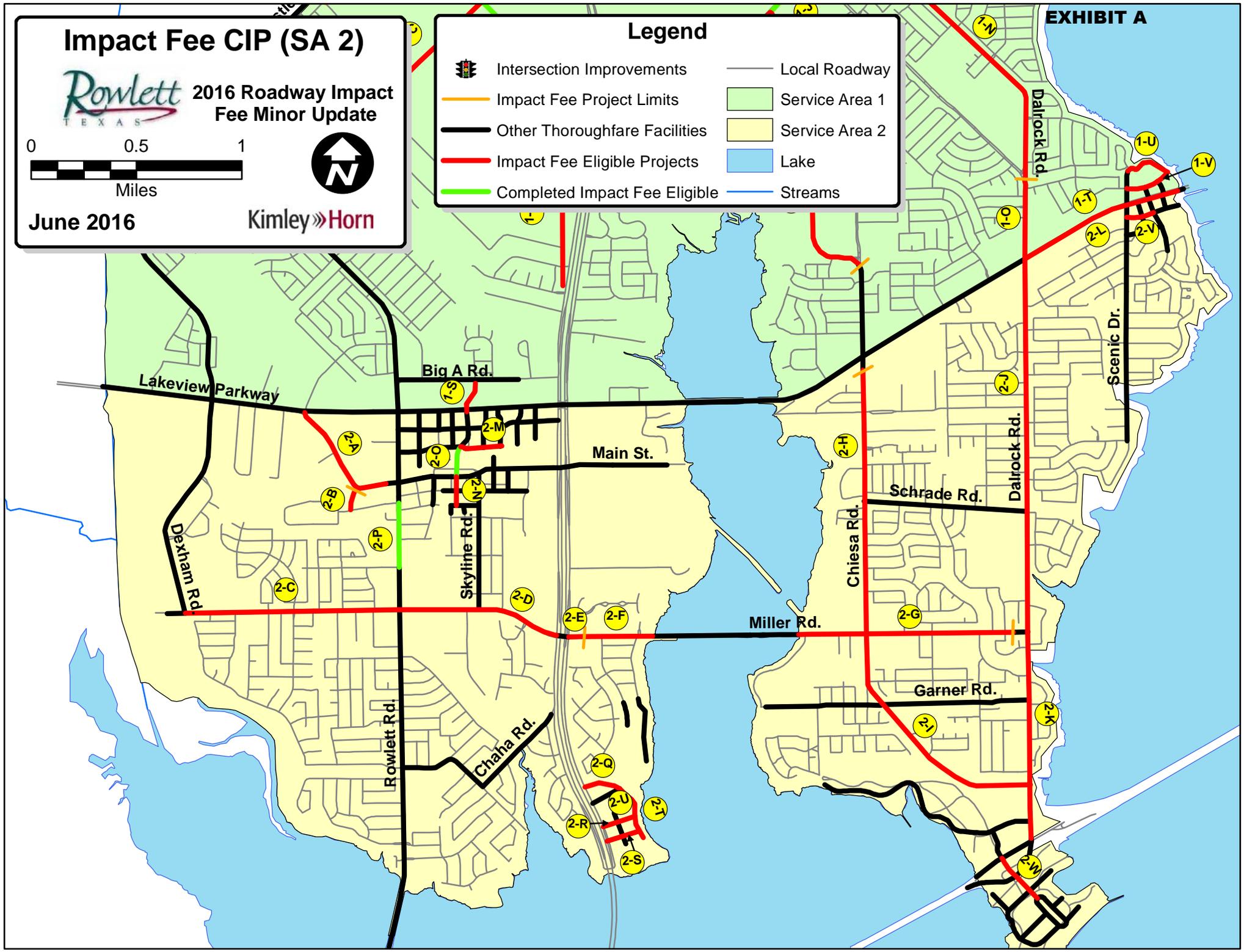


June 2016

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Legend

Intersection Improvements	Local Roadway
Impact Fee Project Limits	Service Area 1
Other Thoroughfare Facilities	Service Area 2
Impact Fee Eligible Projects	Lake
Completed Impact Fee Eligible	Streams



Lakeview Parkway

Big A Rd.

Main St.

Miller Rd.

Schrade Rd.

Garner Rd.

Rowlett Rd.

Chaha Rd.

Chiesa Rd.

Dalrock Rd.

Scenic Dr.

2-B

2-C

2-F

2-N

2-M

2-O

1-S

1-I

2-E

2-F

2-Q

2-R

2-S

2-U

2-T

2-H

2-G

2-I

2-J

2-K

2-L

2-V

1-U

1-V

2.4 METHODOLOGY FOR ROADWAY IMPACT FEES

A. SERVICE AREA

The service areas used in the 2016 Roadway Impact Fee Minor Update are shown in the previously referenced **Exhibit 2.1**. Chapter 395 of the Texas Local Government Code specifies that “the service areas are limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.” Based on the guidance in Chapter 395 and examination of the City of Rowlett, two roadway service areas were deemed appropriate. These service areas cover the entire corporate boundary of the City of Rowlett. Service Area 1 is located north of Lakeview Parkway (SH 66) and Service Area 2 is located south of Lakeview Parkway (SH 66). Both service areas are approximately five (5) miles in diameter. In the 2016 Roadway Impact Fee Minor Update Service Area 1 remains the same, and Service Area 2 now includes the Bayside area.

B. SERVICE UNITS

The “service unit” is a measure of consumption or use of the roadway facilities by new development. In other words, it is the measure of supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. On the supply side, this is a lane-mile of an arterial street. On the demand side, this is a vehicle-trip of one-mile in length. The application of this unit as an estimate of either supply or demand is based on travel during the afternoon peak hour of traffic. This time period is commonly used as the basis for transportation planning and the estimation of trips created by new development.

Another aspect of the service unit is the service volume that is provided (supplied) by a lane-mile of roadway facility. This number, also referred to as capacity, is a function of the facility type, facility configuration, number of lanes, and level of service. The hourly service volumes used in the 2016 Roadway Impact Fee Minor Update are based upon Thoroughfare Capacity Criteria published by the North Central Texas Council of Governments (NCTCOG), but have been adjusted to the City of Rowlett’s Master Thoroughfare Plan. **Tables 2.4** and **2.5** show the service volumes utilized in this report.

**Table 2.4 Level of Use for Proposed Facilities
 (used in Appendix B – CIP Service Units of Supply)**

Roadway Type (MTP Classifications)	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
Major Thoroughfare (A+)	Divided	700
Major Thoroughfare (A)	Divided	700
Secondary Thoroughfare (B+)	Divided	700
Secondary Thoroughfare (B)	Undivided	625
Collector Thoroughfare (C)	Undivided	500
Signature Gateway, Healthy Living, and Downtown Roadways	Undivided	425

Table 2.5 Level of Use for Existing Facilities
 (used in Appendix C – Existing Roadway Facilities Inventory)

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
2U-A	Two lane undivided – Rural cross-section	450
2U	Two lane undivided	500
3U	Three lane undivided (TWLTL)	550
4U	Four lane undivided	500
4D	Four lane divided	650
6D	Six lane divided	700

C. COST PER SERVICE UNIT

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the roadway impact fee, this is the cost for each vehicle-mile of travel. This cost per service unit is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel at a level of service corresponding to the City’s standards. The cost per service unit is calculated for each service area based on a specific list of projects within that service area.

The second component of the cost per service unit is the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that Impact Fees be assessed only to pay for growth projected to occur in the city limits within the next ten years, a concept that will be covered in a later section of this report (see **Section 2.3.E**). As noted earlier, the units of demand are vehicle-miles of travel.

D. COST OF THE CIP

The costs that may be included in the cost per service unit are all of the implementation costs for the 2016 Roadway Impact Fee Minor Update, as well as project costs for thoroughfare system elements within the Capital Improvement Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are “...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 Improvement Plan who is not an employee of the political subdivision.”

The costing methodology was not updated from the 2013 Roadway Impact Fee Study since this was a minor update. The CIP for Service Area 1 remained the same. The engineer’s opinion of the probable costs of the projects in the CIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be

determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, highway ramps, drainage structures, and any other special components are added to each project as appropriate. In addition, based upon discussions with City of Rowlett staff, State, County, and developer driven projects in which the City has contributed a portion of the total project cost have been included in the CIP as lump sum costs.

A typical roadway project consists of a number of costs, including the following: construction, design engineering, survey, and right-of way acquisition. While the construction cost component of a project may actually consist of approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. Each new project's construction cost was divided into two cost components: roadway construction cost and major construction component allowances. The roadway construction components consist of the following pay items: (1) street excavation, (2) lime stabilization, (3) concrete pavement, (4) topsoil, (5) concrete sidewalks, and (6) turn lanes and median openings.

Based on the paving construction cost subtotal, a percentage of this total is calculated to allot for major construction component allowances. These allowances include preparation of ROW, traffic control, pavement markings, roadway drainage, illumination, special drainage structures, minor utility relocations, turf/erosion control, and basic landscaping. These allowance percentages are also based on historical data. The paving and major construction component allowance subtotal is given a ten percent (10%) contingency to determine the construction cost total. To determine the total Impact Fee Project Cost, a percentage of the construction cost total is added for engineering, surveying, testing, and mobilization. ROW acquisition costs are included in the cost on a percentage basis.

The construction costs are variable based on the proposed Master Thoroughfare Plan classification of the roadway.

Tables 2.6 and 2.7 list the CIP projects for the City of Rowlett with conceptual level project cost projections. Detailed cost projections and the methodology used for each individual project can be seen in **Appendix A**, Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual costs of construction are likely to change with time and are dependent on market and economic conditions that cannot be precisely predicted at this time.

This CIP establishes the list of projects for which impact fees may be utilized. Essentially, it establishes a list of projects for which an impact fee funding program can be established. This is different from a City's construction CIP, which provides a broad list of capital projects for which the City is committed to building. The cost projections utilized in this study should not be utilized for the City's building program or construction CIP. Included in the Roadway Impact Fee CIP was the cost of the 2013 Roadway Impact Fee Study which was \$22,500 per Service Area. The 2016 Roadway Impact Fee Minor Update was included for Service Area 2 as \$9,500.

Table 2.6

10-Year Roadway Impact Fee CIP with Conceptual Level Cost Projections - Service Area 1

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
SA 1	1-A	B	Castle Dr.	Miles Rd. to Merritt Rd.	0.51	100%	\$ 2,185,000	\$ 2,185,000
	1-B	B, B+	Hickox Rd. (1)	Rowlett Rd. to 235' NE. of Toler Rd.	0.59	100%	\$ 2,737,012	\$ 2,737,012
	1-C	B+	Hickox Rd. (2)	235' NE. of Toler Rd. to Merritt Rd.	0.76	100%	\$ 3,531,000	\$ 3,531,000
	1-D	B	Merritt Rd.	N. City Limit to 860' SE. of Future Liberty Grove-Merritt Connector	1.52	100%	\$ 2,926,087	\$ 2,926,087
	1-E	A	Liberty Grove-Merritt Connector	PGBT NBFR to 805' E. of PGBT NBFR	0.15	100%	\$ 1,204,000	\$ 1,204,000
	1-F	B	Liberty Grove-Merritt Connector	805' E. of PGBT NBFR to Liberty Grove Rd.	0.49	100%	\$ 3,106,000	\$ 3,106,000
	1-G	B	Liberty Grove Rd. (1)	Rosebud Dr. to PGBT SBFR	0.67	100%	\$ 2,908,000	\$ 2,908,000
	1-H	B	Liberty Grove Rd. (2)	PGBT NBFR to Merritt Rd.	0.16	100%	\$ 671,000	\$ 671,000
	1-I	B	Liberty Grove Rd. (3)	Merritt Rd. to Chiesa Rd.	0.95	100%	\$ 4,852,000	\$ 4,852,000
	1-J	B	Liberty Grove Rd. (4)	Chiesa Rd. to Princeton Rd.	0.28	100%	\$ 365,293	\$ 365,293
	1-K	B	Liberty Grove Rd. (5)	Broadmoor Ln. to Elm Grove Rd.	0.84	100%	\$ 3,867,000	\$ 3,867,000
	1-L	B	Elm Grove Rd.	N. City Limit to Liberty Grove Rd.	1.08	100%	\$ 4,655,000	\$ 4,655,000
	1-M	B+	Dalrock Rd. (1)	Liberty Grove Rd. to 770' SE. of Lake North Rd.	0.46	100%	\$ 2,505,000	\$ 2,505,000
	1-N	B+	Dalrock Rd. (2)	105' NE. of Pecan Ln. to Princeton Rd.	1.45	100%	\$ 7,131,000	\$ 7,131,000
	1-O	A (1/3)	Dalrock Rd. (3)	Princeton Rd. to Lakeview Pkwy.	0.36	100%	\$ 954,000	\$ 954,000
	1-P	C	Princeton Rd.	Existing Princeton Rd. to Liberty Grove Rd.	0.19	100%	\$ 675,000	\$ 675,000
	1-Q	B	Chiesa Rd. (1)	Liberty Grove Rd. to Danridge Rd.	1.40	100%	\$ 6,044,000	\$ 6,044,000
	1-R	C	Danridge Rd.	Maplewood Dr. to Traveler's Crossing	0.25	100%	\$ 902,000	\$ 902,000
	1-S	C	Freedom Ln.	Big A. Rd. to Lakeview Pkwy.	0.15	100%	\$ 533,000	\$ 533,000
	1-T, 2-L	A+ (1/3)	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	0.80	50%	\$ 2,108,000	\$ 1,054,000
	1-U	HL-C3	HL Collector #1	HL Collector #1	0.22	100%	\$ 830,000	\$ 830,000
	1-V	HL-C2	HL Collector #2	HL Collector #2	0.22	100%	\$ 947,000	\$ 947,000
	1	0	0	Dalrock Rd. at Lakeview Pkwy.	0.00	50%	\$ 1,250,000	\$ 625,000
	2	0	0	Liberty Grove Rd. at Chiesa Rd.	0.00	100%	\$ 250,000	\$ 250,000
	3	0	0	Princeton Rd. at Liberty Grove Rd.	0.00	100%	\$ 250,000	\$ 250,000
	4	0	0	Merritt Rd. at Hickox Rd.	0.00	100%	\$ 250,000	\$ 250,000
	5	0	0	Merritt Rd. at Castle Dr.	0.00	100%	\$ 250,000	\$ 250,000
	6	0	0	Merritt Rd. at Liberty Grove Rd.	0.00	100%	\$ 450,000	\$ 450,000
7	0	0	Merritt Rd. at PGBT	0.00	100%	\$ 250,000	\$ 250,000	
Service Area Project Cost Subtotal							\$ 56,907,392	
2013 Roadway Impact Fee Update Cost Per Service Area								\$ 22,500
Total Cost in SERVICE AREA 1							\$ 56,929,892	

Notes:

- a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett.
- b. The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Table 2.7
10-Year Roadway Impact Fee CIP with Conceptual Level Cost Projections - Service Area 2

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area	
SA 2	2-A	B	Main St.	Lakeview Pkwy. to 310' W. of Rowlett Rd.	0.58	100%	\$ 5,181,000	\$ 5,181,000	
	2-B	B	Future Main-Century Connection	Main St. to Century Dr.	0.11	100%	\$ 942,000	\$ 942,000	
	2-C	A (1/3)	Miller Rd. (1)	Dexham Rd. to Rowlett Rd.	1.02	100%	\$ 5,128,000	\$ 5,128,000	
	2-D	A (1/3)	Miller Rd. (2)	Rowlett Rd. to PGBT SBFR	0.77	100%	\$ 2,433,000	\$ 2,433,000	
	2-E	A (1/3)	Miller Rd. (3)	PGBT NBFR to 360' E. of PGBT NBFR	0.07	100%	\$ 181,000	\$ 181,000	
	2-F	A	Miller Rd. (4)	360' E. of PGBT NBFR to Lake Ray Hubbard Bridge	0.33	100%	\$ 1,540,000	\$ 1,540,000	
	2-G	A	Miller Rd. (5)	Lake Ray Hubbard Bridge to 372' W. of Dalrock Rd.	1.02	100%	\$ 5,115,000	\$ 5,115,000	
	2-H	B+	Chiesa Rd. (2)	360' S. of Lakeview Pkwy. to Miller Rd.	1.25	100%	\$ 6,194,000	\$ 6,194,000	
	2-I	B+	Chiesa Rd. (3)	Miller Rd. to Dalrock Rd.	1.21	100%	\$ 5,878,000	\$ 5,878,000	
	2-J	A (1/3)	Dalrock Rd. (4)	Lakeview Pkwy. to Miller Rd.	1.79	100%	\$ 4,707,000	\$ 4,707,000	
	2-K	A (1/3)	Dalrock Rd. (5)	Miller Rd. to IH-30 WBFR	0.98	100%	\$ 2,577,000	\$ 2,577,000	
	1-T, 2-L	A+ (1/3)	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	0.80	50%	\$ 2,108,000	\$ 1,054,000	
	2-M	D-C	Mekcer Dr.	Mekcer Dr. Extension	0.20	100%	\$ 741,000	\$ 741,000	
	2-N	D-C	Martin Dr. (1)	Main St. to South End	0.14	100%	\$ 508,000	\$ 508,000	
	2-O	C	Martin Dr. (2)	Mekcer Dr. to Main St.	0.11	100%	\$ 1,294,932	\$ 1,294,932	
	2-P	A (1/3)	Rowlett Rd.	Century Dr. to Kyle Rd.	0.31	100%	\$ 3,792,336	\$ 3,792,336	
	2-Q	SG-C5	SG Collector #1	SG Collector #1	0.28	100%	\$ 1,184,000	\$ 1,184,000	
	2-R	SG-C5	SG Collector #2	SG Collector #2	0.07	100%	\$ 310,000	\$ 310,000	
	2-S	SG-C5	SG Collector #3	SG Collector #3	0.16	100%	\$ 698,000	\$ 698,000	
	2-T	SG-C4	SG Collector #4	SG Collector #4	0.17	100%	\$ 633,000	\$ 633,000	
	2-U	SG-A+	SG Major Thoroughfare	SG Major Thoroughfare	0.09	100%	\$ 450,000	\$ 450,000	
	2-V	HL-C1	HL Collector #3	HL Collector #3	0.13	100%	\$ 590,000	\$ 590,000	
	2-W	BS-A	Bayside Arterial	IH-30 WBFR to Bayside Boulevard	0.26	100%	\$ 3,747,000	\$ 3,747,000	
	1		Intersection Improvement	Dalrock Rd. at Lakeview Pkwy.		50%	\$ 1,250,000	\$ 625,000	
	2		Intersection Improvement	Dalrock Rd. at Chiesa Rd.		100%	\$ 750,000	\$ 750,000	
	3		Signal Installation	Dexham Rd. at Miller Rd.		100%	\$ 250,000	\$ 250,000	
	Service Area Project Cost Subtotal							\$ 56,503,268	
	2013 Roadway Impact Fee Study and 2016 Roadway Impact Fee Minor Update Cost Per Service Area							\$ 32,000	
	Total Cost in SERVICE AREA 2							\$ 56,535,268	

Notes:

- a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett.
- b. The planning level cost projections shall not supersede the City’s design standards or the determination of the City Engineer for a specific project.

E. SERVICE UNIT CALCULATION

The basic service unit for the computation of the City of Rowlett’s roadway impact fees is the vehicle-mile of travel during the afternoon peak hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year study period.

The growth in vehicle-miles from 2013 to 2023 is based upon projected changes in residential and non-residential growth for the period. In order to determine this growth, baseline estimates of population, basic square feet, service square feet, and retail square feet for 2013 were made along with projections for each of these demographic statistics through 2023. The *Land Use Assumptions* (see **Table 2.1**) details the growth estimates used for the impact fee determination.

The residential and non-residential statistics in the *Land Use Assumptions* provide the “independent variables” that are used to calculate the existing (2013) and projected (2023) transportation service units used to establish the roadway impact fee maximum rates within each service area. The roadway demand service units (vehicle-miles) for each service area are the sum of the vehicle-miles “generated” by each category of land use in the service area.

For the purpose of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected population is converted to dwelling units. The number of dwelling units in each service area is multiplied by a *transportation demand factor* to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The *transportation demand factor* is discussed in more detail below.

For non-residential land uses, the process is similar. The *Land Use Assumptions* provide the existing and projected amount of building square footages for three (3) categories of non-residential land uses – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the North American Industrial Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of non-residential trips in the *Institute of Transportation Engineers' (ITE), Trip Generation Manual, 9th Edition*. This independent variable is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

The existing and projected land use assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a *transportation demand factor* is applied to these values and then summed to calculate the total peak-hour vehicle-miles of demand for each service area.

The *transportation demand factors* are aggregate rates derived from two sources – the *ITE, Trip Generation Manual, 9th Edition*, and the regional Origin-Destination Travel Survey performed by the NCTCOG and the National Household Travel Survey (NHTS). The *ITE, Trip Generation Manual, 9th Edition*, provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the *transportation demand factor* accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics survey conducted by the NCTCOG and the NHTS.

The computation of the *transportation demand factor* is detailed in the following equation:

$$TDF = T * (1 - P_b) * L_{max}$$

where... $L_{max} = \min(L * OD \text{ or } SA_L)$

Variables:

- TDF = Transportation Demand Factor;
- T = Trip Rate (peak hour trips / unit);
- P_b = Pass-By Discount (% of trips);
- L_{max} = Maximum Trip Length (miles);
- L = Average Trip Length (miles);
- OD = Origin-Destination Reduction (50%); and
- SA_L = Max Service Area Trip Length (see **Table 2.8**).

For land uses which are characterized by longer average trip lengths (primarily residential uses), the maximum trip length has been limited to four (4) miles based on the maximum trip length within each service area. Chapter 395 of the Texas Local Government Code allows for a service area of six (6) miles; however the service area within the City of Rowlett is approximated to be a five (5) mile distance.

The adjustment made to the average trip length (L) statistic in the computation of the maximum trip length (L_{max}) is the origin-destination reduction (OD). This adjustment is made because the roadway impact fee is charged to both the origin and destination end of the trip. For example, the impact fee methodology will account for a trip from home to work within the City of Rowlett to both residential and non-residential land uses. To avoid counting these trips as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use.

Table 2.9 shows the derivation of the *Transportation Demand Factor* for the residential land uses and the three (3) non-residential land uses. The values utilized for all variables shown in the *Transportation Demand Factor* equation are also shown in the table.

Table 2.8 Transportation Demand Factor Calculations

Variable	Residential	Basic (General Light Industrial)	Service (General Office)	Retail (Shopping Center)
T	1.00	0.97	1.49	3.71
P_b	0%	0%	0%	34%
T (with P_b)	1.00	0.97	1.49	2.45
L (miles)	17.21	10.02	10.92	6.43
SA_L	5.00	5.00	5.00	5.00
L_{max}* (miles)	5.00	5.00	5.00	3.22
TDF	5.00	4.85	7.45	7.89
* L _{max} is less than 4 miles for retail land uses; therefore this lower trip length is used for calculating the TDF for retail land uses				

The application of the demographic projections and the *transportation demand factors* are presented in the 10-Year Growth Projections in **Table 2.9**. This table shows the total vehicle-miles by service area for the years 2013-2023. These estimates and projections lead to the Vehicle Miles of Travel for 2013-2023.

Table 2.9 10-Year Growth Projections

2013 - 2023 Growth Projections ¹													
SERVICE AREA	RESIDENTIAL VEHICLE-MILES		SQUARE FEET ⁴			TRANS. DEMAND FACTOR ⁵			NON-RESIDENTIAL VEHICLE-MILES ⁸			TOTAL VEHICLE MILES ¹⁰	
	DWELLING UNITS	Trip Rate TDF ²	VEHICLE MILES ³	BASIC	SERVICE	RETAIL	BASIC ⁶	SERVICE ⁷	RETAIL ⁸	BASIC	SERVICE		RETAIL
1	1,013	1.00	5,064	422,500	270,000	474,300	0.97	1.49	3.71	2,049	2,012	3,742	7,803
2	3,157	5.00	15,786	227,500	1,310,000	1,080,700	4.85	7.45	7.89	1,103	9,760	8,527	19,390
Totals	4,170		20,850	650,000	1,580,000	1,555,000				3,152	11,772	12,269	27,193

VEHICLE-MILES OF INCREASE (2013 - 2023)

SERVICE AREA	VEH-MILES
1	12,867
2	35,176

Notes:

- ¹ From Section 2.3.A: *Land Use Assumptions*
- ² Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and *trip generation rate*
- ³ Calculated by multiplying TDF by the number of dwelling units
- ⁴ From Section 2.3.A: *Land Use Assumptions*
- ⁵ *Trip generation rate* and Transportation Demand Factors from LUVMET for each land use
- ⁶ 'Basic' corresponds to General Light Industrial land use and *trip generation rate*
- ⁷ 'Service' corresponds to General Office land use and *trip generation rate*
- ⁸ 'Retail' corresponds to Shopping Center land use and *trip generation rate*
- ⁹ Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use
- ¹⁰ Residential plus non-residential vehicle-mile totals for each Service Area

2.4 IMPACT FEE CALCULATION

A. MAXIMUM ASSESSABLE ROADWAY IMPACT FEE PER SERVICE UNIT

This section presents the maximum assessable roadway impact fee rate calculated for each service area. The maximum assessable roadway impact fee is the sum of the eligible Impact Fee CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. **Table 2.10** illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation.

Line	Title	Description
1	<i>Total Vehicle-Miles of Capacity Added by the CIP</i>	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project. (from Appendix B – CIP Service Units of Supply)

Each project identified in the Roadway Impact Fee CIP will add a certain amount of capacity to the City’s roadway network based on its length and classification. This line displays the total amount added within the service area.

2	<i>Total Vehicle-Miles of Existing Demand</i>	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – CIP Service Units of Supply)
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A number of facilities identified in the Roadway Impact Fee CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	<i>Total Vehicle-Miles of Existing Deficiencies</i>	Number of vehicle-miles of travel that are not accommodated by the existing roadway system. (from Appendix C – Existing Roadway Facilities Inventory)
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In order to ensure that existing deficiencies on the City’s roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Roadway Impact Fee CIP – will have these additional trips removed from the calculation.

4	<i>Net Amount of Vehicle-Miles of Capacity Added</i>	A measurement of the amount of vehicle-miles added by the CIP that will not be utilized by existing demand. (Line 1 – Line 2 – Line 3)
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5	<i>Total Cost of the CIP within the Service Area</i>	The total cost of the projects within the service area (from Table 2.6/Table 2.7 - 10-Year Roadway Capital Improvement Plan with Conceptual Level Cost Projections)
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This line simply identifies the total cost of all of the projects identified in the service area.

6	<i>Cost of Net Capacity Supplied</i>	The total CIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]
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Using the ratio of vehicle-miles added by the Roadway Impact Fee CIP available to serve future growth to the total vehicle-miles added, the total cost of the Impact Fee CIP is reduced to the amount available for future growth (i.e., excluding existing usage and deficiencies).

7	<i>Cost to Meet Existing Needs and Usage</i>	The difference between the Total Cost of the CIP (Line 5) and the Cost of the Net Capacity supplied (Line 6). (Line 5 – Line 6)
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This line is provided for information purposes only – it is to present the portion of the total cost of the Roadway Impact Fee CIP that is required to meet existing demand.

8	<i>Total Vehicle-Miles of New Demand over Ten Years</i>	Based upon the growth projection provided in the <i>Land Use Assumptions</i> (see Section 2.3.A), an estimate of the number of new vehicle-miles within the service area over the next ten years. (from Table 2.9)
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This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	<i>Percent of Capacity Added Attributable to New Growth</i>	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4), limited to 100% (Line 10). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	<i>Chapter 395 Check</i>	

In order to ensure that the vehicle-miles added by the Roadway Impact Fee CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the amount of vehicle-miles added by the Roadway Impact Fee CIP exceeds the growth projected to occur in the next ten years, the Roadway Impact Fee CIP cost is reduced accordingly.

11	<i>Cost of Capacity Added Attributable to New Growth</i>	The result of multiplying the Cost of Net Capacity Added (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 10).
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The value of the total Roadway Impact Fee CIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

B. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT

Chapter 395 of the Texas Local Government Code requires the Capital Improvement Plan for Roadway Impact Fees to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code states:

- “(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 Roadway Impact Fee Capital Improvement Program...”

The following table summarizes the portions of Table 2.10 that utilize this credit calculation, based on awarding a 50 percent credit.

Line	Title	Description
12	<i>Credit</i>	A credit equal to 50% of the total projected cost, as per section 395.014 of the Texas Local Government Code.
13	<i>Maximum Assessable Fee Per Service Unit</i>	Found by dividing the Recoverable Cost of the CIP attributable to growth (Line 12) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8). (Line 12 / Line 8)

Table 2.10 Maximum Assessable Roadway Impact Fee

SERVICE AREA:		1 (North)	2 (South)
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE CIP (FROM ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	33,268	38,061
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	8,279	14,824
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING ROADWAY FACILITIES INVENTORY, APPENDIX C)	822	1,149
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	24,167	22,088
5	TOTAL COST OF THE CIP WITHIN SERVICE AREA (FROM TABLES 4A and 4B)	\$ 56,929,892	\$ 56,535,268
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	\$ 41,355,798	\$ 32,809,201
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	\$ 15,574,094	\$ 23,726,067
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM TABLE 6 and Land Use Assumptions)	12,867	35,176
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	53.2%	159.2%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	53.2%	100.0%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	\$ 22,001,285	\$ 32,809,201
12	CREDIT (50% OF LINE 11)	\$ 11,000,643	\$ 16,404,601
13	MAX ASSESSABLE FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 12 / LINE 8)	\$ 855	\$ 466

C. SERVICE UNIT DEMAND PER UNIT OF DEVELOPMENT

The roadway impact fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in **Table 2.11**. This table lists the predominant land uses that may occur within the City of Rowlett. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is the *ITE Trip Generation Manual, 9th Edition*, the latest edition for trip generation data. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The adjusted trip length values are based on the *Regional Origin-Destination Travel Survey* performed by the NCTCOG and the NHTS. The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above the maximum trip length allowed within the service area, the maximum trip length used for calculation is reduced to the corresponding value. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the *Transportation Demand Factor*, is used in the impact fee estimate to compute the number of service units consumed by each land use application. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 2.11 Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal	030	Acre	6.55			6.55	10.02	50%	5.01	5.00	32.75
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.00	4.85
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.00	3.40
Industrial Park	130	1,000 SF GFA	0.86			0.86	10.02	50%	5.01	5.00	4.30
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.00	1.60
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.00	1.30
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	5.00	5.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	5.00	3.10
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	5.00	2.60
Senior Adult Housing-Detached	251	Dwelling Unit	0.27			0.27	17.21	50%	8.61	5.00	1.35
Senior Adult Housing-Attached	252	Dwelling Unit	0.16			0.16	17.21	50%	8.61	5.00	0.80
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	5.00	1.10
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.90
Motel/ Other Lodging Facilities	320	Room	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Golf Driving Range	432	Tee	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acre	0.30			0.30	6.43	50%	3.22	3.22	0.97
Recreational Community Center	495	1,000 SF GFA	1.45			1.45	6.43	50%	3.22	3.22	4.67
Ice Skating Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf Course	431	Hole	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex/Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Court	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.46	44%	B	6.98	4.20	50%	2.10	2.10	14.66
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Junior / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.21			0.21	4.20	50%	2.10	2.10	0.44
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.31			1.31	7.55	50%	3.78	3.78	4.95
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.40			1.40	10.92	50%	5.46	5.00	7.00
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.00	7.45
Medical-Dental Office Building	720	1,000 SF GFA	3.46			3.46	10.92	50%	5.46	5.00	17.30
Single Tenant Office Building	715	1,000 SF GFA	1.73			1.73	10.92	50%	5.46	5.00	8.65
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.00	7.40
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF Occ. GLA	3.38	40%	B	2.03	6.43	50%	3.22	3.22	6.54
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station	944	Vehicle Fueling Position	13.87	42%	A	8.04	1.20	50%	0.60	0.60	4.82
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	13.38	56%	B	5.89	1.20	50%	0.60	0.60	3.53
Gasoline/Service Station w/ Conv Market and Car Wash	946	Vehicle Fueling Position	13.94	56%	A	6.13	1.20	50%	0.60	0.60	3.68
New Car Sales	841	1,000 SF GFA	2.59	20%	B	2.07	6.43	50%	3.22	3.22	6.67
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	28%	A	2.99	6.43	50%	3.22	3.22	9.63
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.84	50%	A	16.92	4.79	50%	2.40	2.40	40.61
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	26.15	50%	B	13.08	4.79	50%	2.40	2.40	31.39
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	11.15	43%	A	6.36	4.79	50%	2.40	2.40	15.26
Quality Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	42.93	70%	A	12.88	4.79	50%	2.40	2.40	30.91
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	5.00	30%	C	3.50	6.43	50%	3.22	3.22	11.27
Nursery (Garden Center)	817	1,000 SF GFA	3.80	30%	B	2.66	6.43	50%	3.22	3.22	8.57
Home Improvement Superstore	862	1,000 SF GFA	2.37	48%	A	1.23	6.43	50%	3.22	3.22	3.96
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.42	53%	A	3.96	6.43	50%	3.22	3.22	12.75
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.35	49%	A	5.28	6.43	50%	3.22	3.22	17.00
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	10.50	36%	A	6.72	6.43	50%	3.22	3.22	21.64
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
Department Store	875	1,000 SF GFA	1.78	30%	B	1.25	6.43	50%	3.22	3.22	4.03
Video Rental Store	896	1,000 SF GFA	13.60	50%	B	6.80	6.43	50%	3.22	3.22	21.90
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Drive-In Bank	912	Drive-in Lanes	27.41	47%	A	14.53	3.39	50%	1.70	1.70	24.70
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	3.39	50%	1.70	1.70	1.73

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (August 2014)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

2.5 SAMPLE CALCULATIONS

The following section details two (2) examples of maximum assessable roadway impact fee calculations.

Example 1:

- **Development Type - One (1) Unit of Single-Family Housing**

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 2.11 [Land Use – Vehicle Mile Equivalency Table]</i> Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 5.00
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	<i>From Table 2.10, Line 13 [Maximum Assessable Fee Per Service Unit]</i> Maximum Fee for City of Rowlett (Service Area 1): \$855 / vehicle-mile
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit
	Impact Fee = 1 * 5.00 * \$855 Maximum Assessable Impact Fee = \$4,275

Example 2:

- **Development Type – 125,000 square foot Home Improvement Superstore**

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 2.11 [Land Use – Vehicle Mile Equivalency Table]</i> Development Type: 125,000 square feet of Home Improvement Superstore Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.96
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	<i>From Table 2.10, Line 18 [Maximum Assessable Fee Per Service Unit]</i> Maximum Fee for City of Rowlett (Service Area 2): \$466 / vehicle-mile
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit
	Impact Fee = 125 * 3.96 * \$466 Maximum Assessable Impact Fee = \$230,670

2.6 CONCLUSION

The City of Rowlett has established a process to implement the assessment and collection of roadway impact fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable roadway impact fee that could be assessed by the City of Rowlett. The maximum assessable roadway impact fee calculated in this report is **\$855** (unchanged from 2014) for Service Area 1 and **\$466** for Service Area 2 (from **Table 2.10**):

This document serves as a guide to the assessment of roadway impact fees pertaining to future development and the City's need for roadway improvements to accommodate that growth. Following the public hearing process, the City Council may establish an amount to be assessed (if any) up to the maximum established within this report and update the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this update are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Capital Improvement Plan are appropriately incorporated into the process.

APPENDICES

- A. CONCEPTUAL LEVEL PROJECT COST PROJECTIONS**
- B. CIP SERVICE UNITS OF SUPPLY**
- C. EXISTING ROADWAY FACILITIES INVENTORY**
- D. LAND USE ASSUMPTIONS**

Appendix A – Conceptual Level Project Cost Projections

City of Rowlett - 2013 Roadway Impact Fee Study

Capital Improvement Plan for Roadway Impact Fees
Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 1

#	Class	Project	Limits	Percent in Service Area	Project Cost	Total Cost in Service Area
1-A	B	Castle Dr.	Miles Rd. to Merritt Rd.	100%	\$ 2,185,000	\$ 2,185,000
1-B	B, B+	Hickox Rd. (1)	Rowlett Rd. to 235' NE. of Toler Rd.	100%	\$ 2,737,012	\$ 2,737,012
1-C	B+	Hickox Rd. (2)	235' NE. of Toler Rd. to Merritt Rd.	100%	\$ 3,531,000	\$ 3,531,000
1-D	B	Merritt Rd.	N. City Limit to 860' SE. of Future Liberty Grove-Merritt Connector	100%	\$ 2,926,087	\$ 2,926,087
1-E	A	Liberty Grove-Merritt Connector (1)	PGBT NBFR to 805' E. of PGBT NBFR	100%	\$ 1,204,000	\$ 1,204,000
1-F	B	Liberty Grove-Merritt Connector (2)	805' E. of PGBT NBFR to Liberty Grove Rd.	100%	\$ 3,106,000	\$ 3,106,000
1-G	B	Liberty Grove Rd. (1)	Rosebud Dr. to PGBT SBFR	100%	\$ 2,908,000	\$ 2,908,000
1-H	B	Liberty Grove Rd. (2)	PGBT NBFR to Merritt Rd.	100%	\$ 671,000	\$ 671,000
1-I	B	Liberty Grove Rd. (3)	Merritt Rd. to Chiesa Rd.	100%	\$ 4,852,000	\$ 4,852,000
1-J	B	Liberty Grove Rd. (4)	Chiesa Rd. to Princeton Rd.	100%	\$ 365,293	\$ 365,293
1-K	B	Liberty Grove Rd. (5)	Broadmoor Ln. to Elm Grove Rd.	100%	\$ 3,867,000	\$ 3,867,000
1-L	B	Elm Grove Rd.	N. City Limit to Liberty Grove Rd.	100%	\$ 4,655,000	\$ 4,655,000
1-M	B+	Dalrock Rd. (1)	Liberty Grove Rd. to 770' SE. of Lake North Rd.	100%	\$ 2,505,000	\$ 2,505,000
1-N	B+	Dalrock Rd. (2)	105' NE. of Pecan Ln. to Princeton Rd.	100%	\$ 7,131,000	\$ 7,131,000
1-O	A (1/3)	Dalrock Rd. (3)	Princeton Rd. to Lakeview Pkwy.	100%	\$ 954,000	\$ 954,000
1-P	C	Princeton Rd.	Existing Princeton Rd. to Liberty Grove Rd.	100%	\$ 675,000	\$ 675,000
1-Q	B	Chiesa Rd. (1)	Liberty Grove Rd. to Danridge Rd.	100%	\$ 6,044,000	\$ 6,044,000
1-R	C	Danridge Rd.	Maplewood Dr. to Traveler's Crossing	100%	\$ 902,000	\$ 902,000
1-S	C	Freedom Ln.	Big A. Rd. to Lakeview Pkwy.	100%	\$ 533,000	\$ 533,000
1-T, 2-L	A+ (1/3)	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	50%	\$ 2,108,000	\$ 1,054,000
1-U	HL-C3	HL Collector #1	HL Collector #1	100%	\$ 830,000	\$ 830,000
1-V	HL-C2	HL Collector #2	HL Collector #2	100%	\$ 947,000	\$ 947,000
Intersection Improvements						
1		Intersection Improvement	Dalrock Rd. at Lakeview Pkwy.	50%	\$ 1,250,000	\$ 625,000
2		Signal Installation	Liberty Grove Rd. at Chiesa Rd.	100%	\$ 250,000	\$ 250,000
3		Signal Installation	Princeton Rd. at Liberty Grove Rd.	100%	\$ 250,000	\$ 250,000
4		Signal Installation	Merritt Rd. at Hickox Rd.	100%	\$ 250,000	\$ 250,000
5		Signal Installation	Merritt Rd. at Castle Dr.	100%	\$ 250,000	\$ 250,000
6		Signal Installation	Merritt Rd. at Liberty Grove Rd.	100%	\$ 450,000	\$ 450,000
7		Signal Installation	Merritt Rd. at PGBT	100%	\$ 250,000	\$ 250,000
TOTAL					\$ 58,586,392	\$ 56,907,392

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett. The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.	1-A
Name:	Castle Dr.	This project consists of the reconstruction of Castle Dr. as a 4-lane undivided secondary thoroughfare.		
Limits:	Miles Rd. to Merritt Rd.			
Impact Fee Type:	B			
Ultimate Class:	Secondary Thoroughfare			
Length (lf):	2,667			
Service Area(s):	1			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	7,112	cy	\$ 12.00	\$ 85,344
206	6" Lime Stabilization (with Lime @ 27#/sy)	13,928	sy	\$ 4.00	\$ 55,711
306	8" Concrete Pavement w/ 6" Curb	13,335	sy	\$ 46.00	\$ 613,410
406	4" Topsoil	4,149	sy	\$ 5.00	\$ 20,743
506	4' Concrete Sidewalk	21,336	sf	\$ 4.00	\$ 85,344
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 860,552
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	51,633	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	43,028	
√ Pavement Markings/Markers		3%	\$	25,817	
√ Roadway Drainage	Standard Internal System	30%	\$	258,166	
√ Illumination		6%	\$	51,633	
Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	51,633	
√ Sewer	Minor Adjustments	4%	\$	34,422	
√ Establish Turf / Erosion Control		3%	\$	25,817	
√ Basic Landscaping		3%	\$	25,817	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 567,964
Paving and Allowance Subtotal:					\$ 1,428,516
Construction Contingency:					10% \$ 142,852
Construction Cost TOTAL:					\$ 1,572,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,572,000
Engineering/Survey/Testing:		18%	\$ 282,960
Mobilization		6%	\$ 94,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 235,800
Impact Fee Project Cost TOTAL:			\$ 2,185,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Hickox Rd. (1)	This completed project consisted of the widening of Hickox Rd. to a four-lane divided secondary thoroughfare. This project includes a 1,225' undivided section. This project was built in 2008 with a City of Rowlett contribution of \$2,737,012.	1-B
Limits:	Rowlett Rd. to 235' NE. of Toler Rd.		
Impact Fee Type:	B, B+		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	3,109		
Service Area(s):	1		

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 2,737,012
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:			
Impact Fee Project Cost TOTAL:			\$ 2,737,012

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Hickox Rd. (2)	This project consists of the reconstruction of Hickox Rd. as a 4-lane divided secondary thoroughfare.	1-C
Limits:	235' NE. of Toler Rd. to Merritt Rd.		
Impact Fee Type:	B+		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	4,009		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	12,472	cy	\$ 12.00	\$ 149,669
205	6" Lime Stabilization (with Lime @ 27#/sy)	24,054	sy	\$ 4.00	\$ 96,216
305	8" Concrete Pavement w/ 6" Curb	22,272	sy	\$ 38.00	\$ 846,344
405	4" Topsoil	12,027	sy	\$ 5.00	\$ 60,135
505	4' Concrete Sidewalk	32,072	sf	\$ 4.00	\$ 128,288
605	Turn Lanes and Median Openings	2,898	sy	\$ 38.00	\$ 110,131
Paving Construction Cost Subtotal:					\$ 1,390,783
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	83,447	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	69,539	
√ Pavement Markings/Markers		3%	\$	41,724	
√ Roadway Drainage	Standard Internal System	30%	\$	417,235	
√ Illumination		6%	\$	83,447	
Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	83,447	
√ Sewer	Minor Adjustments	4%	\$	55,631	
√ Establish Turf / Erosion Control		3%	\$	41,724	
√ Basic Landscaping		3%	\$	41,724	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 917,917
Paving and Allowance Subtotal:					\$ 2,308,700
Construction Contingency:					10% \$ 230,870
Construction Cost TOTAL:					\$ 2,540,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,540,000
Engineering/Survey/Testing:		18%	\$ 457,200
Mobilization		6%	\$ 152,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 381,000
Impact Fee Project Cost TOTAL:			\$ 3,531,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Merritt Rd. N. City Limit to 860' SE. of	This project (currently under construction) consists of the construction of Merritt Rd. as a four-lane divided secondary thoroughfare. This project was a total cost of \$15,292,905 with a City of Rowlett contribution of \$2,926,087.	1-D
Limits:	Future Liberty Grove-Merritt Connector		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	8,048		
Service Area(s):	1		

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 2,926,087
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:			
Impact Fee Project Cost TOTAL:			\$ 2,926,087

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Liberty Grove-Merritt Connector (1)	This project consists of the construction of the Liberty Grove-Merritt Connector as a new 6-lane divided major thoroughfare.	1-E
Limits:	PGBT NBFR to 805' E. of PGBT NBFR		
Impact Fee Type:	A		
Ultimate Class:	Major Thoroughfare		
Length (lf):	807		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,587	cy	\$ 12.00	\$ 43,040
203	6" Lime Stabilization (with Lime @ 27#/sy)	6,994	sy	\$ 4.00	\$ 27,976
303	10" Concrete Pavement w/ 6" Curb	6,635	sy	\$ 46.00	\$ 305,225
403	4" Topsoil	2,511	sy	\$ 5.00	\$ 12,553
503	4' Concrete Sidewalk	6,456	sf	\$ 4.00	\$ 25,824
603	Turn Lanes and Median Openings	583	sy	\$ 46.00	\$ 26,836
Paving Construction Cost Subtotal:					\$ 441,455
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW	None Anticipated	6%	\$	26,487	
Traffic Control		0%	\$	-	
√ Pavement Markings/Markers	Standard Internal System	3%	\$	13,244	
√ Roadway Drainage		30%	\$	132,436	
√ Illumination		6%	\$	26,487	
Special Drainage Structures		0%	\$	-	
√ Water	Minor Adjustments	6%	\$	26,487	
√ Sewer	Minor Adjustments	4%	\$	17,658	
√ Establish Turf / Erosion Control		3%	\$	13,244	
√ Basic Landscaping		3%	\$	13,244	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 269,287
Paving and Allowance Subtotal:					\$ 710,742
Construction Contingency:					10% \$ 71,074
Construction Cost TOTAL:					\$ 782,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 782,000
Engineering/Survey/Testing:		18%	\$ 140,760
Mobilization		6%	\$ 46,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 234,600
Impact Fee Project Cost TOTAL:			\$ 1,204,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Liberty Grove-Merritt Connector (2)	This project consists of the construction of the Liberty Grove-Merritt Connector as a new 4-lane undivided secondary thoroughfare.	1-F
Limits:	805' E. of PGBT NBFR to Liberty Grove Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	2,567		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,845	cy	\$ 12.00	\$ 82,144
206	6" Lime Stabilization (with Lime @ 27#/sy)	13,405	sy	\$ 4.00	\$ 53,622
306	8" Concrete Pavement w/ 6" Curb	12,835	sy	\$ 46.00	\$ 590,410
406	4" Topsoil	3,993	sy	\$ 5.00	\$ 19,966
506	4' Concrete Sidewalk	20,536	sf	\$ 4.00	\$ 82,144
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 828,285
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Prep ROW		6%	\$	49,697
	Traffic Control	None Anticipated	0%	\$	-
√	Pavement Markings/Markers		3%	\$	24,849
√	Roadway Drainage	Standard Internal System	30%	\$	248,486
√	Illumination		6%	\$	49,697
√	Special Drainage Structures	Crosses Muddy Creek	\$500,000	\$	500,000
√	Water	Minor Adjustments	6%	\$	49,697
√	Sewer	Minor Adjustments	4%	\$	33,131
√	Establish Turf / Erosion Control		3%	\$	24,849
√	Basic Landscaping		3%	\$	24,849
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	1,005,254
Paving and Allowance Subtotal:				\$	1,833,539
Construction Contingency:				10%	\$ 183,354
Construction Cost TOTAL:				\$	2,017,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,017,000
Engineering/Survey/Testing:		18%	\$ 363,060
Mobilization		6%	\$ 121,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 605,100
Impact Fee Project Cost TOTAL:			\$ 3,106,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Liberty Grove Rd. (1)	This project consists of the reconstruction of Liberty Grove Rd. as a 4-lane undivided secondary thoroughfare.	1-G
Limits:	Rosebud Dr. to PGBT SBFR		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	3,550		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	9,467	cy	\$ 12.00	\$ 113,600
206	6" Lime Stabilization (with Lime @ 27#/sy)	18,539	sy	\$ 4.00	\$ 74,156
306	8" Concrete Pavement w/ 6" Curb	17,750	sy	\$ 46.00	\$ 816,500
406	4" Topsoil	5,522	sy	\$ 5.00	\$ 27,611
506	4' Concrete Sidewalk	28,400	sf	\$ 4.00	\$ 113,600
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 1,145,467
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	68,728	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	57,273	
√ Pavement Markings/Markers		3%	\$	34,364	
√ Roadway Drainage	Standard Internal System	30%	\$	343,640	
√ Illumination		6%	\$	68,728	
Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	68,728	
√ Sewer	Minor Adjustments	4%	\$	45,819	
√ Establish Turf / Erosion Control		3%	\$	34,364	
√ Basic Landscaping		3%	\$	34,364	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 756,008
Paving and Allowance Subtotal:					\$ 1,901,475
Construction Contingency:					10% \$ 190,147
Construction Cost TOTAL:					\$ 2,092,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,092,000
Engineering/Survey/Testing:		18%	\$ 376,560
Mobilization		6%	\$ 125,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 313,800
Impact Fee Project Cost TOTAL:			\$ 2,908,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Liberty Grove Rd. (2)	This project consists of the reconstruction of Liberty Grove Rd. as a 4-lane undivided secondary thoroughfare.	1-H
Limits:	PGBT NBFR to Merritt Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	819		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,184	cy	\$ 12.00	\$ 26,208
206	6" Lime Stabilization (with Lime @ 27#/sy)	4,277	sy	\$ 4.00	\$ 17,108
306	8" Concrete Pavement w/ 6" Curb	4,095	sy	\$ 46.00	\$ 188,370
406	4" Topsoil	1,274	sy	\$ 5.00	\$ 6,370
506	4' Concrete Sidewalk	6,552	sf	\$ 4.00	\$ 26,208
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 264,264
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	15,856	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	13,213	
√ Pavement Markings/Markers		3%	\$	7,928	
√ Roadway Drainage	Standard Internal System	30%	\$	79,279	
√ Illumination		6%	\$	15,856	
Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	15,856	
√ Sewer	Minor Adjustments	4%	\$	10,571	
√ Establish Turf / Erosion Control		3%	\$	7,928	
√ Basic Landscaping		3%	\$	7,928	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 174,414
Paving and Allowance Subtotal:					\$ 438,678
Construction Contingency:					10% \$ 43,868
Construction Cost TOTAL:					\$ 483,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 483,000
Engineering/Survey/Testing:		18%	\$ 86,940
Mobilization		6%	\$ 28,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 72,450
Impact Fee Project Cost TOTAL:			\$ 671,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Liberty Grove Rd. (3)	This project consists of the reconstruction of Liberty Grove Rd. as a 4-lane undivided secondary thoroughfare.	1-I
Limits:	Merritt Rd. to Chiesa Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	4,990		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	13,307	cy	\$ 12.00	\$ 159,680
206	6" Lime Stabilization (with Lime @ 27#/sy)	26,059	sy	\$ 4.00	\$ 104,236
306	8" Concrete Pavement w/ 6" Curb	24,950	sy	\$ 46.00	\$ 1,147,700
406	4" Topsoil	7,762	sy	\$ 5.00	\$ 38,811
506	4' Concrete Sidewalk	39,920	sf	\$ 4.00	\$ 159,680
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 1,610,107
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	96,606	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	80,505	
√ Pavement Markings/Markers		3%	\$	48,303	
√ Roadway Drainage	Standard Internal System	30%	\$	483,032	
√ Illumination		6%	\$	96,606	
√ Special Drainage Structures	Crosses Muddy Creek	\$500,000	\$	500,000	
√ Water	Minor Adjustments	6%	\$	96,606	
√ Sewer	Minor Adjustments	4%	\$	64,404	
√ Establish Turf / Erosion Control		3%	\$	48,303	
√ Basic Landscaping		3%	\$	48,303	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,562,670
Paving and Allowance Subtotal:					\$ 3,172,777
Construction Contingency:					10% \$ 317,278
Construction Cost TOTAL:					\$ 3,491,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,491,000
Engineering/Survey/Testing:		18%	\$ 628,380
Mobilization		6%	\$ 209,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 523,650
Impact Fee Project Cost TOTAL:			\$ 4,852,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Liberty Grove Rd. (4)	This completed project consisted of the widening of Liberty Grove Rd. to a four-lane divided secondary thoroughfare. This project was part of a 2007 project that included Chiesa Rd. The total Rowlett contribution was \$2,171,924. \$365,293 (17%) of this cost was included in this project.	1-J
Limits:	Chiesa Rd. to Princeton Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	1,492		
Service Area(s):	1		

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 365,293
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:			
Impact Fee Project Cost TOTAL:			\$ 365,293

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Liberty Grove Rd. (5)	This project consists of the reconstruction of Liberty Grove Rd. as a 4-lane undivided secondary thoroughfare.	1-K
Limits:	Broadmoor Ln. to Elm Grove Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	4,440		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	11,840	cy	\$ 12.00	\$ 142,080
206	6" Lime Stabilization (with Lime @ 27#/sy)	23,187	sy	\$ 4.00	\$ 92,747
306	8" Concrete Pavement w/ 6" Curb	22,200	sy	\$ 46.00	\$ 1,021,200
406	4" Topsoil	6,907	sy	\$ 5.00	\$ 34,533
506	4' Concrete Sidewalk	35,520	sf	\$ 4.00	\$ 142,080
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 1,432,640
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	85,958	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	71,632	
√ Pavement Markings/Markers		3%	\$	42,979	
√ Roadway Drainage	Standard Internal System	30%	\$	429,792	
√ Illumination		6%	\$	85,958	
√ Special Drainage Structures	Minor Stream Crossing	\$150,000	\$	150,000	
√ Water	Minor Adjustments	6%	\$	85,958	
√ Sewer	Minor Adjustments	4%	\$	57,306	
√ Establish Turf / Erosion Control		3%	\$	42,979	
√ Basic Landscaping		3%	\$	42,979	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,095,542
Paving and Allowance Subtotal:					\$ 2,528,182
Construction Contingency:					10% \$ 252,818
Construction Cost TOTAL:					\$ 2,782,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,782,000
Engineering/Survey/Testing:		18%	\$ 500,760
Mobilization		6%	\$ 166,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 417,300
Impact Fee Project Cost TOTAL:			\$ 3,867,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Elm Grove Rd.	This project consists of the reconstruction of Elm Grove Rd. as a 4-lane undivided secondary thoroughfare.	1-L
Limits:	N. City Limit to Liberty Grove Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	5,684		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	15,157	cy	\$ 12.00	\$ 181,888
206	6" Lime Stabilization (with Lime @ 27#/sy)	29,683	sy	\$ 4.00	\$ 118,732
306	8" Concrete Pavement w/ 6" Curb	28,420	sy	\$ 46.00	\$ 1,307,320
406	4" Topsoil	8,842	sy	\$ 5.00	\$ 44,209
506	4' Concrete Sidewalk	45,472	sf	\$ 4.00	\$ 181,888
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 1,834,037
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	110,042	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	91,702	
√ Pavement Markings/Markers		3%	\$	55,021	
√ Roadway Drainage	Standard Internal System	30%	\$	550,211	
√ Illumination		6%	\$	110,042	
Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	110,042	
√ Sewer	Minor Adjustments	4%	\$	73,361	
√ Establish Turf / Erosion Control		3%	\$	55,021	
√ Basic Landscaping		3%	\$	55,021	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,210,465
Paving and Allowance Subtotal:					\$ 3,044,502
Construction Contingency:					10% \$ 304,450
Construction Cost TOTAL:					\$ 3,349,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,349,000
Engineering/Survey/Testing:		18%	\$ 602,820
Mobilization		6%	\$ 200,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 502,350
Impact Fee Project Cost TOTAL:			\$ 4,655,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Dalrock Rd. (1)	This project consists of the reconstruction of Dalrock Rd. as a 4-lane divided secondary thoroughfare.	1-M
Limits:	Liberty Grove Rd. to 770' SE. of Lake North Rd.		
Impact Fee Type:	B+		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	2,409		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	7,495	cy	\$ 12.00	\$ 89,936
205	6" Lime Stabilization (with Lime @ 27#/sy)	14,454	sy	\$ 4.00	\$ 57,816
305	8" Concrete Pavement w/ 6" Curb	13,383	sy	\$ 38.00	\$ 508,567
405	4" Topsoil	7,227	sy	\$ 5.00	\$ 36,135
505	4' Concrete Sidewalk	19,272	sf	\$ 4.00	\$ 77,088
605	Turn Lanes and Median Openings	1,742	sy	\$ 38.00	\$ 66,177
Paving Construction Cost Subtotal:					\$ 835,719
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	50,143	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	41,786	
√ Pavement Markings/Markers		3%	\$	25,072	
√ Roadway Drainage	Standard Internal System	30%	\$	250,716	
√ Illumination		6%	\$	50,143	
√ Special Drainage Structures	Minor Stream Crossing	\$250,000	\$	250,000	
√ Water	Minor Adjustments	6%	\$	50,143	
√ Sewer	Minor Adjustments	4%	\$	33,429	
√ Establish Turf / Erosion Control		3%	\$	25,072	
√ Basic Landscaping		3%	\$	25,072	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 801,574
Paving and Allowance Subtotal:					\$ 1,637,293
Construction Contingency:					10% \$ 163,729
Construction Cost TOTAL:					\$ 1,802,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,802,000
Engineering/Survey/Testing:		18%	\$ 324,360
Mobilization		6%	\$ 108,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 270,300
Impact Fee Project Cost TOTAL:			\$ 2,505,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Dalrock Rd. (2)	This project consists of the reconstruction of Dalrock Rd. as a 4-lane divided secondary thoroughfare.	1-N
Limits:	105' NE. of Pecan Ln. to Princeton Rd.		
Impact Fee Type:	B+		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	7,663		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	23,840	cy	\$ 12.00	\$ 286,085
205	6" Lime Stabilization (with Lime @ 27#/sy)	45,978	sy	\$ 4.00	\$ 183,912
305	8" Concrete Pavement w/ 6" Curb	42,572	sy	\$ 38.00	\$ 1,617,744
405	4" Topsoil	22,989	sy	\$ 5.00	\$ 114,945
505	4' Concrete Sidewalk	61,304	sf	\$ 4.00	\$ 245,216
605	Turn Lanes and Median Openings	5,540	sy	\$ 38.00	\$ 210,509
Paving Construction Cost Subtotal:					\$ 2,658,412
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	159,505	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	132,921	
√ Pavement Markings/Markers		3%	\$	79,752	
√ Roadway Drainage	Standard Internal System	30%	\$	797,524	
√ Illumination		6%	\$	159,505	
√ Special Drainage Structures	Minor Stream Crossing	\$250,000	\$	250,000	
√ Water	Minor Adjustments	6%	\$	159,505	
√ Sewer	Minor Adjustments	4%	\$	106,336	
√ Establish Turf / Erosion Control		3%	\$	79,752	
√ Basic Landscaping		3%	\$	79,752	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 2,004,552
Paving and Allowance Subtotal:					\$ 4,662,964
Construction Contingency:					10% \$ 466,296
Construction Cost TOTAL:					\$ 5,130,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,130,000
Engineering/Survey/Testing:		18%	\$ 923,400
Mobilization		6%	\$ 307,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 769,500
Impact Fee Project Cost TOTAL:			\$ 7,131,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Dalrock Rd. (3)	This project consists of the construction of two additional lanes within the existing median.	1-0
Limits:	Princeton Rd. to Lakeview Pkwy.		
Impact Fee Type:	A (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	1,911		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,247	cy	\$ 12.00	\$ 50,960
204	6" Lime Stabilization (with Lime @ 27#/sy)	8,281	sy	\$ 4.00	\$ 33,124
304	10" Concrete Pavement w/ 6" Curb	7,856	sy	\$ 46.00	\$ 361,391
404	4" Topsoil	2,442	sy	\$ 5.00	\$ 12,209
504	4' Concrete Sidewalk	15,288	sf	\$ 4.00	\$ 61,152
604	Turn Lanes and Median Openings	1,381	sy	\$ 46.00	\$ 63,549
Paving Construction Cost Subtotal:					\$ 582,385
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	34,943	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	29,119	
√ Pavement Markings/Markers		3%	\$	17,472	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	17,472	
√ Basic Landscaping		3%	\$	17,472	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 116,477
Paving and Allowance Subtotal:					\$ 698,862
Construction Contingency:					10% \$ 69,886
Construction Cost TOTAL:					\$ 769,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 769,000
Engineering/Survey/Testing:		18%	\$ 138,420
Mobilization		6%	\$ 46,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 954,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Princeton Rd.	This project consists of the new 2-lane undivided collector extension of Princeton Rd. north of Liberty Grove Rd.	1-P
Limits:	Existing Princeton Rd. to Liberty Grove Rd.		
Impact Fee Type:	C		
Ultimate Class:	Collector Thoroughfare		
Length (lf):	987		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,303	cy	\$ 12.00	\$ 27,636
207	6" Lime Stabilization (with Lime @ 27#/sy)	4,496	sy	\$ 4.00	\$ 17,985
307	8" Concrete Pavement w/ 6" Curb	4,277	sy	\$ 38.00	\$ 162,526
407	4" Topsoil	1,426	sy	\$ 5.00	\$ 7,128
507	4' Concrete Sidewalk	7,896	sf	\$ 4.00	\$ 31,584
607	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 246,860
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW	None Anticipated	6%	\$	14,812	
Traffic Control		0%	\$	-	
√ Pavement Markings/Markers	Standard Internal System	3%	\$	7,406	
√ Roadway Drainage		30%	\$	74,058	
√ Illumination		6%	\$	14,812	
Special Drainage Structures		0%	\$	-	
√ Water	Minor Adjustments	6%	\$	14,812	
√ Sewer	Minor Adjustments	4%	\$	9,874	
√ Establish Turf / Erosion Control		3%	\$	7,406	
√ Basic Landscaping		3%	\$	7,406	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 150,584
Paving and Allowance Subtotal:					\$ 397,444
Construction Contingency:					10% \$ 39,744
Construction Cost TOTAL:					\$ 438,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 438,000
Engineering/Survey/Testing:		18%	\$ 78,840
Mobilization		6%	\$ 26,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 131,400
Impact Fee Project Cost TOTAL:			\$ 675,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Chiesa Rd. (1)	This project consists of the reconstruction of Chiesa Rd. as a 4-lane undivided secondary thoroughfare.	1-Q
Limits:	Liberty Grove Rd. to Danridge Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	7,379		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	19,677	cy	\$ 12.00	\$ 236,128
206	6" Lime Stabilization (with Lime @ 27#/sy)	38,535	sy	\$ 4.00	\$ 154,139
306	8" Concrete Pavement w/ 6" Curb	36,895	sy	\$ 46.00	\$ 1,697,170
406	4" Topsoil	11,478	sy	\$ 5.00	\$ 57,392
506	4' Concrete Sidewalk	59,032	sf	\$ 4.00	\$ 236,128
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 2,380,957
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	142,857	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	119,048	
√ Pavement Markings/Markers		3%	\$	71,429	
√ Roadway Drainage	Standard Internal System	30%	\$	714,287	
√ Illumination		6%	\$	142,857	
Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	142,857	
√ Sewer	Minor Adjustments	4%	\$	95,238	
√ Establish Turf / Erosion Control		3%	\$	71,429	
√ Basic Landscaping		3%	\$	71,429	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,571,432
Paving and Allowance Subtotal:					\$ 3,952,389
Construction Contingency:					10% \$ 395,239
Construction Cost TOTAL:					\$ 4,348,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,348,000
Engineering/Survey/Testing:		18%	\$ 782,640
Mobilization		6%	\$ 260,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 652,200
Impact Fee Project Cost TOTAL:			\$ 6,044,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.	1-R
Name:	Danridge Rd.	This project consists of a new 2-lane undivided collector extension of Danridge Rd.		
Limits:	Maplewood Dr. to Traveler's Crossing			
Impact Fee Type:	C			
Ultimate Class:	Collector Thoroughfare			
Length (lf):	1,321			
Service Area(s):	1			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	3,082	cy	\$ 12.00	\$ 36,988
207	6" Lime Stabilization (with Lime @ 27#/sy)	6,018	sy	\$ 4.00	\$ 24,072
307	8" Concrete Pavement w/ 6" Curb	5,724	sy	\$ 38.00	\$ 217,525
407	4" Topsoil	1,908	sy	\$ 5.00	\$ 9,541
507	4' Concrete Sidewalk	10,568	sf	\$ 4.00	\$ 42,272
607	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 330,397
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW	None Anticipated	6%	\$	19,824	
√ Traffic Control		0%	\$	-	
√ Pavement Markings/Markers	Standard Internal System	3%	\$	9,912	
√ Roadway Drainage		30%	\$	99,119	
√ Illumination		6%	\$	19,824	
√ Special Drainage Structures		0%	\$	-	
√ Water	Minor Adjustments	6%	\$	19,824	
√ Sewer	Minor Adjustments	4%	\$	13,216	
√ Establish Turf / Erosion Control		3%	\$	9,912	
√ Basic Landscaping		3%	\$	9,912	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 201,542
Paving and Allowance Subtotal:					\$ 531,939
Construction Contingency:					10% \$ 53,194
Construction Cost TOTAL:					\$ 586,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 586,000
Engineering/Survey/Testing:		18%	\$ 105,480
Mobilization		6%	\$ 35,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 175,800
Impact Fee Project Cost TOTAL:			\$ 902,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	Freedom Ln.	This project consists of a new 2-lane undivided collector extension of Freedom Ln.	1-S
Limits:	Big A. Rd. to Lakeview Pkwy.		
Impact Fee Type:	C		
Ultimate Class:	Collector Thoroughfare		
Length (lf):	781		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	1,822	cy	\$ 12.00	\$ 21,868
207	6" Lime Stabilization (with Lime @ 27#/sy)	3,558	sy	\$ 4.00	\$ 14,232
307	8" Concrete Pavement w/ 6" Curb	3,384	sy	\$ 38.00	\$ 128,605
407	4" Topsoil	1,128	sy	\$ 5.00	\$ 5,641
507	4' Concrete Sidewalk	6,248	sf	\$ 4.00	\$ 24,992
607	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 195,337
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW	None Anticipated	6%	\$	11,720	
Traffic Control		0%	\$	-	
√ Pavement Markings/Markers	Standard Internal System	3%	\$	5,860	
√ Roadway Drainage		30%	\$	58,601	
√ Illumination		6%	\$	11,720	
Special Drainage Structures		0%	\$	-	
√ Water	Minor Adjustments	6%	\$	11,720	
√ Sewer	Minor Adjustments	4%	\$	7,813	
√ Establish Turf / Erosion Control		3%	\$	5,860	
√ Basic Landscaping		3%	\$	5,860	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 119,155
Paving and Allowance Subtotal:					\$ 314,492
Construction Contingency:					10% \$ 31,449
Construction Cost TOTAL:					\$ 346,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 346,000
Engineering/Survey/Testing:		18%	\$ 62,280
Mobilization		6%	\$ 20,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 103,800
Impact Fee Project Cost TOTAL:			\$ 533,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No. 1-T, 2-L
Name:	Lakeview Pkwy.	This project consists of the construction of two additional lanes in the existing median of this future 6-lane major thoroughfare.	
Limits:	Dalrock Rd. to E. City Limit		
Impact Fee Type:	A+ (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	4,225		
Service Area(s):	1,2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,389	cy	\$ 12.00	\$ 112,667
202	6" Lime Stabilization (with Lime @ 27#/sy)	18,308	sy	\$ 4.00	\$ 73,233
302	10" Concrete Pavement w/ 6" Curb	17,369	sy	\$ 46.00	\$ 798,994
402	4" Topsoil	5,399	sy	\$ 5.00	\$ 26,993
502	4' Concrete Sidewalk	33,800	sf	\$ 4.00	\$ 135,200
602	Turn Lanes and Median Openings	3,054	sy	\$ 46.00	\$ 140,499
Paving Construction Cost Subtotal:					\$ 1,287,586
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	77,255	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	64,379	
√ Pavement Markings/Markers		3%	\$	38,628	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	38,628	
√ Basic Landscaping		3%	\$	38,628	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 257,517
Paving and Allowance Subtotal:					\$ 1,545,104
Construction Contingency:					10% \$ 154,510
Construction Cost TOTAL:					\$ 1,700,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,700,000
Engineering/Survey/Testing:		18%	\$ 306,000
Mobilization		6%	\$ 102,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 2,108,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.	1-U
Name:	HL Collector #1	This project consists of the construction of a new 2-lane undivided collector.		
Limits:	HL Collector #1			
Impact Fee Type:	HL-C3			
Ultimate Class:	Healthy Living Collector-3			
Length (lf):	1,160			
Service Area(s):	1			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
114	Unclassified Street Excavation	2,964	cy	\$ 12.00	\$ 35,573
214	6" Lime Stabilization (with Lime @ 27#/sy)	5,800	sy	\$ 4.00	\$ 23,200
314	8" Concrete Pavement w/ 6" Curb	5,542	sy	\$ 38.00	\$ 210,604
414	4" Topsoil	2,256	sy	\$ 5.00	\$ 11,278
514	5' Concrete Sidewalk	5,800	sf	\$ 4.00	\$ 23,200
614	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 303,856
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW	None Anticipated	6%	\$	18,231	
Traffic Control		0%	\$	-	
√ Pavement Markings/Markers	Standard Internal System	3%	\$	9,116	
√ Roadway Drainage		30%	\$	91,157	
√ Illumination		6%	\$	18,231	
Special Drainage Structures		0%	\$	-	
√ Water	Minor Adjustments	6%	\$	18,231	
√ Sewer	Minor Adjustments	4%	\$	12,154	
√ Establish Turf / Erosion Control		3%	\$	9,116	
√ Basic Landscaping		3%	\$	9,116	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 185,352
Paving and Allowance Subtotal:					\$ 489,207
Construction Contingency:					10% \$ 48,921
Construction Cost TOTAL:					\$ 539,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 539,000
Engineering/Survey/Testing:		18%	\$ 97,020
Mobilization		6%	\$ 32,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 161,700
Impact Fee Project Cost TOTAL:			\$ 830,000

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City of Rowlett
2013 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 9/25/2013

Project Information:		Description:	Project No.
Name:	HL Collector #2	This project consists of the construction of a new 2-lane undivided collector.	1-V
Limits:	HL Collector #2		
Impact Fee Type:	HL-C2		
Ultimate Class:	Healthy Living Collector-2		
Length (lf):	1,160		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
113	Unclassified Street Excavation	2,707	cy	\$ 12.00	\$ 32,480
213	6" Lime Stabilization (with Lime @ 27#/sy)	5,284	sy	\$ 4.00	\$ 21,138
313	8" Concrete Pavement w/ 6" Curb	5,027	sy	\$ 38.00	\$ 191,013
413	4" Topsoil	0	sy	\$ -	\$ -
513	11' Concrete Sidewalk	25,520	sf	\$ 4.00	\$ 102,080
613	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 346,711
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW	None Anticipated	6%	\$	20,803	
Traffic Control		0%	\$	-	
√ Pavement Markings/Markers	Standard Internal System	3%	\$	10,401	
√ Roadway Drainage		30%	\$	104,013	
√ Illumination		6%	\$	20,803	
Special Drainage Structures		0%	\$	-	
√ Water	Minor Adjustments	6%	\$	20,803	
√ Sewer	Minor Adjustments	4%	\$	13,868	
√ Establish Turf / Erosion Control		3%	\$	10,401	
√ Basic Landscaping		3%	\$	10,401	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 211,494
Paving and Allowance Subtotal:					\$ 558,205
Construction Contingency:					10% \$ 55,820
Construction Cost TOTAL:					\$ 615,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 615,000
Engineering/Survey/Testing:		18%	\$ 110,700
Mobilization		6%	\$ 36,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 184,500
Impact Fee Project Cost TOTAL:			\$ 947,000

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City of Rowlett - 2016 Roadway Impact Fee Minor Update
 Capital Improvements Plan for Roadway Impact Fees
 Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 2

#	Class	Project	Limits	Percent in Service Area	Project Cost	Project Cost in Service Area
2-A	B	Main St.	Lakeview Pkwy. to 310' W. of Rowlett Rd.	100%	\$ 5,181,000	\$ 5,181,000
2-B	B	Future Main-Century Connection	Main St. to Century Dr.	100%	\$ 942,000	\$ 942,000
2-C	A (1/3)	Miller Rd. (1)	Dexham Rd. to Rowlett Rd.	100%	\$ 5,128,000	\$ 5,128,000
2-D	A (1/3)	Miller Rd. (2)	Rowlett Rd. to PGBT SBFR	100%	\$ 2,433,000	\$ 2,433,000
2-E	A (1/3)	Miller Rd. (3)	PGBT NBFR to 360' E. of PGBT NBFR	100%	\$ 181,000	\$ 181,000
2-F	A	Miller Rd. (4)	360' E. of PGBT NBFR to Lake Ray Hubbard Bridge	100%	\$ 1,540,000	\$ 1,540,000
2-G	A	Miller Rd. (5)	Lake Ray Hubbard Bridge to 372' W. of Dalrock Rd.	100%	\$ 5,115,000	\$ 5,115,000
2-H	B+	Chiesa Rd. (2)	360' S. of Lakeview Pkwy. to Miller Rd.	100%	\$ 6,194,000	\$ 6,194,000
2-I	B+	Chiesa Rd. (3)	Miller Rd. to Dalrock Rd.	100%	\$ 5,878,000	\$ 5,878,000
2-J	A (1/3)	Dalrock Rd. (4)	Lakeview Pkwy. to Miller Rd.	100%	\$ 4,707,000	\$ 4,707,000
2-K	A (1/3)	Dalrock Rd. (5)	Miller Rd. to IH-30 WBFR	100%	\$ 2,577,000	\$ 2,577,000
1-T, 2-L	A+ (1/3)	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	50%	\$ 2,108,000	\$ 1,054,000
2-M	D-C	Melcer Dr.	Melcer Dr. Extension	100%	\$ 741,000	\$ 741,000
2-N	D-C	Martin Dr. (1)	Main St. to South End	100%	\$ 508,000	\$ 508,000
2-O	C	Martin Dr. (2)	Melcer Dr. to Main St.	100%	\$ 1,294,932	\$ 1,294,932
2-P	A (1/3)	Rowlett Rd.	Century Dr. to Kyle Rd.	100%	\$ 3,792,336	\$ 3,792,336
2-Q	SG-C5	SG Collector #1	SG Collector #1	100%	\$ 1,184,000	\$ 1,184,000
2-R	SG-C5	SG Collector #2	SG Collector #2	100%	\$ 310,000	\$ 310,000
2-S	SG-C5	SG Collector #3	SG Collector #3	100%	\$ 698,000	\$ 698,000
2-T	SG-C4	SG Collector #4	SG Collector #4	100%	\$ 633,000	\$ 633,000
2-U	SG-A+	SG Major Thoroughfare	SG Major Thoroughfare	100%	\$ 450,000	\$ 450,000
2-V	HL-C1	HL Collector #3	HL Collector #3	100%	\$ 590,000	\$ 590,000
2-W	BS-A	Bayside Arterial	IH-30 WBFR to Bayside Boulevard	100%	\$ 3,747,000	\$ 3,747,000
Intersection Improvements						
1		Intersection Improvement	Dalrock Rd. at Lakeview Pkwy.	50%	\$ 1,250,000	\$ 625,000
2		Intersection Improvement	Dalrock Rd. at Chiesa Rd.	100%	\$ 750,000	\$ 750,000
3		Signal Installation	Dexham Rd. at Miller Rd.	100%	\$ 250,000	\$ 250,000
TOTAL					\$ 54,435,268	\$ 52,756,268

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Main St.	This project consists of the reconstruction of Main St. as a 4-lane undivided secondary thoroughfare.	2-A
Limits:	Lakeview Pkwy. to 310' W. of Rowlett Rd.		
Impact Fee Type:	B		
Ultimate Class:	Secondary Thoroughfare		
Length (If):	3,058		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	8,155	cy	\$ 12.00	\$ 97,856
206	6" Lime Stabilization (with Lime @ 27#/sy)	15,970	sy	\$ 4.00	\$ 63,878
306	8" Concrete Pavement w/ 6" Curb	15,290	sy	\$ 46.00	\$ 703,340
406	4" Topsoil	4,757	sy	\$ 5.00	\$ 23,784
506	4' Concrete Sidewalk	24,464	sf	\$ 4.00	\$ 97,856
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 986,715
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	59,203	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	49,336	
√ Pavement Markings/Markers		3%	\$	29,601	
√ Roadway Drainage	Standard Internal System	30%	\$	296,014	
√ Illumination		6%	\$	59,203	
√ Special Drainage Structures	Crosses Long Branch Creek	\$250,000	\$	250,000	
√ Water	Minor Adjustments	6%	\$	59,203	
√ Sewer	Minor Adjustments	4%	\$	39,469	
√ Establish Turf / Erosion Control		3%	\$	29,601	
√ Basic Landscaping		3%	\$	29,601	
√ Other:	Railroad Crossing	\$1,500,000	\$	1,500,000	
Allowance Subtotal:					\$ 2,401,232
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 3,387,946
Construction Contingency:					10% \$ 338,795
Construction Cost TOTAL:					\$ 3,727,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,727,000
Engineering/Survey/Testing:		18%	\$ 670,860
Mobilization		6%	\$ 223,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 559,050
Impact Fee Project Cost TOTAL:			\$ 5,181,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-B
Name:	Future Main-Century Connection	This project consists of the construction of a new 4-lane undivided secondary thoroughfare.		
Limits:	Main St. to Century Dr.			
Impact Fee Type:	B			
Ultimate Class:	Secondary Thoroughfare			
Length (If):	588			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,568	cy	\$ 12.00	\$ 18,816
206	6" Lime Stabilization (with Lime @ 27#/sy)	3,071	sy	\$ 4.00	\$ 12,283
306	8" Concrete Pavement w/ 6" Curb	2,940	sy	\$ 46.00	\$ 135,240
406	4" Topsoil	915	sy	\$ 5.00	\$ 4,573
506	4' Concrete Sidewalk	4,704	sf	\$ 4.00	\$ 18,816
606	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 189,728
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	11,384	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	5,692	
√ Roadway Drainage	Standard Internal System	30%	\$	56,918	
√ Illumination		6%	\$	11,384	
√ Special Drainage Structures	Crosses Long Branch Creek	\$250,000	\$	250,000	
√ Water	Minor Adjustments	6%	\$	11,384	
√ Sewer	Minor Adjustments	4%	\$	7,589	
√ Establish Turf / Erosion Control		3%	\$	5,692	
√ Basic Landscaping		3%	\$	5,692	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 365,734
Paving and Allowance Subtotal:					\$ 555,462
Construction Contingency:					10% \$ 55,546
Construction Cost TOTAL:					\$ 612,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 612,000
Engineering/Survey/Testing:		18%	\$ 110,160
Mobilization		6%	\$ 36,720
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 183,600
Impact Fee Project Cost TOTAL:			\$ 942,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Miller Rd. (1)	This project consists of the construction of two additional lanes in the existing median of this future 6-lane major thoroughfare. This project includes \$2,445,660 for the 2008 construction of the existing 4 lanes.	2-C
Limits:	Dexham Rd. to Rowlett Rd.		
Impact Fee Type:	A (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (If):	5,375		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,944	cy	\$ 12.00	\$ 143,333
204	6" Lime Stabilization (with Lime @ 27#/sy)	23,292	sy	\$ 4.00	\$ 93,167
304	10" Concrete Pavement w/ 6" Curb	22,097	sy	\$ 46.00	\$ 1,016,472
404	4" Topsoil	6,868	sy	\$ 5.00	\$ 34,340
504	4' Concrete Sidewalk	43,000	sf	\$ 4.00	\$ 172,000
604	Turn Lanes and Median Openings	3,886	sy	\$ 46.00	\$ 178,741
Paving Construction Cost Subtotal:					\$ 1,638,054
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	98,283	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	81,903	
√ Pavement Markings/Markers		3%	\$	49,142	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	49,142	
√ Basic Landscaping		3%	\$	49,142	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 327,611
Paving and Allowance Subtotal:					\$ 1,965,664
Construction Contingency:					10% \$ 196,566
Construction Cost TOTAL:					\$ 2,163,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,163,000
Engineering/Survey/Testing:		18%	\$ 389,340
Mobilization		6%	\$ 129,780
Previous City contribution	2008 Miller Rd. Phase 1		\$ 2,445,660
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 5,128,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 6/21/2016

Project Information:		Description:	Project No.	2-D
Name:	Miller Rd. (2)	This project consists of the construction of two additional lanes in the existing median of the future 6-lane major thoroughfare. This project includes a 2004 Dallas County project from Skyline Rd. to Kirby Rd. The total project cost was \$2,898,410 of which the City contributed \$393,002.		
Limits:	Rowlett Rd. to PGBT SBFR			
Impact Fee Type:	A (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (If):	4,088			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,084	cy	\$ 12.00	\$ 109,013
204	6" Lime Stabilization (with Lime @ 27#/sy)	17,715	sy	\$ 4.00	\$ 70,859
304	10" Concrete Pavement w/ 6" Curb	16,806	sy	\$ 46.00	\$ 773,086
404	4" Topsoil	5,224	sy	\$ 5.00	\$ 26,118
504	4' Concrete Sidewalk	32,704	sf	\$ 4.00	\$ 130,816
604	Turn Lanes and Median Openings	2,955	sy	\$ 46.00	\$ 135,943
Paving Construction Cost Subtotal:					\$ 1,245,835
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	74,750	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	62,292	
√ Pavement Markings/Markers		3%	\$	37,375	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	37,375	
√ Basic Landscaping		3%	\$	37,375	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 249,167
Paving and Allowance Subtotal:					\$ 1,495,002
Construction Contingency:					10% \$ 149,500
Construction Cost TOTAL:					\$ 1,645,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,645,000
Engineering/Survey/Testing:		18%	\$ 296,100
Mobilization		6%	\$ 98,700
Previous City contribution	2004 - Miller Rd.; Skyline Rd. to Kirby Rd.		\$ 393,002
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 2,433,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Miller Rd. (3)	This project consists of the construction of two additional lanes in the existing median of this future 6-lane major thoroughfare.	2-E
Limits:	PGBT NBFR to 360' E. of PGBT NBFR		
Impact Fee Type:	A (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (If):	361		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	802	cy	\$ 12.00	\$ 9,627
204	6" Lime Stabilization (with Lime @ 27#/sy)	1,564	sy	\$ 4.00	\$ 6,257
304	10" Concrete Pavement w/ 6" Curb	1,484	sy	\$ 46.00	\$ 68,269
404	4" Topsoil	461	sy	\$ 5.00	\$ 2,306
504	4' Concrete Sidewalk	2,888	sf	\$ 4.00	\$ 11,552
604	Turn Lanes and Median Openings	261	sy	\$ 46.00	\$ 12,005
Paving Construction Cost Subtotal:					\$ 110,016
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	6,601	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	5,501	
√ Pavement Markings/Markers		3%	\$	3,300	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	3,300	
√ Basic Landscaping		3%	\$	3,300	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 22,003
Paving and Allowance Subtotal:					\$ 132,020
Construction Contingency:					10% \$ 13,202
Construction Cost TOTAL:					\$ 146,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 146,000
Engineering/Survey/Testing:		18%	\$ 26,280
Mobilization		6%	\$ 8,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 181,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-F
Name:	Miller Rd. (4) 360' E. of PGBT NBFR to Lake Ray	This project consists of the reconstruction of Miller Rd. as a 4-lane divided secondary thoroughfare.		
Limits:	Hubbard Bridge			
Impact Fee Type:	B+			
Ultimate Class:	Secondary Thoroughfare			
Length (If):	1,749			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	5,441	cy	\$ 12.00	\$ 65,296
205	6" Lime Stabilization (with Lime @ 27#/sy)	10,494	sy	\$ 4.00	\$ 41,976
305	8" Concrete Pavement w/ 6" Curb	9,717	sy	\$ 38.00	\$ 369,233
405	4" Topsoil	5,247	sy	\$ 5.00	\$ 26,235
505	4' Concrete Sidewalk	13,992	sf	\$ 4.00	\$ 55,968
605	Turn Lanes and Median Openings	1,264	sy	\$ 38.00	\$ 48,046
Paving Construction Cost Subtotal:					\$ 606,755
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	36,405	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	30,338	
√ Pavement Markings/Markers		3%	\$	18,203	
√ Roadway Drainage	Standard Internal System	30%	\$	182,026	
√ Illumination		6%	\$	36,405	
√ Special Drainage Structures	2,975' Lake Ray Hubbard Crossing	?	?		
√ Water	Minor Adjustments	6%	\$	36,405	
√ Sewer	Minor Adjustments	4%	\$	24,270	
√ Establish Turf / Erosion Control		3%	\$	18,203	
√ Basic Landscaping		3%	\$	18,203	
Other:	Bridge Overpass	\$0	\$	-	
Allowance Subtotal:					\$ 400,458
Paving and Allowance Subtotal:					\$ 1,007,213
Construction Contingency:					\$ 100,721
Construction Cost TOTAL:					\$ 1,108,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,108,000
Engineering/Survey/Testing:		18%	\$ 199,440
Mobilization		6%	\$ 66,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 166,200
Impact Fee Project Cost TOTAL:			\$ 1,540,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-G
Name:	Miller Rd. (5) Lake Ray Hubbard Bridge to 372' W. of Dalrock Rd.	This project consists of the reconstruction of Miller Rd. as a 4-lane divided secondary thoroughfare.		
Limits:				
Impact Fee Type:	B+			
Ultimate Class:	Secondary Thoroughfare			
Length (If):	5,374			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	16,719	cy	\$ 12.00	\$ 200,629
205	6" Lime Stabilization (with Lime @ 27#/sy)	32,244	sy	\$ 4.00	\$ 128,976
305	8" Concrete Pavement w/ 6" Curb	29,856	sy	\$ 38.00	\$ 1,134,511
405	4" Topsoil	16,122	sy	\$ 5.00	\$ 80,610
505	4' Concrete Sidewalk	42,992	sf	\$ 4.00	\$ 171,968
605	Turn Lanes and Median Openings	3,885	sy	\$ 38.00	\$ 147,628
Paving Construction Cost Subtotal:					\$ 1,864,323
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	111,859	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	93,216	
√ Pavement Markings/Markers		3%	\$	55,930	
√ Roadway Drainage	Standard Internal System	30%	\$	559,297	
√ Illumination		6%	\$	111,859	
√ Special Drainage Structures	1,115' Lake Ray Hubbard Crossing	?	?		
√ Water	Minor Adjustments	6%	\$	111,859	
√ Sewer	Minor Adjustments	4%	\$	74,573	
√ Establish Turf / Erosion Control		3%	\$	55,930	
√ Basic Landscaping		3%	\$	55,930	
√ Other:	Railroad Crossing		\$250,000	\$	250,000
Allowance Subtotal:					\$ 1,480,453
Paving and Allowance Subtotal:					\$ 3,344,776
Construction Contingency:					10% \$ 334,478
Construction Cost TOTAL:					\$ 3,680,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,680,000
Engineering/Survey/Testing:		18%	\$ 662,400
Mobilization		6%	\$ 220,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 552,000
Impact Fee Project Cost TOTAL:			\$ 5,115,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-H
Name:	Chiesa Rd. (2)	This project consists of the reconstruction of Chiesa Rd. as a 4-lane divided secondary thoroughfare.		
Limits:	360' S. of Lakeview Pkwy. to Miller			
Impact Fee Type:	B+			
Ultimate Class:	Secondary Thoroughfare			
Length (If):	6,600			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	20,533	cy	\$ 12.00	\$ 246,400
205	6" Lime Stabilization (with Lime @ 27#/sy)	39,600	sy	\$ 4.00	\$ 158,400
305	8" Concrete Pavement w/ 6" Curb	36,667	sy	\$ 38.00	\$ 1,393,333
405	4" Topsoil	19,800	sy	\$ 5.00	\$ 99,000
505	4' Concrete Sidewalk	52,800	sf	\$ 4.00	\$ 211,200
605	Turn Lanes and Median Openings	4,771	sy	\$ 38.00	\$ 181,308
Paving Construction Cost Subtotal:					\$ 2,289,641
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	137,378	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	114,482	
√ Pavement Markings/Markers		3%	\$	68,689	
√ Roadway Drainage	Standard Internal System	30%	\$	686,892	
√ Illumination		6%	\$	137,378	
√ Special Drainage Structures	Minor Stream Crossing	\$250,000	\$	250,000	
√ Water	Minor Adjustments	6%	\$	137,378	
√ Sewer	Minor Adjustments	4%	\$	91,586	
√ Establish Turf / Erosion Control		3%	\$	68,689	
√ Basic Landscaping		3%	\$	68,689	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 1,761,163
Paving and Allowance Subtotal:					\$ 4,050,804
Construction Contingency:					10% \$ 405,080
Construction Cost TOTAL:					\$ 4,456,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,456,000
Engineering/Survey/Testing:		18%	\$ 802,080
Mobilization		6%	\$ 267,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 668,400
Impact Fee Project Cost TOTAL:			\$ 6,194,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Chiesa Rd. (3)	This project consists of the reconstruction of Chiesa Rd. as a 4-lane divided secondary thoroughfare.	2-1
Limits:	Miller Rd. to Dalrock Rd.		
Impact Fee Type:	B+		
Ultimate Class:	Secondary Thoroughfare		
Length (lf):	6,414		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	19,955	cy	\$ 12.00	\$ 239,456
205	6" Lime Stabilization (with Lime @ 27#/sy)	38,484	sy	\$ 4.00	\$ 153,936
305	8" Concrete Pavement w/ 6" Curb	35,633	sy	\$ 38.00	\$ 1,354,067
405	4" Topsoil	19,242	sy	\$ 5.00	\$ 96,210
505	4' Concrete Sidewalk	51,312	sf	\$ 4.00	\$ 205,248
605	Turn Lanes and Median Openings	4,637	sy	\$ 38.00	\$ 176,198
Paving Construction Cost Subtotal:					\$ 2,225,115
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	133,507	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	111,256	
√ Pavement Markings/Markers		3%	\$	66,753	
√ Roadway Drainage	Standard Internal System	30%	\$	667,534	
√ Illumination		6%	\$	133,507	
√ Special Drainage Structures	Minor Stream Crossing	\$150,000	\$	150,000	
√ Water	Minor Adjustments	6%	\$	133,507	
√ Sewer	Minor Adjustments	4%	\$	89,005	
√ Establish Turf / Erosion Control		3%	\$	66,753	
√ Basic Landscaping		3%	\$	66,753	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 1,618,576
Paving and Allowance Subtotal:					\$ 3,843,690
Construction Contingency:					10% \$ 384,369
Construction Cost TOTAL:					\$ 4,229,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,229,000
Engineering/Survey/Testing:		18%	\$ 761,220
Mobilization		6%	\$ 253,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 634,350
Impact Fee Project Cost TOTAL:			\$ 5,878,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Dalrock Rd. (4)	This project consists of the construction of two additional lanes in the existing median of this future 6-lane major thoroughfare.	2-J
Limits:	Lakeview Pkwy. to Miller Rd.		
Impact Fee Type:	A (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (If):	9,435		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	20,967	cy	\$ 12.00	\$ 251,600
204	6" Lime Stabilization (with Lime @ 27#/sy)	40,885	sy	\$ 4.00	\$ 163,540
304	10" Concrete Pavement w/ 6" Curb	38,788	sy	\$ 46.00	\$ 1,784,263
404	4" Topsoil	12,056	sy	\$ 5.00	\$ 60,279
504	4' Concrete Sidewalk	75,480	sf	\$ 4.00	\$ 301,920
604	Turn Lanes and Median Openings	6,821	sy	\$ 46.00	\$ 313,753
Paving Construction Cost Subtotal:					\$ 2,875,356
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	172,521	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	143,768	
√ Pavement Markings/Markers		3%	\$	86,261	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	86,261	
√ Basic Landscaping		3%	\$	86,261	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 575,071
Paving and Allowance Subtotal:					\$ 3,450,427
Construction Contingency:					10% \$ 345,043
Construction Cost TOTAL:					\$ 3,796,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,796,000
Engineering/Survey/Testing:		18%	\$ 683,280
Mobilization		6%	\$ 227,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 4,707,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Dalrock Rd. (5)	This project consists of the construction of two additional lanes in the existing median of this future 6-lane major thoroughfare. This project was extended to the IH-30 WBFR in the 2016 update.	2-K
Limits:	Miller Rd. to IH-30 WBFR		
Impact Fee Type:	A (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (If):	5,164		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,476	cy	\$ 12.00	\$ 137,707
204	6" Lime Stabilization (with Lime @ 27#/sy)	22,377	sy	\$ 4.00	\$ 89,509
304	10" Concrete Pavement w/ 6" Curb	21,230	sy	\$ 46.00	\$ 976,570
404	4" Topsoil	6,598	sy	\$ 5.00	\$ 32,992
504	4' Concrete Sidewalk	41,312	sf	\$ 4.00	\$ 165,248
604	Turn Lanes and Median Openings	3,733	sy	\$ 46.00	\$ 171,725
Paving Construction Cost Subtotal:					\$ 1,573,751
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	94,425	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	78,688	
√ Pavement Markings/Markers		3%	\$	47,213	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	47,213	
√ Basic Landscaping		3%	\$	47,213	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 314,750
Paving and Allowance Subtotal:					\$ 1,888,501
Construction Contingency:					10% \$ 188,850
Construction Cost TOTAL:					\$ 2,078,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,078,000
Engineering/Survey/Testing:		18%	\$ 374,040
Mobilization		6%	\$ 124,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 2,577,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Lakeview Pkwy.	This project consists of the construction of two additional lanes in the existing median of this future 6-lane major thoroughfare.	1-T, 2-L
Limits:	Dalrock Rd. to E. City Limit		
Impact Fee Type:	A+ (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (If):	4,225		
Service Area(s):	1, 2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,389	cy	\$ 12.00	\$ 112,667
202	6" Lime Stabilization (with Lime @ 27#/sy)	18,308	sy	\$ 4.00	\$ 73,233
302	10" Concrete Pavement w/ 6" Curb	17,369	sy	\$ 46.00	\$ 798,994
402	4" Topsoil	5,399	sy	\$ 5.00	\$ 26,993
502	4' Concrete Sidewalk	33,800	sf	\$ 4.00	\$ 135,200
602	Turn Lanes and Median Openings	3,054	sy	\$ 46.00	\$ 140,499
Paving Construction Cost Subtotal:					\$ 1,287,586
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	77,255	
√ Traffic Control	Construction Phase Traffic Control	5%	\$	64,379	
√ Pavement Markings/Markers		3%	\$	38,628	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination		0%	\$	-	
Special Drainage Structures	None Anticipated	0%	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Establish Turf / Erosion Control		3%	\$	38,628	
√ Basic Landscaping		3%	\$	38,628	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 257,517
Paving and Allowance Subtotal:					\$ 1,545,104
Construction Contingency:					10% \$ 154,510
Construction Cost TOTAL:					\$ 1,700,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,700,000
Engineering/Survey/Testing:		18%	\$ 306,000
Mobilization		6%	\$ 102,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 2,108,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-M
Name:	Melcer Dr.	This project consists of the 2-lane undivided extension of Melcer Dr.		
Limits:	Melcer Dr. Extension			
Impact Fee Type:	D-C			
Ultimate Class:	Downtown Collector			
Length (lf):	1,052			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
111	Unclassified Street Excavation	2,455	cy	\$ 12.00	\$ 29,456
211	6" Lime Stabilization (with Lime @ 27#/sy)	4,792	sy	\$ 4.00	\$ 19,170
311	8" Concrete Pavement w/ 6" Curb	4,559	sy	\$ 38.00	\$ 173,229
411	4" Topsoil	1,520	sy	\$ 5.00	\$ 7,598
511	5' Concrete Sidewalk	10,520	sf	\$ 4.00	\$ 42,080
611	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 271,533
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	16,292	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	8,146	
√ Roadway Drainage	Standard Internal System	30%	\$	81,460	
√ Illumination		6%	\$	16,292	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	16,292	
√ Sewer	Minor Adjustments	4%	\$	10,861	
√ Establish Turf / Erosion Control		3%	\$	8,146	
√ Basic Landscaping		3%	\$	8,146	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 165,635
Paving and Allowance Subtotal:					\$ 437,168
Construction Contingency:					10% \$ 43,717
Construction Cost TOTAL:					\$ 481,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 481,000
Engineering/Survey/Testing:		18%	\$ 86,580
Mobilization		6%	\$ 28,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 144,300
Impact Fee Project Cost TOTAL:			\$ 741,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-N
Name:	Martin Dr. (1)	This project consists of the 2-lane undivided extension of Martin Dr.		
Limits:	Main St. to South End			
Impact Fee Type:	D-C			
Ultimate Class:	Downtown Collector			
Length (If):	720			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
111	Unclassified Street Excavation	1,680	cy	\$ 12.00	\$ 20,160
211	6" Lime Stabilization (with Lime @ 27#/sy)	3,280	sy	\$ 4.00	\$ 13,120
311	8" Concrete Pavement w/ 6" Curb	3,120	sy	\$ 38.00	\$ 118,560
411	4" Topsoil	1,040	sy	\$ 5.00	\$ 5,200
511	5' Concrete Sidewalk	7,200	sf	\$ 4.00	\$ 28,800
611	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 185,840
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	11,150	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	5,575	
√ Roadway Drainage	Standard Internal System	30%	\$	55,752	
√ Illumination		6%	\$	11,150	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	11,150	
√ Sewer	Minor Adjustments	4%	\$	7,434	
√ Establish Turf / Erosion Control		3%	\$	5,575	
√ Basic Landscaping		3%	\$	5,575	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 113,362
Paving and Allowance Subtotal:					\$ 299,202
Construction Contingency:					10% \$ 29,920
Construction Cost TOTAL:					\$ 330,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 330,000
Engineering/Survey/Testing:		18%	\$ 59,400
Mobilization		6%	\$ 19,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 99,000
Impact Fee Project Cost TOTAL:			\$ 508,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-0
Name:	Martin Dr. (2)	This completed project consisted of the two-lane extension of Martin Dr. This is a 2013 NCTCOG grant project. The total project cost is \$2,011,747 of which Rowlett contributed \$822,727 for the segment from Melcer Dr to Coyle St. The segment from Coyle St to Main St was completed since the 2013 study and was built with a City contribution of \$427,205 for a total of \$1,294,932.		
Limits:	Melcer Dr. to Main St.			
Impact Fee Type:	C			
Ultimate Class:	Collector Thoroughfare			
Length (lf):	577			
Service Area(s):	2			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$1,294,932
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:			
Impact Fee Project Cost TOTAL:			\$1,294,932

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-P
Name:	Rowlett Rd.	This completed project consisted of the construction of two additional lanes in the median of Rowlett Rd. The total 2011 project cost is \$7,268,244 of which Rowlett contributed \$3,792,336.		
Limits:	Century Dr. to Kyle Rd.			
Impact Fee Type:	A (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,615			
Service Area(s):	2			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$3,792,336
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$3,792,336

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-Q
Name:	SG Collector #1	This project consists of the construction of a new 2-lane undivided collector.		
Limits:	SG Collector #1			
Impact Fee Type:	SG-C5			
Ultimate Class:	Signature Gateway Collector-5			
Length (lf):	1,452			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
109	Unclassified Street Excavation	3,388	cy	\$ 12.00	\$ 40,656
209	6" Lime Stabilization (with Lime @ 27#/sy)	6,615	sy	\$ 4.00	\$ 26,459
309	8" Concrete Pavement w/ 6" Curb	6,292	sy	\$ 38.00	\$ 239,096
409	4" Topsoil	0	sy	\$ -	\$ -
509	11' Concrete Sidewalk	31,944	sf	\$ 4.00	\$ 127,776
609	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 433,987
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	26,039	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	13,020	
√ Roadway Drainage	Standard Internal System	30%	\$	130,196	
√ Illumination		6%	\$	26,039	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	26,039	
√ Sewer	Minor Adjustments	4%	\$	17,359	
√ Establish Turf / Erosion Control		3%	\$	13,020	
√ Basic Landscaping		3%	\$	13,020	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 264,732
Paving and Allowance Subtotal:					\$ 698,719
Construction Contingency:					10% \$ 69,872
Construction Cost TOTAL:					\$ 769,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 769,000
Engineering/Survey/Testing:		18%	\$ 138,420
Mobilization		6%	\$ 46,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 230,700
Impact Fee Project Cost TOTAL:			\$ 1,184,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-R
Name:	SG Collector #2	This project consists of the construction of a new 2-lane undivided collector.		
Limits:	SG Collector #2			
Impact Fee Type:	SG-C5			
Ultimate Class:	Signature Gateway Collector-5			
Length (lf):	379			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
109	Unclassified Street Excavation	884	cy	\$ 12.00	\$ 10,612
209	6" Lime Stabilization (with Lime @ 27#/sy)	1,727	sy	\$ 4.00	\$ 6,906
309	8" Concrete Pavement w/ 6" Curb	1,642	sy	\$ 38.00	\$ 62,409
409	4" Topsoil	0	sy	\$ -	\$ -
509	11' Concrete Sidewalk	8,338	sf	\$ 4.00	\$ 33,352
609	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 113,279
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	6,797	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	3,398	
√ Roadway Drainage	Standard Internal System	30%	\$	33,984	
√ Illumination		6%	\$	6,797	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	6,797	
√ Sewer	Minor Adjustments	4%	\$	4,531	
√ Establish Turf / Erosion Control		3%	\$	3,398	
√ Basic Landscaping		3%	\$	3,398	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 69,100
Paving and Allowance Subtotal:					\$ 182,379
Construction Contingency:					10% \$ 18,238
Construction Cost TOTAL:					\$ 201,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 201,000
Engineering/Survey/Testing:		18%	\$ 36,180
Mobilization		6%	\$ 12,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 60,300
Impact Fee Project Cost TOTAL:			\$ 310,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	SG Collector #3	This project consists of the construction of a new 2-lane undivided collector.	2-S
Limits:	SG Collector #3		
Impact Fee Type:	SG-C5		
Ultimate Class:	Signature Gateway Collector-5		
Length (lf):	854		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
109	Unclassified Street Excavation	1,993	cy	\$ 12.00	\$ 23,912
209	6" Lime Stabilization (with Lime @ 27#/sy)	3,890	sy	\$ 4.00	\$ 15,562
309	8" Concrete Pavement w/ 6" Curb	3,701	sy	\$ 38.00	\$ 140,625
409	4" Topsoil	0	sy	\$ -	\$ -
509	11' Concrete Sidewalk	18,788	sf	\$ 4.00	\$ 75,152
609	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 255,251
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	15,315	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	7,658	
√ Roadway Drainage	Standard Internal System	30%	\$	76,575	
√ Illumination		6%	\$	15,315	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	15,315	
√ Sewer	Minor Adjustments	4%	\$	10,210	
√ Establish Turf / Erosion Control		3%	\$	7,658	
√ Basic Landscaping		3%	\$	7,658	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 155,703
Paving and Allowance Subtotal:					\$ 410,954
Construction Contingency:					10% \$ 41,095
Construction Cost TOTAL:					\$ 453,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 453,000
Engineering/Survey/Testing:		18%	\$ 81,540
Mobilization		6%	\$ 27,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 135,900
Impact Fee Project Cost TOTAL:			\$ 698,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-T
Name:	SG Collector #4	This project consists of the construction of a new 2-lane undivided collector.		
Limits:	SG Collector #4			
Impact Fee Type:	SG-C4			
Ultimate Class:	Signature Gateway Collector-4			
Length (lf):	890			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	2,472	cy	\$ 12.00	\$ 29,667
208	6" Lime Stabilization (with Lime @ 27#/sy)	4,846	sy	\$ 4.00	\$ 19,382
308	8" Concrete Pavement w/ 6" Curb	4,648	sy	\$ 38.00	\$ 176,616
408	4" Topsoil	1,236	sy	\$ 5.00	\$ 6,181
508	No sidewalk in ROW	0	sf	\$ -	\$ -
608	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 231,845
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	13,911	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	6,955	
√ Roadway Drainage	Standard Internal System	30%	\$	69,554	
√ Illumination		6%	\$	13,911	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	13,911	
√ Sewer	Minor Adjustments	4%	\$	9,274	
√ Establish Turf / Erosion Control		3%	\$	6,955	
√ Basic Landscaping		3%	\$	6,955	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 141,425
Paving and Allowance Subtotal:					\$ 373,270
Construction Contingency:					10% \$ 37,327
Construction Cost TOTAL:					\$ 411,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 411,000
Engineering/Survey/Testing:		18%	\$ 73,980
Mobilization		6%	\$ 24,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 123,300
Impact Fee Project Cost TOTAL:			\$ 633,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.	2-U
Name:	SG Major Thoroughfare	This project consists of the construction of a new 2-lane divided major thoroughfare.		
Limits:	SG Major Thoroughfare			
Impact Fee Type:	SG-A+			
Ultimate Class:	Signature Gateway Major Thoroughfare			
Length (If):	464			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
110	Unclassified Street Excavation	1,495	cy	\$ 12.00	\$ 17,941
210	6" Lime Stabilization (with Lime @ 27#/sy)	2,887	sy	\$ 4.00	\$ 11,548
310	8" Concrete Pavement w/ 6" Curb	2,681	sy	\$ 38.00	\$ 101,874
410	4" Topsoil	2,990	sy	\$ 5.00	\$ 14,951
510	5' Concrete Sidewalk	4,640	sf	\$ 4.00	\$ 18,560
610	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 164,875
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	9,892	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	4,946	
√ Roadway Drainage	Standard Internal System	30%	\$	49,462	
√ Illumination		6%	\$	9,892	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	9,892	
√ Sewer	Minor Adjustments	4%	\$	6,595	
√ Establish Turf / Erosion Control		3%	\$	4,946	
√ Basic Landscaping		3%	\$	4,946	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 100,574
Paving and Allowance Subtotal:					\$ 265,448
Construction Contingency:					10% \$ 26,545
Construction Cost TOTAL:					\$ 292,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 292,000
Engineering/Survey/Testing:		18%	\$ 52,560
Mobilization		6%	\$ 17,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 87,600
Impact Fee Project Cost TOTAL:			\$ 450,000

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City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	HL Collector #3	This project consists of the construction of a new 2-lane undivided collector.	2-V
Limits:	HL Collector #3		
Impact Fee Type:	HL-C1		
Ultimate Class:	Healthy Living Collector-1		
Length (If):	700		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
112	Unclassified Street Excavation	2,022	cy	\$ 12.00	\$ 24,267
212	6" Lime Stabilization (with Lime @ 27#/sy)	3,967	sy	\$ 4.00	\$ 15,867
312	8" Concrete Pavement w/ 6" Curb	3,811	sy	\$ 38.00	\$ 144,822
412	4" Topsoil	0	sy	\$ -	\$ -
512	11' Concrete Sidewalk	7,700	sf	\$ 4.00	\$ 30,800
612	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 215,756
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	12,945	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	6,473	
√ Roadway Drainage	Standard Internal System	30%	\$	64,727	
√ Illumination		6%	\$	12,945	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	12,945	
√ Sewer	Minor Adjustments	4%	\$	8,630	
√ Establish Turf / Erosion Control		3%	\$	6,473	
√ Basic Landscaping		3%	\$	6,473	
Other:		\$0	\$	-	
Allowance Subtotal:					\$ 131,611
Paving and Allowance Subtotal:					\$ 347,366
Construction Contingency:					\$ 34,737
Construction Cost TOTAL:					\$ 383,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 383,000
Engineering/Survey/Testing:		18%	\$ 68,940
Mobilization		6%	\$ 22,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 114,900
Impact Fee Project Cost TOTAL:			\$ 590,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Rowlett
2016 Roadway Impact Fee Minor Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 6/21/2016

Project Information:		Description:	Project No.
Name:	Bayside Arterial	This project consists of the construction of a new 4-lane divided arterial.	2-W
Limits:	IH-30 WBFR to Bayside Boulevard		
Impact Fee Type:	BS-A		
Ultimate Class:	Bayside Arterial		
Length (If):	1,350		
Service Area(s):	2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
115	Unclassified Street Excavation	4,200	cy	\$ 12.00	\$ 50,400
215	6" Lime Stabilization (with Lime @ 27#/sy)	8,100	sy	\$ 4.00	\$ 32,400
315	8" Concrete Pavement w/ 6" Curb	7,500	sy	\$ 38.00	\$ 285,000
415	4" Topsoil	4,050	sy	\$ 5.00	\$ 20,250
515	5' Concrete Sidewalk	10,800	sf	\$ 5.00	\$ 54,000
615	Turn Lanes and Median Openings	0	sy	\$ -	\$ -
Paving Construction Cost Subtotal:					\$ 442,050
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Prep ROW		6%	\$	26,523	
√ Traffic Control	None Anticipated	0%	\$	-	
√ Pavement Markings/Markers		3%	\$	13,262	
√ Roadway Drainage	Standard Internal System	30%	\$	132,615	
√ Illumination		6%	\$	26,523	
√ Special Drainage Structures	None Anticipated	0%	\$	-	
√ Water	Minor Adjustments	6%	\$	26,523	
√ Sewer	Minor Adjustments	4%	\$	17,682	
√ Establish Turf / Erosion Control		3%	\$	13,262	
√ Basic Landscaping		3%	\$	13,262	
√ Other:	Bridge Overpass		\$1,500,000	\$	1,500,000
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,769,651
Paving and Allowance Subtotal:					\$ 2,211,701
Construction Contingency:					10% \$ 221,170
Construction Cost TOTAL:					\$ 2,433,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,433,000
Engineering/Survey/Testing:		18%	\$ 437,940
Mobilization		6%	\$ 145,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 729,900
Impact Fee Project Cost TOTAL:			\$ 3,747,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Rowlett.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Appendix B – CIP Service Units of Supply

City of Rowlett - 2013 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 1

9/25/2013

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
1-A	Castle Dr.	Miles Rd. to Merritt Rd.	0.51	4	B	342	100%	625	1263	173	1,090	\$ 2,185,000	\$ 2,185,000
1-B	Hickox Rd. (1)	Rowlett Rd. to 235' NE. of Toler Rd.	0.59	4	B, B+	389	100%	625	1472	229	1243.06439	\$ 2,737,012.00	\$ 2,737,012.00
1-C	Hickox Rd. (2)	235' NE. of Toler Rd. to Merritt Rd.	0.76	4	B+	132	100%	700	2126	100	2,026	\$ 3,531,000	\$ 3,531,000
1-D	Merritt Rd.	N. City Limit to 860' SE. of Future Liberty Grove-Merritt Connector	1.52	4	B	312	100%	625	3811	475	3,336	\$ 2,926,087	\$ 2,926,087
1-E	Liberty Grove-Merritt Connector (1)	PGBT NBFR to 805' E. of PGBT NBFR	0.15	6	A	0	100%	700	642	0	642	\$ 1,204,000	\$ 1,204,000
1-F	Liberty Grove-Merritt Connector (2)	805' E. of PGBT NBFR to Liberty Grove Rd.	0.49	4	B	0	100%	625	1215	0	1,215	\$ 3,106,000	\$ 3,106,000
1-G	Liberty Grove Rd. (1)	Rosebud Dr. to PGBT SBFR	0.67	4	B	86	100%	625	1681	58	1,623	\$ 2,908,000	\$ 2,908,000
1-H	Liberty Grove Rd. (2)	PGBT NBFR to Merritt Rd.	0.16	4	B	1,375	100%	625	388	213	175	\$ 671,000	\$ 671,000
1-I	Liberty Grove Rd. (3)	Merritt Rd. to Chiesa Rd.	0.95	4	B	1,375	100%	625	2363	1,299	1,064	\$ 4,852,000	\$ 4,852,000
1-J	Liberty Grove Rd. (4)	Chiesa Rd. to Princeton Rd.	0.28	4	B	1,375	100%	625	706	388	318	\$ 365,293	\$ 365,293
1-K	Liberty Grove Rd. (5)	Broadmoor Ln. to Elm Grove Rd.	0.84	4	B	1,283	100%	625	2102	1,079	1,023	\$ 3,867,000	\$ 3,867,000
1-L	Elm Grove Rd.	N. City Limit to Liberty Grove Rd.	1.08	4	B	779	100%	625	2691	839	1,852	\$ 4,655,000	\$ 4,655,000
1-M	Dalrock Rd. (1)	Liberty Grove Rd. to 770' SE. of Lake North Rd.	0.46	4	B+	304	100%	700	1278	139	1,139	\$ 2,505,000	\$ 2,505,000
1-N	Dalrock Rd. (2)	105' NE. of Pecan Ln. to Princeton Rd.	1.45	4	B+	469	100%	700	4064	681	3,383	\$ 7,131,000	\$ 7,131,000
1-O	Dalrock Rd. (3)	Princeton Rd. to Lakeview Pkwy.	0.36	6	A (1/3)	855	100%	700	1520	309	1,211	\$ 954,000	\$ 954,000
1-P	Princeton Rd.	Existing Princeton Rd. to Liberty Grove Rd.	0.19	2	C	2,046	100%	500	187	383	-196	\$ 675,000	\$ 675,000
1-Q	Chiesa Rd. (1)	Liberty Grove Rd. to Danridge Rd.	1.40	4	B	431	100%	625	3494	602	2,892	\$ 6,044,000	\$ 6,044,000
1-R	Danridge Rd.	Maplewood Dr. to Traveler's Crossing	0.25	2	C	769	100%	500	250	192	58	\$ 902,000	\$ 902,000
1-S	Freedom Ln.	Big A. Rd. to Lakeview Pkwy.	0.15	2	C	0	100%	500	148	0	148	\$ 533,000	\$ 533,000
1-T, 2-L	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	0.80	6	A+ (1/3)	2,799	50%	700	1680	1,120	560	\$ 2,108,000	\$ 1,054,000
1-U	HL Collector #1	HL Collector #1	0.22	2	HL-C3		100%	425	187	0	187	\$ 830,000	\$ 830,000
1-V	HL Collector #2	HL Collector #2					100%			0		\$ 947,000	\$ 947,000
1		Dalrock Rd. at Lakeview Pkwy.					50%			0		\$ 1,250,000	\$ 625,000
2		Liberty Grove Rd. at Chiesa Rd.					100%			0		\$ 250,000	\$ 250,000
3		Princeton Rd. at Liberty Grove Rd.					100%			0		\$ 250,000	\$ 250,000
4		Merritt Rd. at Hickox Rd.					100%			0		\$ 250,000	\$ 250,000
5		Merritt Rd. at Castle Dr.					100%			0		\$ 250,000	\$ 250,000
6		Merritt Rd. at Liberty Grove Rd.					100%			0		\$ 450,000	\$ 450,000
7		Merritt Rd. at PGBT					100%			0		\$ 250,000	\$ 250,000
SUBTOTAL									33,268	8,279	24,989	\$ 58,586,392	\$ 56,907,392

2013 Roadway Impact Fee Study Cost Per Service Area \$ 22,500

TOTAL COST IN SERVICE AREA 1 \$ 56,929,892

City of Rowlett - 2016 Roadway Impact Fee Minor Update

CIP Service Units of Supply

Service Area 2

6/21/2016

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
2-A	Main St.	Lakeview Pkwy. to 310' W. of Rowlett Rd.	0.58	4	B	445	100%	625	1,448	258	1,190	\$ 5,181,000	\$ 5,181,000
2-B	Future Main-Century Connection	Main St. to Century Dr.	0.11	4	B	0	100%	625	278	0	278	\$ 942,000	\$ 942,000
2-C	Miller Rd. (1)	Dexham Rd. to Rowlett Rd.	1.02	6	A (1/3)	1,298	100%	700	4,276	1,322	2,954	\$ 5,128,000	\$ 5,128,000
2-D	Miller Rd. (2)	Rowlett Rd. to PGBT SBFR	0.77	6	A (1/3)	1,298	100%	700	3,252	1,005	2,247	\$ 2,433,000	\$ 2,433,000
2-E	Miller Rd. (3)	PGBT NBFR to 360' E. of PGBT NBFR	0.07	6	A (1/3)	1,298	100%	700	287	89	198	\$ 181,000	\$ 181,000
2-F	Miller Rd. (4)	360' E. of PGBT NBFR to Lake Ray Hubbard Bridge	0.33	6	A	1,190	100%	700	1,391	394	997	\$ 1,540,000	\$ 1,540,000
2-G	Miller Rd. (5)	Lake Ray Hubbard Bridge to 372' W. of Dalrock Rd.	1.02	6	A	1,145	100%	700	4,275	1,166	3,109	\$ 5,115,000	\$ 5,115,000
2-H	Chiesa Rd. (2)	360' S. of Lakeview Pkwy. to Miller Rd.	1.25	4	B+	1,099	100%	700	3,500	1,374	2,126	\$ 6,194,000	\$ 6,194,000
2-I	Chiesa Rd. (3)	Miller Rd. to Dalrock Rd.	1.21	4	B+	1,099	100%	700	3,401	1,335	2,066	\$ 5,878,000	\$ 5,878,000
2-J	Dalrock Rd. (4)	Lakeview Pkwy. to Miller Rd.	1.79	6	A (1/3)	2,306	100%	700	7,505	4,121	3,384	\$ 4,707,000	\$ 4,707,000
2-K	Dalrock Rd. (5)	Miller Rd. to IH-30 WBFR	0.98	6	A (1/3)	3,024	100%	700	4,108	2,958	1,150	\$ 2,577,000	\$ 2,577,000
1-T, 2-L	Lakeview Pkwy.	Dalrock Rd. to E. City Limit	0.80	6	A+ (1/3)	331	50%	700	1,680	132	1,548	\$ 2,108,000	\$ 1,054,000
2-M	Melcer Dr.	Melcer Dr. Extension	0.20	2	D-C	0	100%	425	169	0	169	\$ 741,000	\$ 741,000
2-N	Martin Dr. (1)	Main St. to South End	0.14	2	D-C	0	100%	425	116	0	116	\$ 508,000	\$ 508,000
2-O	Martin Dr. (2)	Melcer Dr. to Main St.	0.11	2	C	0	100%	500	109	0	109	\$ 1,294,932	\$ 1,294,932
2-P	Rowlett Rd.	Century Dr. to Kyle Rd.	0.31	6	A (1/3)	2,190	100%	700	1,285	670	615	\$ 3,792,336	\$ 3,792,336
2-Q	SG Collector #1	SG Collector #1	0.28	2	SG-C5		100%	425	234	0	234	\$ 1,184,000	\$ 1,184,000
2-R	SG Collector #2	SG Collector #2	0.07	2	SG-C5		100%	425	61	0	61	\$ 310,000	\$ 310,000
2-S	SG Collector #3	SG Collector #3	0.16	2	SG-C5		100%	425	137	0	137	\$ 698,000	\$ 698,000
2-T	SG Collector #4	SG Collector #4	0.17	2	SG-C4		100%	425	143	0	143	\$ 633,000	\$ 633,000
2-U	SG Major Thoroughfare	SG Major Thoroughfare	0.09	2	SG-A+		100%	425	75	0	75	\$ 450,000	\$ 450,000
2-V	HL Collector #3	HL Collector #3	0.13	2	HL-C1		100%	425	113	0	113	\$ 590,000	\$ 590,000
2-W	Bayside Arterial	IH-30 WBFR to Bayside Boulevard	0.26	2	BS-A		100%	425	217	0	217	\$ 3,747,000	\$ 3,747,000
1	Intersection Improvement	Dalrock Rd. at Lakeview Pkwy.					50%					\$ 1,250,000	\$ 625,000
2	Intersection Improvement	Dalrock Rd. at Chiesa Rd.					100%					\$ 750,000	\$ 750,000
3	Signal Installation	Dexham Rd. at Miller Rd.					100%					\$ 250,000	\$ 250,000
SUBTOTAL									38,061	14,824	23,237	\$ 58,182,268	\$ 56,503,268

2013 Roadway Impact Fee Study and 2016 Roadway Impact Fee Minor Update Cost Per Service Area \$ 32,000
TOTAL COST IN SERVICE AREA 2 \$ 56,535,268

Appendix C – Existing Roadway Facilities Inventory

City of Rowlett - 2013 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

9/25/2013

Service Area 1

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		EXIST LANES	CLASS	FUTURE LANES	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI			
					NB/EB	SB/WB				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Castle Dr./Dexham Rd.	Lakeview Pkwy.	395' N. of Hickox Rd.	5,185	0.98	2	2	4D	B+	4D	287	273	100%	650	650	1,277	1,277	281	268	995	1,008				
Castle Dr.	Miles Rd.	Merritt Rd.	2,670	0.51	1	1	2U-A	B	4U	190	152	100%	450	450	228	228	96	77	131	151				
Hickox Rd.	Castle Dr.	Bluebell Dr.	4,205	0.80	2	2	4D	B+	4D	198	191	100%	650	650	1,035	1,035	158	152	878	883				
Hickox Rd.	Bluebell Dr.	Bluebonnet Dr.	1,225	0.23	2	2	4U	B	4U	198	191	100%	500	500	232	232	46	44	186	188				
Hickox Rd.	Bluebonnet Dr.	235' NE. of Toler Rd.	1,360	0.26	1	1	4D	B+	4D	99	94	100%	650	650	167	167	26	24	142	143				
Hickox Rd.	235' NE. of Toler Rd.	Merritt Rd.	4,010	0.76	1	1	2U-A	B+	4D	69	64	100%	450	450	342	342	52	48	290	293				
Big A Rd.	Rowlett Rd.	End of Road	3,060	0.58	1	1	2U-A	C	2U	138	134	100%	450	450	261	261	80	78	181	183				
Rowlett Rd.	Castle Dr.	Lakeview Pkwy.	9,660	1.83	3	3	6D	A	6D	1,196	1,413	100%	700	700	3,842	3,842	2,187	2,585	1,655	1,257				
Merritt Rd.	N. City Limit	260' NW. of Castle Dr.	2,495	0.47	2	2	4D	B	4U	132	161	100%	650	650	614	614	62	76	552	538				
Merritt Rd.	260' NW. of Castle Dr.	Future Liberty Grove-Merritt Connector	4,695	0.89	1	1	2U-A	B	4U	129	183	100%	450	450	400	400	115	162	285	238				
Merritt Rd.	Future Liberty Grove-Merritt Connector	860' SE. of Future Liberty Grove-Merritt Connector	860	0.16	1	1	2U-A	B	4U	129	183	100%	450	450	73	73	21	30	52	44				
Merritt Rd.	860' SE. of Future Liberty Grove-Merritt Connector	PGBT SBFR	1,695	0.32	1	1	2U-A	C	2U	129	183	100%	450	450	144	144	41	59	103	86				
Merritt Rd.	PGBT NBFR	Liberty Grove Rd.	945	0.18	1	1	2U-A	C	2U	314	14	100%	450	450	81	81	56	3	24	78				
Liberty Grove Rd.	Rosebud Dr.	PGBT SBFR	3,550	0.67	1	1	2U-A	B	4U	32	54	100%	450	450	303	303	21	36	281	266				
Liberty Grove Rd.	PGBT SBFR	PGBT NBFR	305	0.06	2	2	4U	B	4U	789	169	100%	500	500	58	58	46	10	12	48				
Liberty Grove Rd.	PGBT NBFR	Muddy Creek	2,215	0.42	1	1	2U-A	B	4U	690	685	100%	450	450	189	189	290	287	-101	-98	101	98		
Lakeview Pkwy.	W. City Limit	E. City Limit	14,390	2.73	3	3	6D	A+	6D	1,755	1,670	50%	700	700	2,862	2,862	2,392	2,276	470	586				
Vinson Rd.	Elm Grove Rd.	N. City Limit	2,725	0.52	1	1	2U-A	C	2U	90	127	100%	450	450	232	232	46	66	186	166				
Elm Grove Rd.	N. City Limit	Vinson Rd.	255	0.05	1	1	2U-A	B	4U	155	149	100%	450	450	22	22	7	7	14	15				
Elm Grove Rd.	Vinson Rd.	695' NW. of Yeager Rd.	1,095	0.21	1	1	2U-A	B	4U	155	149	100%	450	450	93	93	32	31	61	62				
Elm Grove Rd.	695' NW. of Yeager Rd.	Liberty Grove Rd.	4,210	0.80	1	1	2U-A	B	4U	133	147	100%	450	450	359	359	106	117	253	241				
Waterview Pkwy.	Liberty Grove Rd.	Elm Grove Rd.	7,465	1.41	1	1	2U-CG	C	2U	547	654	100%	500	500	707	707	774	925	-67	-218	67	218		
Princeton Rd.	Raney Rd.	Old Princeton Rd.	4,675	0.89	1	1	2U-A	C	2U	75	75	100%	450	450	398	398	66	66	332	332				
Liberty Grove Rd.	Muddy Creek	Chiesa Rd.	2,880	0.55	1	1	2U-A	B	4U	690	685	100%	450	450	245	245	376	373	-131	-128	131	128		
Liberty Grove Rd.	Chiesa Rd.	Broadmoor Ln.	4,290	0.81	2	2	4D	B	4U	615	668	100%	650	650	1,056	1,056	500	543	557	514				
Liberty Grove Rd.	Broadmoor Ln.	Bent Tree Dr.	2,080	0.39	1	1	2U-A	B	4U	390	390	100%	450	450	177	177	154	153	24	24				
Liberty Grove Rd.	Bent Tree Dr.	Liberty Grove Elem. School	185	0.04	1	1	3U	B	4U	390	390	100%	550	550	70	70	14	14	6	6				
Liberty Grove Rd.	Liberty Grove Elem. School	280' NE. of Esquire Ln.	675	0.13	1	1	3U	B	4U	390	390	100%	550	550	70	70	50	50	20	21				
Liberty Grove Rd.	280' NE. of Esquire Ln.	Elm Grove Rd.	1,500	0.28	1	1	2U-A	B	4U	390	390	100%	450	450	128	128	111	111	17	17				
Chiesa Rd.	Liberty Grove Rd.	Danridge Rd.	7,380	1.40	1	1	2U-A	B	4U	204	227	100%	450	450	629	629	285	318	344	311				
Chiesa Rd.	Danridge Rd.	Lakeview Pkwy.	2,310	0.44	2	2	4D	A	6D	373	396	100%	650	650	569	569	163	173	406	395				
Dalrock Rd.	Liberty Grove Rd.	770' SE. of Lake North Rd.	2,260	0.43	1	1	2U-A	B+	4D	246	223	100%	450	450	193	193	105	95	87	97				
Dalrock Rd.	105' NE. of Pecan Ln.	Princeton Rd.	7,663	1.45	1	1	2U-A	B+	4D	443	412	100%	450	450	653	653	643	597	10	56				
Dalrock Rd.	Princeton Rd.	Lakeview Pkwy.	1,910	0.36	2	2	4D	A	6D	1,003	1,044	100%	650	650	470	470	363	378	108	93				
Lakeview Pkwy.	W. City Limit	Dalrock Rd.	7,025	1.33	3	3	6D	A+	6D	1,626	1,275	50%	700	700	1,397	1,397	1,082	848	315	549				
Lakeview Pkwy.	Dalrock Rd.	E. City Limit	4,225	0.80	2	2	4D	A+	6D	1,446	1,353	50%	650	650	520	520	579	541	-58	-21	58	21		
Scenic Dr.	Mallard Reserve Dr.	Lakeview Pkwy.	855	0.16	1	1	2U-CG	C	2U	50	50	100%	500	500	81	81	8	8	73	73				
SUBTOTAL			128,188	24.28											20,127	20,127	11,433	11,631	8,694	8,496	357	465		
															40,253		23,064		17,189			822		

City of Rowlett - 2016 Roadway Impact Fee Minor Update
Existing Roadway Facilities Inventory

6/21/2016

Service Area 2

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		EXIST LANES	CLASS	FUTURE LANES	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI					
					NB/EB	SB/WB				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Lakeview Pkwy.	W. City Limit	Dalrock Rd.	7,025	1.33	3	3	6D	A+	6D	1,626	1,275	50%	700	700	1,397	1,397	1,082	848	315	549						
Lakeview Pkwy.	Dalrock Rd.	E. City Limit	4,375	0.83	2	2	4D	A+	6D	1,446	1,353	50%	650	650	539	539	599	561	-61	-22	61	22				
Schrade Rd.	Chiesa Rd.	Dalrock Rd.	4,080	0.77	1	1	2U-A	C	2U	127	96	100%	450	450	348	348	98	74	249	274						
Miller Rd.	Lake Ray Hubbard Bridge	370 W. of Dalrock Rd.	6,415	1.21	1	1	2U-A	A	6D	580	566	100%	450	450	547	547	704	687	-158	-140	158	140				
Miller Rd.	370 W. of Dalrock Rd.	Dalrock Rd.	370	0.07	2	2	4D	A	6D	235	303	100%	650	650	91	91	16	21	75	70						
Garner Rd.	W. City Limit	Stanford St.	2,555	0.48	1	1	2U-A	C	2U	75	75	100%	450	450	218	218	36	36	181	181						
Garner Rd.	Chiesa Rd.	170 W. of Randi Rd.	2,275	0.43	1	1	2U-A	C	2U	75	75	100%	450	450	194	194	32	32	162	162						
Garner Rd.	170 W. of Randi Rd.	Dalrock Rd.	1,420	0.27	1	1	2U-CG	C	2U	75	75	100%	500	500	134	134	20	20	114	114						
Chiesa Rd.	Lakeview Pkwy.	Dalrock Rd.	13,375	2.53	1	1	2U-A	A	6D	461	638	100%	450	450	1,140	1,140	1,167	1,617	-27	-477	27	477				
Dalrock Rd.	Lakeview Pkwy.	590 S. of Chiesa Rd.	13,835	2.62	2	2	4D	A	6D	1,128	1,178	100%	650	650	3,406	3,406	2,957	3,086	450	321						
Dalrock Rd.	590 S. of Chiesa Rd.	I-30 WBFR	760	0.14	2	2	4D	A	6D	1,536	1,489	50%	650	650	94	94	111	107	-17	-14	17	14				
Scenic Dr.	Lakeview Pkwy.	200 S. of Pollard St.	2,175	0.41	2	2	4D	C	2U	163	168	100%	650	650	536	536	67	69	469	466						
Scenic Dr.	200 S. of Pollard St.	Woodlake Dr.	2,320	0.44	1	1	2U-CG	C	2U	101	100	100%	500	500	220	220	44	44	175	176						
Lakeview Pkwy.	W. City Limit	E. City Limit	14,390	2.73	3	3	6D	A+	6D	1,755	1,670	50%	700	700	2,862	2,862	2,392	2,276	470	586						
Industrial St.	725 W. of Martin Dr.	PGBT SBFR	3,010	0.57	1	1	2U-CG	C	2U	75	75	100%	500	500	285	285	43	43	242	242						
Melcer Dr.	Rowlett Rd.	Martin Dr.	1,575	0.30	1	1	2U-CG	C	2U	75	75	100%	500	500	149	149	22	22	127	127						
Main St.	Lakeview Pkwy.	310 W. of Rowlett Rd.	3,060	0.58	1	1	2U-A	B	4U	282	164	100%	450	450	261	261	163	95	96	166						
Main St.	310 W. of Rowlett Rd.	Rowlett Rd.	310	0.06	2	2	4U	B	4U	282	164	100%	500	500	59	59	17	10	42	49						
Main St.	Rowlett Rd.	280 W. of Commerce St.	645	0.12	1	1	2U-CG	B1	2D	282	164	100%	500	500	61	61	34	20	27	41						
Main St.	280 W. of Commerce St.	Ponder St.	720	0.14	1	1	2U-CG	B1	2D	282	164	100%	500	500	68	68	38	22	30	46						
Main St.	Ponder St.	Skyline Dr.	700	0.13	1	1	2U-CG	B1	2D	282	164	100%	500	500	66	66	37	22	29	45						
Main St.	Skyline Dr.	530 E. of Skyline Dr.	530	0.10	1	1	3U	B2	3U	282	164	100%	550	550	55	55	28	16	27	39						
Main St.	530 E. of Skyline Dr.	PGBT SBFR	1,360	0.26	1	1	2U-A	B2	3U	230	195	100%	450	450	116	116	59	50	57	66						
Main St.	PGBT SBFR	1,090 E. of PGBT	1,490	0.28	2	2	4U	C	2U	230	195	100%	500	500	282	282	65	55	217	227						
Main St.	1,090 E. of PGBT	E. City Limit	1,365	0.26	1	1	2U-CG	C	2U	230	195	100%	500	500	129	129	60	50	70	79						
Miller Rd.	Dexham Rd.	360 E. of PGBT NBFR	10,120	1.92	2	2	4D	A	6D	635	664	100%	650	650	2,492	2,492	1,216	1,272	1,276	1,220						
Miller Rd.	360 E. of PGBT NBFR	E. City Limit	4,240	0.80	1	1	2U-A	A	6D	682	509	100%	450	450	361	361	647	409	-186	-47	186	47				
Chaha Rd.	Rowlett Rd.	Chaha Rd.	2,350	0.45	1	1	2U-A	C	2U	148	213	100%	450	450	200	200	66	95	134	106						
Kirby Rd.	Chaha Rd.	PGBT SBFR	2,490	0.47	1	1	2U-A	C	2U	72	142	100%	450	450	212	212	34	67	178	145						
Dexham Rd.	Lakeview Pkwy.	Miller Rd.	5,710	1.08	1	1	2U-A	C	2U	227	184	100%	450	450	487	487	246	199	241	287						
Martin Dr.	Lakeview Pkwy.	Coyle St.	1,565	0.30	1	1	2U-CG	C	2U	75	75	100%	500	500	148	148	22	22	126	126						
Skyline Rd.	Main St.	Miller Rd.	3,410	0.65	1	1	2U-CG	B	4U	75	75	100%	500	500	323	323	48	48	274	274						
Rowlett Rd.	Lakeview Pkwy.	Miller Rd.	4,935	0.93	3	3	6D	A	6D	1,178	1,012	100%	700	700	1,963	1,963	1,101	946	862	1,017						
Rowlett Rd.	Miller Rd.	S. City Limit	10,205	1.93	2	2	4D	B+	4D	1,033	972	100%	650	650	2,513	2,513	1,996	1,879	516	633						
SUBTOTAL			135,160	25.60											21,954	21,954	15,170	14,822	6,784	7,133	449	700				
															43,909	29,992	29,992	13,917			1,149					

Appendix D – Land Use Assumptions

Jeff Whitacre, P.E., AICP
 Kimley- Horn
 801 Cherry Street,
 Suite 950,
 Fort Worth, TX 76102

RE: Rowlett Impact Fee Updates

Mr. Whitacre,

In order to facilitate the updating of the City or Rowlett Impact fees, the City has prepared the following land use assumption information for Kimley-Horn.

As requested we have provided:

- Current population in terms of persons and household,
- 10 year population growth in terms of persons and household,
- Final build out projections in terms of persons and household,
- Ten year growth for retail, basic, and service employment in square feet, and
- Total building out of retail, basic, and service employment in square feet.

Population

Population projection information was recently included in the Realize Rowlett Downtown report prepared by Ricker|Cunningham. Their projection is based on the comprehensive plan and potential build-out given market realities. The existing population data was pulled from the 2010 US census. Single family building permits issued since the census were used to estimate the current population and number of households. Please see Table 1 below.

Table 1 – Current and Projected Population Data

	2010 Census Population	Existing population (Feb. 2013)¹	Projected 2023 Population²	Build-Out Projection
Households	18,371	18,513	22,310	28,600
Persons	56,199	56,633	65,366	85,800

¹Based on 2010 census, permits issued for single family homes since 2010, and average 2010 Rowlett household size

²Based on Downtown Report by Ricker|Cunningham

As a note to the projected 2023 household population data, approximately 1,128 single family ownership units have either been platted or received zoning to date. These projects are all projected for

completion within the next ten years. This is approximately 1/3 of the ten year projected household growth that is already in the development process.

Employment

Employment growth is another key factor in determining traffic and impact fees. The Downtown Report by Ricker|Cunningham included market analysis of Rowlett in regards to the trade area and presented growth in various fields by square feet. The report provided Rowlett capture numbers for the trade area. Unfortunately, no accurate data for existing square footage was found. As such, these numbers were omitted. Only the ten year growth and final projection numbers are presented here. Attachment A is the letter provided by Ricker|Cunningham further explaining the methodology behind the final build-out employment numbers. Rowlett has used scenario 1 as presented in the letter. Please see Table 2 below.

Table 2 – Employment Growth Projections

	2023 Projected Increase Employment (sq ft)¹	Total Build-Out Employment (sq ft)²
Retail	+930,000	7,109,520
Service	+450,000	1,777,380
Basic	+650,000	2,539,800

¹From Ricker|Cunningham Downtown Report for Rowlett

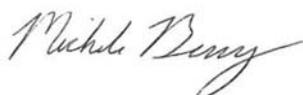
²Based on Realize Rowlett 2020 trade area estimates by Ricker|Cunningham, 25 percent Rowlett capture.

Location of Growth

The location of growth is also important for calculating impact fees. Attachment B is the map of 10 year projected growth and Attachment C is the map showing final build out. These maps were informed by the Realize Rowlett 2020 Plan, current projects and development inquires. From the maps it is clear that most new growth will be in service area 1, along PGBT. Apart from this large area there is opportunity for smaller projects, included infill and redevelopment projects throughout the City of Rowlett.

Please let us know if additional information is needed and we will be happy to provide it. We can also provide GIS shapefiles of the projected growth if that would be helpful.

Regards,



Michele Berry
Planner II



12 February 2013

Ms. Michelle Berry
Planner I
Department of Public Works / Planning Division
City of Rowlett
4000 Main Street
Rowlett, TX 750303-0099

Dear Ms. Berry:

On behalf of Ricker|Cunningham (RC), Real Estate Economists and Community Strategists, we are pleased to present the following forecast for the City of Rowlett. What follows are estimates of: total population, total employment, total number of dwelling units, and total square feet of employment space by category (basic – which we are assuming means office and industrial space, service – which we are assuming means service retail, and retail – which is all retail other than service) along with a description of our methodology. You will see that we have provided two separate estimates for each indicator. As you know, growth and development within the City has been and will continue to be influenced by a number of factors including: regulations (zoning), policies, and select market forces. Whereas we cannot know how these factors might change over time, we are providing a range of estimates based on assumptions associated with two distinctly different growth scenarios. The assumptions associated with each scenario accompany the figures. Please feel free to use whichever ones you believe most closely reflect current conditions within the City.

Methodology

As you know, we have been engaged by the City of Rowlett consistently since 2008. To-date we have provided: independent financial analyses for two separate developments requesting City participation; market, financial and fiscal analyses of alternative land use concepts prepared in association with the update to your comprehensive plan; detailed market and financial analyses of potential development programs within four of the City's 13 priority investment areas; a review of proposed regulations (form-based code) from a market perspective; and, a fiscal analysis of the City's current zoning. We are currently working on the design of a deficit reduction model (fiscal impact) to be used in association with new development applications; and, we are about to begin more detailed market and financial analyses in a fifth priority investment area. Collectively this work has provided us with a thorough understanding of the City's existing: inventory of developed and undeveloped parcels; completed and planned infrastructure; regulations; policies; plans and vision. Our market work has provided us with an understanding of Rowlett's investment potential and ability to capture market share across a range of different land uses and product types. It is our understanding of both physical and market conditions which informed the estimates presented below.



Conclusion

If you have any questions regarding this submittal, please contact either Anne Ricker or Bill Cunningham at 303.458.5800. Both of these individuals are authorized to speak on behalf of Ricker|Cunningham.

Sincerely,

Ricker|Cunningham

Anne B. Ricker
Principal
anne@rickercunningham.com

Bill J. Cunningham
Principal
bill@rickercunningham.com

Scenario No. 1: Bedroom Community

	Total @ Build-out	Total Population / Employment
Land Use:		
Residential (Units)	28,600	85,800
Basic Employment Space	2,539,800	6,350
Retail - Service	1,777,380	4,445
Retail – Non-Service	7,109,520	17,775

* Some figures are rounded.

Source: City of Rowlett; North Central Texas Council of Governments; and, Ricker|Cunningham.

Assumptions:

- There will be more emphasis on residential rather than non-residential development.
- Of the residential units that will complete the City’s inventory, the vast majority will be single family detached with a larger household size.
- New development will be more closely in-line with the zoning that existed prior to passage of the form-based code in the four (of 13) priority investment areas.
- Properties with a Planned Unit Developments (PUDs) designation will develop with a mix of residential and non-residential uses - approximately 80% residential and 20% non-residential.



- There will be no increase in density within existing established single family neighborhoods.
- There will be no extraordinary efforts made by the City to inform and direct development.
- There will be no proactive strategy for completing or improving infrastructure in either developed or undeveloped areas. Improvements will be piece-meal as new developments come forward.
- Retail (Service and Non-Service) Space per Employee – 400 square feet
- Office Space per Employee – 200 square feet
- Industrial Space per Employee – 500 square feet (Manufacturing), 350 square feet (Non-Manufacturing)

Scenario No. 2: Live-Work Community

	Total @ Build-out	Total Population / Employment
Land Use:		
Residential (Units)	27,900	78,120
Basic Employment Space	4,180,400	10,450
Retail - Service	1,777,380	4,445
Retail – Non-Service	7,109,520	17,775

* Some figures are rounded.

Source: City of Rowlett; North Central Texas Council of Governments; and, Ricker|Cunningham.

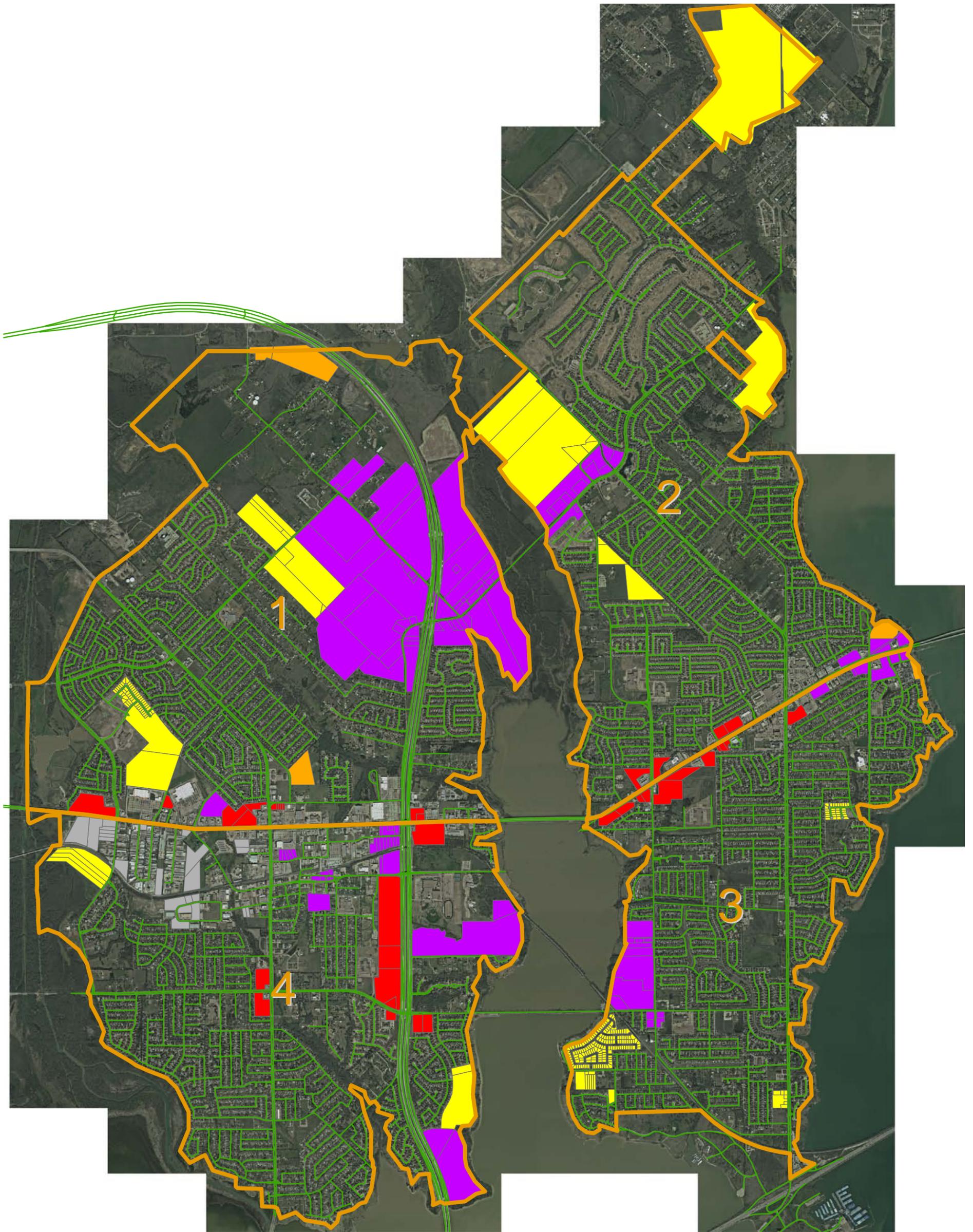
Assumptions:

- There will be a balanced emphasis on both residential and basic employment development (office and industrial space).
- Of the residential units that will complete the City’s inventory, there will be a greater diversity of product in both form (attached and detached) and price point.
- While the total number of dwelling units will be less than under the “bedroom community” scenario, the total population will be significantly less due to the higher number of units with fewer occupants.
- Densities within new developments will be moderate (in the middle of the range allowed for under the form-based code) in the priority investment areas.
- Properties with a Planned Unit Developments (PUDs) designation will develop with a mix of residential and non-residential uses - approximately 2/3 residential and 1/3 non-residential.
- Mixed-use developments will have as much residential square feet over first floor commercial as they will office square feet over first floor commercial. Note: These assumptions are at build-out and therefore ignore the allowance within the form-based code for first floor residential as an interim use.



- There will be no increase in density within existing established single family neighborhoods.
- There will be efforts made by the City to inform and direct development into select priority investment areas.
- There will be strategic efforts made to share (with the private sector) in the cost of improving infrastructure earlier rather than later.
- Retail (Service and Non-Service) Space per Employee – 400 square feet
- Office Space per Employee – 200 square feet
- Industrial Space per Employee – 500 square feet (Manufacturing), 350 square feet (Non-Manufacturing)

Rowlett - 10 Year Growth



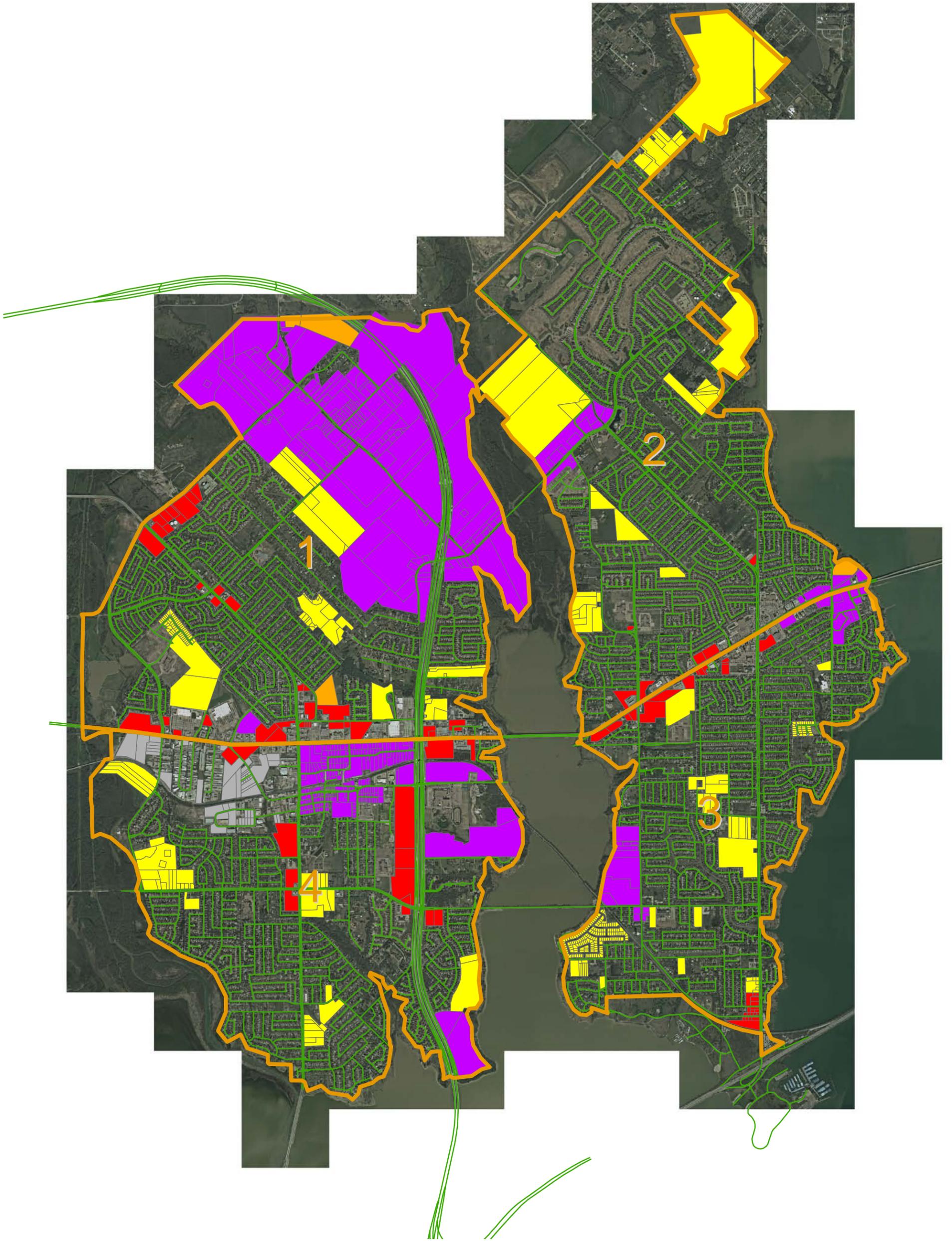
Legend

- Existing Streets
- Service Areas
- Single Family
- Mixed Use
- Multi-Family
- Commercial
- Industrial



0 0.5 1 2 Miles

Rowlett - Build Out



Legend

- | | |
|--|--|
|  Service Areas |  Multi-Family |
|  Existing Streets |  Commercial |
|  Single Family |  Industrial |
|  Mixed Use | |



Percent of Expected Employment and Residential Growth Allocated to Service Areas by Category

		Service Area 1	Service Area 2	Service Area 3	Service Area 4
10 Year Growth	Retail	44%	7%	15%	34%
	Basic	65%	0%	0%	35%
	Service	50%	10%	15%	25%
	Households/Population	40%	40%	8%	12%

KHA MODIFIED % to add up correctly to 100%

Bayside

Bayside Land Partners plans for Bayside to become a mixed-use development utilizing the City's form-based codes. Bayside will include housing options for every stage of life, from condos right on up to large luxury homes, expansive green space areas with water-front parks, marinas and resort-style amenities!

Approximately 1,750,000 square feet of commercial space.

Approximately 3,000 residential units.

8-10 year build out.



NORTH SIDE PROJECT AREA **CONCEPT PLAN - 142 ACRES**

Urban Village District – 50 acres
Mixed multi-family residential – 700 units
Office/medical office – 215,000 square feet
Commercial retail – 165,000 square feet

New Neighborhood District – 92 acres
Single family residential – 360 units

SOUTH SIDE PROJECT AREA **CONCEPT PLAN - 117 ACRES**

Urban Village District – 22 acres
Mixed multi-family residential – 1,774 units
Office/medical office – 215,000 square feet
10-story condo tower – 100 units

Special District – 95 acres
Specialty retail – 310,000 square feet
Specialty restaurants – 150,000 square feet
Hotel (limited service) – 200,000 square feet
Resort hotel – 5,000,000 square feet



“**ROWLETT'S COMMITMENT TO BAYSIDE ENSURES THE CREATION OF A TRULY UNIQUE PLACE, WHICH WILL BE ENJOYED BY THIS GENERATION AND MANY MORE TO COME. WE ARE EXCITED TO BE ENTRUSTED WITH THIS LEGACY PROJECT FOR ROWLETT AND THE ENTIRE DFW METROPLEX!**”

Kent Donahue - Bayside Land Partners

2016 Roadway Impact Fee Study Minor Update - Service Area 2

Land Use Category	Development Unit	Veh-Mi Per Dev-Unit	Maximum Impact Fee	% of Maximum	Adopted Impact Fee
PORT AND TERMINAL					
Truck Terminal	Acre	32.75	\$ 15,261.00	75%	\$ 11,429.50
INDUSTRIAL					
General Light Industrial	1,000 SF GFA	4.85	\$ 2,260.00	30%	\$ 677.00
General Heavy Industrial	1,000 SF GFA	3.40	\$ 1,584.00	75%	\$ 1,186.50
Industrial Park	1,000 SF GFA	4.30	\$ 2,003.00	30%	\$ 600.20
Warehousing	1,000 SF GFA	1.60	\$ 745.00	30%	\$ 223.20
Mini-Warehouse	1,000 SF GFA	1.30	\$ 605.00	75%	\$ 453.50
RESIDENTIAL					
Single-Family Detached Housing	Dwelling Unit	5.00	\$ 2,330.00	100%	\$ 2,330.00
Apartment/Multi-family	Dwelling Unit	3.10	\$ 1,444.00	97%	\$ 1,405.95
Residential Condominium/Townhome	Dwelling Unit	2.60	\$ 1,211.00	97%	\$ 1,179.10
Senior Adult Housing-Detached	Dwelling Unit	1.35	\$ 629.00	97%	\$ 612.30
Senior Adult Housing-Attached	Dwelling Unit	0.80	\$ 372.00	98%	\$ 362.70
Assisted Living	Beds	1.10	\$ 512.00	97%	\$ 498.55
LODGING					
Hotel	Room	1.90	\$ 885.00	30%	\$ 265.20
Motel / Other Lodging Facilities	Room	1.51	\$ 703.00	30%	\$ 210.60
RECREATIONAL					
Golf Driving Range	Tee	4.03	\$ 1,877.00	30%	\$ 562.40
Golf Course	Acre	0.97	\$ 452.00	30%	\$ 135.40
Recreational Community Center	1,000 SF GFA	4.67	\$ 2,176.00	30%	\$ 651.80
Ice Skating Rink	1,000 SF GFA	7.60	\$ 3,541.00	30%	\$ 1,060.80
Miniature Golf Course	Hole	1.06	\$ 493.00	30%	\$ 147.80
Multiplex Movie Theater	Screens	43.92	\$ 20,466.00	30%	\$ 6,131.20
Racquet / Tennis Club	Court	10.79	\$ 5,028.00	30%	\$ 1,506.20
INSTITUTIONAL					
Church	1,000 SF GFA	1.16	\$ 540.00	75%	\$ 404.50
Day Care Center	1,000 SF GFA	14.66	\$ 6,831.00	75%	\$ 5,116.00
Primary/Middle School (1-8)	Students	0.34	\$ 158.00	30%	\$ 47.40
High School	Students	0.27	\$ 125.00	30%	\$ 37.60
Junior / Community College	Students	0.25	\$ 116.00	30%	\$ 34.80
University / College	Students	0.44	\$ 205.00	30%	\$ 61.40
MEDICAL					
Clinic	1,000 SF GFA	19.58	\$ 9,124.00	30%	\$ 2,733.20
Hospital	Beds	4.95	\$ 2,306.00	30%	\$ 691.00
Nursing Home	Beds	0.83	\$ 386.00	30%	\$ 115.80
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$ 5,811.00	75%	\$ 4,352.00
OFFICE					
Corporate Headquarters Building	1,000 SF GFA	7.00	\$ 3,262.00	30%	\$ 977.20
General Office Building	1,000 SF GFA	7.45	\$ 3,471.00	30%	\$ 1,040.00
Medical-Dental Office Building	1,000 SF GFA	17.30	\$ 8,061.00	30%	\$ 2,415.00
Single Tenant Office Building	1,000 SF GFA	8.65	\$ 4,030.00	30%	\$ 1,207.40
Office Park	1,000 SF GFA	7.40	\$ 3,448.00	30%	\$ 1,033.00

2016 Roadway Impact Fee Study Minor Update - Service Area 2

Land Use Category	Development Unit	Veh-Mi Per Dev-Unit	Maximum Impact Fee	% of Maximum	Adopted Impact Fee
COMMERCIAL					
Automobile Related					
Automobile Care Center	1,000 SF Occ. GLA	6.54	\$ 3,047.00	75%	\$ 2,282.00
Automobile Parts Sales	1,000 SF GFA	10.98	\$ 5,116.00	75%	\$ 3,832.00
Gasoline/Service Station	Vehicle Fueling Position	4.82	\$ 2,246.00	75%	\$ 1,682.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	3.53	\$ 1,644.00	75%	\$ 1,231.50
Gasoline/Service Station w/ Conv Market and Car Wash	Vehicle Fueling Position	3.68	\$ 1,714.00	75%	\$ 1,284.00
New Car Sales	1,000 SF GFA	6.67	\$ 3,108.00	75%	\$ 2,327.50
Quick Lubrication Vehicle Shop	Servicing Positions	10.01	\$ 4,664.00	75%	\$ 3,493.00
Self-Service Car Wash	Stall	1.99	\$ 927.00	75%	\$ 694.50
Tire Store	1,000 SF GFA	9.63	\$ 4,487.00	75%	\$ 3,360.50
Dining					
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	40.61	\$ 18,924.00	75%	\$ 14,172.50
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	31.39	\$ 14,627.00	75%	\$ 10,955.00
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	15.26	\$ 7,111.00	30%	\$ 2,130.20
Quality Restaurant	1,000 SF GFA	10.06	\$ 4,687.00	30%	\$ 1,404.20
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	30.91	\$ 14,404.00	75%	\$ 10,787.50
Other Retail					
Free-Standing Discount Store	1,000 SF GFA	11.27	\$ 5,251.00	75%	\$ 3,933.00
Nursery (Garden Center)	1,000 SF GFA	8.57	\$ 3,993.00	75%	\$ 2,990.50
Home Improvement Superstore	1,000 SF GFA	3.96	\$ 1,845.00	75%	\$ 1,382.00
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	12.75	\$ 5,941.00	75%	\$ 4,449.50
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	17.00	\$ 7,922.00	75%	\$ 5,933.00
Shopping Center	1,000 SF GLA	7.89	\$ 3,676.00	75%	\$ 2,753.50
Supermarket	1,000 SF GFA	21.64	\$ 10,084.00	75%	\$ 7,552.00
Toy/Children's Superstore	1,000 SF GFA	11.24	\$ 5,237.00	75%	\$ 3,922.50
Department Store	1,000 SF GFA	4.03	\$ 1,877.00	75%	\$ 1,406.00
Video Rental Store	1,000 SF GFA	21.90	\$ 10,205.00	75%	\$ 7,643.00
SERVICES					
Walk-In Bank	1,000 SF GFA	12.38	\$ 5,769.00	75%	\$ 4,320.50
Drive-In Bank	Drive-in Lanes	24.70	\$ 11,510.00	75%	\$ 8,620.00
Hair Salon	1,000 SF GLA	1.73	\$ 806.00	75%	\$ 603.50

2016 Roadway Impact Fee Study Minor Update - Service Area 1

Land Use Category	Development Unit	Adopted Impact Fee
PORT AND TERMINAL		
Truck Terminal	Acre	\$ 11,429.50
INDUSTRIAL		
General Light Industrial	1,000 SF GFA	\$ 677.00
General Heavy Industrial	1,000 SF GFA	\$ 1,186.50
Industrial Park	1,000 SF GFA	\$ 600.20
Warehousing	1,000 SF GFA	\$ 223.20
Mini-Warehouse	1,000 SF GFA	\$ 453.50
RESIDENTIAL		
Single-Family Detached Housing	Dwelling Unit	\$ 3,490.00
Apartment/Multi-family	Dwelling Unit	\$ 1,405.95
Residential Condominium/Townhome	Dwelling Unit	\$ 1,179.10
Senior Adult Housing-Detached	Dwelling Unit	\$ 612.30
Senior Adult Housing-Attached	Dwelling Unit	\$ 362.70
Assisted Living	Beds	\$ 498.55
LODGING		
Hotel	Room	\$ 265.20
Motel / Other Lodging Facilities	Room	\$ 210.60
RECREATIONAL		
Golf Driving Range	Tee	\$ 562.40
Golf Course	Acre	\$ 135.40
Recreational Community Center	1,000 SF GFA	\$ 651.80
Ice Skating Rink	1,000 SF GFA	\$ 1,060.80
Miniature Golf Course	Hole	\$ 147.80
Multiplex Movie Theater	Screens	\$ 6,131.20
Racquet / Tennis Club	Court	\$ 1,506.20
INSTITUTIONAL		
Church	1,000 SF GFA	\$ 404.50
Day Care Center	1,000 SF GFA	\$ 5,116.00
Primary/Middle School (1-8)	Students	\$ 47.40
High School	Students	\$ 37.60
Junior / Community College	Students	\$ 34.80
University / College	Students	\$ 61.40
MEDICAL		
Clinic	1,000 SF GFA	\$ 2,733.20
Hospital	Beds	\$ 691.00
Nursing Home	Beds	\$ 115.80
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$ 4,352.00
OFFICE		
Corporate Headquarters Building	1,000 SF GFA	\$ 977.20
General Office Building	1,000 SF GFA	\$ 1,040.00
Medical-Dental Office Building	1,000 SF GFA	\$ 2,415.00
Single Tenant Office Building	1,000 SF GFA	\$ 1,207.40
Office Park	1,000 SF GFA	\$ 1,033.00

2016 Roadway Impact Fee Study Minor Update - Service Area 1

Land Use Category	Development Unit	Adopted Impact Fee
COMMERCIAL		
Automobile Related		
Automobile Care Center	1,000 SF Occ. GLA	\$ 2,282.00
Automobile Parts Sales	1,000 SF GFA	\$ 3,832.00
Gasoline/Service Station	Vehicle Fueling Position	\$ 1,682.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	\$ 1,231.50
Gasoline/Service Station w/ Conv Market and Car Wash	Vehicle Fueling Position	\$ 1,284.00
New Car Sales	1,000 SF GFA	\$ 2,327.50
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 3,493.00
Self-Service Car Wash	Stall	\$ 694.50
Tire Store	1,000 SF GFA	\$ 3,360.50
Dining		
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	\$ 14,172.50
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	\$ 10,955.00
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	\$ 2,130.20
Quality Restaurant	1,000 SF GFA	\$ 1,404.20
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	\$ 10,787.50
Other Retail		
Free-Standing Discount Store	1,000 SF GFA	\$ 3,933.00
Nursery (Garden Center)	1,000 SF GFA	\$ 2,990.50
Home Improvement Superstore	1,000 SF GFA	\$ 1,382.00
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	\$ 4,449.50
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	\$ 5,933.00
Shopping Center	1,000 SF GLA	\$ 2,753.50
Supermarket	1,000 SF GFA	\$ 7,552.00
Toy/Children's Superstore	1,000 SF GFA	\$ 3,922.50
Department Store	1,000 SF GFA	\$ 1,406.00
Video Rental Store	1,000 SF GFA	\$ 7,643.00
SERVICES		
Walk-In Bank	1,000 SF GFA	\$ 4,320.50
Drive-In Bank	Drive-in Lanes	\$ 8,620.00
Hair Salon	1,000 SF GLA	\$ 603.50

2016 Roadway Impact Fee Study Minor Update - Service Area 2

Land Use Category	Development Unit	Adopted Impact Fee
PORT AND TERMINAL		
Truck Terminal	Acre	\$ 11,429.50
INDUSTRIAL		
General Light Industrial	1,000 SF GFA	\$ 677.00
General Heavy Industrial	1,000 SF GFA	\$ 1,186.50
Industrial Park	1,000 SF GFA	\$ 600.20
Warehousing	1,000 SF GFA	\$ 223.20
Mini-Warehouse	1,000 SF GFA	\$ 453.50
RESIDENTIAL		
Single-Family Detached Housing	Dwelling Unit	\$ 2,330.00
Apartment/Multi-family	Dwelling Unit	\$ 1,405.95
Residential Condominium/Townhome	Dwelling Unit	\$ 1,179.10
Senior Adult Housing-Detached	Dwelling Unit	\$ 612.30
Senior Adult Housing-Attached	Dwelling Unit	\$ 362.70
Assisted Living	Beds	\$ 498.55
LODGING		
Hotel	Room	\$ 265.20
Motel / Other Lodging Facilities	Room	\$ 210.60
RECREATIONAL		
Golf Driving Range	Tee	\$ 562.40
Golf Course	Acre	\$ 135.40
Recreational Community Center	1,000 SF GFA	\$ 651.80
Ice Skating Rink	1,000 SF GFA	\$ 1,060.80
Miniature Golf Course	Hole	\$ 147.80
Multiplex Movie Theater	Screens	\$ 6,131.20
Racquet / Tennis Club	Court	\$ 1,506.20
INSTITUTIONAL		
Church	1,000 SF GFA	\$ 404.50
Day Care Center	1,000 SF GFA	\$ 5,116.00
Primary/Middle School (1-8)	Students	\$ 47.40
High School	Students	\$ 37.60
Junior / Community College	Students	\$ 34.80
University / College	Students	\$ 61.40
MEDICAL		
Clinic	1,000 SF GFA	\$ 2,733.20
Hospital	Beds	\$ 691.00
Nursing Home	Beds	\$ 115.80
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$ 4,352.00
OFFICE		
Corporate Headquarters Building	1,000 SF GFA	\$ 977.20
General Office Building	1,000 SF GFA	\$ 1,040.00
Medical-Dental Office Building	1,000 SF GFA	\$ 2,415.00
Single Tenant Office Building	1,000 SF GFA	\$ 1,207.40
Office Park	1,000 SF GFA	\$ 1,033.00

2016 Roadway Impact Fee Study Minor Update - Service Area 2

Land Use Category	Development Unit	Adopted Impact Fee
COMMERCIAL		
Automobile Related		
Automobile Care Center	1,000 SF Occ. GLA	\$ 2,282.00
Automobile Parts Sales	1,000 SF GFA	\$ 3,832.00
Gasoline/Service Station	Vehicle Fueling Position	\$ 1,682.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	\$ 1,231.50
Gasoline/Service Station w/ Conv Market and Car Wash	Vehicle Fueling Position	\$ 1,284.00
New Car Sales	1,000 SF GFA	\$ 2,327.50
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 3,493.00
Self-Service Car Wash	Stall	\$ 694.50
Tire Store	1,000 SF GFA	\$ 3,360.50
Dining		
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	\$ 14,172.50
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	\$ 10,955.00
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	\$ 2,130.20
Quality Restaurant	1,000 SF GFA	\$ 1,404.20
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	\$ 10,787.50
Other Retail		
Free-Standing Discount Store	1,000 SF GFA	\$ 3,933.00
Nursery (Garden Center)	1,000 SF GFA	\$ 2,990.50
Home Improvement Superstore	1,000 SF GFA	\$ 1,382.00
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	\$ 4,449.50
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	\$ 5,933.00
Shopping Center	1,000 SF GLA	\$ 2,753.50
Supermarket	1,000 SF GFA	\$ 7,552.00
Toy/Children's Superstore	1,000 SF GFA	\$ 3,922.50
Department Store	1,000 SF GFA	\$ 1,406.00
Video Rental Store	1,000 SF GFA	\$ 7,643.00
SERVICES		
Walk-In Bank	1,000 SF GFA	\$ 4,320.50
Drive-In Bank	Drive-in Lanes	\$ 8,620.00
Hair Salon	1,000 SF GLA	\$ 603.50

**MINUTES OF THE REGULAR MEETING
OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., JULY 26, 2016**

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Thomas Finney, Alternate Stephen Ritchey

ABSENT: Alternates Jason Berry, Kim Clark

STAFF PRESENT: Principal Planner Garrett Langford, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Member Michael Lucas called the meeting to order at 6:00 p.m.

1. Elect a Chairman and Vice Chairman.

Member James Moseley made a motion to nominate Member Chris Kilgore as the Chairman. Member Michael Lucas seconded the motion. The nomination passed with a 6-0 vote.

Chairman Chris Kilgore made a motion to nominate Member James Moseley as the Vice Chairman. Member Michael Lucas seconded the motion. The nomination passed with a 6-0 vote.

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Minutes of the Capital Improvement Advisory Committee Meeting of November 12, 2013.

Vice Chairman James Moseley made a motion to approve the minutes. Member Michael Lucas seconded the motion. The item passed with a 6-0 vote.

2. Conduct a public hearing and make a recommendation to City Council regarding amendments to the Land Use Assumptions and Capital Improvements Plan under which roadway impact fees may be amended.

Mr. Langford introduced Jeff Whitacre with Kimley-Horn who conducted a presentation over the amendments to the current impact fees. He provided a PowerPoint presentation, gave an overview of impact fees and the recoverable and non-recoverable costs, explained the role of the Capital Improvement Advisory Committee (CIAC), and explained that this particular update was

**MINUTES OF THE REGULAR MEETING
OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., JULY 26, 2016**

to include the Bayside Development. Mr. Whitacre stated that Service Area 1 would not be changing with the proposal, but Service Area 2 would be revised to add one additional project, Bayside.

There was discussion amongst the Committee regarding the single-family fee decreasing, density, drainage, service areas, and the practice of waiving impact fees.

Chairman Chris Kilgore opened the public hearing.

No speakers came forward.

Chairman Chris Kilgore closed the public hearing.

Member Michael Lucas made a motion to recommend approval of the request. Vice Chairman James Moseley seconded the motion. The motion passed with a 6-0 vote.

C. ADJOURNMENT

Chairman Chris Kilgore adjourned the meeting at 6:20 p.m.

Chairman

Secretary

**2013 Roadway Impact Fee Study
Service Area 1**

Land Use Category	Development Unit	Maximum Impact Fee	% of Maximum	Adopted Impact Fee
PORT AND TERMINAL				
Truck Terminal	Acre	\$28,001.00	41%	\$11,429.50
INDUSTRIAL				
General Light Industrial	1,000 SF GFA	\$4,146.00	16%	\$677.00
General Heavy Industrial	1,000 SF GFA	\$2,907.00	41%	\$1,186.50
Industrial Park	1,000 SF GFA	\$3,676.00	16%	\$600.20
Warehousing	1,000 SF GFA	\$1,368.00	16%	\$223.20
Mini-Warehouse	1,000 SF GFA	\$1,111.00	41%	\$453.50
RESIDENTIAL				
Single-Family Detached Housing	Dwelling Unit	\$4,275.00	82%	\$3,490.00
Apartment/Multi-family	Dwelling Unit	\$2,650.00	53%	\$1,405.95
Residential Condominium/Townhome	Dwelling Unit	\$2,223.00	53%	\$1,179.10
Senior Adult Housing-Detached	Dwelling Unit	\$1,154.00	53%	\$612.30
Senior Adult Housing-Attached	Dwelling Unit	\$684.00	53%	\$362.70
Assisted Living	Beds	\$940.00	53%	\$498.55
LODGING				
Hotel	Room	\$1,624.00	16%	\$265.20
Motel / Other Lodging Facilities	Room	\$1,291.00	16%	\$210.60
RECREATIONAL				
Golf Driving Range	Tee	\$3,445.00	16%	\$562.40
Golf Course	Acre	\$829.00	16%	\$135.40
Recreational Community Center	1,000 SF GFA	\$3,992.00	16%	\$651.80
Ice Skating Rink	1,000 SF GFA	\$6,498.00	16%	\$1,060.80
Miniature Golf Course	Hole	\$906.00	16%	\$147.80
Multiplex Movie Theater	Screens	\$37,551.00	16%	\$6,131.20
Racquet / Tennis Club	Court	\$9,225.00	16%	\$1,506.20
INSTITUTIONAL				
Church	1,000 SF GFA	\$991.00	41%	\$404.50
Day Care Center	1,000 SF GFA	\$12,534.00	41%	\$5,116.00
Primary/Middle School (1-8)	Students	\$290.00	16%	\$47.40
High School	Students	\$230.00	16%	\$37.60
Junior / Community College	Students	\$213.00	16%	\$34.80
University / College	Students	\$376.00	16%	\$61.40
MEDICAL				
Clinic	1,000 SF GFA	\$16,740.00	16%	\$2,733.20
Hospital	Beds	\$4,232.00	16%	\$691.00
Nursing Home	Beds	\$709.00	16%	\$115.80
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$10,661.00	41%	\$4,352.00
OFFICE				
Corporate Headquarters Building	1,000 SF GFA	\$5,985.00	16%	\$977.20
General Office Building	1,000 SF GFA	\$6,369.00	16%	\$1,040.00
Medical-Dental Office Building	1,000 SF GFA	\$14,791.00	16%	\$2,415.00
Single Tenant Office Building	1,000 SF GFA	\$7,395.00	16%	\$1,207.40
Office Park	1,000 SF GFA	\$6,327.00	16%	\$1,033.00
COMMERCIAL				
Automobile Related				
Automobile Care Center	1,000 SF Occ. GLA	\$5,591.00	41%	\$2,282.00
Automobile Parts Sales	1,000 SF GFA	\$9,387.00	41%	\$3,832.00
Gasoline/Service Station	Vehicle Fueling Position	\$4,121.00	41%	\$1,682.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	\$3,018.00	41%	\$1,231.50
Gasoline/Service Station w/ Conv Market and Car Wash	Vehicle Fueling Position	\$3,146.00	41%	\$1,284.00
New Car Sales	1,000 SF GFA	\$5,702.00	41%	\$2,327.50
Quick Lubrication Vehicle Shop	Servicing Positions	\$8,558.00	41%	\$3,493.00
Self-Service Car Wash	Stall	\$1,701.00	41%	\$694.50
Tire Store	1,000 SF GFA	\$8,233.00	41%	\$3,360.50
Dining				
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	\$34,721.00	41%	\$14,172.50
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	\$26,838.00	41%	\$10,955.00
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	\$13,047.00	16%	\$2,130.20
Quality Restaurant	1,000 SF GFA	\$8,601.00	16%	\$1,404.20
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	\$26,428.00	41%	\$10,787.50
Other Retail				
Free-Standing Discount Store	1,000 SF GFA	\$9,635.00	41%	\$3,933.00
Nursery (Garden Center)	1,000 SF GFA	\$7,327.00	41%	\$2,990.50
Home Improvement Superstore	1,000 SF GFA	\$3,385.00	41%	\$1,382.00
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	\$10,901.00	41%	\$4,449.50
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	\$14,535.00	41%	\$5,933.00
Shopping Center	1,000 SF GLA	\$6,745.00	41%	\$2,753.50
Supermarket	1,000 SF GFA	\$18,502.00	41%	\$7,552.00
Toy/Children's Superstore	1,000 SF GFA	\$9,610.00	41%	\$3,922.50
Department Store	1,000 SF GFA	\$3,445.00	41%	\$1,406.00
Video Rental Store	1,000 SF GFA	\$18,724.00	41%	\$7,643.00
SERVICES				
Walk-In Bank	1,000 SF GFA	\$10,584.00	41%	\$4,320.50
Drive-In Bank	Drive-in Lanes	\$21,118.00	41%	\$8,620.00
Hair Salon	1,000 SF GLA	\$1,479.00	41%	\$603.50

**2013 Roadway Impact Fee Study
Service Area 2**

Land Use Category	Development Unit	Maximum Impact Fee	% of Maximum	Adopted Impact Fee
PORT AND TERMINAL				
Truck Terminal	Acre	\$22,859.00	50%	\$11,429.50
INDUSTRIAL				
General Light Industrial	1,000 SF GFA	\$3,385.00	20%	\$677.00
General Heavy Industrial	1,000 SF GFA	\$2,373.00	50%	\$1,186.50
Industrial Park	1,000 SF GFA	\$3,001.00	20%	\$600.20
Warehousing	1,000 SF GFA	\$1,116.00	20%	\$223.20
Mini-Warehouse	1,000 SF GFA	\$907.00	50%	\$453.50
RESIDENTIAL				
Single-Family Detached Housing	Dwelling Unit	\$3,490.00	100%	\$3,490.00
Apartment/Multi-family	Dwelling Unit	\$2,163.00	65%	\$1,405.95
Residential Condominium/Townhome	Dwelling Unit	\$1,814.00	65%	\$1,179.10
Senior Adult Housing-Detached	Dwelling Unit	\$942.00	65%	\$612.30
Senior Adult Housing-Attached	Dwelling Unit	\$558.00	65%	\$362.70
Assisted Living	Beds	\$767.00	65%	\$498.55
LODGING				
Hotel	Room	\$1,326.00	20%	\$265.20
Motel / Other Lodging Facilities	Room	\$1,053.00	20%	\$210.60
RECREATIONAL				
Golf Driving Range	Tee	\$2,812.00	20%	\$562.40
Golf Course	Acre	\$677.00	20%	\$135.40
Recreational Community Center	1,000 SF GFA	\$3,259.00	20%	\$651.80
Ice Skating Rink	1,000 SF GFA	\$5,304.00	20%	\$1,060.80
Miniature Golf Course	Hole	\$739.00	20%	\$147.80
Multiplex Movie Theater	Screens	\$30,656.00	20%	\$6,131.20
Racquet / Tennis Club	Court	\$7,531.00	20%	\$1,506.20
INSTITUTIONAL				
Church	1,000 SF GFA	\$809.00	50%	\$404.50
Day Care Center	1,000 SF GFA	\$10,232.00	50%	\$5,116.00
Primary/Middle School (1-8)	Students	\$237.00	20%	\$47.40
High School	Students	\$188.00	20%	\$37.60
Junior / Community College	Students	\$174.00	20%	\$34.80
University / College	Students	\$307.00	20%	\$61.40
MEDICAL				
Clinic	1,000 SF GFA	\$13,666.00	20%	\$2,733.20
Hospital	Beds	\$3,455.00	20%	\$691.00
Nursing Home	Beds	\$579.00	20%	\$115.80
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$8,704.00	50%	\$4,352.00
OFFICE				
Corporate Headquarters Building	1,000 SF GFA	\$4,886.00	20%	\$977.20
General Office Building	1,000 SF GFA	\$5,200.00	20%	\$1,040.00
Medical-Dental Office Building	1,000 SF GFA	\$12,075.00	20%	\$2,415.00
Single Tenant Office Building	1,000 SF GFA	\$6,037.00	20%	\$1,207.40
Office Park	1,000 SF GFA	\$5,165.00	20%	\$1,033.00
COMMERCIAL				
Automobile Related				
Automobile Care Center	1,000 SF Occ. GLA	\$4,564.00	50%	\$2,282.00
Automobile Parts Sales	1,000 SF GFA	\$7,664.00	50%	\$3,832.00
Gasoline/Service Station	Vehicle Fueling Position	\$3,364.00	50%	\$1,682.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	\$2,463.00	50%	\$1,231.50
Gasoline/Service Station w/ Conv Market and Car Wash	Vehicle Fueling Position	\$2,568.00	50%	\$1,284.00
New Car Sales	1,000 SF GFA	\$4,655.00	50%	\$2,327.50
Quick Lubrication Vehicle Shop	Servicing Positions	\$6,986.00	50%	\$3,493.00
Self-Service Car Wash	Stall	\$1,389.00	50%	\$694.50
Tire Store	1,000 SF GFA	\$6,721.00	50%	\$3,360.50
Dining				
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	\$28,345.00	50%	\$14,172.50
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	\$21,910.00	50%	\$10,955.00
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	\$10,651.00	20%	\$2,130.20
Quality Restaurant	1,000 SF GFA	\$7,021.00	20%	\$1,404.20
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	\$21,575.00	50%	\$10,787.50
Other Retail				
Free-Standing Discount Store	1,000 SF GFA	\$7,866.00	50%	\$3,933.00
Nursery (Garden Center)	1,000 SF GFA	\$5,981.00	50%	\$2,990.50
Home Improvement Superstore	1,000 SF GFA	\$2,764.00	50%	\$1,382.00
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	\$8,899.00	50%	\$4,449.50
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	\$11,866.00	50%	\$5,933.00
Shopping Center	1,000 SF GLA	\$5,507.00	50%	\$2,753.50
Supermarket	1,000 SF GFA	\$15,104.00	50%	\$7,552.00
Toy/Children's Superstore	1,000 SF GFA	\$7,845.00	50%	\$3,922.50
Department Store	1,000 SF GFA	\$2,812.00	50%	\$1,406.00
Video Rental Store	1,000 SF GFA	\$15,286.00	50%	\$7,643.00
SERVICES				
Walk-In Bank	1,000 SF GFA	\$8,641.00	50%	\$4,320.50
Drive-In Bank	Drive-in Lanes	\$17,240.00	50%	\$8,620.00
Hair Salon	1,000 SF GLA	\$1,207.00	50%	\$603.50



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 8G

TITLE

Conduct a public hearing on the ad valorem tax rate for Fiscal Year 2016-2017 (FY2017).

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Kim Wilson, Chief Financial Officer

SUMMARY

Truth-in-taxation is a concept embodied in the Texas Constitution and the Tax Code that requires local taxing units to make taxpayers aware of tax rate proposals. When a proposed tax rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit's governing body must hold two public hearings to allow the public the opportunity to express their views on the proposed tax rate.

BACKGROUND INFORMATION

The City Manager presented the FY2017 Proposed Budget on August 2, 2016. The City Council held a Budget Work Session on August 23, 2016. The first public hearing was held on August 16, 2016.

DISCUSSION

The State of Texas "Truth in Taxation" law requires that the City Council conduct two public hearings on its proposed ad valorem tax rate each year if such rate exceeds the rollback rate or the effective tax rate, whichever is lower. The effective tax rate shows the relation between prior year's revenue and the current year's value. The rollback rate is the maximum rate that can be applied and not be subjected to a rollback petition.

City staff presented the Proposed Budget for FY2017 on August 2, 2016, during a City Council Work Session. Ad valorem, or property taxes, are collected by local governments in two components: (1) operations and maintenance (O & M); (2) interest and sinking fund (I & S). The proposed budget was prepared with an operations and maintenance tax rate of \$0.541169 and a debt service tax rate of \$0.236004 for a total tax rate of \$0.777173 per \$100 of taxable value.

The effective tax rate and rollback rate have been calculated and the Notice of Proposed Tax Rate has been published in the local newspaper and on the City's website as required by law. The following table illustrates the proposed tax rate, the rollback tax rate, and the effective tax rates appropriately split between the I & S rate and the O & M rate.

	FY 2015-2016 Adopted	FY 2016-2017 Proposed	FY 2016-2017 Effective	FY 2016-2017 Rollback
O & M	0.577919	0.541169	0.515678	0.595986
Debt	0.209254	0.236004	0.236004	0.236004
Total	0.787173	0.777173	0.751682	0.831990

The proposed tax rate to be considered is \$0.777173, which is more than the effective tax rate. When a proposed tax rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit's governing body must vote to place a proposal to adopt the rate on the agenda of a future meeting as an action item. If the motion passes, the governing body must schedule two public hearings on the proposal. City staff proposed that these two public hearings be held on Tuesday, August 16, 2016 and Tuesday, September 6, 2016 at 7:30 pm. These public hearings will be held in the City Council Chambers, located in City Hall at 4000 Main Street, Rowlett, Texas.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

City staff recommends the City Council conduct a public hearing to allow the public the opportunity to express their views on the proposed tax rate. No official action is required after the public hearing.

At each hearing, the governing body must announce the date, time and place of the meeting at which it will vote on the tax rate. The City of Rowlett will vote on the tax rate on September 20, 2016 at 7:30pm at City Hall, 4000 Main Street, Rowlett, Texas 75088.



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 09/06/16

AGENDA ITEM: 8H

TITLE

Conduct a public hearing (2nd) on the proposed budget for Fiscal Year 2016-2017 (FY2017).

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Kim Wilson, Chief Financial Officer

SUMMARY

Sec. 102.006 of the Local Government Code requires that the governing body of a municipality shall hold a public hearing on the proposed budget. Any person may attend and may participate in the hearing.

BACKGROUND INFORMATION

The City Manager presented the FY2017 Proposed Budget on August 2, 2016.

DISCUSSION

State law requires that the governing body of a municipality shall hold a public hearing on the proposed budget. Any taxpayer of the municipality may attend and participate in the hearing. Public notice of the date, time and location of the hearing has been published in a newspaper of general circulation as required by state law.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

The final steps in the budget process include the public hearing scheduled for tonight, September 6, 2016 with consideration of final adoption by the City Council currently scheduled for September 20, 2016.