

# DECATUR, TEXAS

## IMPACT FEE STUDY

### SECTION 1 - LAND USE ASSUMPTIONS



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Prepared for the City of Decatur

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## 1. 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 Decatur has initiated a review of its Land Use Assumptions, Capital Improvement Plans (CIP), and Water and Wastewater Impact Fees. The City has also initiated the creation of a Roadway Impact Fee CIP and Roadway Impact Fees. The City retained Kimley-Horn and Associates, Inc. to provide professional engineering services for the 2024 Roadway, Water, and Wastewater Impact Fees. This section of the report includes the details of the adopted revisions to the Land Use Assumptions.

## 2. ROADWAY, WATER, AND WASTEWATER IMPACT FEE CALCULATION INPUTS

### A. Land Use Assumptions

#### *Purpose and Overview*

To assess an impact fee, Land Use Assumptions must be developed to provide the basis for residential and employment growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and population in the service area. The land use assumptions assist the City of Decatur in determining the need and timing of capital improvements to serve future development.

The residential and employment estimates and projections were compiled in accordance with the following categories:

*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 which primarily serve households and whose 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 offices.

Basic: Land use activities that produce goods and services such as those which are exported outside of the local economy, such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.

The above categories are used in the development of the assumptions for impact fees; however, expanded classifications used in the assessment of impact fees are found in the Land Use / Vehicle-Mile Equivalency Table.

## Land Use Assumptions Methodology

The residential and employment growth projections formulated in this report were performed using reasonable and generally accepted planning principles. The following factors were considered in developing these projections:

- Current zoning plans;
- Future Land Use Plan;
- Growth trends;
- Location of undeveloped parcels;
- Physical restrictions (i.e. flood plains, railroads, gas wells); and
- Physical development carrying capacity of Decatur.

The following was the process used to develop the land use assumptions:

## Step 1: Determine Developed and Undeveloped Parcels

The first step was determining which parcels were developed versus undeveloped. Based on information provided by the City of Decatur and aerial survey, parcel level development was able to be estimated.

## Step 2: Determine Base Year (2024)

For the developed parcels identified in Step 1, existing residential and employment estimates were obtained using existing building information provided by the City and an aerial survey of existing development.

## Step 2. Determine Development Carrying Capacity (Growth Potential)

For the remaining undeveloped parcels, assumptions based upon the City's Future Land Use Plan (Exhibit 1) from the *Decatur 2050 Comprehensive Plan* were used to estimate the amount of developable acreage for each future land use category within the Roadway Impact Fee study area for both residential and employment land uses.

The carrying capacity was calculated in two basic steps:

- 1) Determine the future land use and development patterns for undeveloped study area parcels based on previous planning efforts completed by the City (Table 1).
- 2) Determine the number of dwelling units and employment building space that could occupy every undeveloped parcel – i.e. the parcel's "Development Carrying Capacity" – based on the future land use development types (Table 2). Definitions for land use development types can be found beginning on Page 31 of the *Decatur 2050 Comprehensive Plan*.

Table 1. Future Land Use Split by Impact Fee Land Use Category (Undeveloped Parcels)

Land Use	Acreage	Land Use Split				Residential Density (Units/Acre)	Employment FAR
	City Limits	Residential	Basic	Service	Retail		
Activity Center	90.8	60%		20%	20%	15	0.2
Agriculture & Rural Living	-	100%				0.2	
Community Commercial	182.4			40%	60%		0.2
Compact Neighborhood	50.6	100%				4	
Manufacturing & Distribution	453.0		100%				0.15
Estate Living	-	100%				0.5	
Traditional Neighborhood	65.1	100%				1	
Professional Services & Light Industrial	27.9		30%	70%			0.2
<i>Known Developments*</i>	548.5						

Table 2A. Carrying Capacity by Impact Fee Land Use Category (Undev. Parcels) – City Limits

Land Use	Acreage	Dwelling Units	Population	Basic Sq. Ft.	Service Sq. Ft.	Retail Sq. Ft.	Total Employment Sq. Ft.
	City Limits						
Activity Center	90.8	817	1,984	0	158,142	158,142	316,284
Agriculture & Rural Living	-	0	0	0	0	0	0
Community Commercial	182.4	0	0	0	635,514	953,271	1,588,785
Compact Neighborhood	50.6	202	491	0	0	0	0
Manufacturing & Distribution	453.0	0	0	2,960,150	0	0	2,960,150
Estate Living	-	0	0	0	0	0	0
Traditional Neighborhood	65.1	65	158	0	0	0	0
Professional Services & Light Industrial	27.9	0	0	72,837	169,953	0	242,789
<i>Known Developments*</i>	548.5	2,412	5,857	0	0	0	
<i>Total Carrying Capacity:</i>	1,418	3,496	8,490	3,032,987	963,609	1,111,413	5,108,008

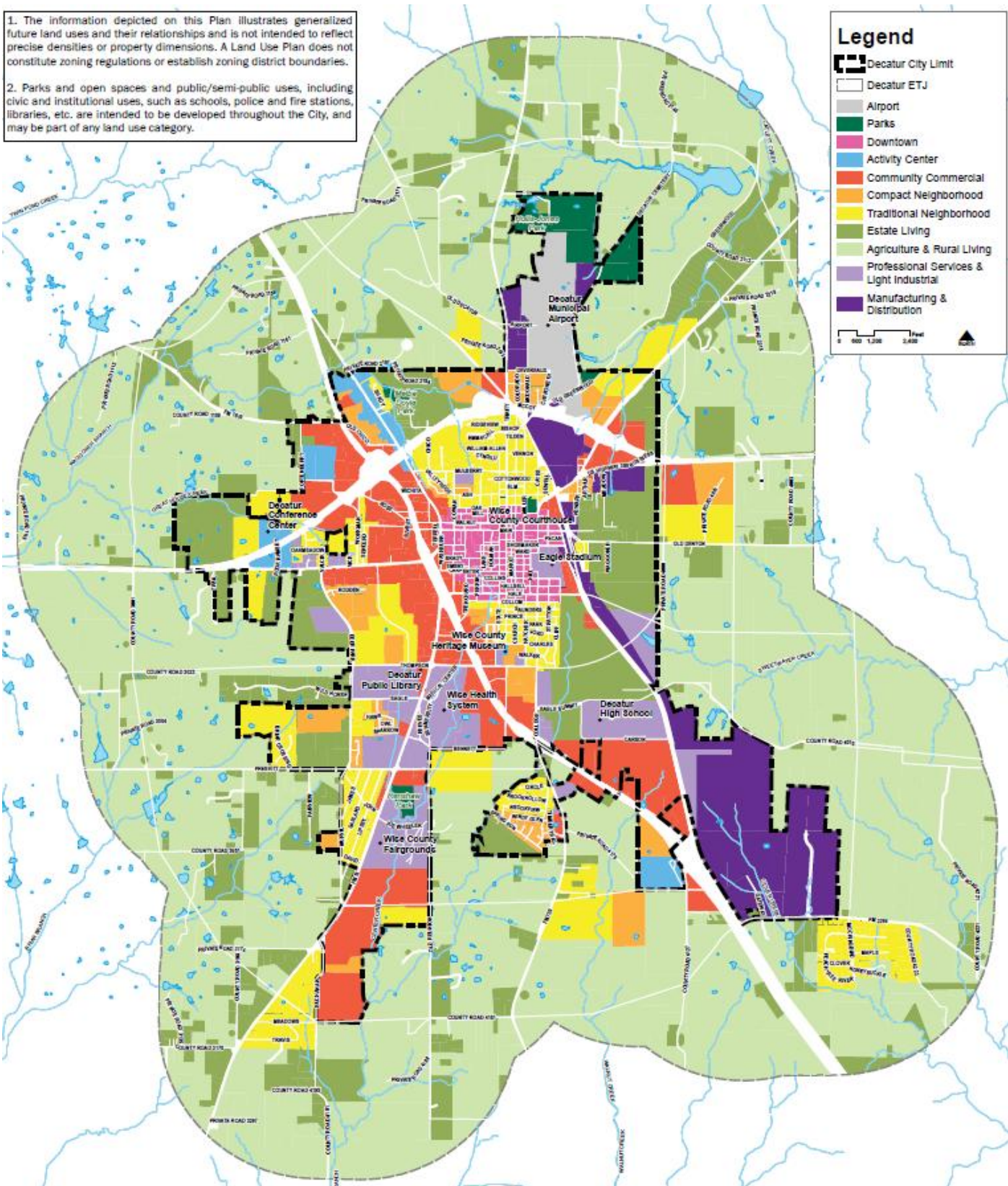
Table 2B. Carrying Capacity by Impact Fee Land Use Category (Undev. Parcels) – ETJ

Land Use	Acreage	Dwelling Units	Population	Basic Sq. Ft.	Service Sq. Ft.	Retail Sq. Ft.	Total Employment Sq. Ft.
	ETJ						
ETJ							
Activity Center	-	0	0	0	0	0	0
Agriculture & Rural Living	546.3	109	265	0	0	0	0
Community Commercial	-	0	0	0	0	0	0
Compact Neighborhood	-	0	0	0	0	0	0
Manufacturing & Distribution	-	0	0	0	0	0	0
Estate Living	61.9	31	75	0	0	0	0
Traditional Neighborhood	110.8	111	270	0	0	0	0
Professional Services & Light Industrial	13.4	0	0	34,936	81,518	0	116,455
<i>Known Developments*</i>	131.9	462	1,122	0	0	0	0
<i>Total Carrying Capacity:</i>	864	713	1,732	34,936	81,518	0	116,455

## EXHIBIT 1 – FUTURE LAND USE PLAN

1. The information depicted on this Plan illustrates generalized future land uses and their relationships and is not intended to reflect precise densities or property dimensions. A Land Use Plan does not constitute zoning regulations or establish zoning district boundaries.

2. Parks and open spaces and public/semi-public uses, including civic and institutional uses, such as schools, police and fire stations, libraries, etc. are intended to be developed throughout the City, and may be part of any land use category.



## Step 3. Determine 10-Year Growth Projections

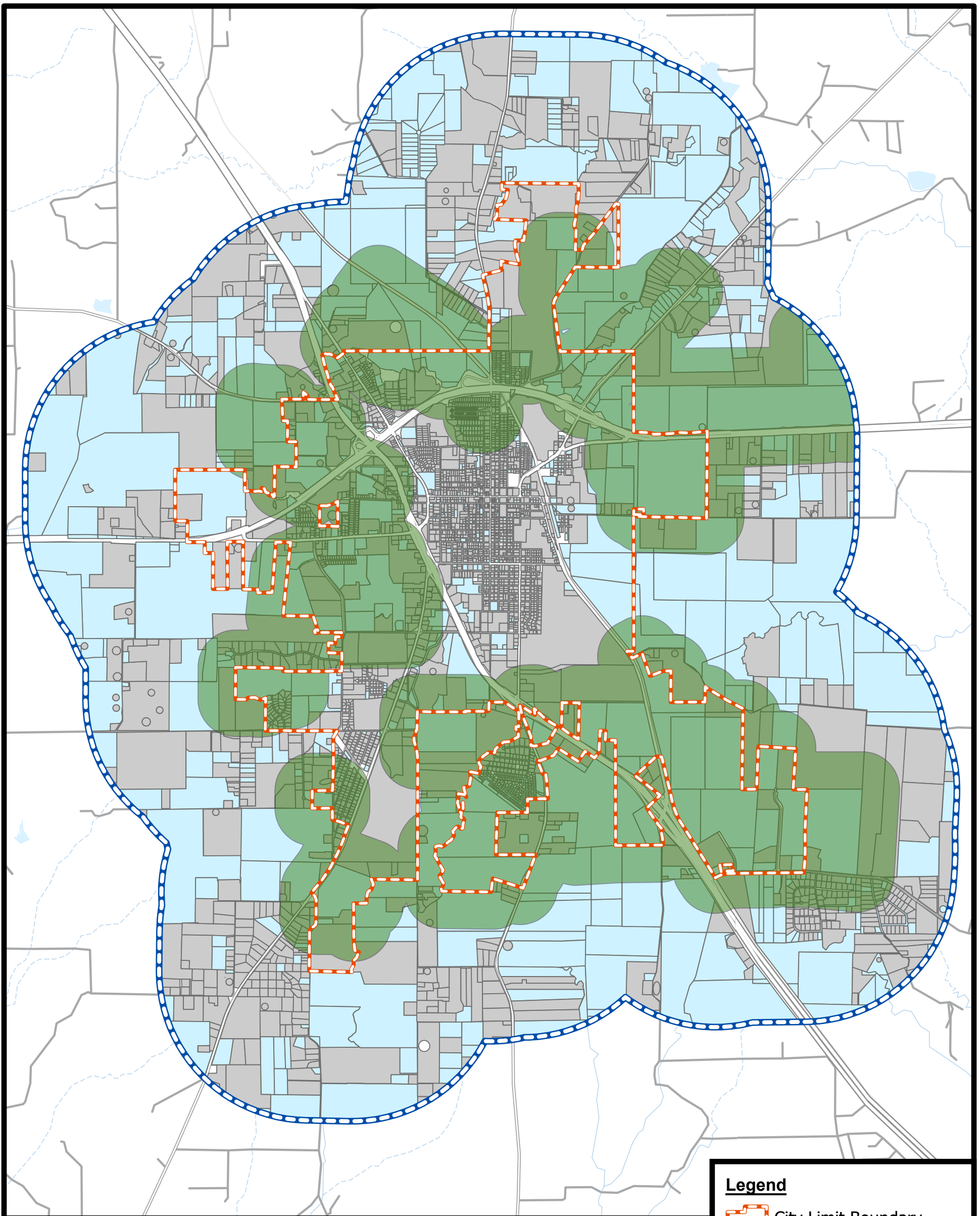
### *Residential Growth Projections*

As a basis for determining the 10-year growth projections, the *Decatur 2050 Comprehensive Plan* and historical building permit data provided by City staff were used in addition to the anticipated completion of known developments under construction or in the planning stage within the City and ETJ. Within the City limits, this results in an estimated increase of approximately 3,496 dwelling units over the next 10 years, increasing the population by 8,490 additional people. Within the ETJ, it is an estimated 713 dwelling units over the next 10 years, increasing the population by 1,732 additional people. For the City and ETJ combined, it is an estimated 4,209 dwelling units over the next 10 years, increasing the population by 10,222.

### *Employment Growth Projections*

The remaining growth to occur within the 10-year window for employment units was derived from the developable acreage in Table 1, development intensity assumptions driven by the comprehensive plan, and input from City planning staff. Developable parcels within or adjacent to areas with current development activity were used to estimate the total square footage of employment development to be built within the next ten years. It is estimated that the City will add an additional 5,108,008 square feet within the City limits, and 116,455 square feet within the ETJ, for a total of 5,224,463 square feet of employment in that timeframe.

The areas identified to be included in the 10-year Residential and Employment Growth Projections are shown on in Exhibit 2.



**Legend**

City Limit Boundary

City ETJ Boundary

**Development Scenario**

Build Out

Existing

10-Year Development Areas

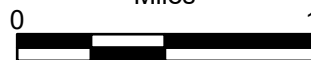
Additional 10-Year Growth (2024 - 2034)	Additional Residential		Additional Employment			
	Dwelling Units	Population	Basic (Sq. Ft.)	Service (Sq. Ft.)	Retail (Sq. Ft.)	Total (Sq. Ft.)
City Limits	3,495	8,490	3,033,000	964,000	1,111,000	5,108,000
ETJ	1,240	3,010	35,000	82,000	0	117,000
City Limits + ETJ	4,735	11,500	3,068,000	1,046,000	1,111,000	5,225,000



**City of Decatur  
2024 Impact Fees  
Land Use Assumptions**



Miles



This map product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

### 3. CONCLUSION

Table 3 summarizes the residential and employment 10-year growth projections. These values were derived based on the identification of undeveloped parcels, the City's Future Land Use Plan, historical building permit data, known developments, and input from City of Decatur planning staff.

Table 3. Residential and Employment 10-Year Projections

Additional 10-Year Growth (2024 - 2034)	Additional Residential		Additional Employment			
	Dwelling Units	Population	Basic (Sq. Ft.)	Service (Sq. Ft.)	Retail (Sq. Ft.)	Total (Sq. Ft.)
City Limits	3,496	8,490	3,032,987	963,609	1,111,413	5,108,008
ETJ	713	1,732	34,936	81,518	0	116,455
City Limits + ETJ	4,209	10,222	3,067,923	1,045,127	1,111,413	5,224,463