



# College Station, TX

## Meeting Agenda

### Impact Fee Advisory Committee

1101 Texas Avenue, College Station, TX 77840

Internet: [www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 231 075 802 668 67 | Passcode: Ey6Ck7Mx

Phone: 833-240-7855 | Phone Conference ID: 829 700 402#

*The City Council may or may not attend this meeting.*

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December 4, 2025

3:00 PM

City Hall Council Chambers

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**Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a thirdparty vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.**

**1. Call to Order, Pledge of Allegiance, Consider Absence Request.**

**2. Hear Visitors.**

At this time, the Chairperson will open the floor to visitors wishing to address the Committee on issues not already scheduled on tonight's agenda. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Committee and to allow adequate time for completion of the agenda items. The Committee will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

**3. Workshop Agenda**

**3.1. Presentation and discussion regarding the roles and responsibilities of the Impact Fee Advisory Committee.**

Sponsors: Carol Cotter

Attachments: None

**4. Consent Agenda**

All matters listed under the Consent Agenda, are considered routine by the Committee and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Committee regarding one or more items on the Consent Agenda may address the Committee at this time as well. If any Committee member desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

**4.1. Consideration, discussion, and possible action to approve meeting minutes.**

Attachments: 1. May 15 2025

**5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Committee action.**

**6. Regular Agenda**

6.1. Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

Sponsors: Carol Cotter

Attachments:

1. Impact Fee Semi-Annual Report
2. Future Land Use Map (from FNI Report)
3. Service Area Maps -Water, Wastewater and Roadway
4. Status of Impact Fee CIP - Water, Wastewater and Roadway

**7. Discussion and possible action on future agenda items.**

An Impact Fee Advisory Committee member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

**8. Adjourn.**

The Impact Fee Advisory Committee may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 25, 2025 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

**Minutes**  
**Impact Fee Advisory Committee**  
**Regular Meeting**  
**May 15, 2025**

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**COMMITTEE MEMBERS PRESENT:** Acting Chairperson Aron Collins, Committee Members Marcus Chaloupka, Tre Watson, David Higdon, John Magruder, and Richard Woodward

**COMMITTEE MEMBERS ABSENT:** Chairperson Jason Cornelius, Committee Members Warren Finch, and Michael Buckley

**CITY STAFF PRESENT:** Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Administrator Jason Schubert, Land Development Review Administrator Robin Macias, Senior Planner Jeff Howell, Staff Planner Bekha Blasingame, Senior Assistant City Attorney Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Trey Bransom

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Acting Chairperson Collins called the meeting to order at 6:01 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

- 3.1 Consideration, discussion, and possible action to approve meeting minutes.

- November 7, 2024

**Committee Member Chaloupka motioned to approve the Consent Agenda, Committee Member Higdon seconded the motion, the motion passed 7-0.**

4. **Consideration, discussion, and possible action on items removed from the Consent Agenda by Committee Action.**

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

- 5.1 Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

City Engineer Cotter provided a brief overview of the City's Impact Fees and presented the Impact Fee Semi-Annual Report to the Committee, recommending acceptance of the report for forwarding to City Council.

Committee Member Woodward asked for the number of service units for a typical home.

City Engineer Cotter clarified that water and wastewater are equivalent to one service unit, and roadway service units will vary based on the land-use vehicle mile equivalency table, for single-family, the multiplier is 3.76.

Committee Member Woodward asked for the total impact fee cost per single-family home.

City Engineer Cotter clarified that roadway, water, and wastewater impact fees in Impact Fee Area A, amount to \$7,326, and in Impact Fee Areas B, C, D amount to \$9,825, for a single-family home.

Acting Chairperson Collins asked for the rationale behind the different zones and maximum rate.

City Engineer Cotter clarified that when determining the maximum accessible rate, the City would evaluate the land developing impact of capital improvement projects needed to support growth.

Committee Member Woodward asked about the total capital project expenditure amount of \$34,580,945 stating, of that amount, the City has picked up \$31,000,000, asking if the remaining \$3,000,000 has been paid through impact fees and developed construction.

City Engineer Cotter confirmed that the remaining \$3,000,000 has been paid through impact fees and developed construction.

Committee Member Woodward asked for clarification that capital expenditures are real costs.

City Engineer Cotter confirmed that capital expenditures are real costs.

Acting Chairperson Collins asked if impact fees are put in a general fund for other areas.

City Engineer Cotter clarified that impact fee funds can only be spent in areas where they were collected, and only on capital improvement projects associated with the same area.

Committee Member Woodward asked if areas located in the City's extraterritorial jurisdiction (ETJ) are included in the impact fee assessment.

City Engineer Cotter clarified that ETJ areas are not provided with water or wastewater services from the City of College Station and are not included in the impact fee assessment. Ms. Cotter also clarified that Local Government Code does not allow the roadway impact fee service area to extend outside the city limits.

Committee Member Chaloupka asked if a developer developing in the City's ETJ can buy into or tie into City systems.

City Engineer Cotter stated that ETJ development buy-in or tie-in to City services would require action from the City Council, an exception to serve, or annexation.

Committee Member Higdon stated that in Fiscal Year 2025 impact fees were \$569,730, asking how much higher this number would be in the next fiscal year, and if the collected fees are expected to double.

City Engineer Cotter clarified that impact fees did increase in January 2025 stating that although building numbers may have increased, historically there is an ebb and flow, and staff would not expect the collected fees to double.

Committee Member Magruder explained that typical numbers would not double in the next fiscal year, as housing is normally expected to slow by August.

Committee Member Higdon asked if it would be reasonable to assume that over a four to five-year span, impact fees and construction costs represent 4% to 4.5% of the total cost of a project.

City Engineer Cotter stated that in previous impact fee years, there was a developer construction project of \$4,400,000 which skewed the numbers, total construction cost of a project would be a smaller percentage.

Director Armstrong further clarified that in the first five-year period, the City was at about a ten percent adoption rate and only retaining a maximum of 10% of the potential fee. Mr. Armstrong further clarified that in the next five years, the numbers would be theoretically closer to 20% - 30%.

Committee Member Higdon asked if there has been a change in recovery and if there is a state cap on what a city can recover.

Director Armstrong stated that there is a recoverable cost at the maximum accessible rate; the City of College Station collects at a fraction of that number so the City will collect substantially less.

Committee Member Higdon asked at macro level if this collection is normal with the City's growth rate, and if the recovery rate is high or low.

Director Armstrong stated that the City of College Station is in the middle of the recovery rate.

Committee Member Magruder stated that it is much harder to build affordable homes in the City of College Station.

Committee Member Magruder asked if the City should also factor in how much revenue new construction produces for the City.

City Engineer Cotter stated that that could be part of the conversation with the maximum accessible rate, at the five-year update.

**Committee Member Woodward motioned to recommend approval of the report for forwarding to the City Council, Committee Member Magruder seconded the motion, the motion passed 7-0.**

**6. Discussion and possible action on future agenda items.**

An Impact Fee Advisory Committee Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion.

**8. Adjourn**

The meeting adjourned at 6:32 p.m.

**Approved:**

**Attest:**

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Aron Collins, Acting Chairperson  
Impact Fee Advisory Committee

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Kristen Hejny, Board Secretary  
Planning & Development Services



## MEMORANDUM

**DATE:** December 4, 2025  
**TO:** Impact Fee Advisory Committee  
**FROM:** Carol Cotter, P.E., City Engineer  
**SUBJECT:** Semi-Annual Report - System-Wide Impact Fees for Water, Wastewater, and Roadway

The City of College Station adopted “System-Wide” Impact Fees for water, wastewater, and roadways in the latter part of 2016. In accordance with Texas Local Government Code, the 5-year update was completed on November 22, 2021, with the next update scheduled for this upcoming year. In 2021, revised land use assumptions and capital improvements plans were adopted including resultant maximum assessable rates and associated collection rates. In July of 2023, residential impact fee collection rates were amended to provide for annual increases to water and roadway impact fees beginning January 1, 2024, and again on January 1<sup>st</sup> of 2025 and 2026.

Texas Local Government Code requires Semi-Annual Reporting to monitor the progress of impact fees and to determine if an update to the fee study is necessary before the statutory five-year requirement. Other than the programmed increase to the collection rates, there have been no major changes in the water, wastewater, or roadway impact fee programs during this reporting period. Residential multifamily permit activity in Zone B is trending higher than projected growth numbers, driven largely by several high-rise apartments now under construction. While this might prompt an earlier update, the statutory 5-year update is already forthcoming and will be used to evaluate whether any changed conditions to Land Use Assumptions and Capital Improvements Plans are needed.

This report documents the period of April 1, 2024, to September 30, 2025, and includes a summary of the utility and roadway impact fees collected, transferred, and available for capital improvement projects. It also lists ongoing capital improvement projects partially funded by impact fee revenues.

Staff recommend that the Impact Fee Advisory Committee accept this report and forward to City Council for their update.

### **Impact Fee Advisory Committee (IFAC)**

The Impact Fee Advisory Committee (IFAC) has been established, and its rules of procedure are prescribed by Chapter 107 (Impact Fees) of the City of College Station Code of Ordinances. The role of the IFAC is to:

1. Advise and assist the city in adopting Land Use Assumptions.
2. Review the Capital Improvements Plan and file written comments.
3. Monitor and evaluate implementation of the Capital Improvements Plan.
4. File semi-annual reports with respect to the progress of the Capital Improvements Plan.
5. Advise the City Council of the need to update or revise the Land Use Assumptions, Capital Improvements Plan, and Impact Fees.

**System-Wide Impact Fees**

System-wide impact fees for water and wastewater were adopted September 22, 2016, with roadway impact fees following on November 10, 2016. Maximum assessable rates were adopted, and reduced collection rates implemented. Water and wastewater fees were phased in, starting at 50% of the collection rate in the first year with full collection rates the following year. Roadway impact fees were phased in, beginning with zero fee collection in year one and 50% in year two. Full implementation of the initial collection rates occurred in December 2018.

The statutory 5-year update of the water, wastewater and roadway impact fee programs was completed November 22, 2021. Amendments to the land use assumptions and capital improvements plans were adopted, including resultant maximum assessable rates and associated collection rates, and became effective on January 1, 2022. The collection rate for residential developments was increased by 10% from the previous rates and became effective March 1, 2022. The service area for roadway impact fees remained unchanged, bounded by the city limits. Service areas for system-wide water and wastewater impact fees were adjusted to respective services areas within the city limits, removing areas of the City’s extra-territorial jurisdiction (ETJ). In July of 2023, residential impact fee collection rates were amended to provide for annual increases to water and roadway impact fees over the next three years, beginning January 1, 2024. The amendments have been incorporated in the semi-annual report.

Status of the impact fee programs are presented in the following tables.

**Impact Fee Program Overview**

Impact Fee	Adopted Max Rate	Collection Rate per Service Unit*		Total Estimated Capital Costs of IF Projects	Recoverable Costs at Max Rate (2021 – 2031)	Recoverable Cost at Collection Rate (2021-2031) **
		Res	Non-Res			
<b>Water</b>	\$3,877	\$2,150	\$500	\$67,722,554	\$54,457,437	\$11.8M
<b>Wastewater</b>	\$5,572	\$3,300	\$3,000	\$189,748,166	\$71,917,188	\$24.2M
<b>Roadway A</b>	\$499	\$499	\$80	\$13,915,012	\$9,052,650	\$3.4M
<b>Roadway B</b>	\$1,261	\$1,163 <sup>+</sup>	\$80	\$48,390,353	\$20,114,165	\$5.9M
<b>Roadway C</b>	\$2,127	\$1,163	\$80	\$78,250,564	\$25,687,488	\$8.9M
<b>Roadway D</b>	\$3,452	\$1,163	\$80	\$74,492,580	\$57,399,762	\$5.7M
<b>Roadway Totals</b>				\$215,048,509	\$112,254,065	\$23.7M

\* Refer to Collection Rate Adjustment Schedule table for programmed collection rates.

\*\* Recoverable costs include programmed collection rate adjustments.

+ For properties platted prior to January 1, 2022, the collection rate is limited to the 2016 maximum assessable rate of \$1,072.

**Collection Rate Adjustment Schedule**

Impact Fee	Collection Rate Per Service Unit		
	Residential		Non-Residential
	2025	2026	
<b>Water</b>	\$2,150	\$2,325	\$500
<b>Wastewater</b>	\$3,300	\$3,300	\$3,000
<b>Roadway A</b>	\$499	\$499	\$80
<b>Roadway B</b>	\$1,163 <sup>+</sup>	\$1,261 <sup>+</sup>	\$80
<b>Roadway C</b>	\$1,163	\$1,514	\$80
<b>Roadway D</b>	\$1,163	\$1,514	\$80

\* For properties platted prior to January 1, 2022, the collection rate is limited to the 2016 maximum assessable rate of \$1,072.

Impact fee revenues collected since the initial adoption of system-wide impact fees in 2016 are provided by fiscal year in the table below. Amounts collected for this six (6) month reporting period from April 1, 2025, to September 30, 2025, are also provided.

**Impact Fee Revenues**

Impact Fee	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY 25	FY25 2 <sup>nd</sup> 6 Month Reporting Period	Total Impact Fees Collected
<b>Water</b>	\$45,075	\$339,325	\$335,400	\$381,880	\$420,200	\$474,025	\$328,370	\$570,640	\$1,140,680	\$572,900	\$4,035,595
<b>Wastewater</b>	\$155,475	\$1,606,025	\$1,575,150	\$1,666,800	\$2,243,700	\$2,333,880	\$1,725,705	\$1,704,720	\$2,411,235	\$1,152,630	\$15,422,690
<b>Roadway A</b>	\$0	\$40,893	\$81,193	\$123,327	\$117,261	\$454,618	\$142,401	\$90,148	\$93,002	\$37,517	\$1,142,843
<b>Roadway B</b>	\$0	\$32,671	\$80,625	\$427,118	\$538,988	\$494,585	\$316,257	\$974,038	\$2,690,783	\$1,241,319	\$5,555,064
<b>Roadway C</b>	\$0	\$156,540	\$391,243	\$186,979	\$194,634	\$255,872	\$205,679	\$423,207	\$676,722	\$339,408	\$2,490,877
<b>Roadway D</b>	\$0	\$33,000	\$150,526	\$79,161	\$85,404	\$288,661	\$229,382	\$47,212	\$446,103	\$ 237,976	\$1,359,449
<b>Roadway Totals</b>	\$0	\$263,104	\$703,587	\$816,585	\$936,287	\$1,493,736	\$893,719	\$1,534,605	\$3,906,610	\$1,856,220	\$10,548,233

**Impact Fee Capital Improvement Plan Implementation as of September 30, 2025**

Impact Fee	Impact Fees Allocated	Developer Constructed (Estimated)	City Funded	Total Capital Project Expenditures
<b>Water</b>	\$3,296,085	\$120,000	\$33,415,830	\$36,831,915
<b>Wastewater</b>	\$14,613,956	\$690,000	\$81,619,097	\$96,923,053
<b>Roadway A</b>	\$767,500	\$0	\$4,133,177	\$4,900,677
<b>Roadway B</b>	\$617,500	\$0	\$31,817,151	\$32,434,651
<b>Roadway C</b>	\$1,193,333	\$77,667	\$42,306,074	\$43,577,074
<b>Roadway D</b>	\$767,500	\$777,500	\$14,181,495	\$15,726,495
<b>Roadway Totals</b>	\$3,345,833	\$855,167	\$92,437,897	\$96,638,897

The impact fee revenues are being utilized to aid in funding a number of the impact fee capital improvement projects. Impact fees may only be spent on eligible projects identified in the respective impact fee capital improvement plans and are then further restricted to the specific zones for roadway impact fees. The projects that have received impact fee funding are listed as follows.

**Capital Projects Receiving Impact Fee Allocation**

**Water Impact Fee Projects:**

- Well #9 and Collection Line (Project F)
- SH 6 Water Line Phases 1 and 2 (Project N)
- SH 6 Water Line Phase 3 (Project O)
- 2021 Impact Fee Study (Project R)

**Wastewater Impact Fee Projects:**

- Lick Creek Trunk Line (Project C)
- Northeast Trunk Line Phases 1 and 2 (Project E)
- Carters Creek Diversion Lift Station Phase 1 (Project M)
- Lick Creek WWTP Phase 1 Expansion (Project N)
- 2021 Impact Fee Update (Project O)

**Roadway Impact Fee Projects:**

- Zones A and D - Rock Prairie Road from SH 6 to Stonebrook Drive (Project A-5/D-1)
- Zones A and D - Rock Prairie Road from Stonebrook Drive to Town Lake Drive (Project A-6/D-2)
- Zone B - Jones Butler Road Extension and Roundabout (Project B-9 and Project 7)
- Zones B and C - Rock Prairie Road W from 715' west of Towers Parkway to Wellborn Road (Project B-3/C-1)
- Zone C - Capstone Drive from 1,265' west of Wellborn Road to Wellborn Road (Project C-4)
- Zone C - Barron Road from Wellborn Road to WS Phillips Parkway (Project C-5)
- Impact Fee Study (all Zones)

**Recommendation:**

Staff recommend that the Impact Fee Advisory Committee accept this report and forward to City Council for their update.

**Attachments:**

1. Future Land Use Map
2. Service Area Maps - Water, Wastewater, and Roadway
3. Status of the Impact Fee Capital Improvements Plans – Water, Wastewater, and Roadway

# FIGURE 2-1 CITY OF COLLEGE STATION WATER AND WASTEWATER IMPACT FEE UPDATE FUTURE LAND USE

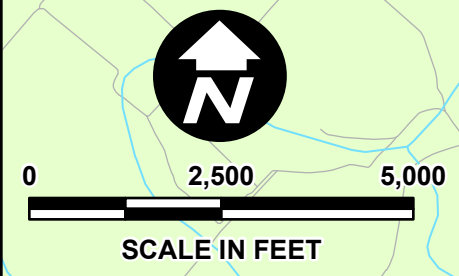
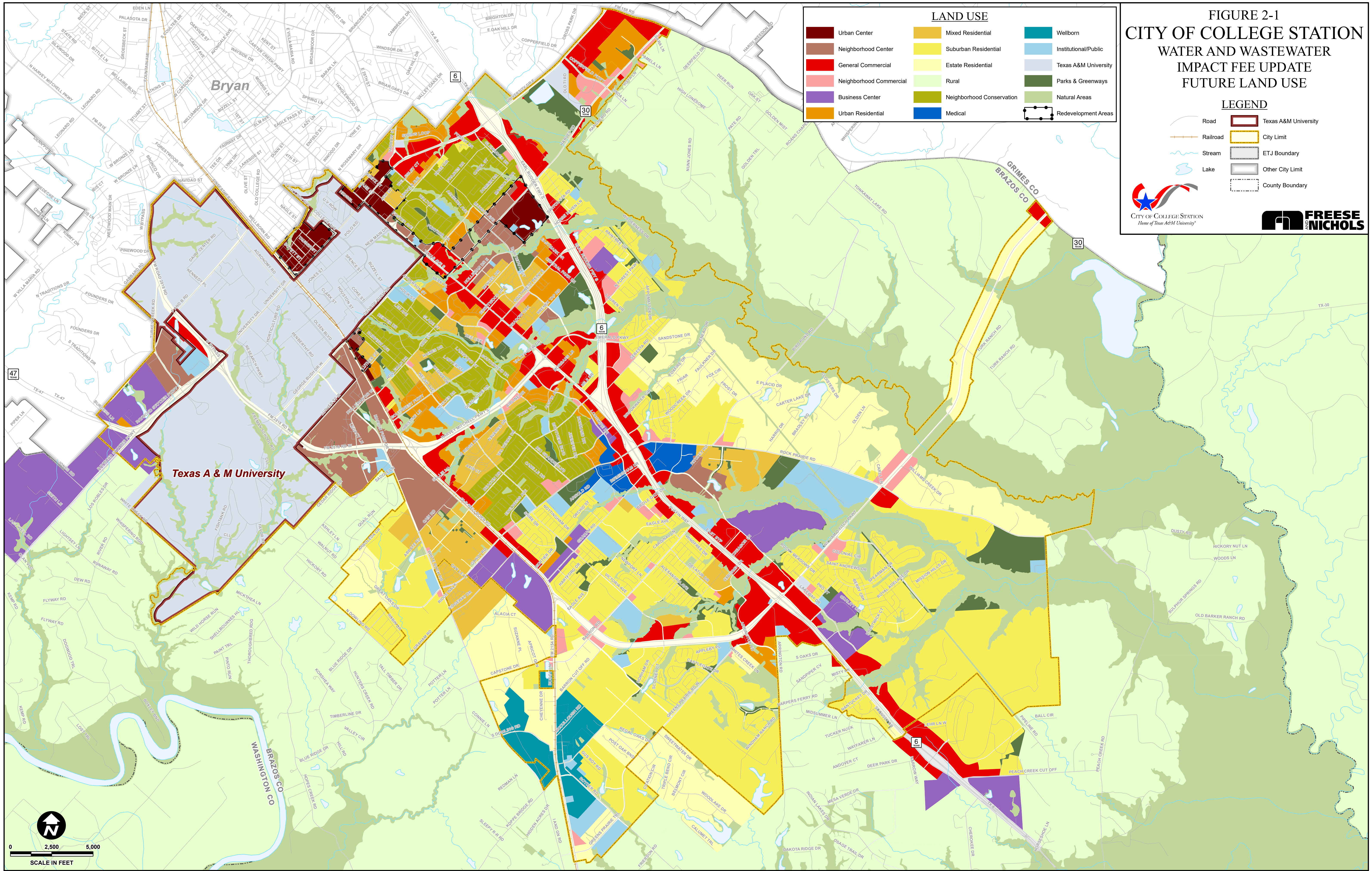
## LEGEND

- Road
- Railroad
- Stream
- Lake
- Texas A&M University
- City Limit
- ETJ Boundary
- Other City Limit
- County Boundary

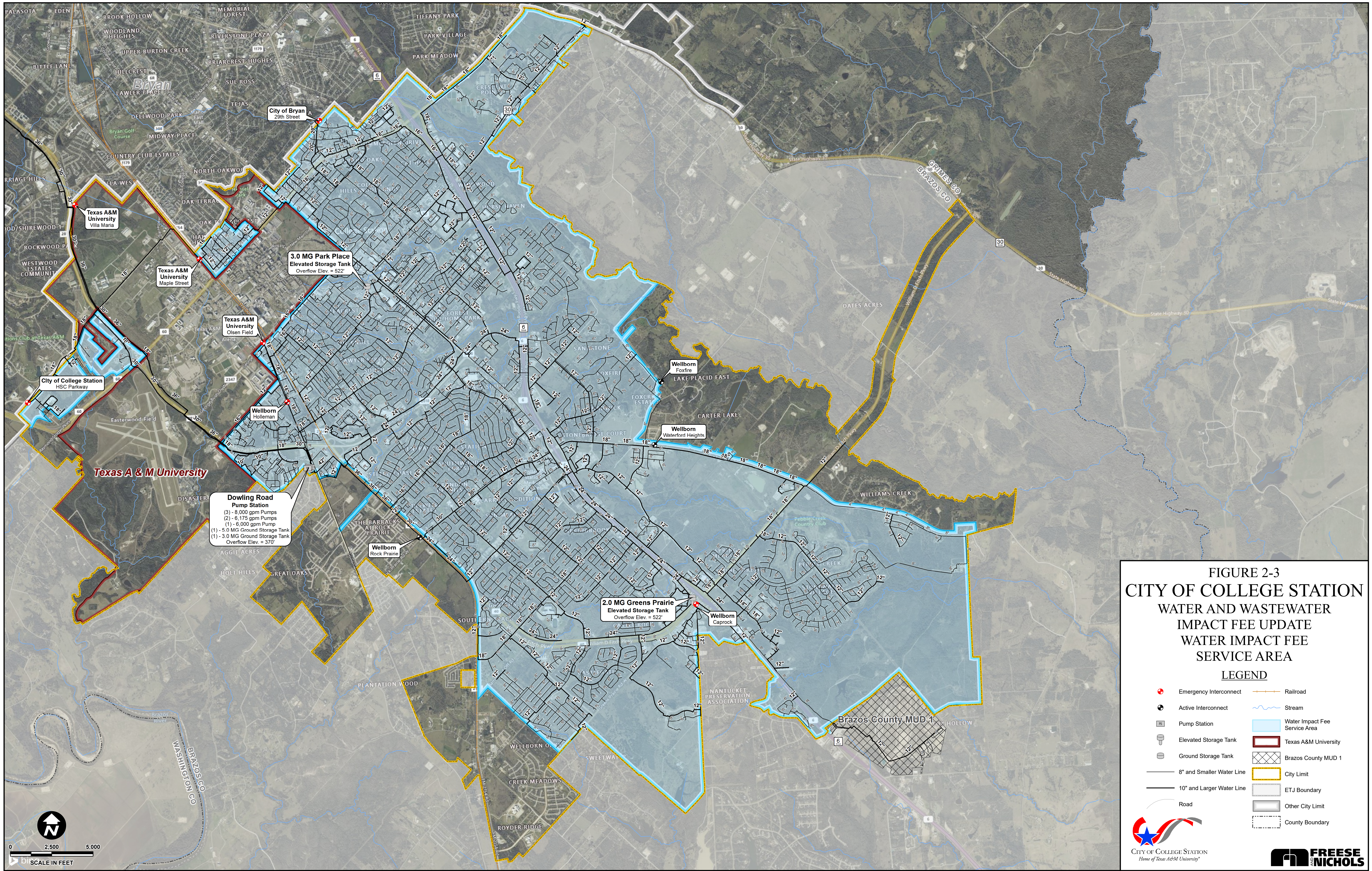


## LAND USE

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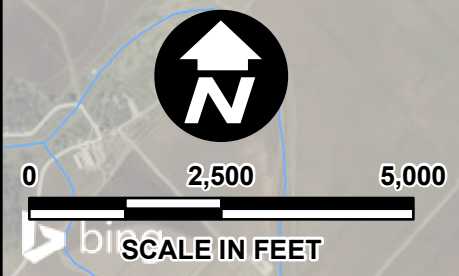
Created by Freese and Nichols, Inc. for the City of College Station. Location: 1111 W. WVA. PLANNO: DELIVERABLE00\_FINAL\_REPORT\Figure\_2-1\Future\_Land\_Use.mxd. Update: Monday, November 8, 2021.



**FIGURE 2-3  
CITY OF COLLEGE STATION  
WATER AND WASTEWATER  
IMPACT FEE UPDATE  
WATER IMPACT FEE  
SERVICE AREA**

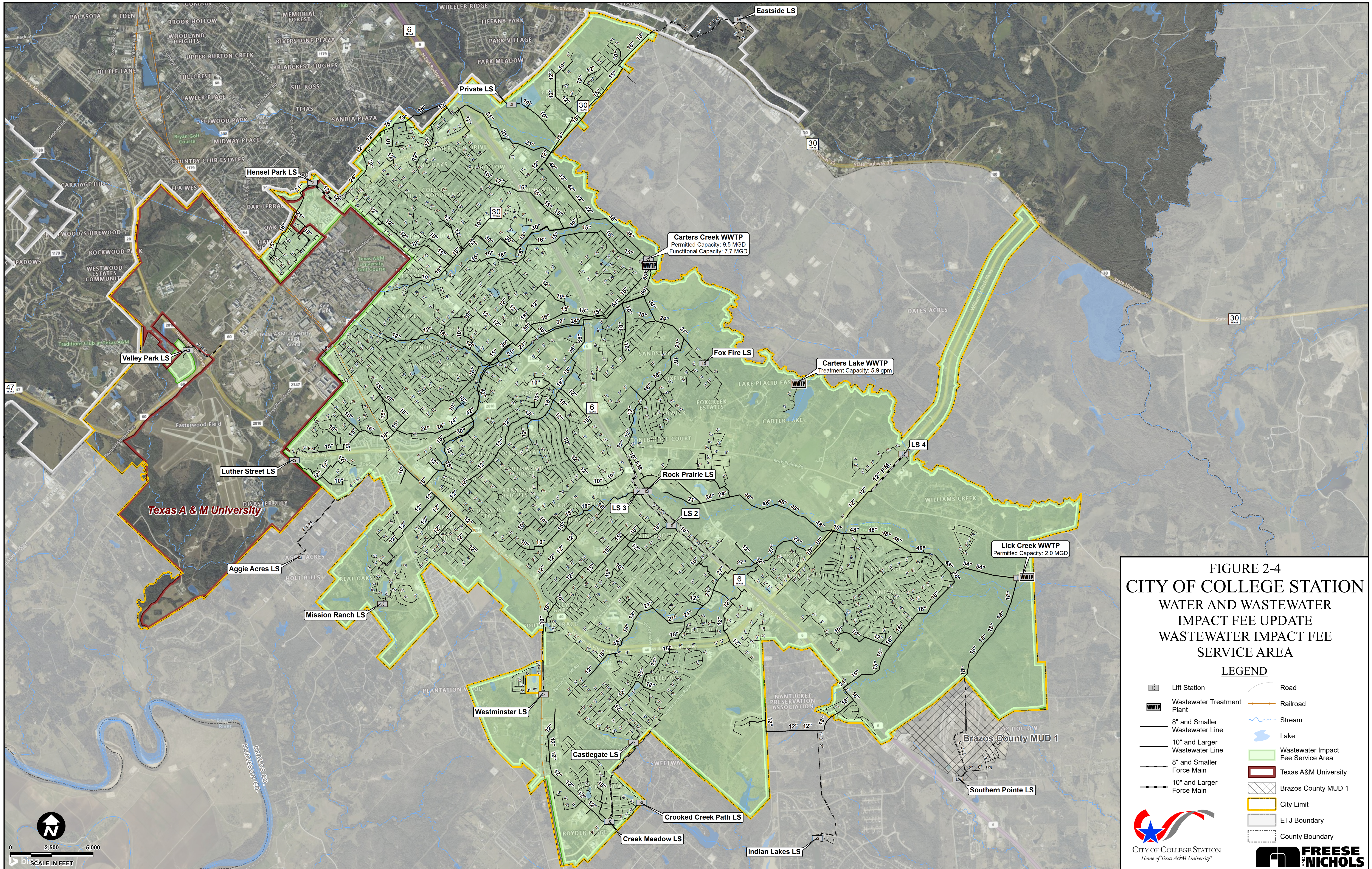
**LEGEND**

- |  |                           |  |                               |
|--|---------------------------|--|-------------------------------|
|  | Emergency Interconnect    |  | Railroad                      |
|  | Active Interconnect       |  | Stream                        |
|  | Pump Station              |  | Water Impact Fee Service Area |
|  | Elevated Storage Tank     |  | Texas A&M University          |
|  | Ground Storage Tank       |  | Brazos County MUD 1           |
|  | 8" and Smaller Water Line |  | City Limit                    |
|  | 10" and Larger Water Line |  | ETJ Boundary                  |
|  | Road                      |  | Other City Limit              |
|  |                           |  | County Boundary               |



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 10/19/2023  
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 Updated Monday, November 6, 2023

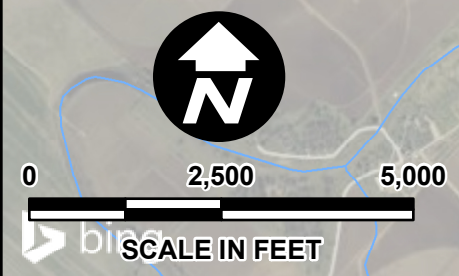




**FIGURE 2-4  
CITY OF COLLEGE STATION  
WATER AND WASTEWATER  
IMPACT FEE UPDATE  
WASTEWATER IMPACT FEE  
SERVICE AREA**

**LEGEND**

- Lift Station
- Wastewater Treatment Plant
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- 8" and Smaller Force Main
- 10" and Larger Force Main
- Road
- Railroad
- Stream
- Lake
- Wastewater Impact Fee Service Area
- Texas A&M University
- Brazos County MUD 1
- City Limit
- ETJ Boundary
- County Boundary



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**Water Impact Fees Capital Improvement Plan  
Semi-Annual Impact Fee Report: April 2025 - September 2025**

<b>Project ID</b>	<b>Description of Project<sup>(1)</sup></b>	<b>Project Cost</b>	<b>Project Status as of September 2025</b>
A	High Service Pumping Improvements	\$ 3,597,227	Complete
B	BioCorridor Water Line	\$ 998,884	Complete
C	Area 2 Water Line Extension	\$ 1,000,000	Complete
D	Cooling Tower Expansion	\$ 3,795,667	Complete
E	Well No. 10 Land Acquisition	\$ 1,048,633	Complete
F	Well No. 9 and Collection Line	\$ 7,623,202	Complete
G	Midtown Drive 12-inch Water Line	\$ 920,000	Complete
H	The Crossing at Lick Creek Phase 1 - 3 Oversize Participation	\$ 45,233	Complete
I	Embassy Suites Water Line Oversize Participation	\$ 15,030	Complete
J	Brazos Valley Auto Complex Oversize Participation	\$ 84,791	Complete
K	Castlegate II Oversize Participation	\$ 50,871	Complete
L	Greens Prairie Oversize Participation	\$ 96,498	Complete
M	Summit Crossing Phase 3A Oversize Participation	\$ 32,550	Complete
N	SH 6 Water Line Phase 1 and 2	\$ 1,036,568	Complete
O	SH 6 Water Line Phase 3	\$ 3,050,000	Complete
P	3.0 MG Elevated Storage Tank and Pressure Reducing Valves	\$ 8,690,000	Complete
Q	SH 40 Water Line Phase 1 and 2	\$ 4,200,000	In Design
R	2021 Impact Fee Study	\$ 150,000	Complete
1	New and Replacement 12-inch Rock Prairie Road Water Line	\$ 2,289,500	Future
2	New 18-Inch Midtown Business Center Water Line	\$ 2,796,400	Future
3	BioCorridor Water Line Improvements	\$ 2,741,200	Future
4	Water Supply Well No. 10	\$ 19,223,900	In Design
5	Harvey Mitchel Parkway Water Line Replacement	\$ 4,236,400	Future

<sup>(1)</sup>Oversize participation projects include only the portion of costs paid for by the City

**Wastewater Impact Fees Capital Improvement Plan  
Semi-Annual Impact Fee Report: April 2025 - September 2025**

<b>Project ID</b>	<b>Description of Project<sup>(1)</sup></b>	<b>Project Cost</b>	<b>Project Status as of September 2025</b>
A	Royder/Live Oak Sewer Service	\$ 1,691,256	Complete
B	Bee Creek Interceptor Phase 1 and 2	\$ 8,472,421	Complete
C	Lick Creek Trunk Line	\$ 14,020,058	Complete
D	Medical District Trunk Line Phase 1 (Participation Agreement)	\$ 1,770,375	Complete
E	Northeast Trunk Line Phase 1 and 2	\$ 6,558,738	Complete
F	Southwood Valley Trunk Line Phase 1	\$ 1,518,488	Complete
G	18-Inch Harvey Road Gravity Line	\$ 188,790	Complete
H	Creek Meadows Lift Station Upsizing and Force Main	\$ 212,587	Complete
I	Nagle Street Student Housing Oversize Participation	\$ 26,854	Complete
J	Bee Creek Interceptor Phase 3	\$ 3,900,000	Complete
K	Medical District Trunk Line Phase 2 and 3	\$ 3,250,000	Phase 2: In Design; Phase 3: In Design
L	Northeast Trunk Line Phase 3 and 4	\$ 13,861,000	Phase 3: In Design; Phase 4: In Design
M	Carters Creek Diversion Lift Station Phase 1	\$ 13,900,000	Under Construction
N	Lick Creek WWTP Phase 1 Expansion	\$ 39,014,049	Complete
O	2021 Impact Fee Update	\$ 174,150	Complete
1	15/18/24/30/36-inch Southwood Valley Interceptor Phase 2	\$ 7,314,800	In Design
2	18/21/24-Inch Bee Creek Trunk Line Phase 4	\$ 5,357,800	Future
3	18/21-Inch Alum Creek Sewer Trunk Line	\$ 11,136,600	In Design
4	8-Inch Creek Meadows Force Main Re-Routed to Alum Creek Trunk Line	\$ 2,517,900	Future
5	Lick Creek WWTP Phase 2 Expansion (to 8.0 MGD)	\$ 49,946,000	Future
6	21/24-Inch Harvey Road Replacement Gravity Line	\$ 4,916,300	Future

<sup>(1)</sup>Oversize participation projects include only the portion of costs paid for by the City

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**Service Area A**

Project ID	Functional Class	Project	Limits		Project Type	Project Cost	Project Status as of September 2025
			From	To			
A-1	4 lane Minor Arterial	George Bush Drive E	Dominik Drive	Harvey Road	Widening	\$ 2,409,500	Future
A-2	2 lane Major Collector	Lassie Lane	Sterling Street	Manuel Drive	Future	\$ 860,066	Future
A-3	2 lane Major Collector	Dartmouth Street	720' S of Harvey Mitchell Parkway S	Texas Avenue S	Future	\$ 2,423,520	Future
A-4	4 lane Major Arterial - TxDOT	Harvey Road	SH 6 Northbound Frontage Road	Boonville Road	Widening	\$ 2,509,696	In Design
A-5, D-1	4 lane Major Arterial	Rock Prairie Road	SH 6 Northbound Frontage Road	Stonebrook Drive	Partial Widening	\$ 2,164,000	Complete
A-6, D-2	4 lane Major Arterial	Rock Prairie Road	Stonebrook Drive	Town Lake Drive	Widening	\$ 5,136,000	Complete
A-7, D-8	4 lane Major Arterial	Bird Pond Road	Rock Prairie Road	1,055' E of Rock Prairie Road	Future	\$ 1,758,000	Future
<b>Intersections</b>							
1	University Drive E and University Towne Center					\$ 400,000	Future
2	Harvey Mitchell Parkway S and Dartmouth Street					\$ 301,515	Complete
3	Texas Avenue S and Brothers Boulevard					\$ 397,476	Complete

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**Service Area B**

Project ID	Functional Class	Project	Limits		Project Type	Project Cost	Project Status as of September 2025
			From	To			
B-1	4 lane Minor Arterial	F & B Road	160' E of Turkey Creek Road	Harvey Mitchell Parkway S	Widening	\$ 4,106,520	Future
B-2	4 lane Minor Arterial (1/2)	Luther Street W	Harvey Mitchell Parkway	Jones Butler Road	Partial Widening	\$ 2,903,600	Future
B-3, C-1	4 lane Minor Arterial	Rock Prairie Road W	715' W of Towers Parkway	Wellborn Road	Widening	\$ 4,659,868	Complete
B-4, C-2	6 lane Major Arterial	Rock Prairie Road	Normand Drive	SH 6	Constructed	\$ 4,017,530	Complete
B-5	2 lane Major Collector	Turkey Creek Road	2,775' N of Raymond Stotzer Parkway Westbound Frontage Road	Raymond Stotzer Parkway Westbound Frontage Road	Widening	\$ 3,278,140	Future
B-6	6 lane Major Arterial - TxDOT	Harvey Mitchell Parkway S	Raymond Stotzer Parkway	Wellborn Road	Widening	\$ 1,407,527	Complete
B-7	4 lane Minor Arterial	Penberthy Road	George Bush Drive	Luther Street W	Constructed	\$ 3,080,683	Complete
B-8	6 lane Major Arterial - TxDOT	Wellborn Road	George Bush Drive	940' N of Harvey Mitchell Parkway S	Partial Widening	\$ 1,486,464	Future
B-9	2 lane Major Collector	Jones Butler Road	Harvey Mitchell Parkway S	Holleman Drive S	Future	\$ 9,652,780	In Design
B-10	4 lane Minor Arterial	Holleman Drive S	N Dowling Road	290' S of Rock Prairie Road W	Constructed	\$ 10,631,067	Complete
<b>Intersections</b>							
3	Texas Avenue S and Brothers Boulevard					\$ 397,476	Complete
4	Wellborn Road and George Bush Drive					\$ 1,190,232	In Design
5	Wellborn Road and Holleman Drive					\$ 644,445	Complete
6	Wellborn Road and Deacon Drive					\$ 4,532,013	Complete
7	Holleman Drive W and Jones Butler Road					\$ 572,000	Construction
8	Longmire Drive and Ponderosa Drive					\$ 350,000	Future

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**Service Area C**

Project ID	Functional Class	Project	Limits		Project Type	Project Cost	Project Status as of September 2025	
			From	To				
B-3, C-1	4 lane Minor Arterial	Rock Prairie Road W	715' W of Towers Parkway	Wellborn Road	Widening	\$ 4,659,868	Complete	
B-4, C-2	6 lane Major Arterial	Rock Prairie Road	Normand Drive	SH 6	Constructed	\$ 4,017,530	Complete	
C-3	4 lane Minor Arterial	Barron Road	WS Phillips Parkway	Decatur Drive	Constructed	\$ 5,795,317	Complete	
C-4	4 lane Minor Arterial	Capstone Drive	1265' W of Wellborn Road	Wellborn Road	Future	\$ 2,765,575	In Design	
C-5	4 lane Minor Arterial	Barron Road	Wellborn Road	WS Phillips Parkway	Widening	\$ 4,712,977	In Design	
C-6	4 lane Minor Arterial	Greens Prairie Road	820' W OF WS Phillips Parkway	Arrington Road	Widening	\$ 10,550,324	Complete	
C-7	4 lane Minor Arterial	Greens Prairie Road	Wellborn Road	1290' E of Creek Meadow Boulevard N	Constructed	\$ 8,918,795	Complete	
C-8	4 lane Major Arterial	Towers Parkway	Rock Prairie Road W	Wellborn Road	Future	\$ 10,030,680	Future	
C-9	4 lane Major Arterial - TxDOT	Wellborn Road	Capstone Drive	540' S of Greens Prairie Road	Widening	\$ 2,407,328	In Design	
C-10	4 lane Minor Arterial (1/2)	WS Phillips Parkway	Barron Road	Greens Prairie Road	Partial Widening	\$ 5,844,160	Future	
C-11	4 lane Minor Arterial (50%)	WS Phillips Parkway	Greens Prairie Road	Arrington Road	Future	\$ 7,311,480	Future	
C-12	4 lane Minor Arterial (50%)	Royder Road Extension	I-GN Road	Wellborn Road	Future	\$ 3,360,000	Future	
C-13	4 lane Minor Arterial	Royder Road	Wellborn Road	885' S of Greens Prairie Road	Constructed	\$ 7,690,299	Complete	
C-14	2 lane Major Collector	Victoria Avenue	Southern Plantation Drive	William D. Fitch Parkway	Constructed	\$ 1,973,927	Complete	
<b>Intersections</b>								
9		Graham Road and Victoria Avenue					\$ 350,000	Future
10		Barron Road and Alexandria Avenue					\$ 320,994	Complete
11		Barron Road and Decatur Drive					\$ 350,000	In Design
12		Barron Road and Longmire Drive					\$ 350,000	Construction
13		Longimre Drive and Eagle Avenue					\$ 350,000	Construction
14		William D. Fitch Parkway and Victoria Avenue					\$ 816,249	Complete

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**Service Area D**

Project ID	Functional Class	Project	Limits		Project Type	Project Cost	Project Status as of September 2025
			From	To			
A-5, D-1	4 lane Major Arterial (1/2)	Rock Prairie Road	SH 6 Northbound Frontage Road	Stonebrook Drive	Partial Widening	\$ 2,164,000	Complete
A-6, D-2	4 lane Major Arterial	Rock Prairie Road	Stonebrook Drive	Town Lake Drive	Widening	\$ 5,136,000	Complete
D-3	4 lane Major Arterial	Rock Prairie Road	Town Lake Drive	William D. Fitch Parkway	Widening	\$ 17,245,000	In Design
D-4	4 lane Minor Arterial	Midtown Drive	Medical Avenue	990' E of Medical Avenue	Constructed	\$ 1,028,820	Complete
D-5	4 lane Minor Arterial (1/2)	Midtown Drive	990' E of Medical Avenue	800' S of Town Lake Drive	Partial Widening	\$ 4,535,000	Future
D-6	2 lane Major Collector	Midtown Drive	800' S of Town Lake Drive	2605' S of Corporate Parkway	Constructed	\$ 5,374,808	Complete
D-7	2 lane Major Collector	Durham Drive	Midtown Drive	Rock Prairie Road	Future	\$ 981,960	Future
A-7, D-8	4 lane Major Arterial	Bird Pond Road	Rock Prairie Road	1055' E of Rock Prairie Road	Future	\$ 1,758,000	Future
D-9	4 lane Minor Arterial (50%)	Town Lake Drive	SH 6 Northbound Frontage Road	Midtown Drive	Future	\$ 1,753,000	Partial
D-10	2 lane Major Collector	Corporate Parkway	SH 6 Northbound Frontage Road	Midtown Drive	Constructed	\$ 1,436,192	Complete
D-11	2 lane Major Collector	Corporate Parkway	Midtown Drive	William D. Fitch Parkway	Future	\$ 9,894,000	Future
D-12	4 lane Minor Arterial (1/2)	Pebble Creek Parkway	Royal Adelaide Drive	St Andrews Drive	Partial Widening	\$ 2,137,000	Future
D-13	4 lane Minor Arterial (50%)	Pebble Creek Parkway	St Andrews Drive	275' S of Lone Star Lane	Future	\$ 9,181,000	Future
D-14	2 lane Major Collector	Lakeway Drive	1645' S of Gateway Boulevard	SH 6 Northbound Frontage Road	Future	\$ 2,635,080	Future
D-15	2 lane Major Collector	Mather Parkway	Nantucket Drive	1920' S of Nantucket Drive	Future	\$ 882,000	Future
D-16	4 lane Minor Arterial (50%)	Nantucket Drive	SH 6 Northbound Frontage Road	Pebble Creek Parkway	Future	\$ 5,877,000	Future
D-17	2 lane Major Collector	Nantucket Drive	Pebble Creek Parkway	Southern Pointe Parkway	Future	\$ 3,083,220	Future
D-18	4 lane Minor Arterial (50%)	Southern Pointe Parkway	205' W of Pipeline Road	280' E of Nantucket Drive	Future	\$ 3,902,000	Future