



# IMPACT FEES STUDY P&Z COMMENT FORM

State law requires City Council action every five (5) years on the impact fee structure – to either change the fees or determine no revision is required. The Planning & Zoning Commission, which serves as the Advisory Committee for impact fees, is required to provide written comment prior to the public hearing scheduled for July 25, 2017.

NAME:

BEN TRANAM

TITLE:

Commissioner P/Z, Phase 2

**DUE DATE**

**JULY 7, 2017**

## COMMENTS

(if none, write "none")

None. Current assumptions + costs are proper and reflect market conditions while being competitive.

Signature

Date

7/5/17



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NAME: STEPHEN C. PLATT, JR  
TITLE: P&Z COMMISSIONER PLACE #3

**DUE DATE**  
**JULY 7, 2017**

## COMMENTS

(if none, write "none")

MAX. ALLOWABLE 2017 UPDATES FOR WATER, WASTEWATER,  
& ROADWAY FEES SEEM APPROPRIATE PER THE INFORMATION  
PROVIDERS. I HAVE NO CHANGES TO RECOMMEND AT THIS TIME.  
TIME.

Signature

Date

5 JULY 17



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NAME: MICHAEL OFF  
TITLE: COMMISSIONER, PLANNING & ZONING

**DUE DATE**  
**JULY 7, 2017**

## COMMENTS

(if none, write "none")

AFTER REVIEWING THE ATTACHED IMPACT FEE UPDATE, I  
FEEL IMPACT FEES SHOULD BE INCREASED TO A SIMILAR RATIO  
PERCENTAGE OF THE MAXIMUM ALLOWABLE FEE, AS THE  
CURRENT FEE. MUCH OF THE NEW DEVELOPMENT IS HIGHER  
DENSITY & MULTI-USE, REQUIRING HIGHER CONCENTRATION OF  
USAGE OVER TRADITIONAL SINGLE FAMILY. ALSO, MUCH OF  
THE REMAINING DEVELOPABLE PROPERTY IS ALONG HWY 121.  
THIS DEVELOPMENT WILL MOST LIKELY BE LARGE CORPORATE  
CAMPUSES & LARGER MULTI-USE DEVELOPMENTS, AGAIN  
REQUIRING HIGHER CONCENTRATION OF USAGE.

Signature

Date 5 JUL 2017



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NAME:

John Ogrizovich

TITLE:

Commissioner - Place #7

**DUE DATE**

**JULY 7, 2017**

## COMMENTS

(if none, write "none")

① Page 8 Water Distribution System - Paragraph 3 -

"No new facilities ... ground storage reservoirs are projected in the 10-year study period" = At the 6/20/17 P&Z meeting, a recommendation for the construction of new tanks was approved and sent forward to Council - Added capacity 27 mil. gal. Does this change anything??

② A comparison of proposed fees for Allen should be made with neighboring cities: Plano, McKinney, etc. Would seem to be a factor for developers considering alternative sites in multiple cities.

Signature

Date

7/5/2017



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NAME: Jeff Cocking  
TITLE: Chair - P&Z

**DUE DATE**  
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## COMMENTS

(if none, write "none")

none

Signature

Date 7-5-2017



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NAME: Luke Hollingsworth

TITLE: Commissioner P&Z

**DUE DATE**

**JULY 7, 2017**

## COMMENTS

(if none, write "none")

Well done and very thorough.  
"None"

Signature

[Signature]

Date

6/29/17