



**CITY OF NEW BRAUNFELS, TEXAS
ROADWAY IMPACT FEE COMMITTEE
MEETING
CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET
NEW BRAUNFELS, TX**



TUESDAY, AUGUST 18, 2026 at 3:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Discuss and consider approval of the May 4, 2026 [26-990](#)
Minutes of the Roadway Impact Fee Advisory Committee.
Brenadette Faust, Capital Projects Manager

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Roadway Impact Fee Advisory Committee on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Committee to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to tcs@newbraunfels.gov. Emailed comments will be distributed to the Committee.

5. DISCUSSION AND ACTION ITEM

- A) Presentation and discussion on the Roadway Impact Fee [26-992](#)
Program and the 2026 Roadway Impact Fee Study.
Pete Kelly, P.E., Kimley- Horn & Associates

6. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

8/18/2026

Agenda Item No. A)

PRESENTER:

Brenadette Faust, Capital Projects Manager

SUBJECT:

Discuss and consider approval of the May 4, 2026 Minutes of the Roadway Impact Fee Advisory Committee.

DISCUSSION:

N/A

RECOMMENDATION:

N/A

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ROADWAY IMPACT FEE COMMITTEE
REGULAR MEETING OF MONDAY, MAY 4, 2026**

1. CALL TO ORDER

Nathan Brown called the meeting to order at 1:30pm.

2. ROLL CALL

The following Committee Members were present:

Member Jordan Matney

Member Garry Ford

Member David Todd Speicher

Member Greg Latimer

Member James Tipton

3. CITIZENS' COMMUNICATIONS

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No one spoke.

4. DISCUSSION AND ACTION ITEM

A) Election of officers for the Roadway Impact Fee Advisory Committee

Nathan Brown introduced the aforementioned item and called for a motion to elect a Chair of the Roadway Impact Fee Advisory Committee.

Member Speicher volunteered to act as Committee Chair.

Motion by Member Latimer, seconded by Member Ford to elect Member Speicher as Chair of the Roadway Impact Fee Advisory Committee for a term of two years. Motion carried unanimously (5-0-0).

Chair Speicher called for a motion to elect a Vice-Chair of the Roadway Impact Fee Advisory Committee.

Member Latimer volunteered to act as Committee Vice-Chair.

Motion by Member Matney, seconded by Member Tipton, to elect Member Latimer as Vice-Chair of the Roadway Impact Fee Advisory Committee for a term of two years. Motion carried unanimously (5-0-0).

B) Presentation and discussion on the Roadway Impact Fee program history, goals, and recent legislative rule changes.

Scott McClelland presented the aforementioned item.

Discussion followed on the determination of service areas, fee collection and expenditures procedures, and fee applicability to pedestrian related projects.

No action was taken.

C) Consider a report from the City of New Braunfels regarding Roadway Impact Fees for the period of April 1, 2025, to September 30, 2025, and make a recommendation to the City Council.

Becky Wiatrek presented the aforementioned item.

Discussion followed on time lines for fee assessment, and potential actions of the Committee in response to the item.

Motion by Chair Speicher, seconded by Member Tipton, to recommend approval of the item to City Council. Motion carried unanimously (5-0-0).

D) Presentation and update on the 2026 Roadway Impact Fee Study Update

Brenadette Faust presented the aforementioned item.

Discussion followed on process timelines for fee adoption by New Braunfels Utilities (NBU), previous recommendations to City Council, and Committee changes as a result of the new state statute.

No action was taken.

5. ADJOURNMENT

There being no further business Chair Speicher adjourned the meeting at 2:10pm.

By: _____
COMMITTEE CHAIR

Attest:

COMMITTEE LIAISON

8/18/2026

Agenda Item No. A)

PRESENTER:

Pete Kelly, P.E., Kimley- Horn & Associates

SUBJECT:

Presentation and discussion on the Roadway Impact Fee Program and the 2026 Roadway Impact Fee Study.

DISCUSSION:

Kimley- Horn and Associates will provide a presentation on the City of New Braunfels Roadway Impact Fee Program and the 2026 Roadway Impact Fee Study. The committee will have an opportunity to discuss, ask questions, and provide feedback.

2026 Roadway Impact Fee 101

Roadway Impact Fee Advisory Committee (RIFAC)

August 18th, 2026



Agenda

1. Impact Fee Basics and FAQs
2. New Legislative Changes
3. Study Elements
 - Service Areas
 - Land Use Assumptions
 - Service Units
 - Capital Improvements Plans
 - Maximum Assessable Fee
4. Next Steps



Impact Fee Basics and FAQs

What are Impact Fees?

- One-time fee for new development
- Mechanism to recover infrastructure costs required to service future development
- Legal way to collect a flexible fee for infrastructure
 - Gives the City flexibility to spend money on high priority projects within a broader service area



What are Impact Fees?

- What items **are** and **are not** payable with Impact Fees?

Components that **can** be paid for through an impact fee program:

- ✓ Construction cost of capital improvements on the Impact Fee CIP
 - ✓ Roadway to thoroughfare standard
 - ✓ Traffic signals, bridges, sidewalks, etc.
- ✓ Survey and Engineering fees
- ✓ Land acquisition costs, including court awards
- ✓ Debt Service of Impact Fee CIP
- ✓ Planning Studies

Components that **cannot** be paid for through an impact fee program:

- ✗ Projects not included in the Impact Fee CIP
- ✗ Repair, operation, and maintenance of existing facilities
- ✗ Upgrades to serve existing development
- ✗ Administrative costs of operating the impact fee program

Why use Impact Fees?

Equitable

Barring existing ordinances, development pays an equal fee whether first to develop or last to develop

Predictable

Fee schedule can be made available online

Developers can rely on land use and IF CIP plans to make decisions about when, where, and what to build.

Ensures Accountability

State law requires that impact fees be spent within a certain amount of time or be refunded to the property owner.

Proportional

Directly related to the amount of demand generated by the development.

Calculation based on systemwide impact.

Impact Fee FAQs

- **Are there any Checks and Balances?**
 - Independent Licensed Professionals Prepare:
 - Land Use Assumptions
 - Thoroughfare Plan
 - Capital Improvement Plan
 - Maximum Fee Impact Calculations
- **Roadway Impact Fee Advisory Committee (RIFAC)**
 - Chapter 395.058 provides the RIFAC role and makeup

Impact Fees FAQs

- **Are Impact Fees Easy to Administer?**
 - Roadway (based upon land use and trip generation characteristics – LUVMET Table)
 - Must be updated at least every five (5) years
 - Assessment and Collection Differences
 - Impact Fees collected in a service area must be spent within that same service area on projects listed in the Impact Fee CIP

Role of the RIFAC During Study

1. Advise and assist the City Council in adopting **land use assumptions**
2. Review the **capital improvements plan (CIP)** and file written comments
3. File written **comments** on the land use assumptions, capital improvements plan, and impact fee (5 business days before public hearing)
4. Advise council on where to set collection rates for impact fees

Role of RIFAC After Adoption

1. Monitor and evaluate implementation of the **capital improvements plan**;
2. File **semiannual reports** with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
3. Advise the political subdivision of the **need to update** or revise the land use assumptions, capital improvements plan, and impact fee.

Legislative Updates to Ch. 395

- **Increased Public Involvement**
 - Made available an additional 60 days prior to date of publication of first notice of public hearing.
 - Previously “on or before”
- **Limitation on Increased Impact Fees**
 - Requires minimum 3 years before increases
 - Programmed escalation allowed
- **Governing Body Vote**
 - 2/3 vote required to approve (previously simple majority)
- **Revised CIAC Requirements**
 - 50% representation from real estate, development, or building industries (previously 40%)
 - Removed Planning and Zoning Commission as de facto RIFAC

External Financial Audit

- Only applies to Impact Fee Updates/Changes
- Independent auditor - no work with City within previous 12 months
- Public hearing requirements



Study Elements

Study Elements



Service Areas



**Land Use
Assumptions**



Service Units



**Capital
Improvement Plans**



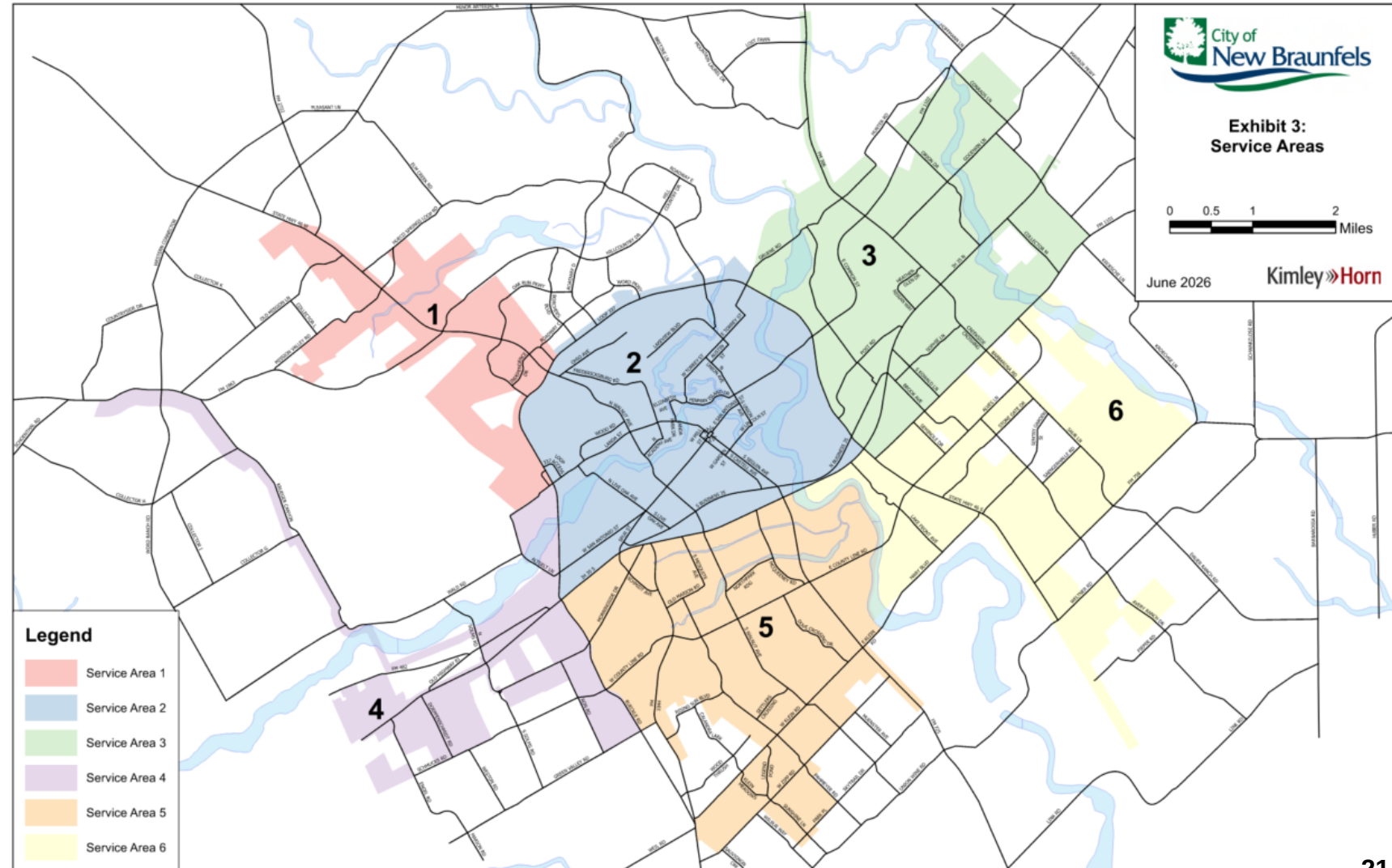
**Maximum
Fee**



Service Areas

Roadway Service Areas

- City corporate boundaries
- Limited to 6-mile trip length





Land Use Assumptions

Land Use Assumptions

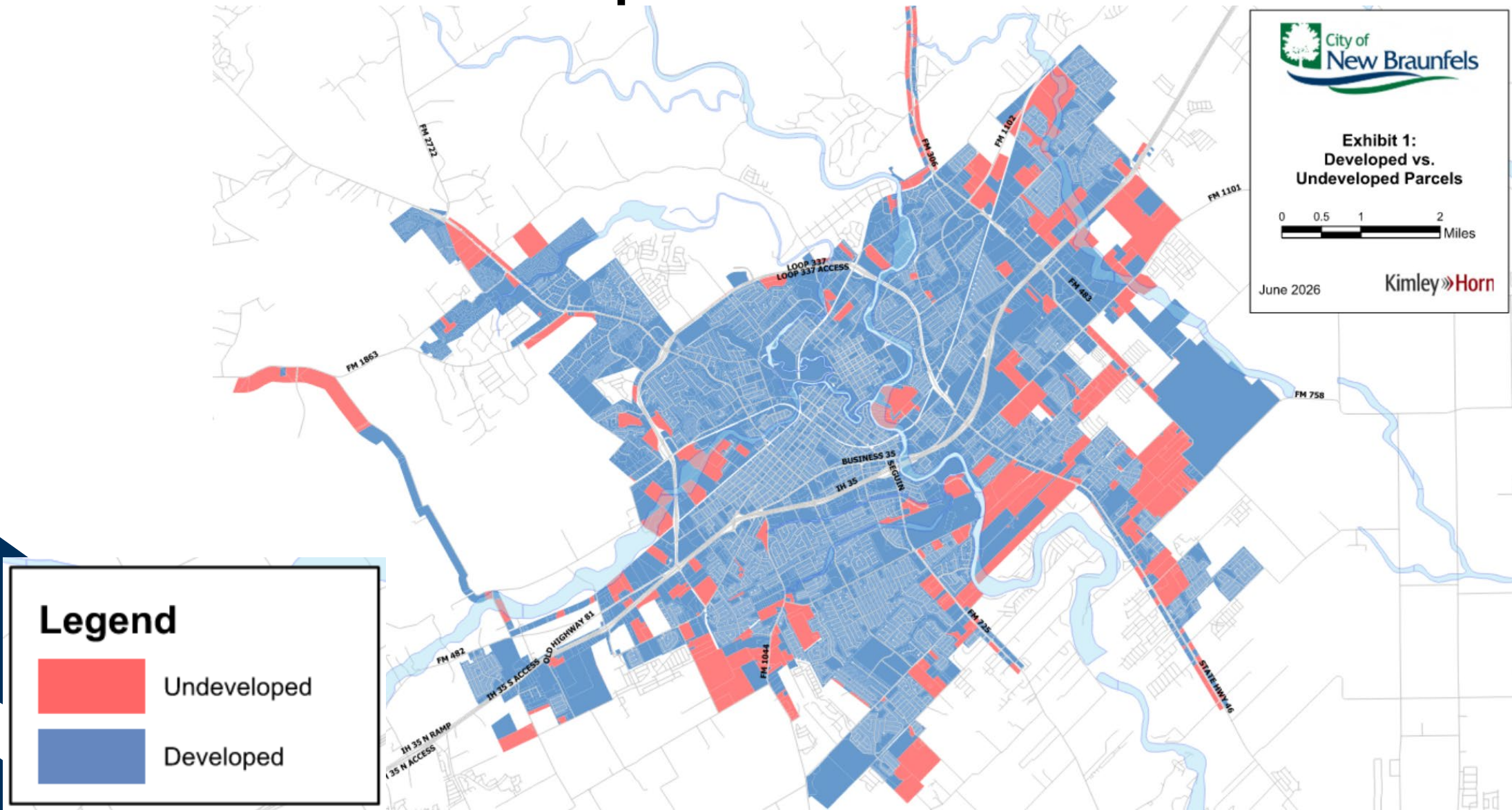
- Establishes the ultimate infrastructure required to serve the new growth
- 10-Year Growth (2026-2036)

Population and Employment Projections

- Establishes rate at which new infrastructure is required to be built
- Input from City staff, historical growth projections, and known development



Land Use Assumptions



Summary of 10-Year Growth Projections (City Limits)

2026-2036

Service Area	Residential		Non-Residential		
	Single - Family	Multi-Family	Basic	Service	Retail
	Dwelling Units		Sq. Ft.		
1	515	0	0	0	476,600
2	310	1,250	182,500	635,900	454,100
3	1,245	285	2,945,300	34,300	2,149,000
4	425	0	878,300	3,500	26,000
5	2,505	140	204,600	184,500	1,443,200
6	1,725	320	562,400	153,100	385,400
<i>Sub-Total</i>	<i>6,725</i>	<i>1,995</i>	<i>4,773,100</i>	<i>1,011,300</i>	<i>4,934,300</i>



Service Units

Service Units

- Standardized measure of consumption attributable to an individual unit of development
- Roadway utilizes vehicle miles – One vehicle to travel one mile
- Calculate additional service units from new growth



Roadway Service Units



**Single Family
Home**



=

0.93 trips/home (ITE)

X 3.00 miles/trip (NHTS)

2.79 veh-miles/home



**Shopping
Center**



=

3.26 trips/1,000 SF (ITE)

X 2.8 miles/trip (NHTS)

6.47 veh-miles/1,000 SF

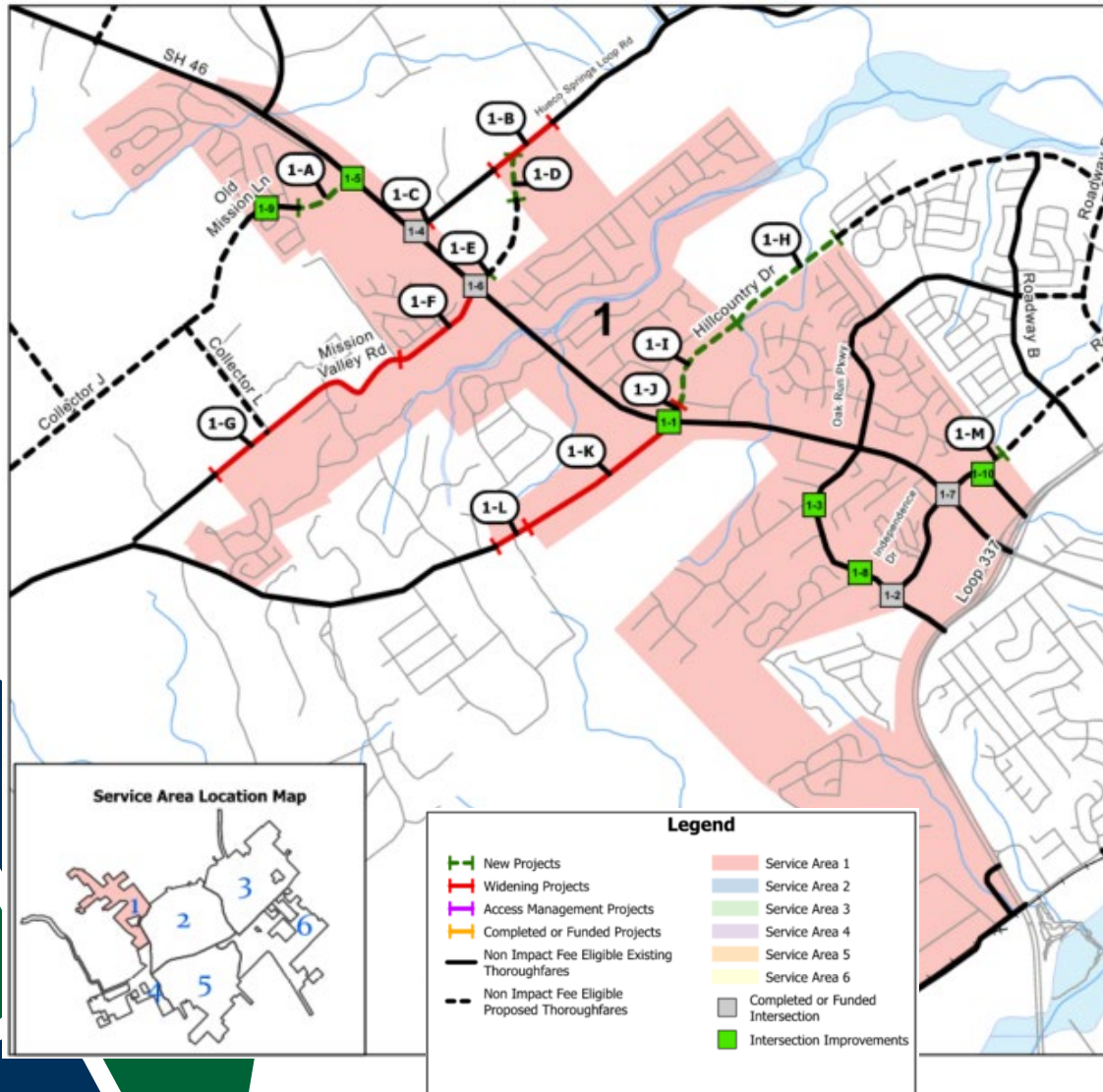


Capital Improvements Plans

Capital Improvements Plan (CIP) - Overview

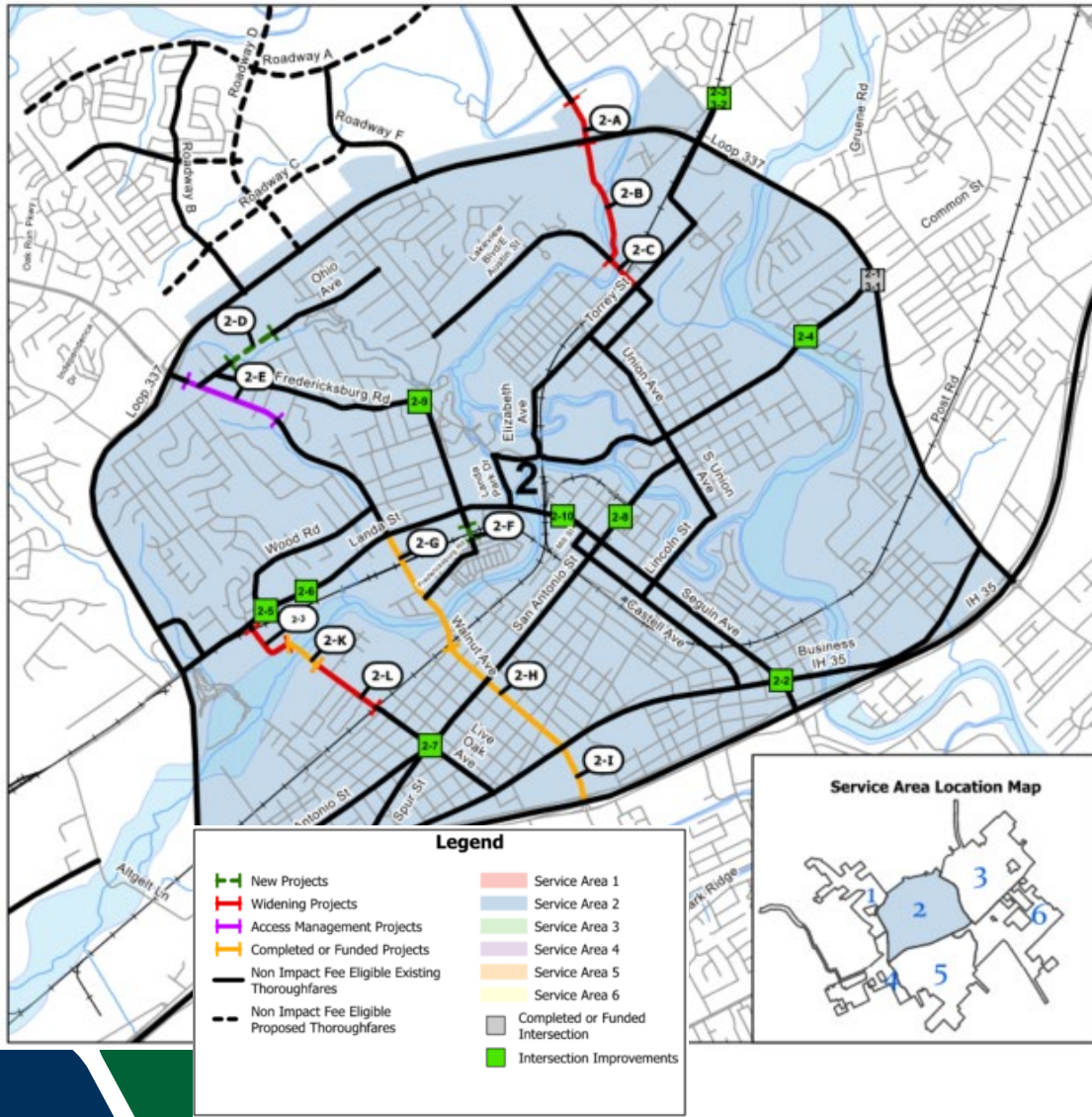
- Infrastructure needed to serve 10-year growth (from Land Use Assumptions)
 - 10-Year Impact Fee CIP vs 5-year CIP
- Based on an adopted plan (Master Thoroughfare Plan)
- Includes design, construction, legal, fiscal, ROW, etc
- Project Types
 - Previously Funded or Constructed
 - Widening
 - Access Management
 - New

CIP Service Area 1



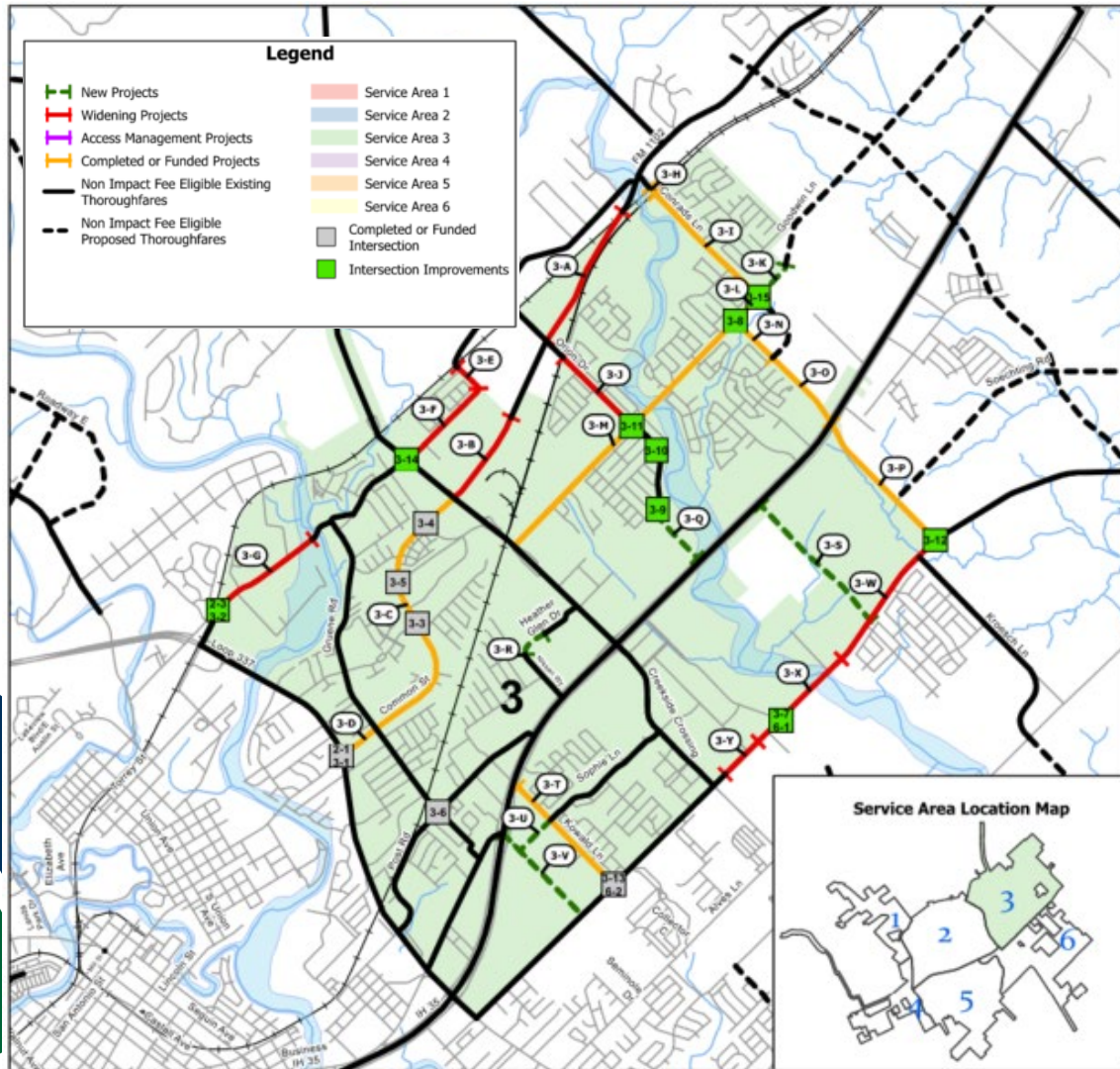
- Total CIP Cost - \$34,591,912
 - 13 roadway projects
 - 10 intersection projects
- Notable Projects
 - 1-H, 1-I, and I-J – Hill Country Drive / FM1863
 - Intersection 1-1 – SH 46 & Hill Country Drive

CIP Service Area 2



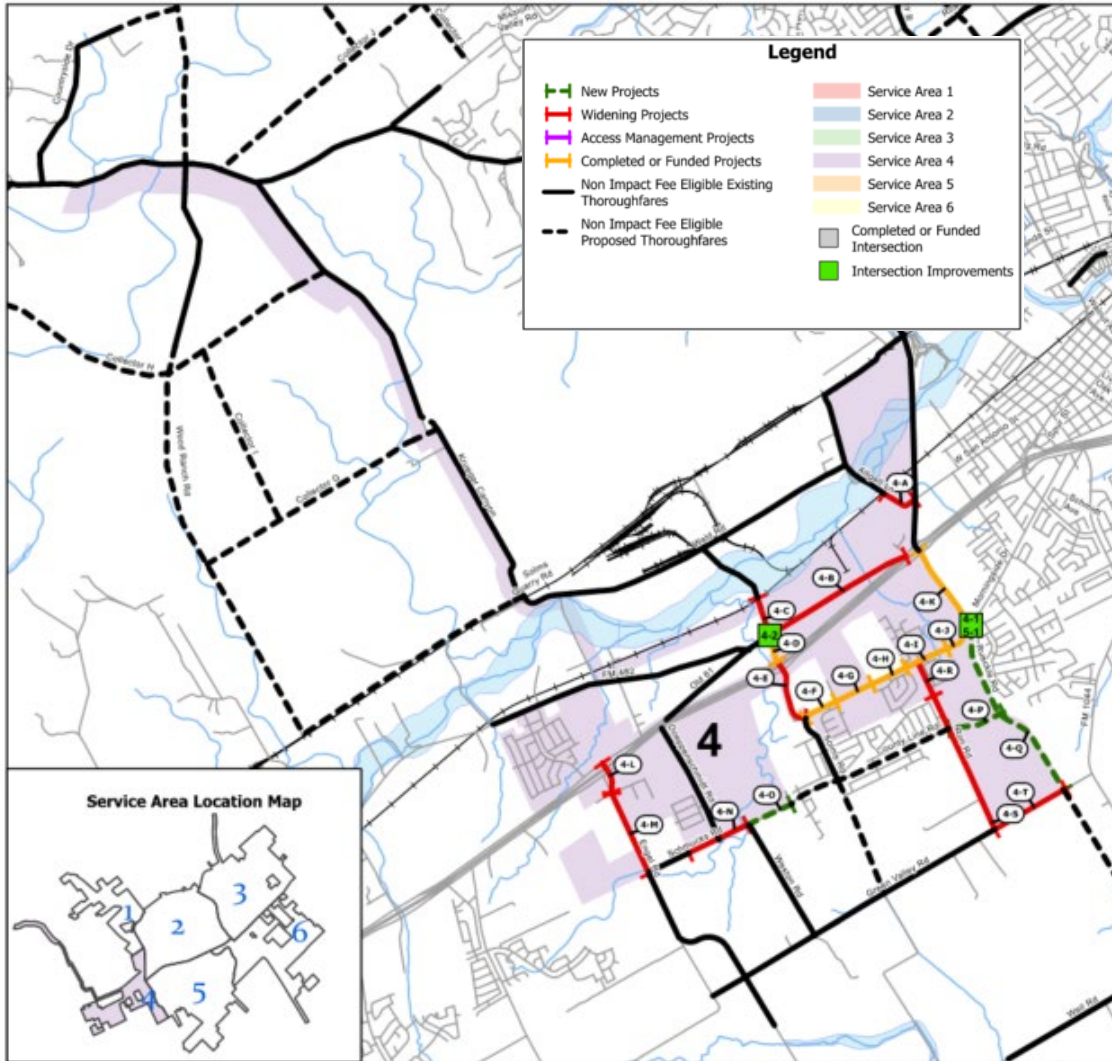
- Total CIP Cost - \$55,628,191
 - 12 roadway projects
 - 10 intersection projects
- Notable Projects
 - 2-A and 2-B – River Road
 - Intersection 2-4 – Fair Lane & Common Street

CIP Service Area 3



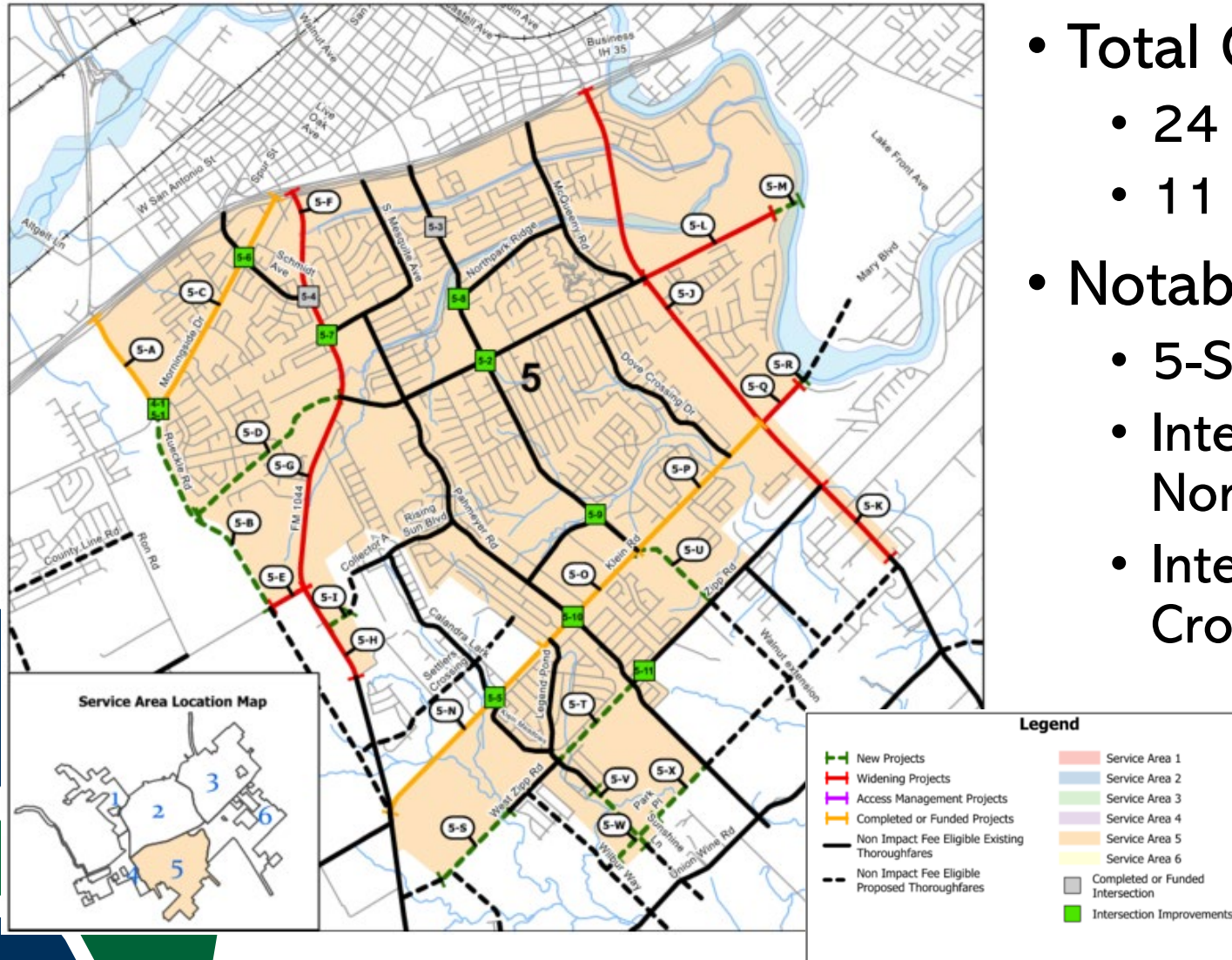
- Total CIP Cost - \$132,867,757
 - 25 roadway projects
 - 15 intersection projects
- Notable Projects
 - 3-J – Orion Drive
 - 3-W, 3-X, 3-Y – FM 1101
 - Intersection 3-13 – FM 1101 & Kowald Ln
 - Intersection 3-14 – FM 306 & Hunter Rd

CIP Service Area 4



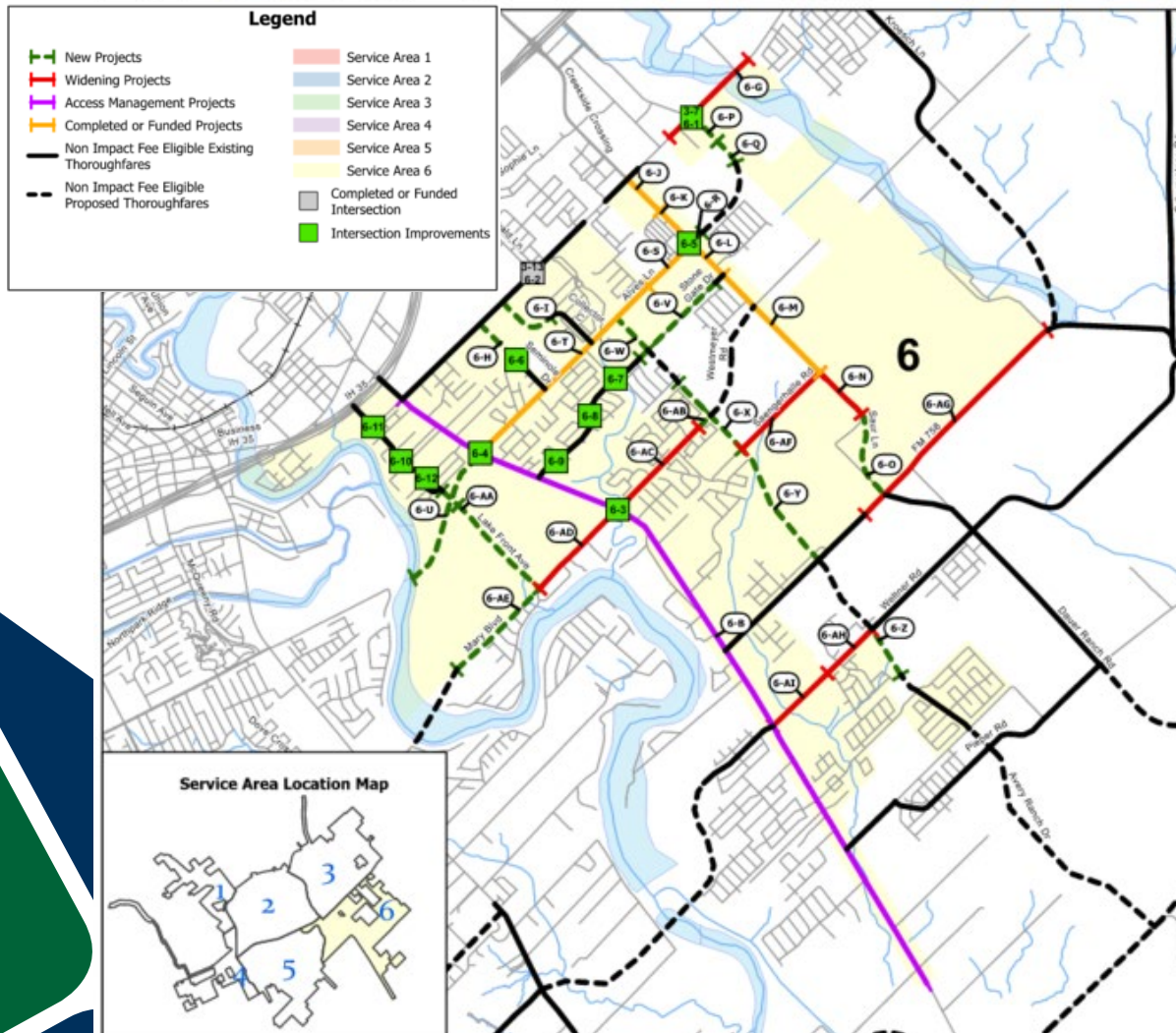
- Total CIP Cost - \$60,847,204
 - 19 roadway projects
 - 2 intersection projects
- Notable Projects
 - 4-C and 4-D – Solms Road
 - 4-R and 4-S – Ron Road

CIP Service Area 5



- Total CIP Cost - \$104,147,036
 - 24 roadway projects
 - 11 intersection projects
- Notable Projects
 - 5-S and 5-T – W Zipp Road
 - Intersection 5-8 – Walnut Ave & Northpark Ridge
 - Intersection 5-9 – Walnut Ave & Settlers Crossing

CIP Service Area 6



- Total CIP Cost - \$123,017,146
 - 35 roadway projects
 - 12 intersection projects
- Notable Projects
 - 6-AB, 6-AC, and 6-AF – Saengerhalle Rd
 - Intersection 6-3 – SH 46 & Saengerhalle/Mary
 - Intersection 6-4 – SH 46 & County Line/Alves
 - Intersection 6-10 – Lake Front Ave & Misty Acres Dr
 - Intersection 6-11 – Lake Front Ave & Freiheit Rd
 - Intersection 6-12 – Lake Front Ave & Rivertree Dr



Maximum Assessable Fees

Maximum Fee

- Maximum fee is adjusted by financial calculations
- City Council sets fee at or lower than Maximum Fee
 - RIFAC provides recommendation to Council

$$\text{Maximum Impact Fee Per Unit} = \frac{\text{Cost of the Impact CIP Needed to Serve Growth (\$)}}{\text{New Service Units}}$$

Maximum Fee Example: Service Area 1

Service Area	Service Area 1
1 - Total Cost of the CIP	\$34,591,912
2 - Cost of the CIP Attributable to Growth	\$13,652,939
3 - Credit for Ad Valorem Taxes (Ch 395 Requirement)	(\$4,810,779)
4 - Recoverable cost of the CIP	\$8,842,160
5 - Growth in Service Units (vehicle-miles)	5,709
6 – Maximum Assessable Fee (\$/veh-mi) (Line 4 / Line 5)	\$1,549

Maximum Fee

Service Area	1	2	3	4	5	6
Recoverable Cost of the CIP	\$8,842,160	\$17,596,340	\$33,536,134	\$14,193,492	\$36,000,865	\$24,001,478
2026-2036 New Service Units (veh-mi)	5,709	11,069	29,001	4,203	23,219	13,130
Maximum Fee (\$/veh-mi)	\$1,549	\$1,590	\$1,156	\$3,377	\$1,550	\$1,828

Maximum Fee Comparison

Service Area	1	2	3	4	5	6
2020 Maximum Fee (\$/veh-mi)	\$1,066	\$319	\$505	\$2,349	\$1,371	\$1,777
2026 Maximum Fee (\$/veh-mi)	\$1,549	\$1,590	\$1,156	\$3,377	\$1,550	\$1,828

- **Service Areas 2, 3 & 4**
 - Increased construction costs + less aggressive growth forecast = higher fee



Next Steps

Next Steps

- **Impact Fee 101 and Legislative Updates**
 - Council Presentation #1 – August 17th
- **Study, LUA, and CIP**
 - Council Presentation #2 – September 14th
 - Impact Fee Audit Presentation
 - Set Public Hearing Date
- **Max Fees and Proposed Collection Rates**
 - RIFAC Meeting #2 – September 15th
 - Council Presentation #3 – September 28th
- **Public Hearing and Recommendations**
 - RIFAC Meeting #3 – October 13th
 - City Council Public Hearing 1st Reading – October 26th
 - City Council Public Hearing 2nd Reading – November 9th



Questions?