



City of Hutto

Agenda

Capital Improvements Advisory Committee

Tuesday, January 30, 2024 at 7:00 PM

Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. ROLL CALL

2. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on January 30, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

3. AGENDA ITEMS

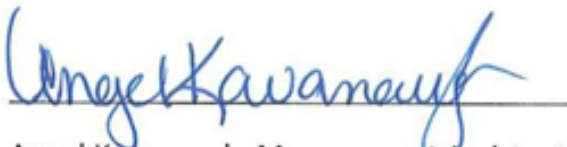
3.1. Hutto Master Mobility Plan and Impact Fee Update

4. ADJOURNMENT

5. CERTIFICATION

I certify that this notice of the January 30, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on January 26, 2024 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

3.1.



To: Planning and Zoning Commission
Subject: Hutto Master Mobility Plan and Impact Fee Update
Meeting: Tuesday, January 30, 2024
Department: Development Services
Staff Contact: Patricia Davis

BACKGROUND INFORMATION:

Planning and Zoning Commission as directed by the City Council also serves as the Capital Improvements Advisory Committee. The presentation includes the process and project overview for the Master Mobility Plan Update, Impact Fee Update, and next steps for these projects.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. HUTTO_CmteeMtg#1_slides_01-23

HUTTO MASTER MOBILITY PLAN & IMPACT FEE UPDATE

Project Steering Committee | Capital
Improvements Advisory Committee

Meeting #1
January 30, 2024





Today's Agenda

1. Introductions, Overview

2. Master Mobility Plan Update (Steering Committee)

- Q&A, activity, break

3. Impact Fee Update (CIAC)

- Impact Fee 101

- Discuss Hutto Growth Rates

4. Project Next Steps, Q&A

Project Team



Patricia Davis, P.E.,
City of Hutto
CIP Engineer



Edmund Haas, AICP,
Freese & Nichols
Principal-in-Charge



Ellen Amorim, AICP,
Freese & Nichols
Project Manager,
Transportation Planner



Kelly Brasseaux,
Freese & Nichols
Transportation Planner



Lance Parisher, P.E.,
Kimley-Horn
Water/Wastewater Project
Manager



Hope Newton, E.I.T.,
Kimley-Horn
Water/Wastewater Project
Engineer

Project Scopes

Master Mobility Plan Update



Project Management and Coordination



Data Collection



Forecast Conditions and Needs



Stakeholder / Public Involvement



Roadway Standards and CIP



Plan Development

Impact Fee Update



Project Management and Coordination



Land Use Assumptions



Impact Fee Analysis and Update

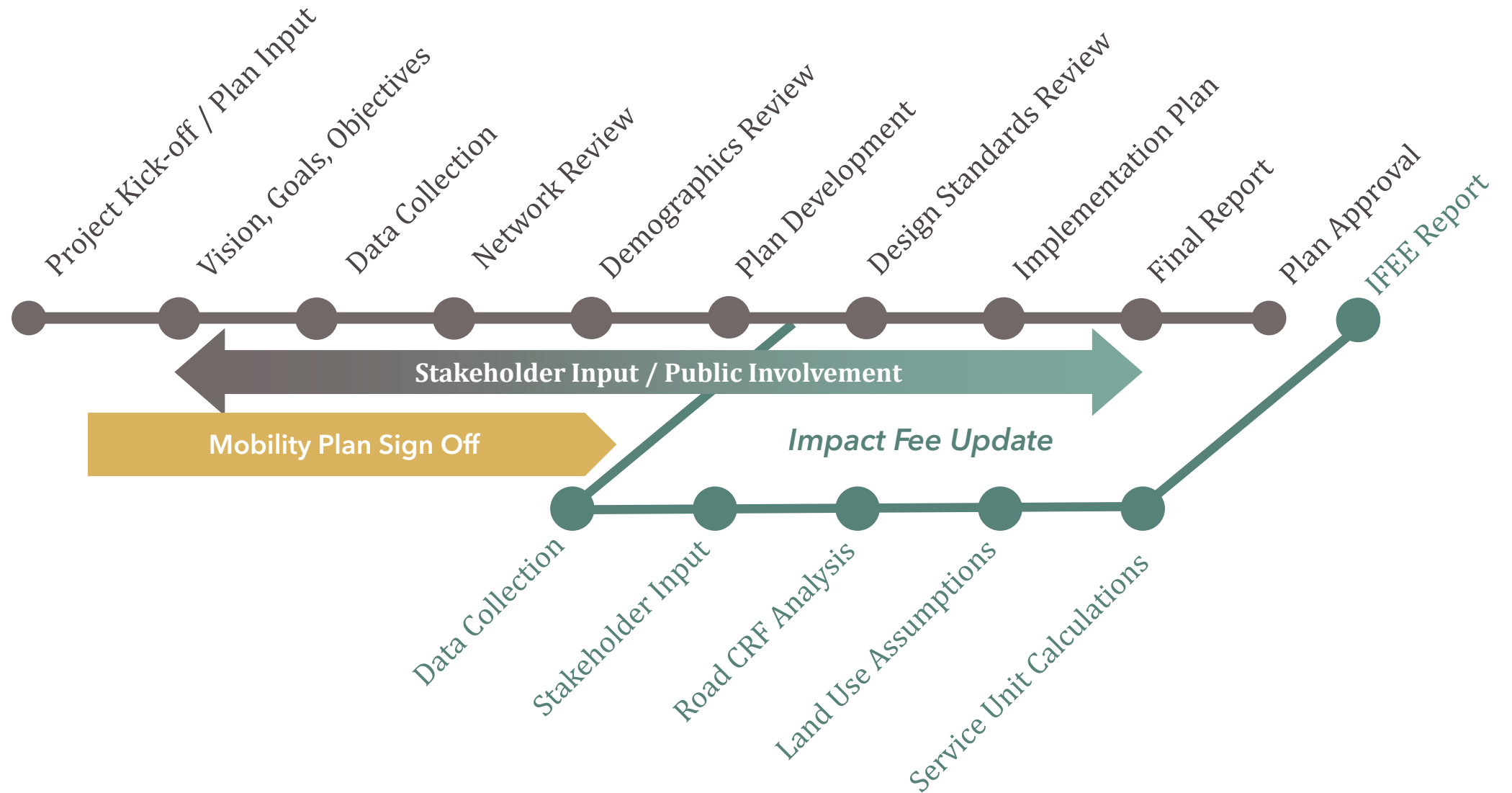


Credit Calculation

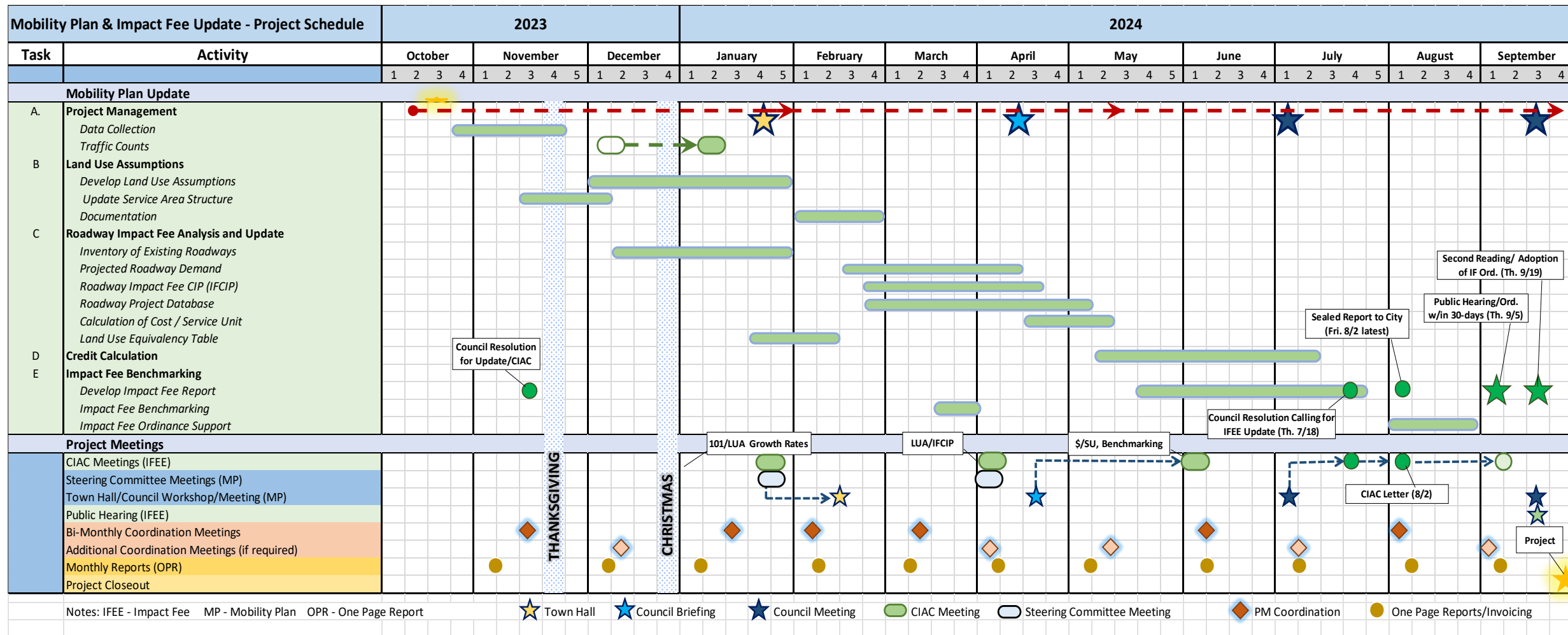


Impact Fee Report Development

Process



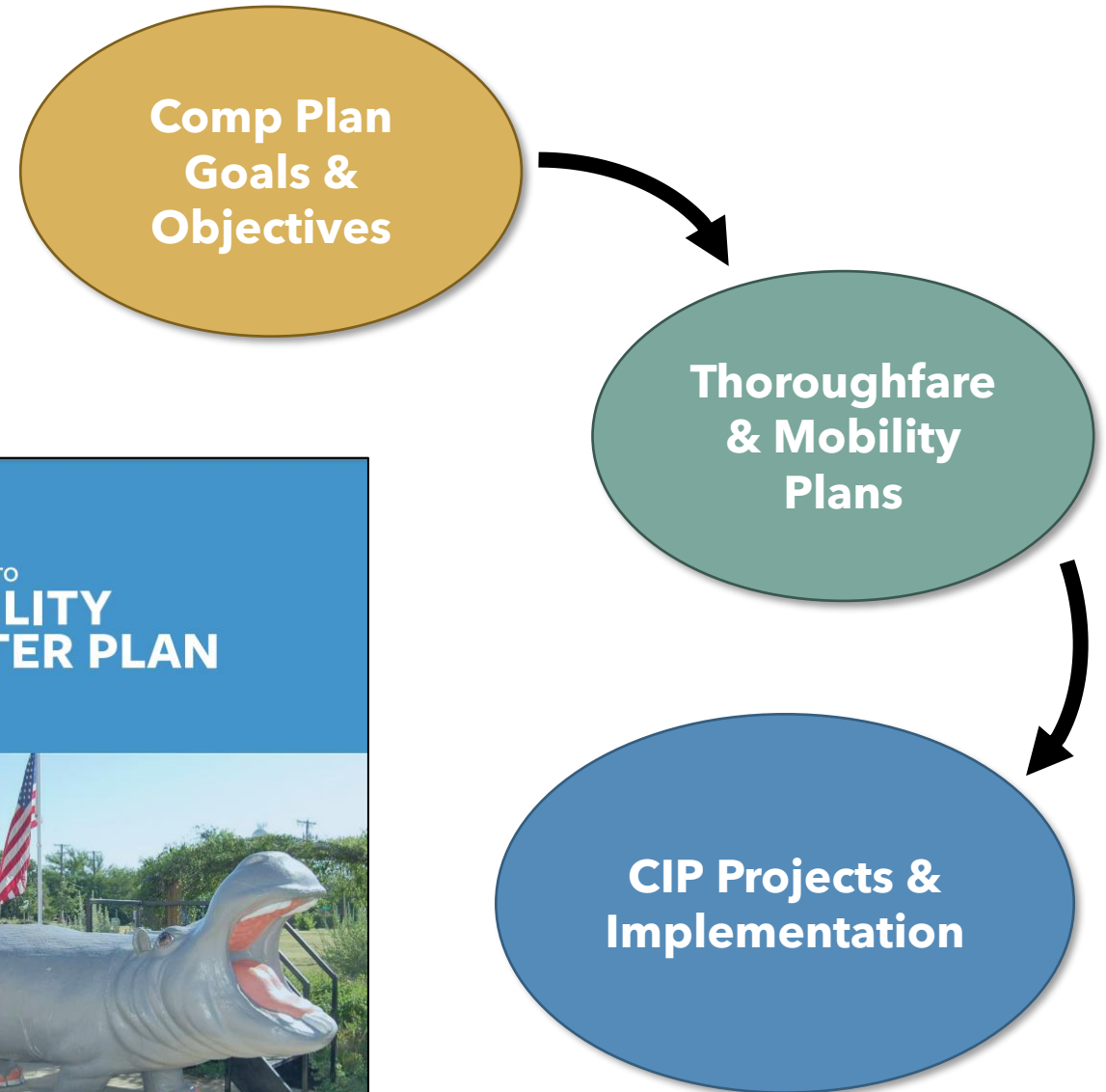
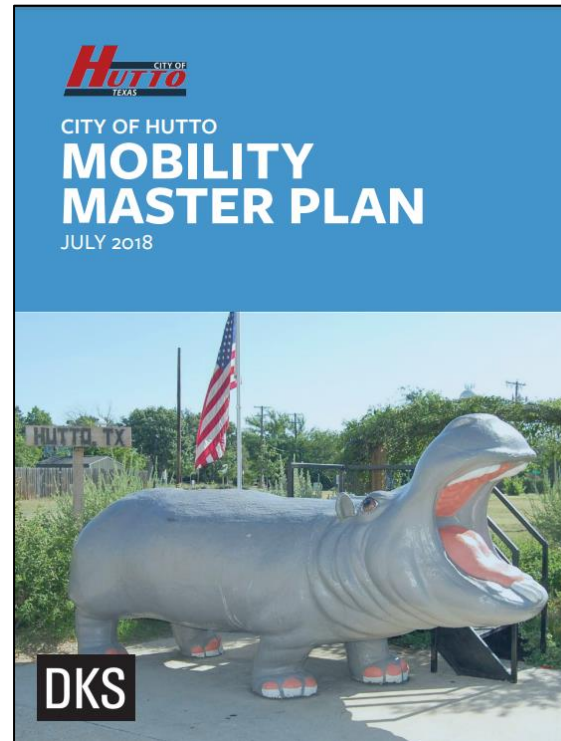
Schedule



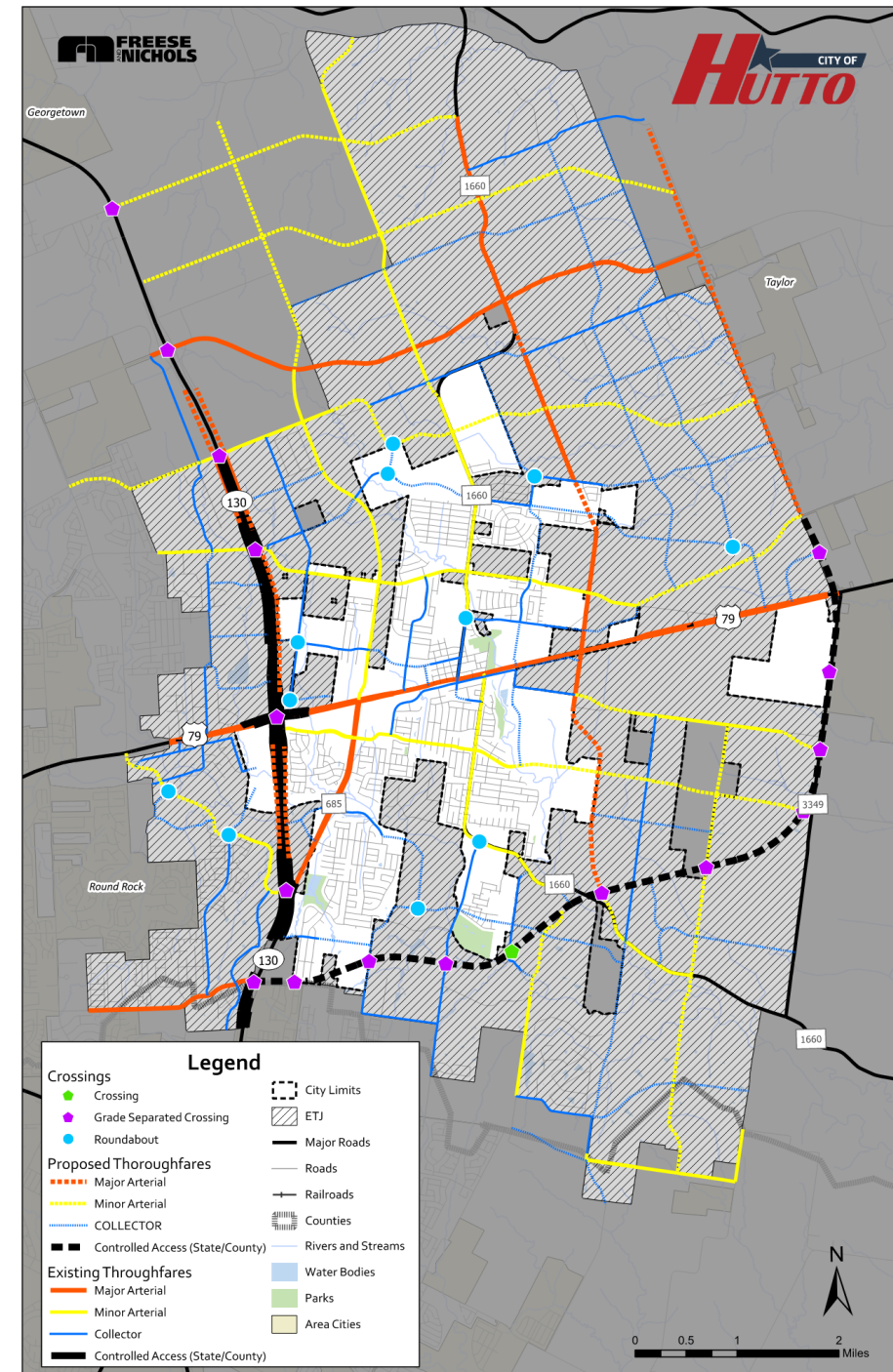
MOBILITY MASTER PLAN UPDATE

Project Steering Committee

PREVIOUS PLANS



EXISTING THOROUGHFARE PLAN



FUTURE LAND USE

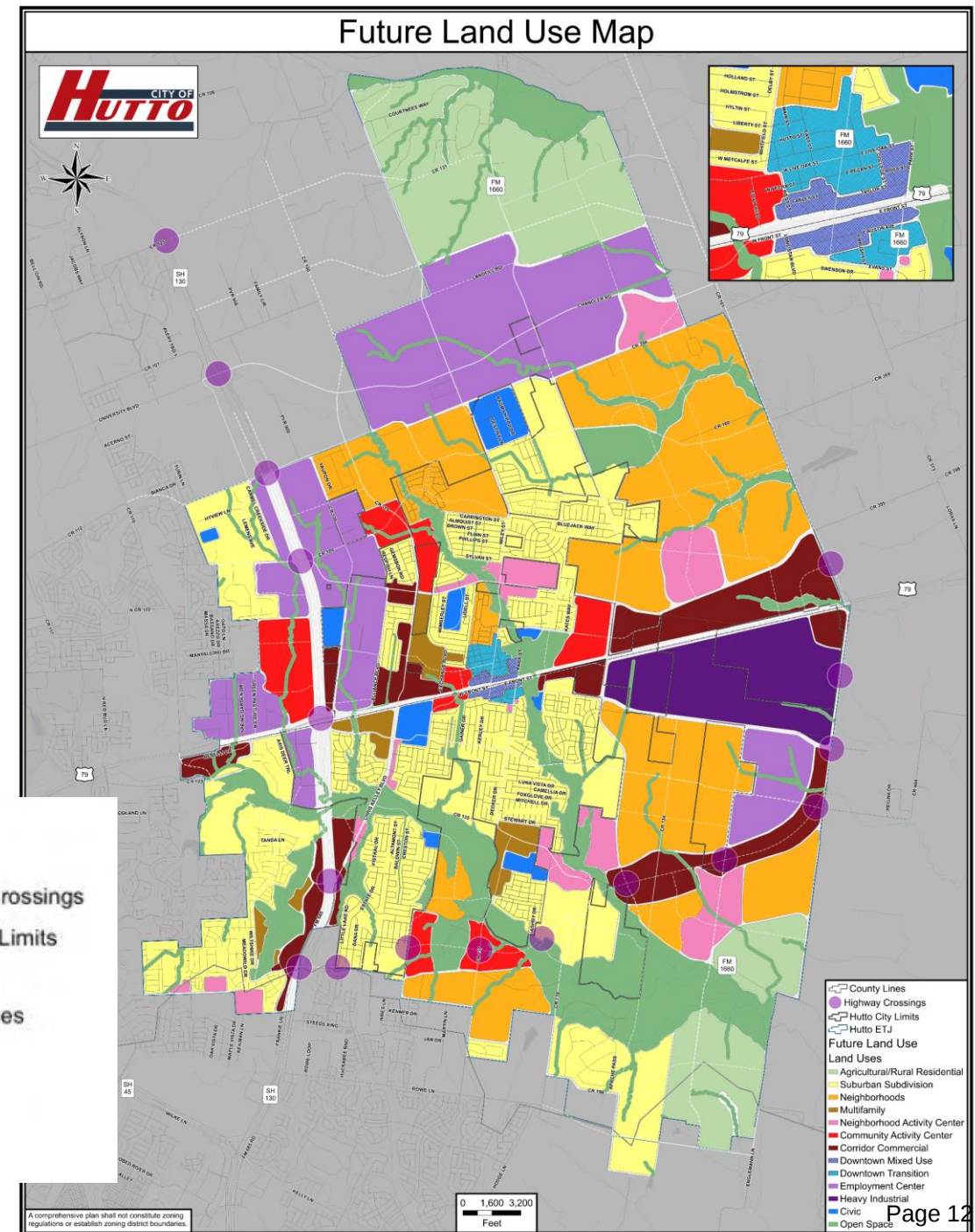
Future Land Use

Land Uses

-  Agricultural/Rural Residential
-  Suburban Subdivision
-  Neighborhoods
-  Multifamily
-  Neighborhood Activity Center
-  Community Activity Center

-  Corridor Commercial
-  Downtown Mixed Use
-  Downtown Transition
-  Employment Center
-  Heavy Industrial
-  Civic
-  Open Space

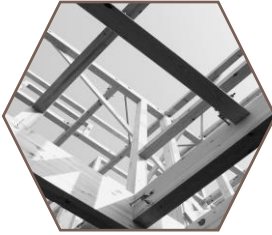
-  Highway Crossings
-  Hutto City Limits
-  Hutto ETJ
-  County Lines



BENEFITS



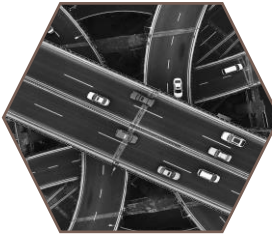
Guide for **key decisions**



Framework for **future mobility**



Mechanism to **preserve ROW**



Identifies **issues and needs**



Reviews **functional classes**



Fosters **collaboration**

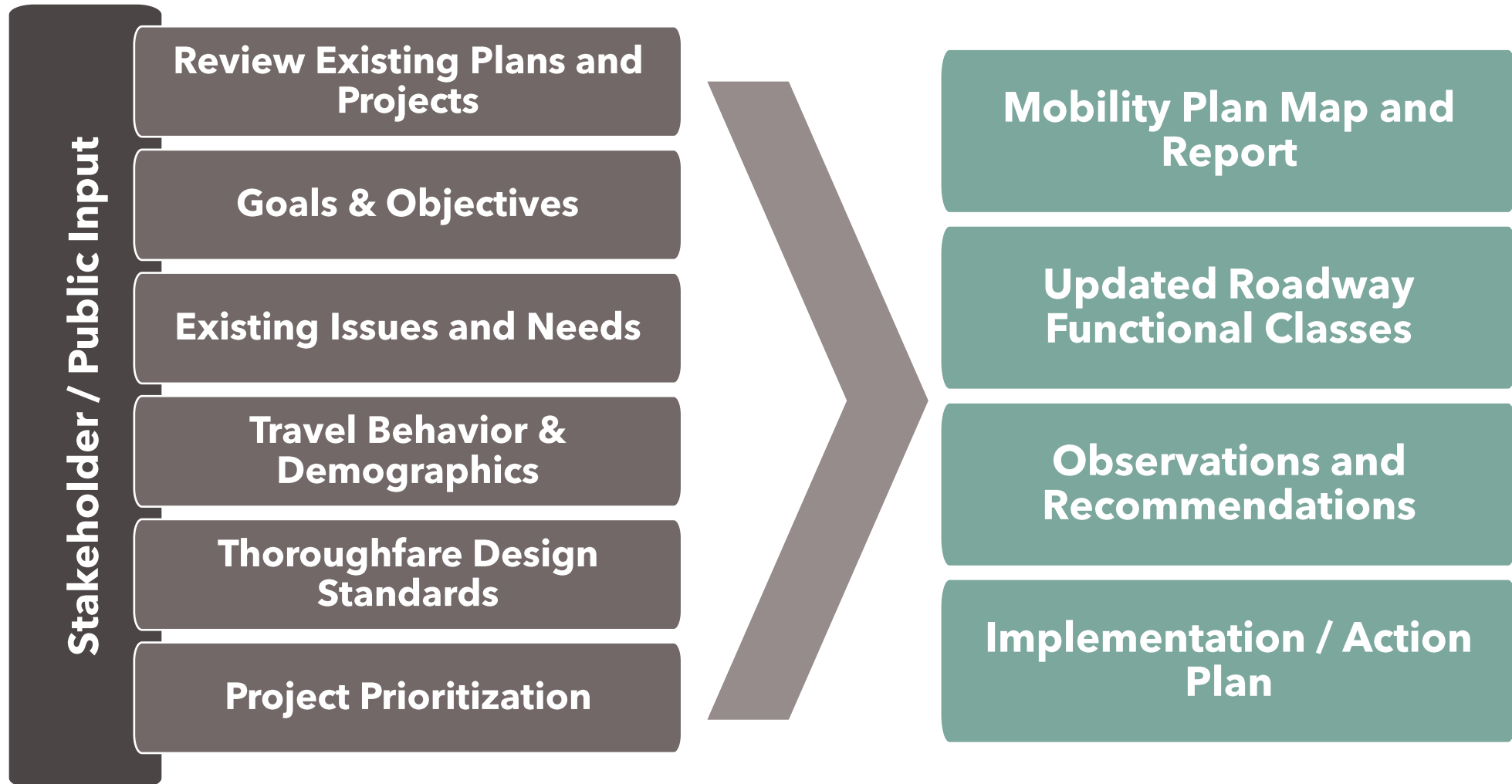


Creates **policy document**



CIP / Funding Strategies

PLAN DEVELOPMENT



HOW DO I USE IT?



To **coordinate local initiatives** and connections with the City network. Submit approved **plan updates** regularly.

As a guide when **reviewing development applications** to ensure adequate right-of-way.



As a **reference** and **foundation** when developing comprehensive plans, engineering standards, ordinances, and transportation plans.

To ensure roadway **cross section updates** are consistent.

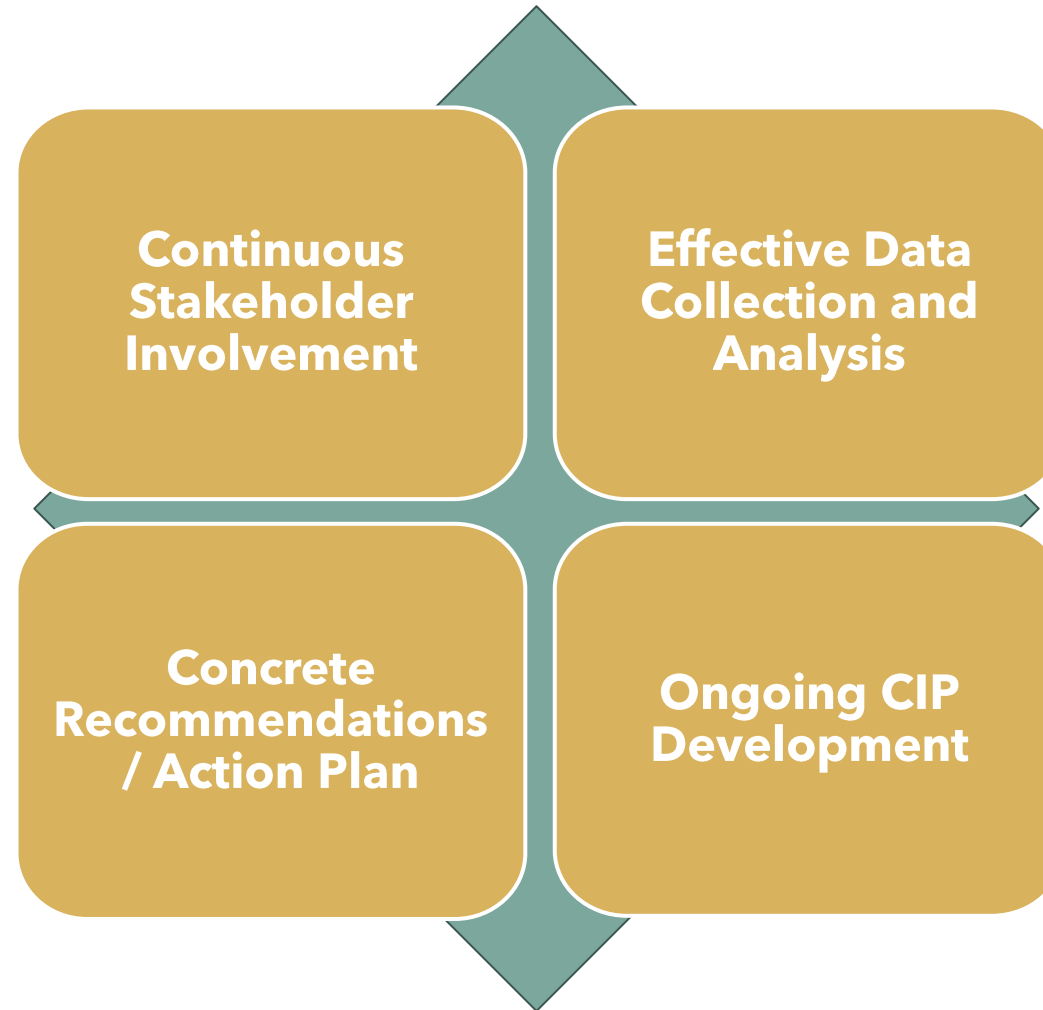


To **coordinate** with thoroughfare plan administrators to ensure local thoroughfare plan updates are included in the plan.

To be referenced for **demographic data** as well as **major employers** and/or special generators.



KEYS FOR SUCCESS



WHAT IS YOUR ROLE?



Participate:

- Committee meetings
Meeting # 2 anticipated early April
- Public Involvement events
- Plan review



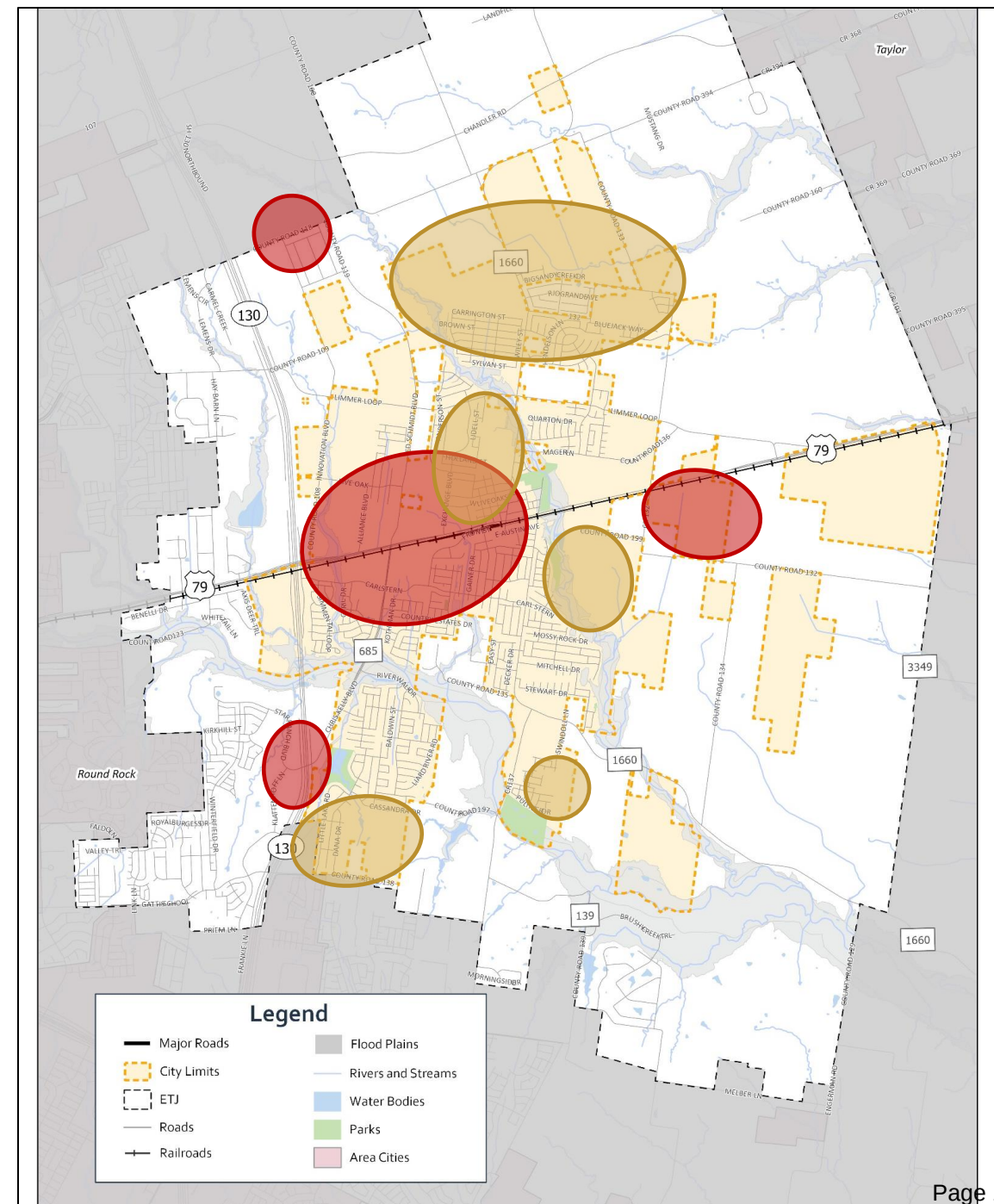
Stakeholder Actions:

- Involve others
- Be engaged
- Review materials
- Communicate issues / concerns

ANTICIPATED GROWTH

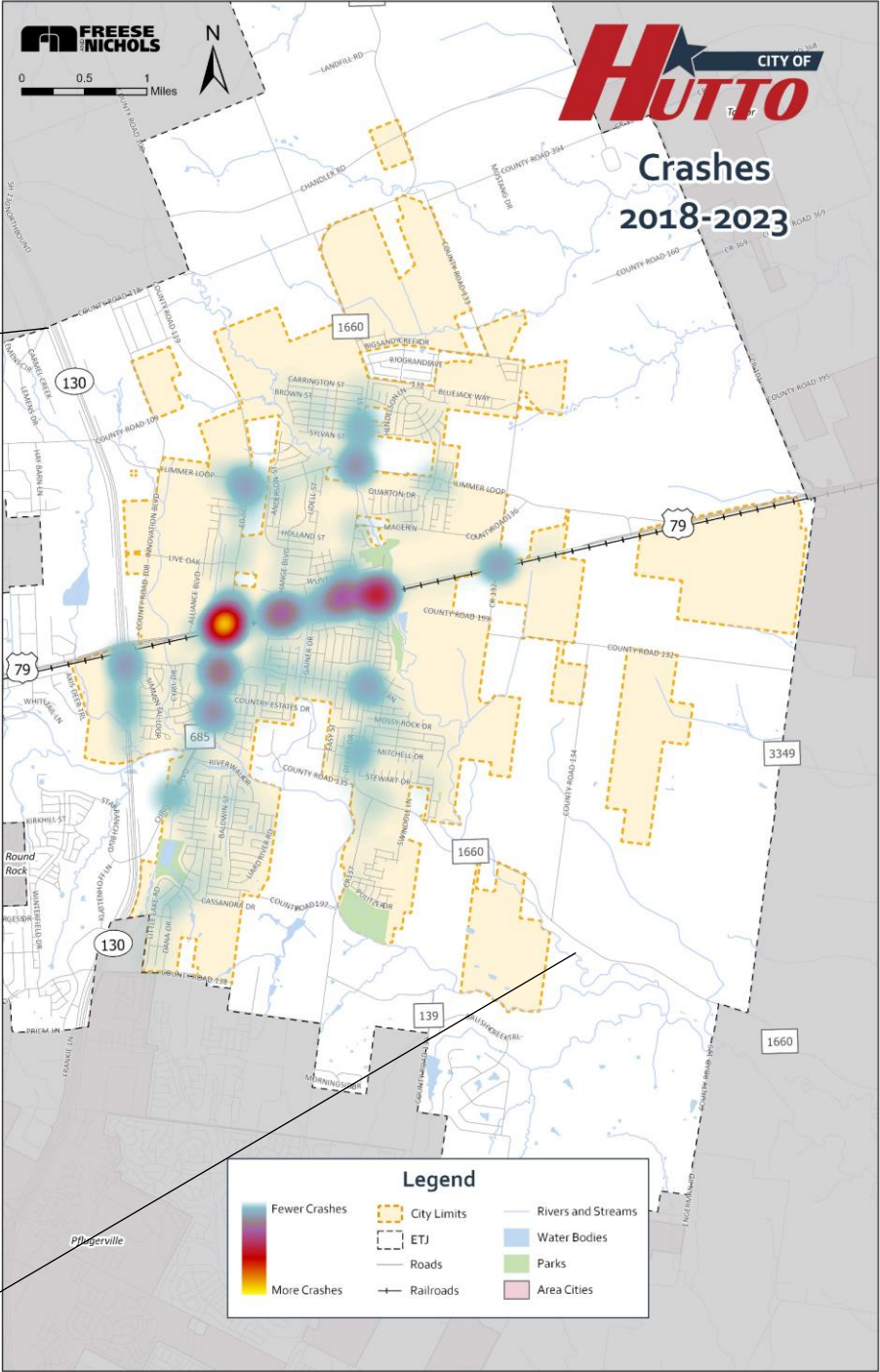
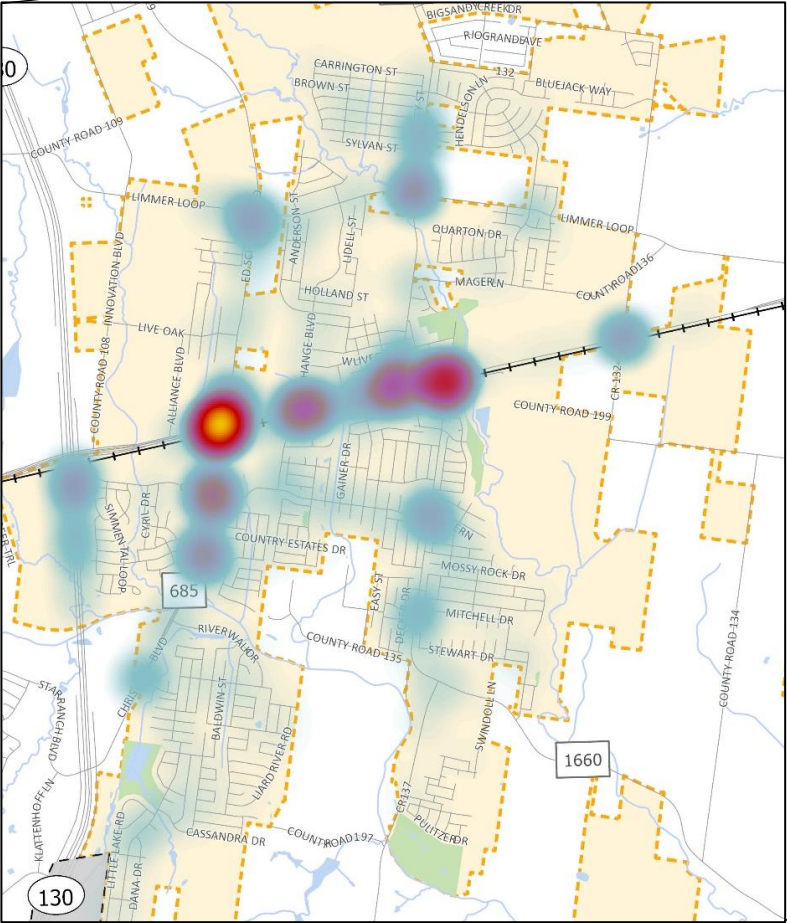
Source: City of Hutto

- Residential
- Commercial and Retail
- School Expansions
- Job Opportunities

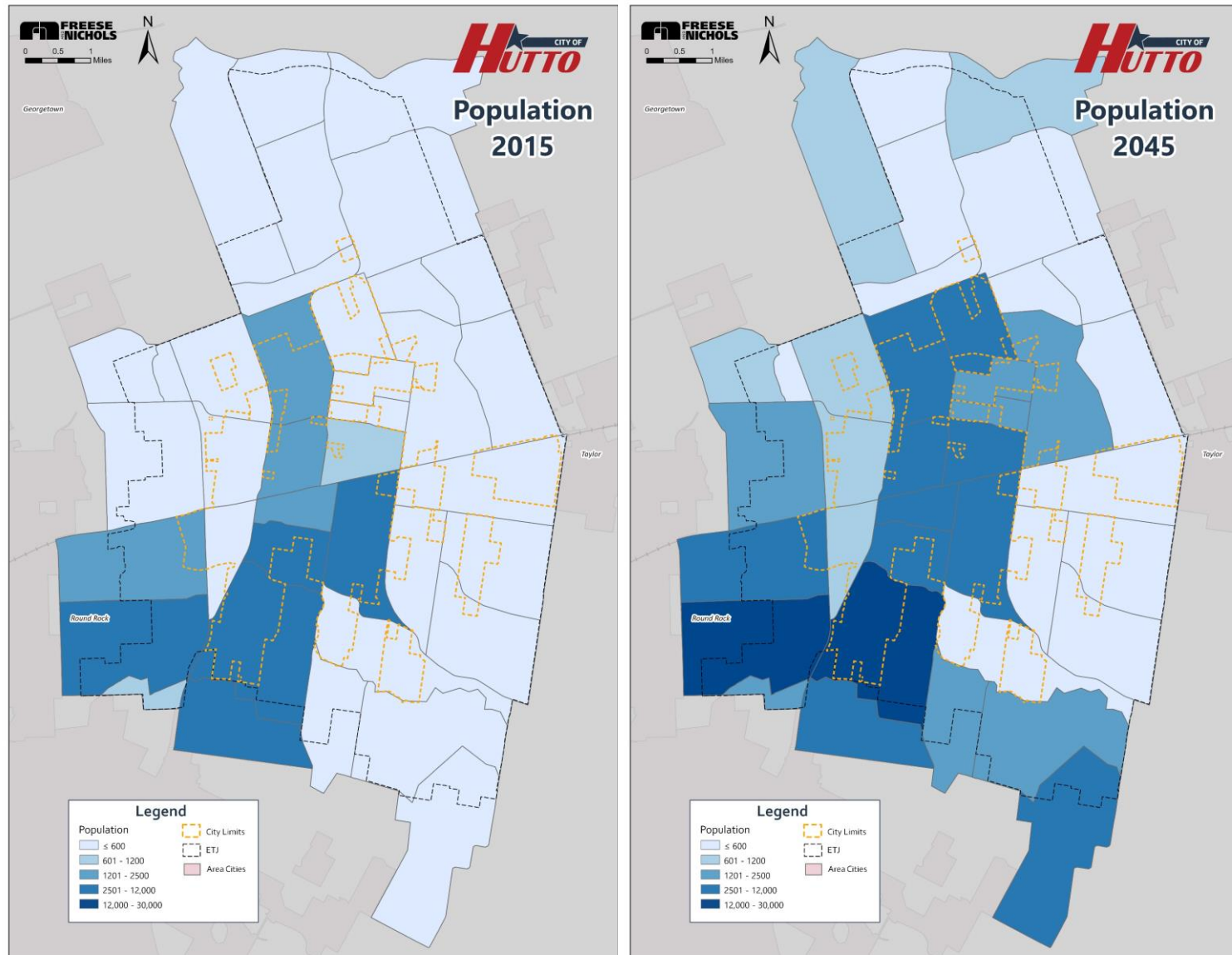


CRASH RISKS

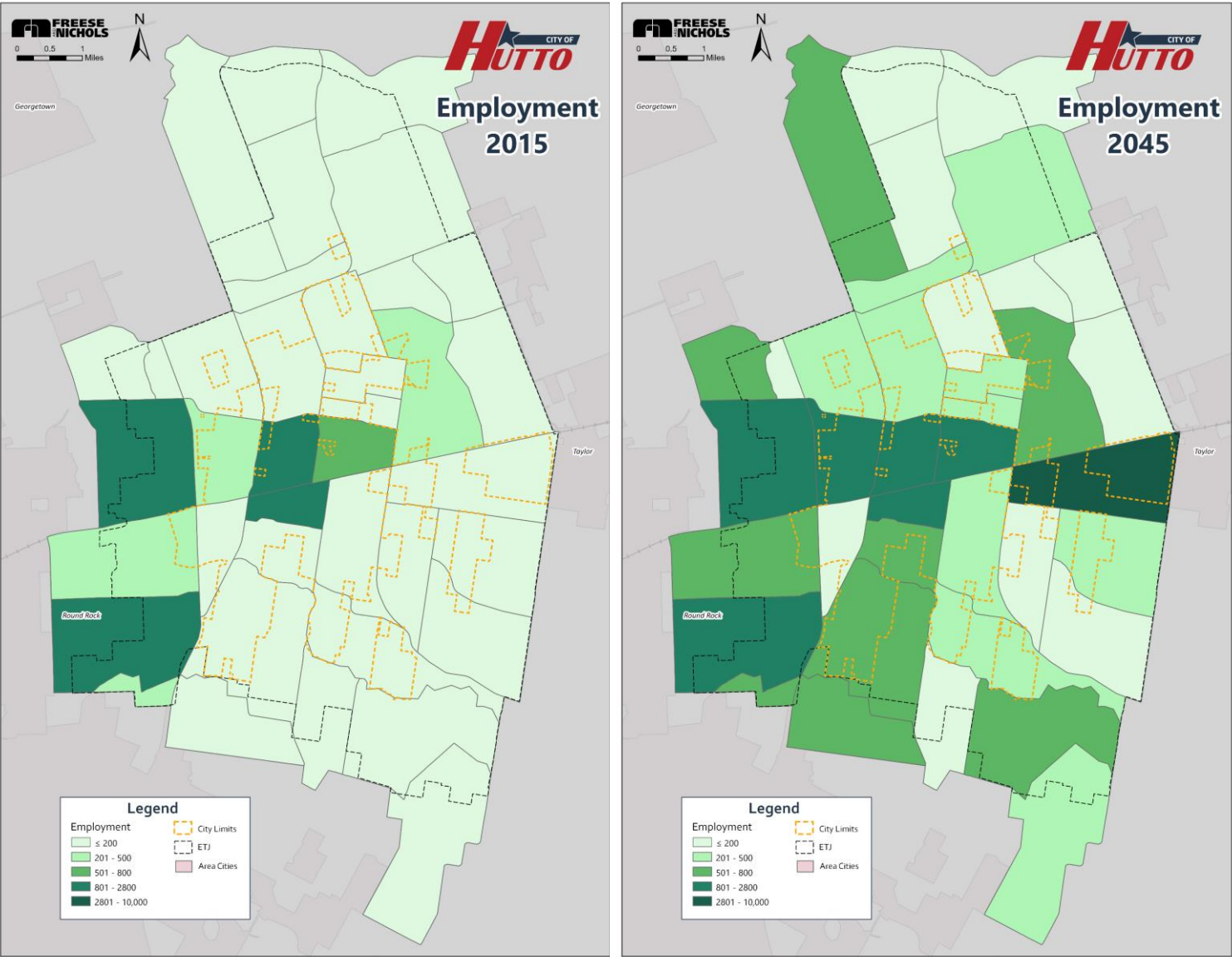
Source: TxDOT, Hutto PD



POPULATION GROWTH



EMPLOYMENT GROWTH



Source: Capital Area Metropolitan
Planning Organization (CAMPO)

EXISTING PLAN GOALS

1: an equitable, balanced and well-connected **multi-modal transportation system**.

2: **efficient travel** to and through the city.

3: Safe and active **residents**.

4: Convenient facilities for **pedestrians and bicyclists**.

5: **Transit service and amenities** that encourage a higher level of ridership.

6: A **resilient** transportation system that supports a **prosperous and competitive economy**.

7: Coordinate with local and state **agencies** and transportation plans.



KEY ISSUE AREAS + FEEDBACK

Group or table discussion related to Goals & Objectives and areas for improvement of the Plan

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BREAK

Group to convene as the
Capital Improvements Advisory Committee (CIAC)

IMPACT FEE UPDATE

Capital Improvements Advisory Committee (CIAC)

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Overview and Committee Roles

Capital Improvements Advisory Committee (CIAC)

WHAT ARE IMPACT FEES?



Finance Mechanism

- funding of certain new facilities, expansions, and capital improvements
- recovering infrastructure costs required to serve future development
- implementing other plans such as the Master Mobility Plan update



One-time fee for new development

- proportional to the impact of the development on infrastructure



Limited to **water, wastewater, road, and drainage** facilities

WHAT CAN IMPACT FEES PAY FOR?

Payable:

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

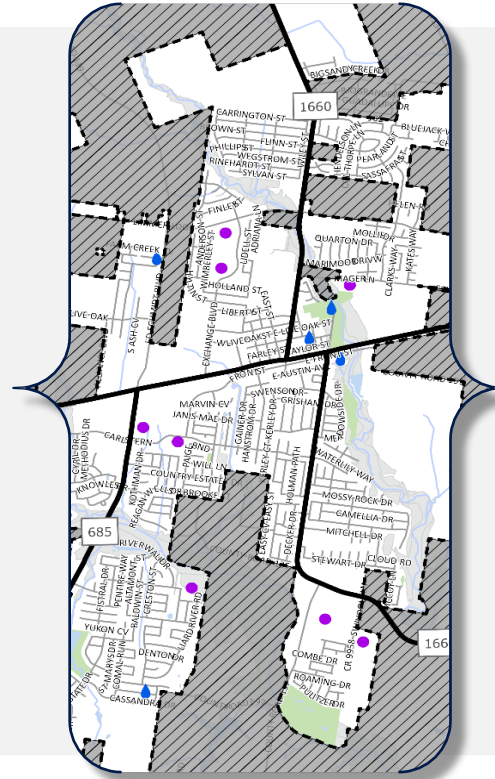
Not payable:

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

WHO PAYS FOR GROWTH?

IMPACT FEES

New development
shares in part of this
responsibility



NO IMPACT FEES

Existing and future
taxpayers build all
capital facilities



IMPACT FEE CONSIDERATIONS

Advantages:

- ✓ Ensures **accountability** for development impact
 - Allows for recoupment of projects already constructed which contain excess capacity
- ✓ **Equitable**
 - Alleviates burden of new facilities on existing taxpayers
 - Development pays an equal fee whether first or last to develop
- ✓ **Proportional** to any new demand that will be generated
- ✓ **Predictable**
- ✓ Allows for implementation of **key system improvements** over piece-meal approach
- ✓ Allows for **pooling of funds**
- ✓ Allows for **developer credits**

Challenges:

- ❑ City collects fees **gradually** as development occurs
- ❑ Fees can only be applied to projects within that **service area**
 - ❑ Service area structure can be adjusted with a system update every five years
- ❑ CIP costs are recovered at 50% credit

WHAT IS YOUR ROLE?

Provide Comment:

- Land Use Assumptions (Growth Rate)
- Capital Improvements Plans (IFCIP)

Letter to City Council:

- **August 2, 2024:** Recommendation to City Council

Attend CIAC Meetings:

3 scheduled meetings (tentative)

- **Jan 30:** IFees 101, LUA Growth Rate
- **April 2:** LUA, Preliminary CIP
- **June 4:** Cost per SU, collection rate

Public Hearing:

- **Th. September 5:** Public Hearing to adopt new program



Impact Fees 101

Capital Improvements Advisory Committee (CIAC)

IMPACT FEES: WHY UPDATE?

Texas Local Government Code

- Ch. 395 Financing Capital Improvements
- Legislatively mandated

Update at least every 5 years

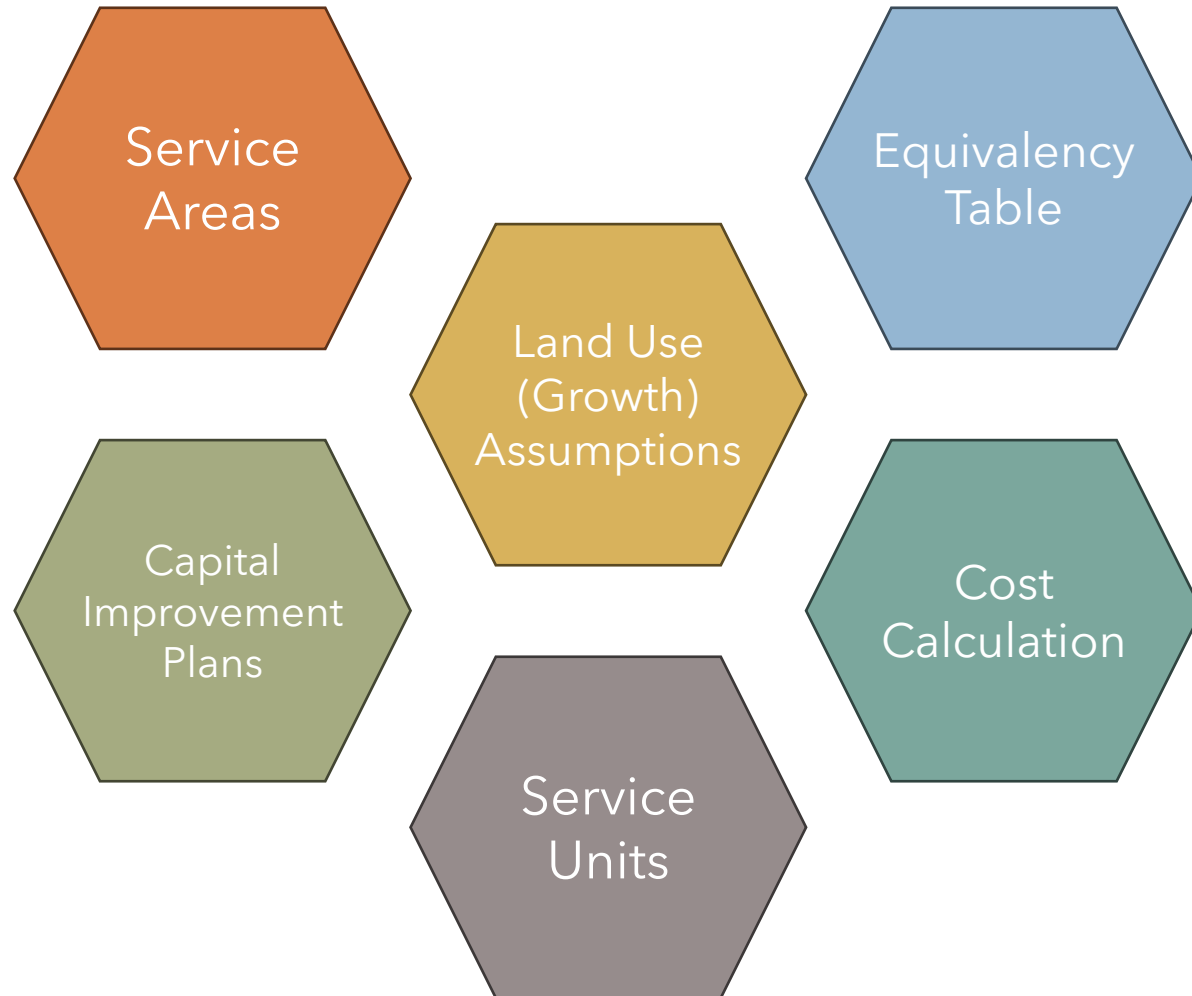
For Road Programs: City Limits ONLY

Public Hearing Requirements

- 1 Public Hearing
- Land Use Assumptions
- Capital Improvements Plan
- Impact Fee & Ordinance



IMPACT FEE TECHNICAL ELEMENTS

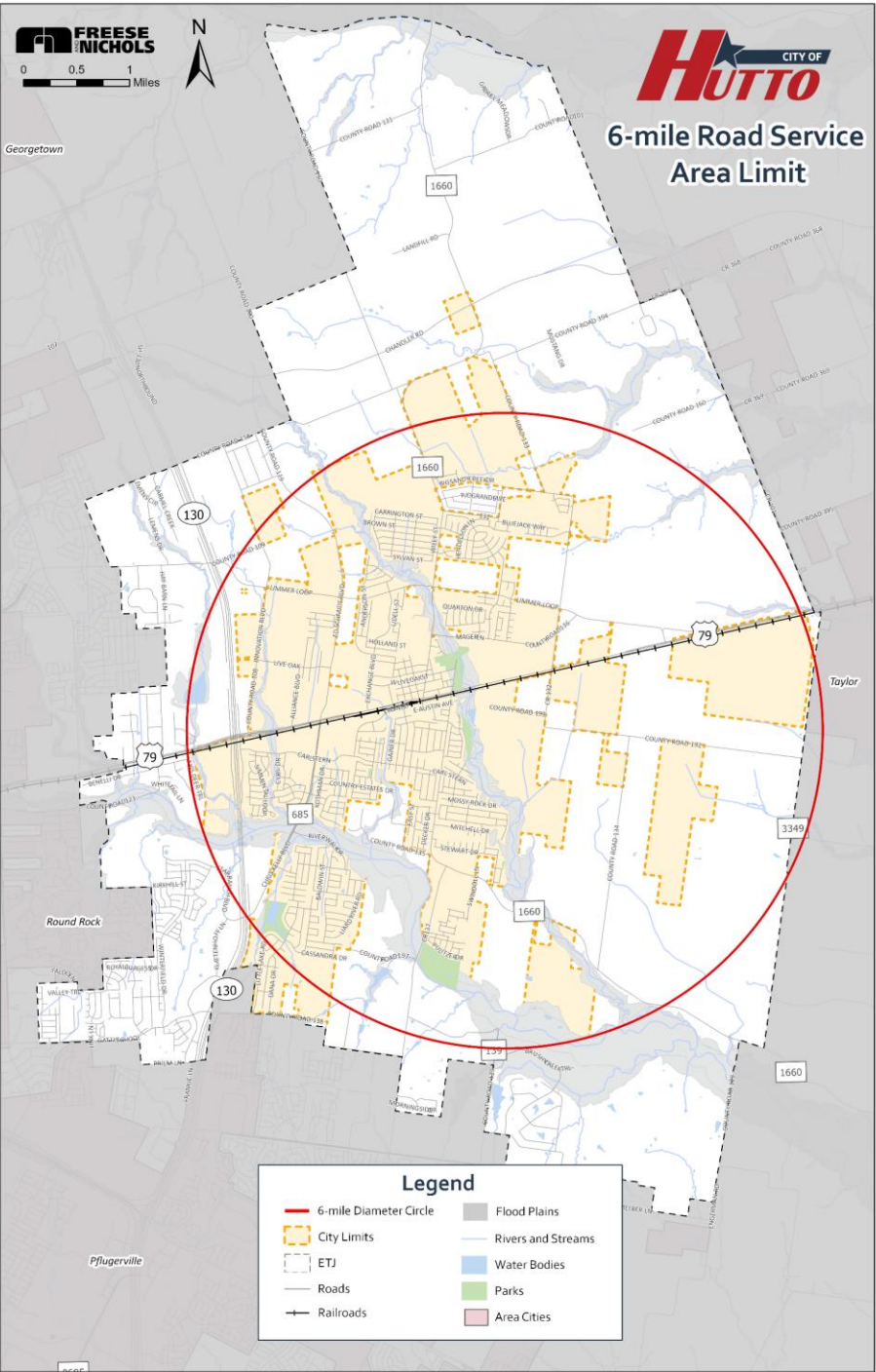


IMPACT FEE TECHNICAL ELEMENTS

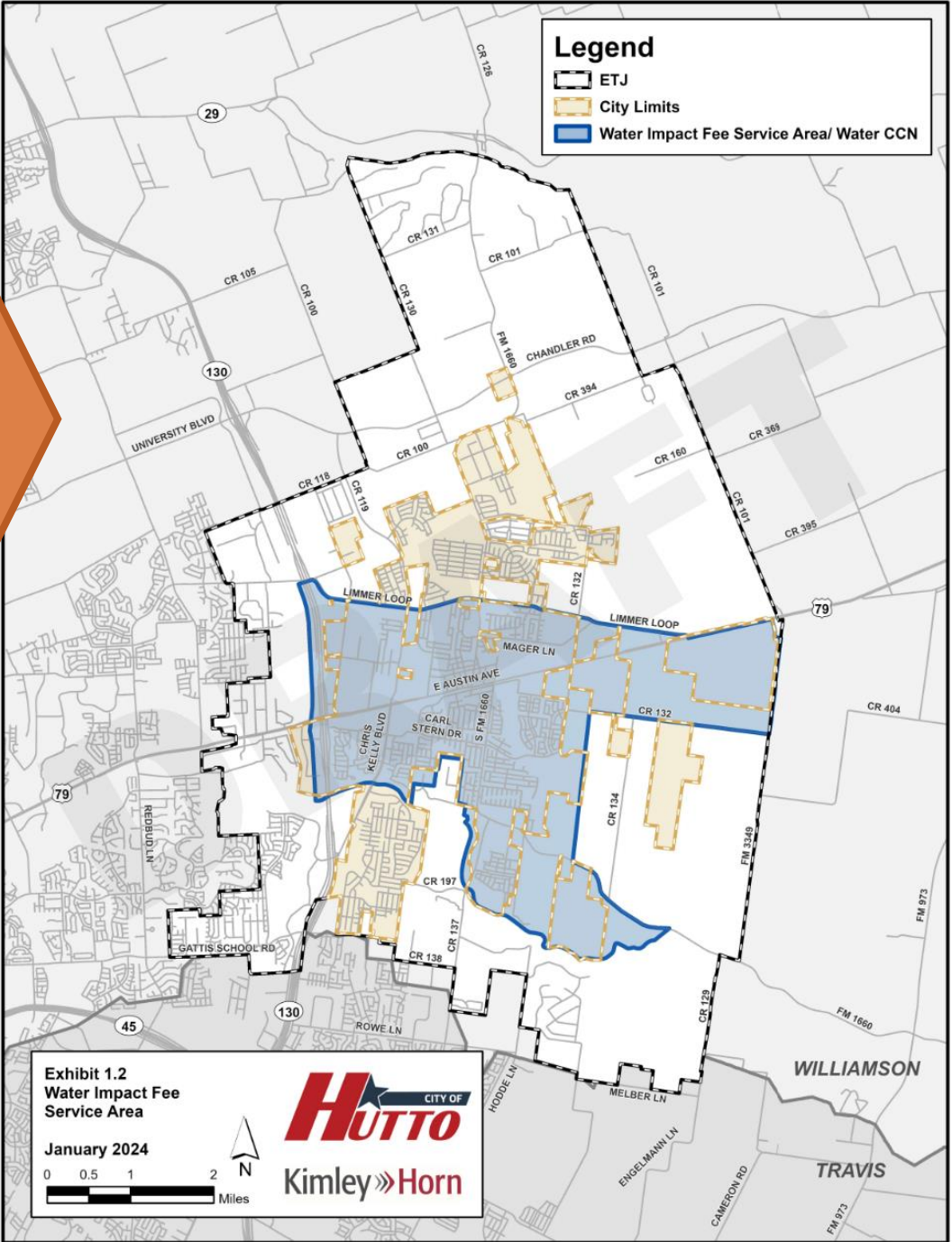


- Defines areas where impact fees can be **collected**
- Funds can only be spent again within the **same service area** within 10 years
- Allows for **reinvestment** in areas that are growing the most
- **Roadway:** City limits, 6 mile max
- **Water/Wastewater:** Extraterritorial Jurisdiction and/or CCN

Service Areas



Service
Areas

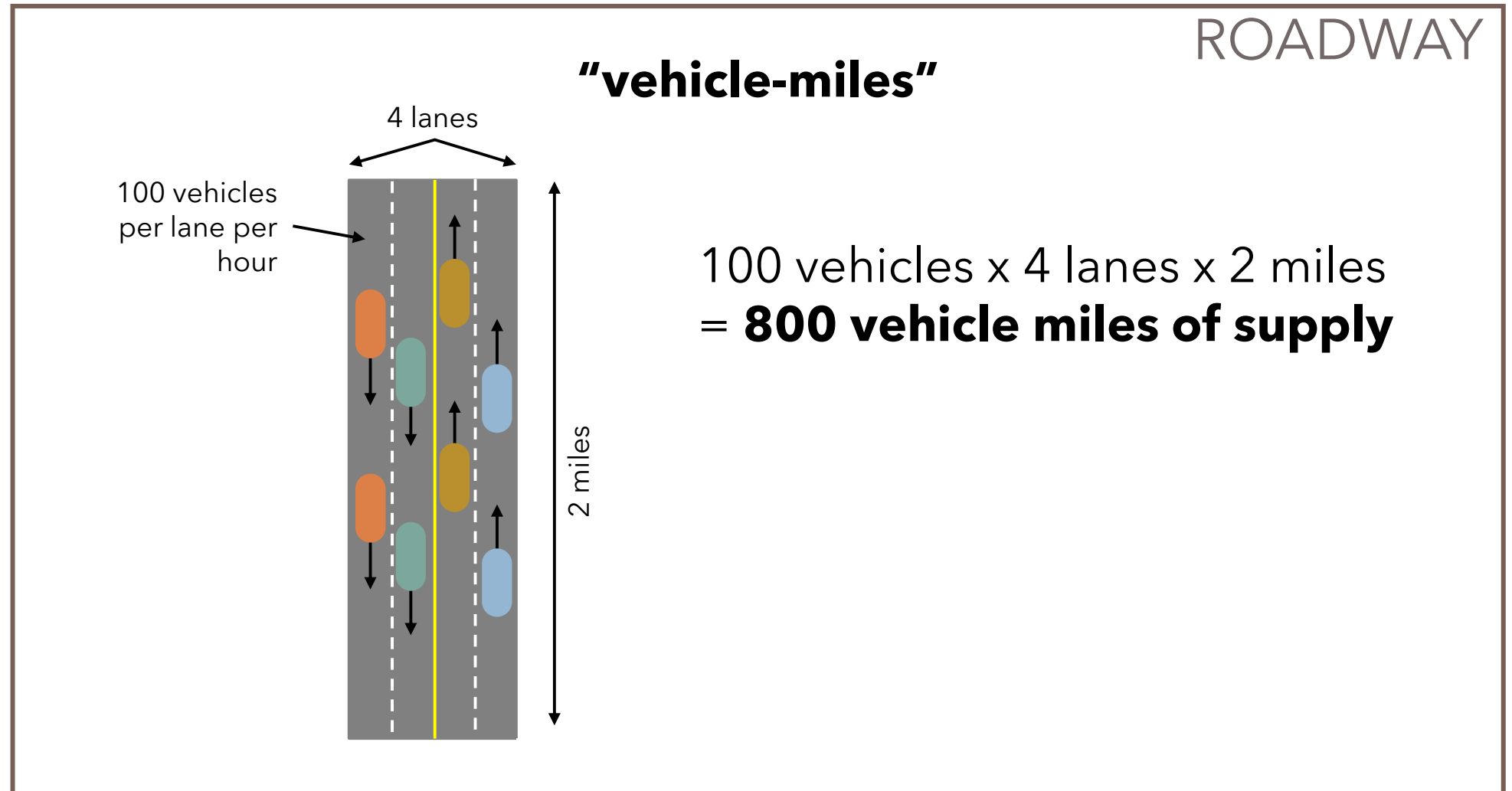


IMPACT FEE TECHNICAL ELEMENTS



- **Standardized measure** that can be attributable to one individual “unit” of development
- A way to express **how much of the infrastructure** will be used by a new development
- **Roadway:** vehicle-mile
- **Water/Wastewater:** LUE

IMPACT FEE TECHNICAL ELEMENTS



Service
Units

IMPACT FEE TECHNICAL ELEMENTS

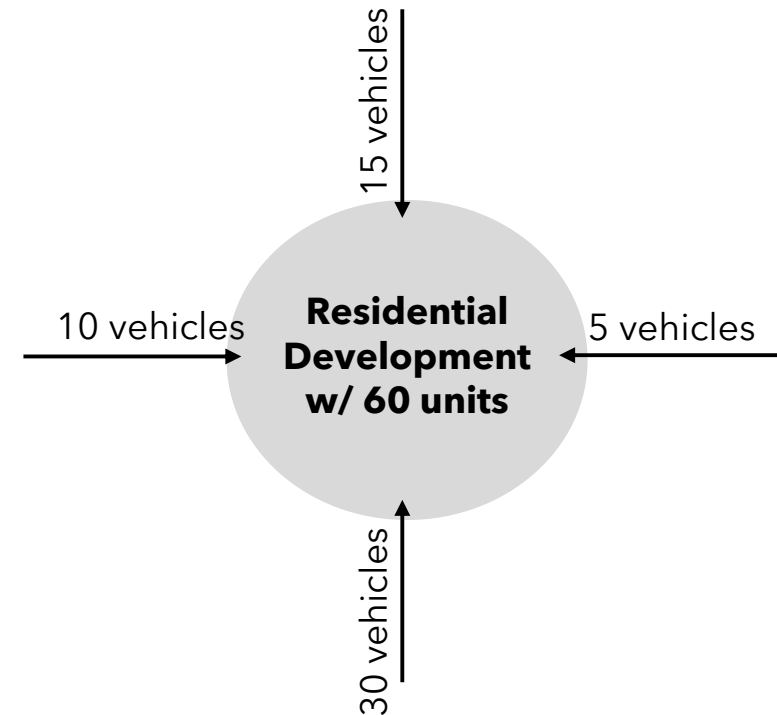
Service
Units

60 vehicles x 2.5 miles
(average trip length) =
**150 vehicle miles of
demand**

Calculated for both new and
existing developments

"vehicle-miles"

ROADWAY



IMPACT FEE TECHNICAL ELEMENTS

WATER & WASTEWATER

"LUE"

As defined by the 2021 Impact Fee Update:

- Water and wastewater utilize a "living unit equivalent (LUE)" – the standardized measure referred to in the definition of "service unit" – measures the consumption, use, generation, or discharge attributable to an individual unit of development.
- LUE's are currently measured in the previously approved Hutto Land use equivalency table
- LUE's can be measured in other ways, such as by meter size, but for consistency we are keeping with the previously approved unit of measurement.

**Service
Units**

IMPACT FEE TECHNICAL ELEMENTS

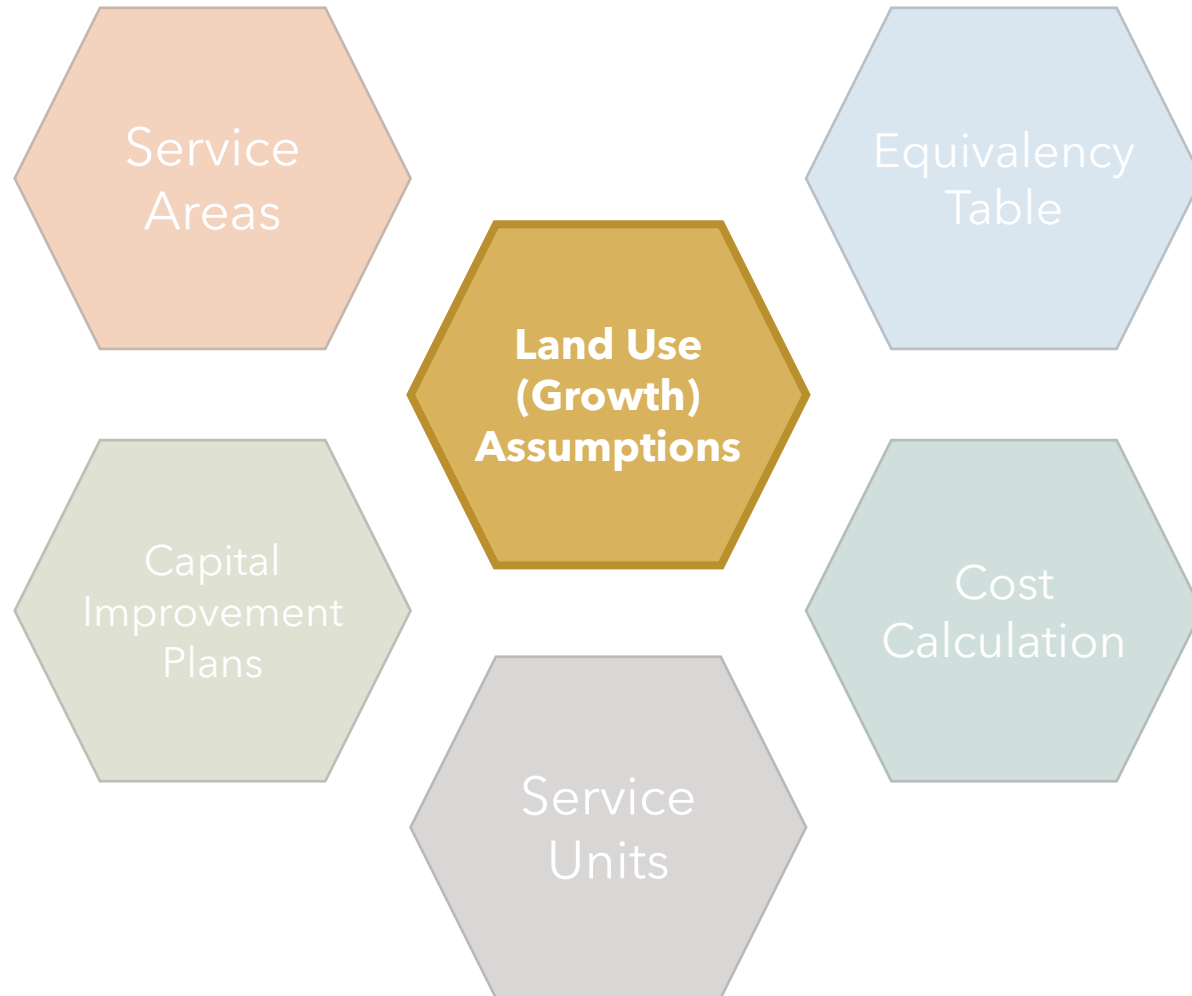
WATER & WASTEWATER

- Measured by service unit and dependent on the development
- For example, from the Hutto Table 3.2 Living Unit Equivalent Table:

Type of Development	LUE	Service Unit Equivalent
Barber Shop	1.0	1.65 Chairs
Fitness Center/Club	1.0	667 Square Feet
Residence, Single Family or Townhouse	1.0	1 Unit

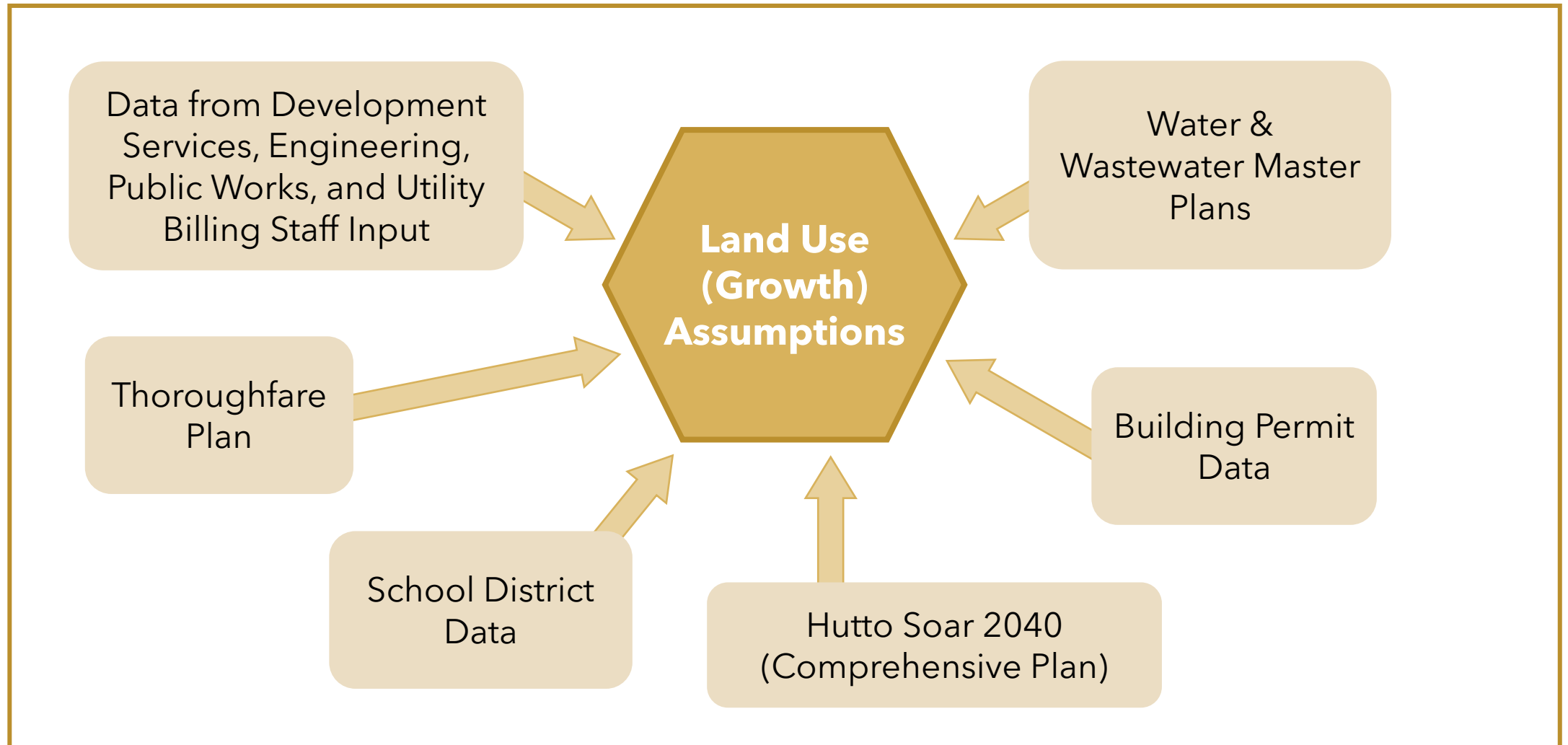
**Service
Units**

IMPACT FEE TECHNICAL ELEMENTS

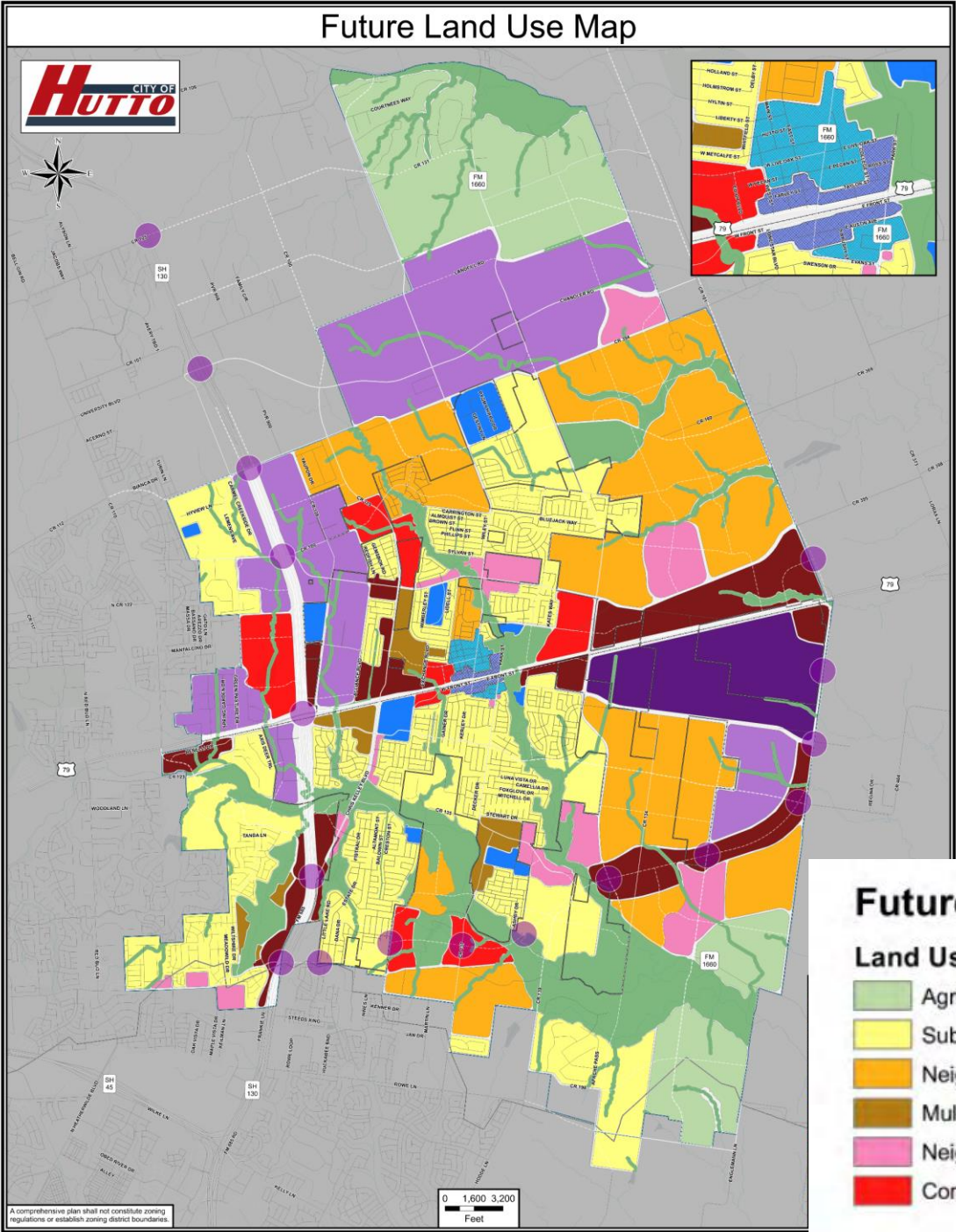


- Establishes **how much infrastructure** will be required to serve the City in the future (10-year growth)
- **Population** projections provide an estimate of **residential** growth
- **Employment** projections provide an estimate of **non-residential (commercial)** growth
- Growth estimates use **multiple sources of data**
- Assessed by **service area**

IMPACT FEE TECHNICAL ELEMENTS



Land Use (Growth) Assumptions



Future Land Use

- Land Uses**
- Corridor Commercial
 - Downtown Mixed Use
 - Downtown Transition
 - Employment Center
 - Heavy Industrial
 - Civic
 - Open Space
 - Agricultural/Rural Residential
 - Suburban Subdivision
 - Neighborhoods
 - Multifamily
 - Neighborhood Activity Center
 - Community Activity Center
- Highway Crossings
- Hutto City Limits
- Hutto ETJ
- County Lines

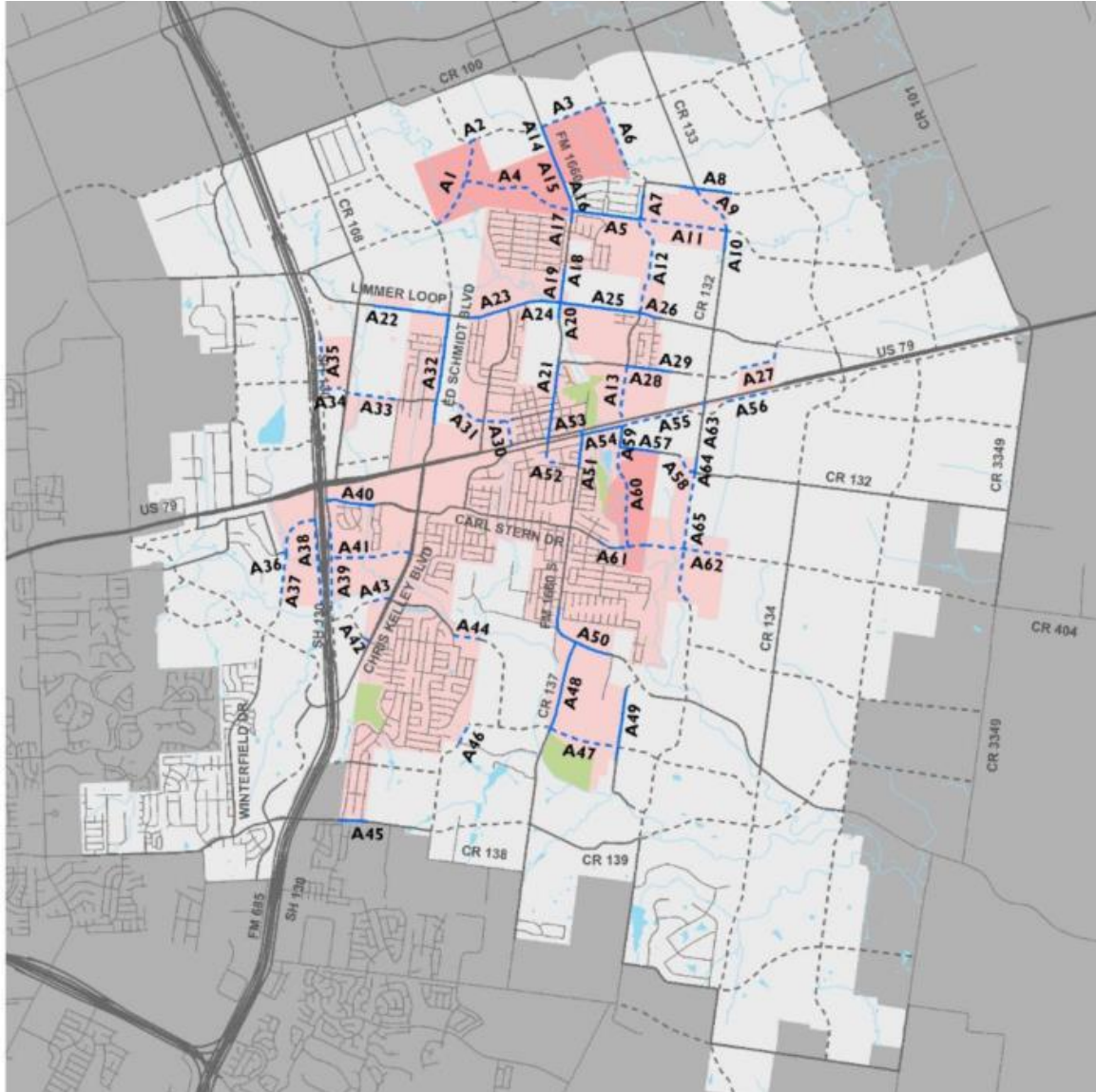
IMPACT FEE TECHNICAL ELEMENTS



- A plan or map that outlines **capital improvement projects** eligible for **funding** via impact fees
- Roadways: **Arterial** or **Collector** roads on the Thoroughfare Plan
- Water/Wastewater: **CIP projects** from W/WW Master Plans
- May include completed, underway, or future projects
- Can be amended to focus on **growth areas** and **future activity**

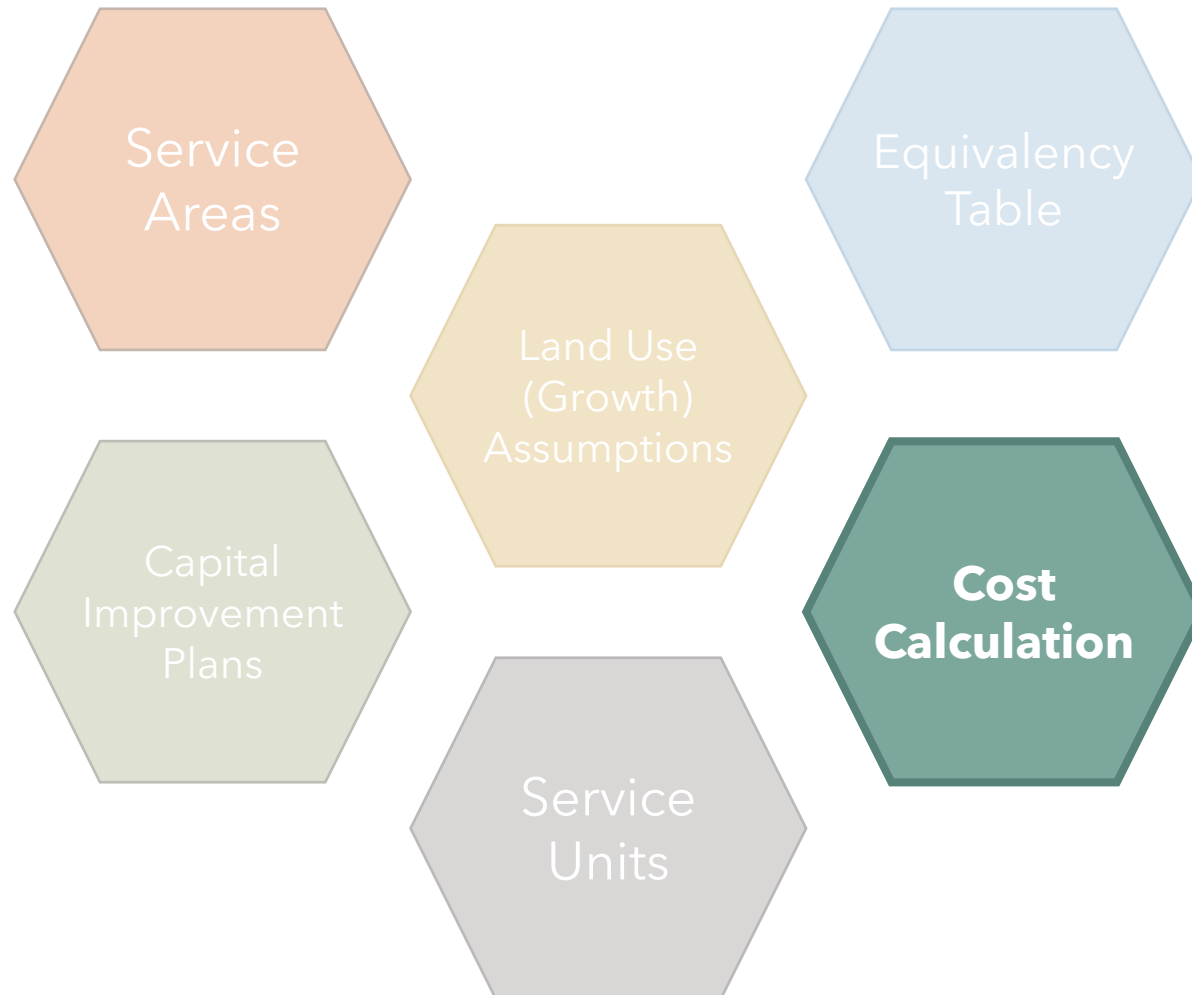
PREVIOUS IFCIP PROJECTS MAP

Capital Improvement Plans



- TIF Eligible Roadway Improvement
- City Limits
- Assumed Annexations into City Limits
- Extraterritorial Jurisdiction
- Parks

IMPACT FEE TECHNICAL ELEMENTS



- **Quantification** of the service units (actual **fee** to be charged)
 - “Cost per service unit”
- Subtracts out costs associated **existing development** to calculate costs of **future growth only**
- Determines **maximum** impact fees allowable, 50% adjustment
- Amount charged to developers may be **less than the maximum** (policy decision)
- Roadway: may differ by **service area**

IMPACT FEE TECHNICAL ELEMENTS

Cost Calculation

$$\text{Impact Fee Per Service Unit} = \frac{\text{Recoverable Cost of the CIP (\$)}}{\text{New Service Units}}$$

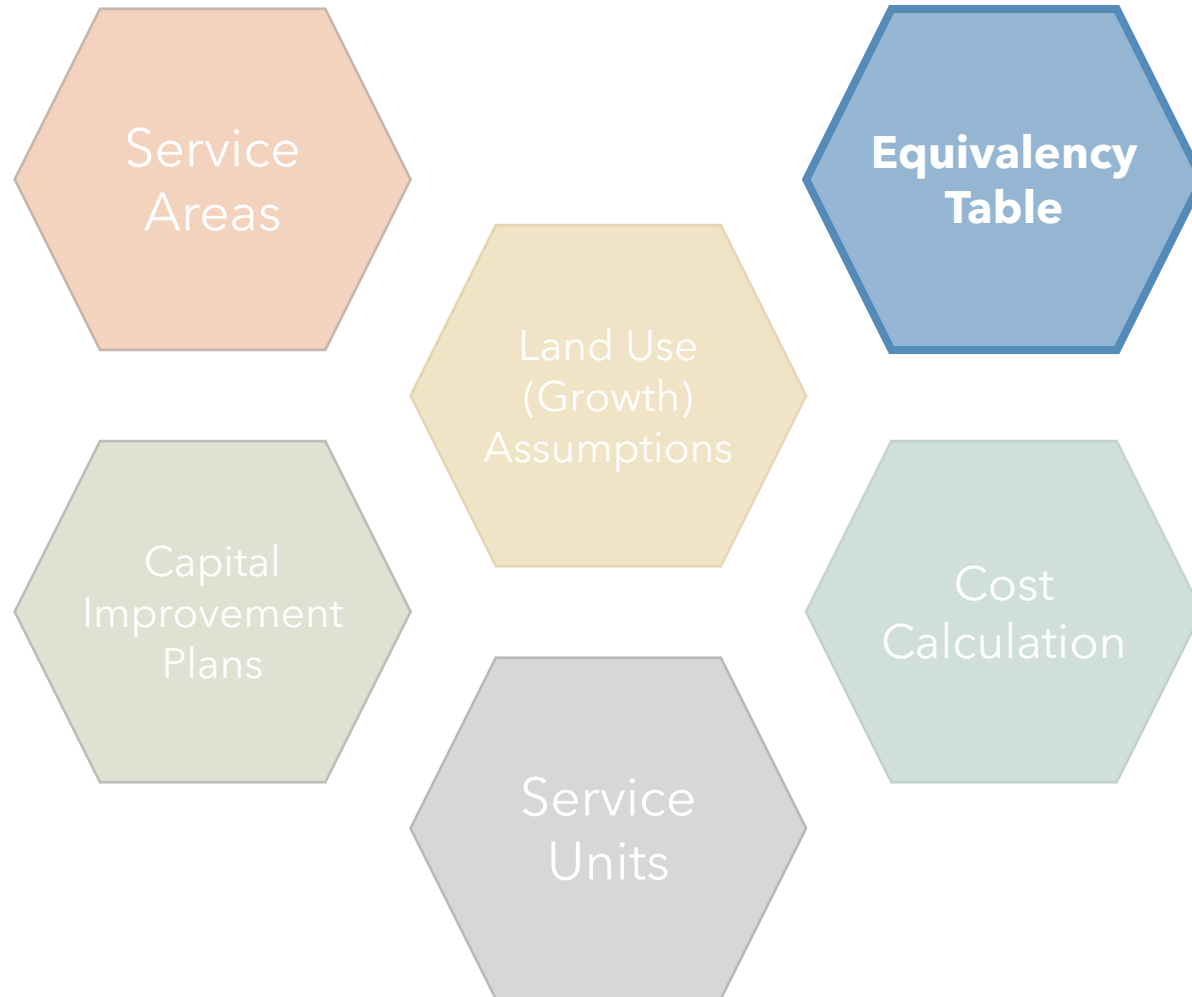
Hutto's Current Impact Fees (per service unit)

Water = \$8,832.00

Wastewater = \$2,788.00

Roadway (residential & non-residential) = \$1,960.78

IMPACT FEE TECHNICAL ELEMENTS



- Equates **different types** of new development to a certain number of service units
- Roadway: based on **land use intensity** and anticipated **traffic generation**
- W/WW: based on **Living Unit Equivalent Table**
- Different amounts and types of demand generated by an apartment, movie theater, drive-through pharmacy, middle school...



QUESTIONS?

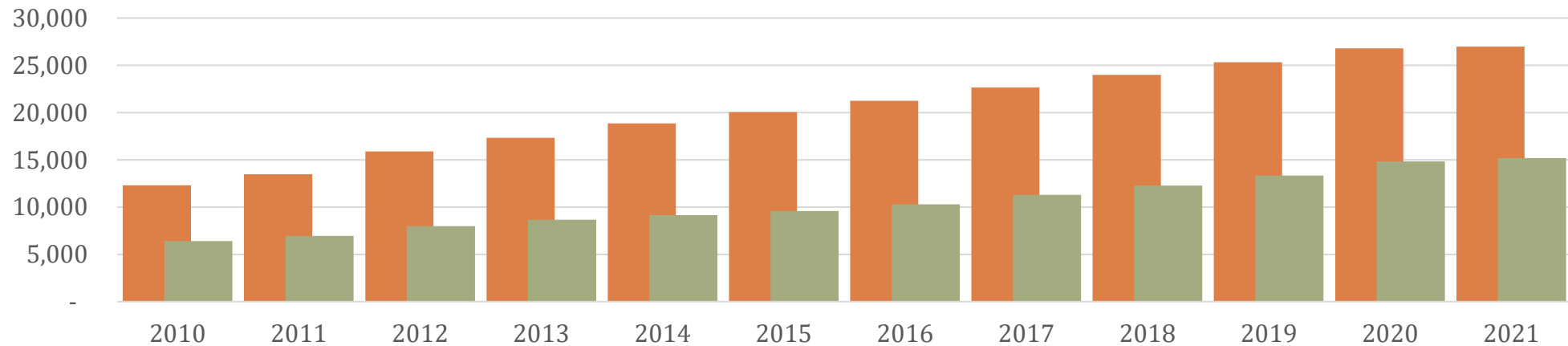


Land Use Assumptions/ Growth Rates

Capital Improvements Advisory Committee (CIAC)

HISTORIC GROWTH

Source: Census Bureau (ACS)



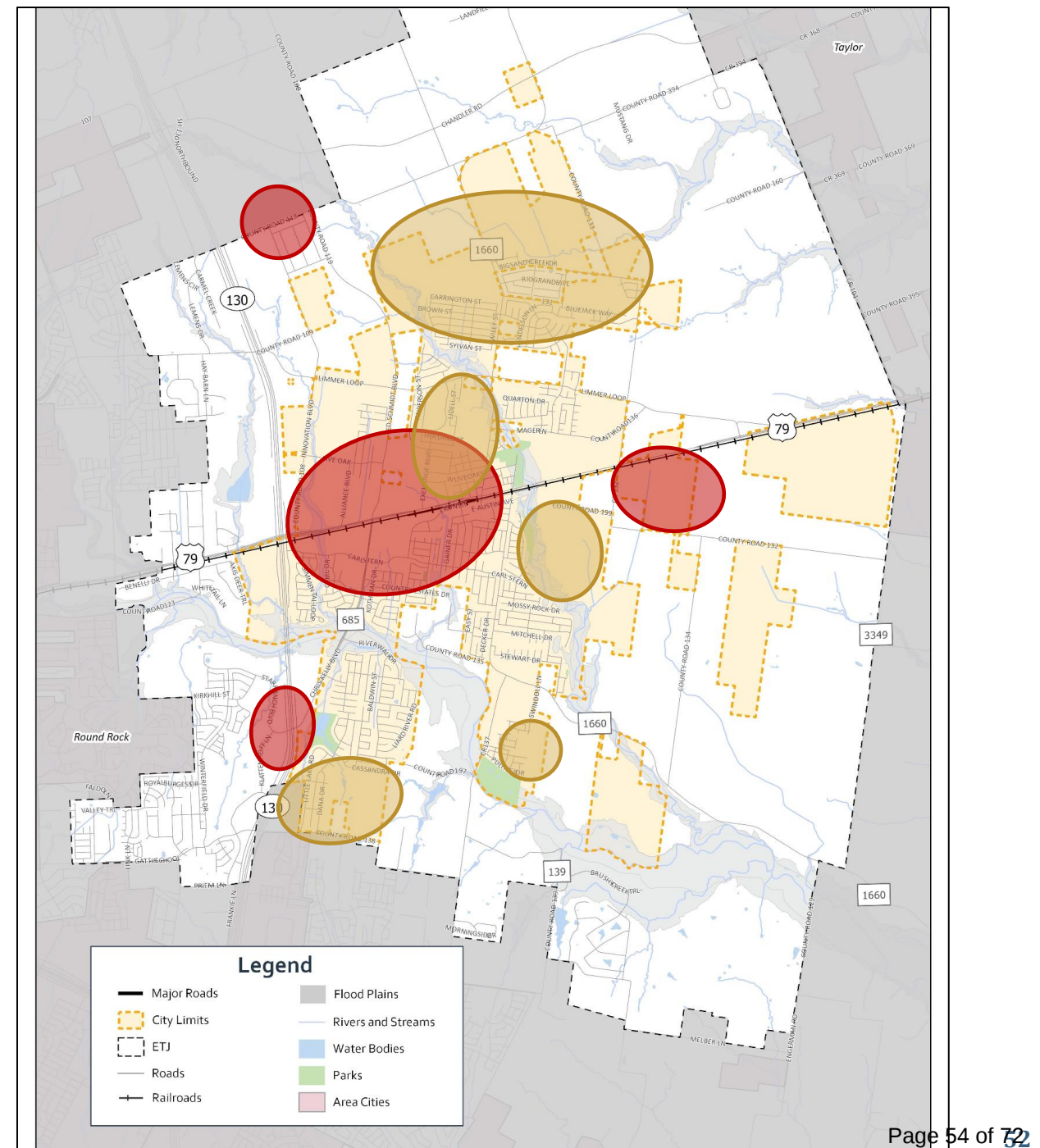
Population Growth

- 2010: 12,300
 - 2020: 26,800
- 8.09%**

Employment Growth

- 2010: 6,400
 - 2022: 16,300
- 8.75%**

SAMPLING OF ANTICIPATED DEVELOPMENT



FUTURE GROWTH SCENARIOS

Population			Employment	
Year	Persons	Growth Rate	Jobs	Growth Rate
2022	29,498	8.75%	16,351	9.00%
2023	32,079		17,823	
2024	34,886		19,427	
2025	37,939		21,175	
2026	41,258		23,081	
2027	44,868		25,158	
2028	48,794		27,422	
2029	53,064		29,890	
2030	57,707		32,580	
2031	62,756		35,513	
2032	68,247		38,709	
2033	74,219		42,193	
Net 10-yr increase		+ 42,140		+ 24,370

GROWTH PROJECTIONS

Roadway Service Area (City Limits)

Year	Population		Employment	
	Population	Net Increase	Jobs	Net Increase
2023	32,079	-	17,496	
2033	74,219	+ 24,728	42,193	+24,370

GROWTH PROJECTIONS

Water and Wastewater Service Areas

Year	Water Service Area		Wastewater Service Area	
	LUEs	Annual Growth Rate	LUEs	Annual Growth Rate
2023	8,222	-	12,823	-
2033	22,211	10.45%	36,047	10.89%

GROWTH RATE SUMMARY

- Roadway Service Area (City Limits)
 - Ten-year (2023-2033) Population projection = ~74,200 people
 - Net growth of ~24,700
 - **Recommended growth rate of approximately 8.75%**
 - Ten-year (2023-2033) Employment projection = ~42,200 jobs
 - Net growth of ~24,400
 - **Recommended growth rate of approximately 9.00%**
- Water Service Area
 - Ten-year (2023-2033) LUE projection = 22,211
 - Net growth of 13,989
 - **Recommended growth rate of approximately 10.45%**
- Wastewater Service Area (City + ETJ)
 - Ten-year (2023-2033) LUE projection = 36,047
 - Net growth of 23,224
 - **Recommended growth rate of approximately 10.89%**



ACTION ITEM

CIAC Discussion and Direction on LUA and
Establishing Future Growth Rates



Project Next Steps

Capital Improvements Advisory Committee (CIAC)

NEXT STEPS

Technical

Updated LUA

Existing Conditions Analysis

Evaluate Service Area Structure

Update SUE

10-Year Projections

Preliminary IFCIP

Cost per Service Unit Calculations

Policy

Ordinance Considerations
& Update

- Coordinate with City Attorney & Staff

Administrative

Administrative Tools

NEXT CIAC MEETINGS

April 2, 2024: Review/Approval of LUA, Preliminary CIP

June 4, 2024: IFCIP Costing, Cost per SU, collection rates

Q&A



WRAP-UP

Capital Improvements Advisory Committee | Meeting #1 January 30, 2024



Glossary of Terms

- **Service Areas** – a Service Area is a geographic area within which a unique maximum impact fee is determined. All fees collected within the Service Area must be spent on eligible improvements within the same Service Area. For Water and Wastewater Impact Fees, a Service Area can be defined for both water and wastewater facilities that consists of the City Limits and extends throughout the Extraterritorial Jurisdiction (ETJ).
- **Land Use Assumptions** - The Impact Fee determination is required to be based on the projected growth and corresponding capacity needs in a 10-year window. This study considers the years 2023-2033 for the projected 10-year population growth. These projections set the basis for determining demands to serve new growth.

Glossary of Terms

- **Living Unit Equivalent (LUE)** - The standardized measure referred to in the definition of “service unit” in the act and in this division.
- **Service Unit** - A standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 year
- **Capital Improvement Projects** - The Water and Wastewater projects needed to accommodate the projected growth over the next ten (10) years within the City of Hutto. These projects include existing, proposed, and recently completed projects that were determined based on their current or anticipated impact on each defined Service Area.

Glossary of Terms

- **Recoverable Project Costs** - Impact Fees are a one-time fee meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs within a ten-year window. With this consideration, the maximum assessable impact fee does not specifically cover the entire cost of a water or wastewater project. The calculations that determine the percentage of a project's cost that is impact fee eligible are defined as the project's recoverable cost.
- **Maximum Assessable Impact Fee Calculation** - the maximum impact fee allowable by law is calculated by dividing the recoverable cost of the Capital Improvement Plans by the number of new service units of development. In accordance with state law, both the cost of the Capital Improvement Plan and the number of new service units of development used in the equation are based on the growth and corresponding capacity needs projected to occur within a 10-year window.

Glossary of Terms

- **Adoption Process** - Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of impact fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and the Impact Fee Capital Improvements Plan used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. This CIAC also reviews the calculation and resulting maximum fees and provides its findings to the City Council. The composition of the CIAC is required to have adequate representation of the building and development communities. In Hutto, the CIAC members include real estate, development, and building industry professionals including an ETJ representative. The City Council then conducts a public hearing on the Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fee Ordinance.
- Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Impact Fee Capital Improvements Plan at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.
- Chapter 395 of the Texas Local Government Code requires a minimum of one (1) public hearing before Council to amend an existing impact fee program.

HISTORIC GROWTH

Year	POPULATION	% Change	EMPLOYMENT	% Change
2011	13,469	9.45%	6,944	8.31%
2012	15,882	17.92%	7,988	15.03%
2013	17,336	9.16%	8,660	8.41%
2014	18,839	8.67%	9,135	5.48%
2015	20,052	6.44%	9,581	4.88%
2016	21,241	5.93%	10,289	7.39%
2017	22,644	6.61%	11,295	9.78%
2018	23,980	5.90%	12,275	8.68%
2019	25,320	5.59%	13,340	8.68%
2020	26,778	5.76%	14,838	11.23%
2021	26,971	0.72%	15,172	2.25%
2022	29,498	9.37%	16,351	7.77%

HISTORIC GROWTH

Year	POP	% Change	5-yr CAGR	10-yr CAGR
2011	13,469	9.45%		
2012	15,882	17.92%		
2013	17,336	9.16%	6.91%	6.08%
2014	18,839	8.67%		
2015	20,052	6.44%		
2016	21,241	5.93%		
2017	22,644	6.61%		
2018	23,980	5.90%	5.31%	
2019	25,320	5.59%		
2020	26,778	5.76%		
2021	26,971	0.72%		
2022	29,498	9.37%		

HISTORIC GROWTH

Year	EMP	% Change	5-yr CAGR	10-yr CAGR
2011	6,944	8.31%		
2012	7,988	15.03%		
2013	8,660	8.41%	6.87%	7.32%
2014	9,135	5.48%		
2015	9,581	4.88%		
2016	10,289	7.39%		
2017	11,295	9.78%		
2018	12,275	8.68%	7.43%	
2019	13,340	8.68%		
2020	14,838	11.23%		
2021	15,172	2.25%		
2022	16,351	7.77%		

IMPACT FEE TECHNICAL ELEMENTS

Equivalency Table

ITE Land Use	ITE Code	Dev. Unit	Ave. Trip Rate w/Deductions	Ave. Trip Length	Veh-Mi per Dev. Unit
Residential					
* Single-Family Detached Housing	210	DU	1	1.16	1.16
Multifamily	220	DU	0.62	1.16	0.72
Residential Condominium/Townhouse	230	DU	0.5	1.16	0.6
Retirement Housing	251	DU	0.27	1	0.27
Office					
* General Office	310	1,000 sq. ft.	1.73	1.16	1.73
Medical-Dental Office	320	1,000 sq. ft.	3.46	1	3.46
Research and Development Center	710	1,000 sq. ft.	1.07	1	1.07
Retail/Commercial					
* Retail	820	1,000 sq. ft.	1.48	1	1.48
Restaurant	932	1,000 sq. ft.	1	1	<u>3.11</u>
Fast Food Restaurant	933	1,000 sq. ft.	8.72	1	8.72
Drinking Place	925	1,000 sq. ft.	3.58	1	3.58
Convenience Store/Gas Station	853	1,000 sq. ft.	5.6	0.8	4.48
Super Market	850	1,000 sq. ft.	2.48	1	2.48
Pharmacy/Drugstore with drive-thru	881	1,000 sq. ft.	3.77	1	3.77
Bank	912	1,000 sq. ft.	6.64	1	6.64
Hotel	310	Rooms	0.6	1	0.6

IMPACT FEE TECHNICAL ELEMENTS

Equivalency Table

**Table No. 3.2 - City of Hutto Engineering Department
Living Unit Equivalent Table**

Notes: This table is for water and wastewater system demands in LUEs. Flow per LUE shall be defined by City Utility Criteria Manual

Line No.	Type of Development	LUE	Service Unit Equivalent
1	Barber Shop or Beauty Salon	1.0	1.65 Chairs
2	Bowling Alley (Dining Additional Charge)	1.0	1.25 Lanes
3	Carwash, Tunnel, Self-Service	1.0	10 Carwashes in a Day
4	Carwash, Tunnel, Full Service	1.0	15 Carwashes in a day
5	Carwash, Self Serve	1.0	0.75 Carwash Bays
6	Church or Fellowship Hall	1.0	70 Seats
7	Club, Concert Hall, Tavern, or Lounge	1.0	25 Occupants
8	County Club	1.0	3 Members
9	Dance School or Dance Studio	1.0	25 Occupants
10	Day Care Center	1.0	25 Occupants
11	Fire Station	1.0	3 Occupants
12	Fitness Center/Club	1.0	667 Square Feet
13	Gas Station (No Carwash)	2.0	1 Station
14	Gas Station with Carwash	12.00	1 Station
15	Grocery Store	1.0	2000 Square Feet
16	Hospital	1.0	1 Bed
17	Hotel or Motel	1.0	2 Rooms
18	Laundromat	1.0	1.75 Machines
19	Manufacturing	1.0	5000 Square Feet
20	Mobile Home Park	1.0	1.5 Space
21	Movie Theater	1.0	50 Seats
22	Movie Theater - With Dining	1.0	25 Seats
23	Nursing Home	1.0	2 Beds
24	Office	1.0	3000 Square Feet
25	Park	1.0	50 Occupants
26	Post Office	1.0	3125 Square Feet
27	Recreational Vehicle Park	1.0	3.33 Vehicles
28	Residence, Apartment or Condominium	1.0	1.25 Units
29	Residence, Single Family or Townhouse	1.0	1 Unit
30	Restaurant	1.0	200 Square Feet
31	Retail	1.0	1660 Square Feet
32	High School	1.0	13 Students & Staff
33	Middle and Elementary School	1.0	15 Students & Staff
34	Stadium	1.0	80 Seats
35	Swimming Pool	1.0	50 Swimmers
36	Warehouse	1.0	4000 Square Feet

WATER & WASTEWATER

Table 3.2 - City of Hutto
Living Unit Equivalent Table