

**Impact Fee Semi-Annual Report**

**DATE OF REVIEW:** May 7, 2025

Presentation by the Public Works Department – Utilities Division.

**RECOMMENDED MOTION:**

Recommend approval of the City of Round Rock's Water and Wastewater Capital Improvements Plan Semi-Annual report for presentation to the Council.

# Capital Improvements Plan Progress

Semi-Annual Report  
May 2025



## **SUMMARY**

The Local Government Code Section 395.058 requires the Capital Improvement Advisory Committee (CIAC) to report to the political subdivision the progress of the capital improvements plan and any perceived inequities in implementing the plan or imposing the Impact Fee. Included herein is the semi-annual report for the reporting period of October 1, 2024, to March 31, 2025. This report assesses the actual growth rate compared to the projected growth rate, the status update of capital improvement projects, and the Impact Fees collected during the reporting period.

The local government code also requires the CIAC to advise the City Council on updating the land use assumptions, capital improvements plan, and Impact Fees. The City last updated these items in September 2023, and the new Impact Fees went into effect on January 1, 2024.

Figure 1 shows the groundwater and surface water produced and the number of active water services over the past two years. Although the City continues to grow, overall water production has remained relatively steady. However, water demand fluctuates significantly with weather conditions, particularly during summer. The City's water conservation and reuse programs play a key role in managing and reducing overall water usage.

**Figure 1**

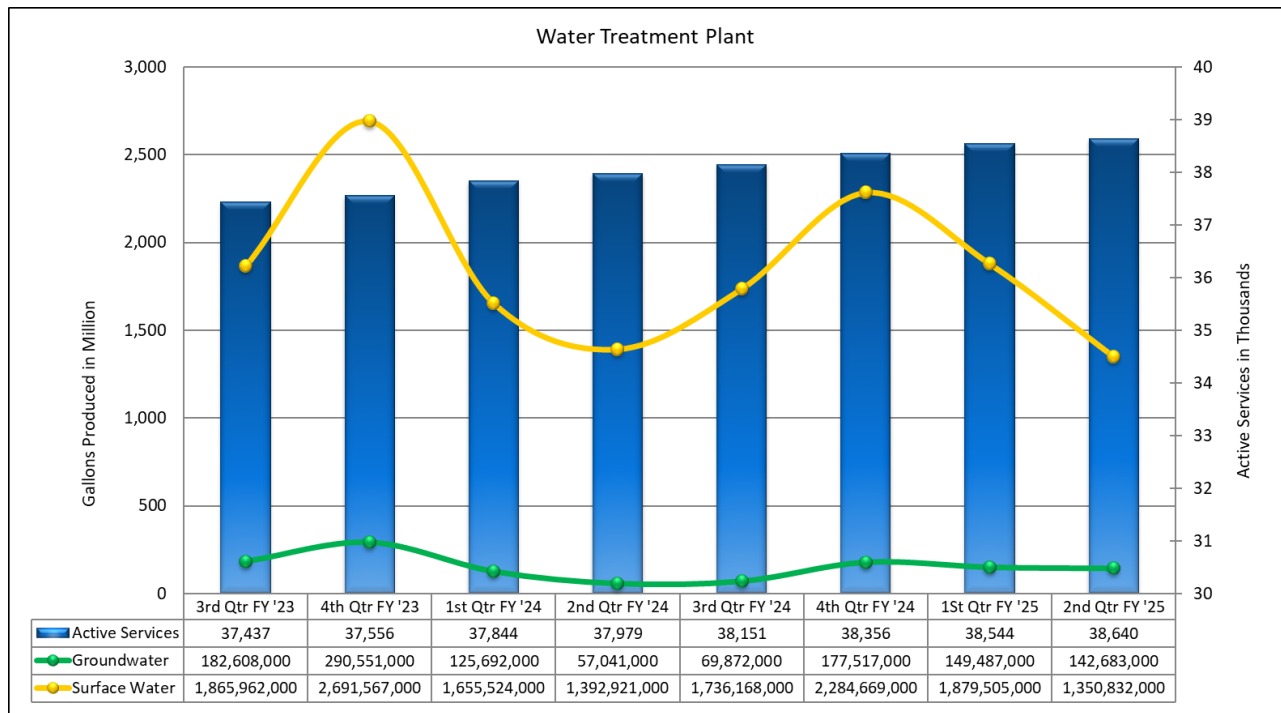


Figure 2 reflects the daily average of potable water produced each month over the last five years. Total water production is dependent on weather conditions; therefore, discretionary water usage is higher during the summer months.

**Figure 2**

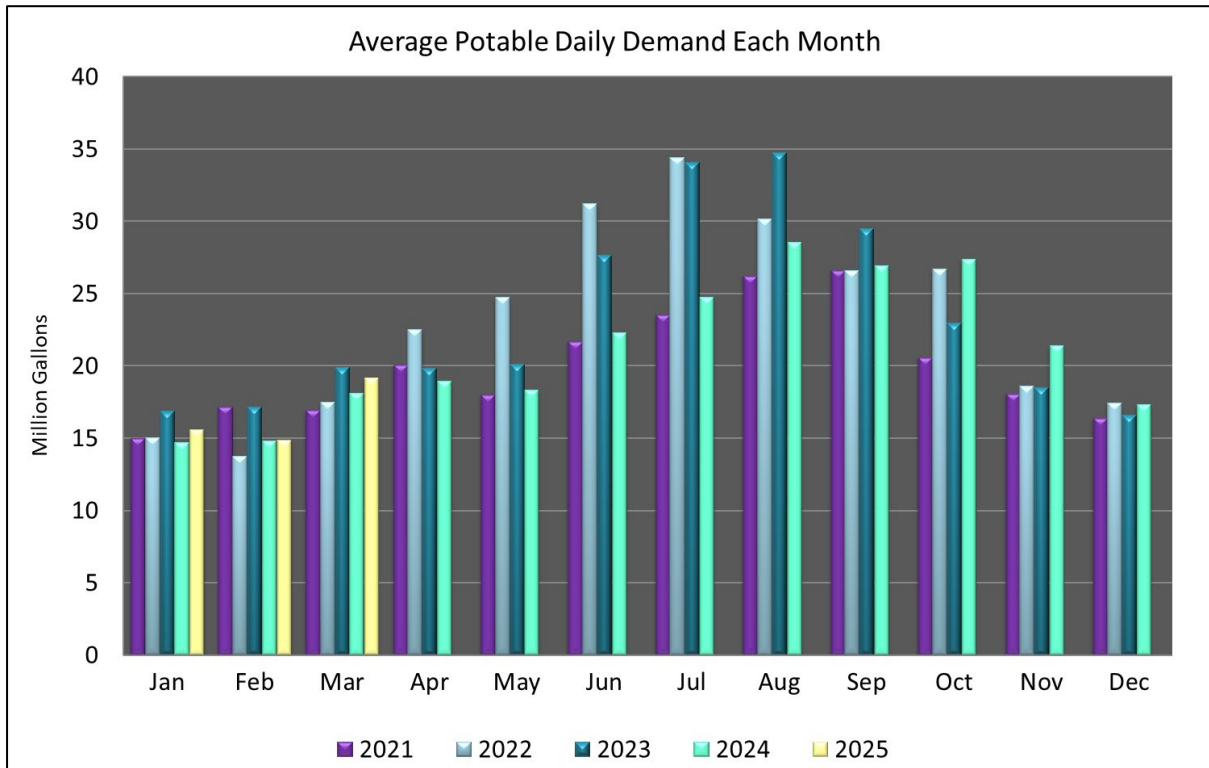


Figure 3 reflects the monthly potable treated water production and the Type I Reuse treated water production. The City's reuse water system began production in October 2012 with three customers: Old Settlers Park, Dell Diamond, and Forest Creek Golf Course. The City has since expanded the system to Forest Creek HOA, Legends Village Subdivision, Austin Community College, Texas A&M Health Science Center, Forest Grove, and Vizcaya Subdivisions, and Kalahari Resort. The City continues to promote reuse water in the northeast part of Round Rock, and as depicted in Figure 3, the demand continues to grow.

**Figure 3**

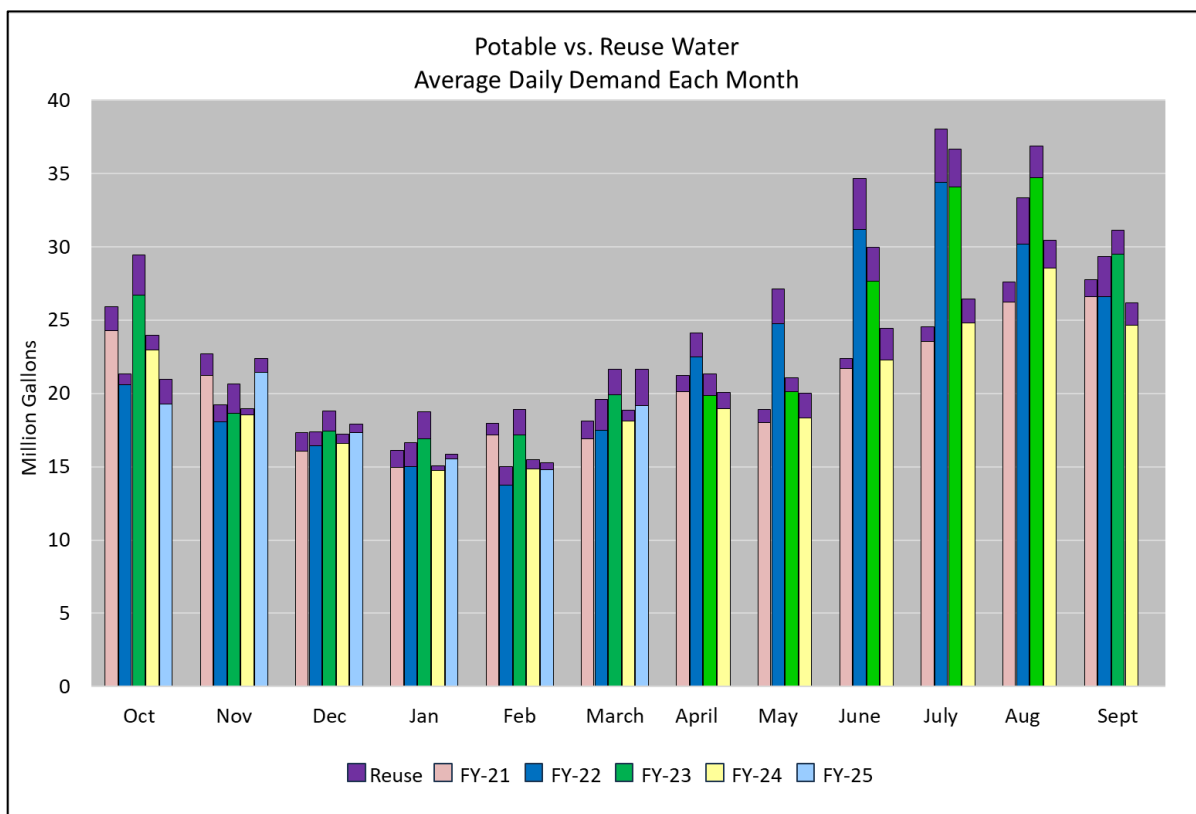


Figure 4 shows the number of new single-family building permits issued in the City of Round Rock and the City's extra-territorial jurisdiction (ETJ). Over the past five years, new single-family housing starts in the City have ranged from 533 to 1,057 per year.

The City issued 259 single-family building permits in the first half of FY-25, but no single-family permits were issued in the ETJ. Most of the current construction activity is in the northeast part of Round Rock, in the Salerno, Sauls Ranch East, Avery East, and University Heights Subdivisions.

As noted in Figure 4, all Municipal Utility Districts (MUDs) in Round Rock's ETJ have potentially been built out for their single-family properties since FY-21.

**Figure 4**

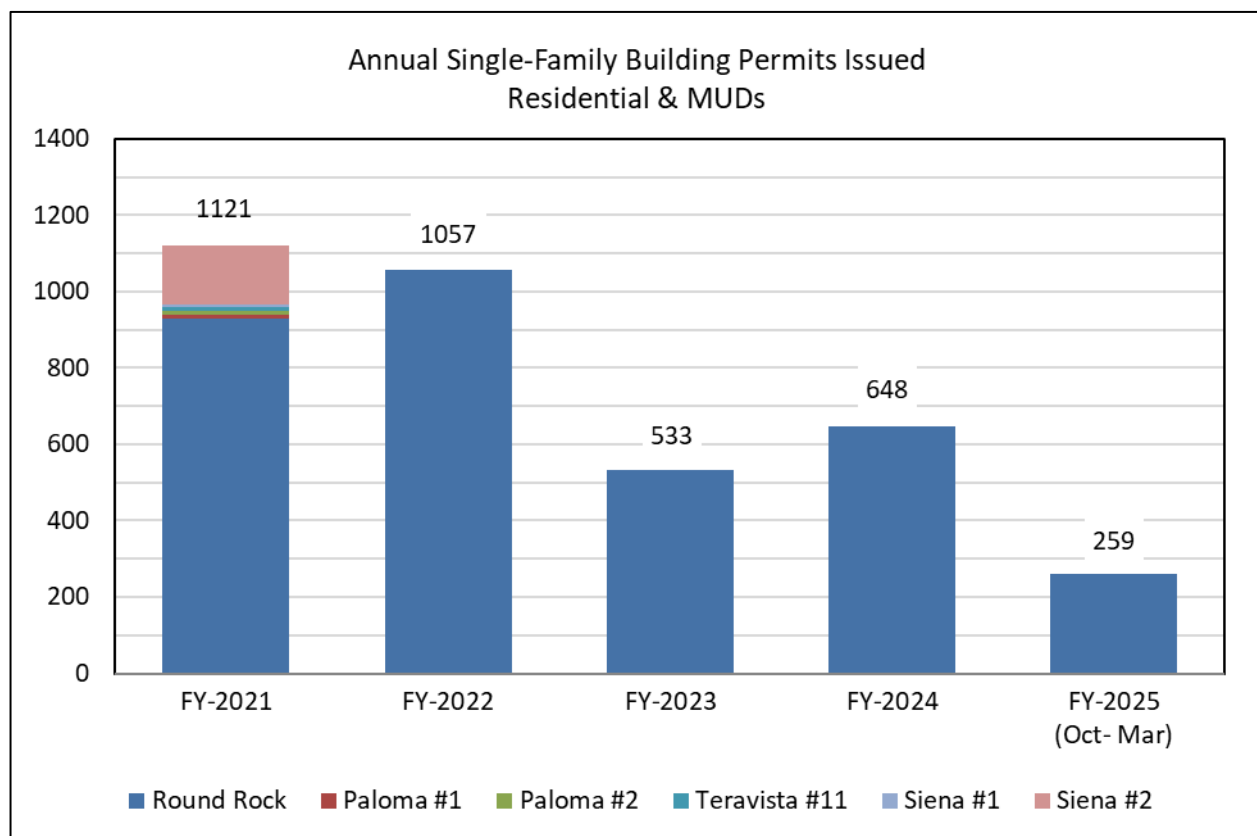


Table 1 reflects the number of multi-family units permitted annually. One multi-family apartment is currently under construction. The District development has applied for a multi-family permit, which is in review at this time. In addition, one townhome community is underway, with 57 permits issued for buildings with 3 to 5 units per building.

**Table 1**

In-City Retail	
Fiscal Year	Multi-Family Units
FY 2021	584 (391.5 LUEs)
FY 2022	1626 (896 LUEs)
FY 2023	841 (420.5 LUEs)
FY 2024	369 (184.5 LUEs)
FY 2025 (Oct- Mar)	574 (351.4 LUEs)
Out-of-City Wholesale	
Fiscal Year	Multi-Family Units
FY 2022	720 (404.4 LUEs)

For apartments, the LUEs are calculated based on 0.5 LUEs per unit. For townhomes, the LUEs are calculated based on 0.7 LUEs per townhome. These calculations are based on the impact to the water and wastewater systems as compared to single-family residences.



Table 2 shows the number of new commercial building permits issued annually. Over the past five years, this number has been steady, ranging from 29 to 52 annually, and commercial development in the City continues to be consistent. During the first half of FY-25, the City issued 15 commercial building permits. We currently are seeing mostly a mix of hotels and restaurants for new commercial developments. The number of LUEs per permit is based on the water meter size for the development.

**Table 2**

Fiscal Year	Commercial Building Permits
FY 2021	39 (161 LUEs)
FY 2022	39 (234.5 LUEs)
FY 2023	29 (89.5 LUEs)
FY 2024	52 (262.5 LUEs)
FY 2025 (Oct- Mar)	15 (30.5 LUEs)

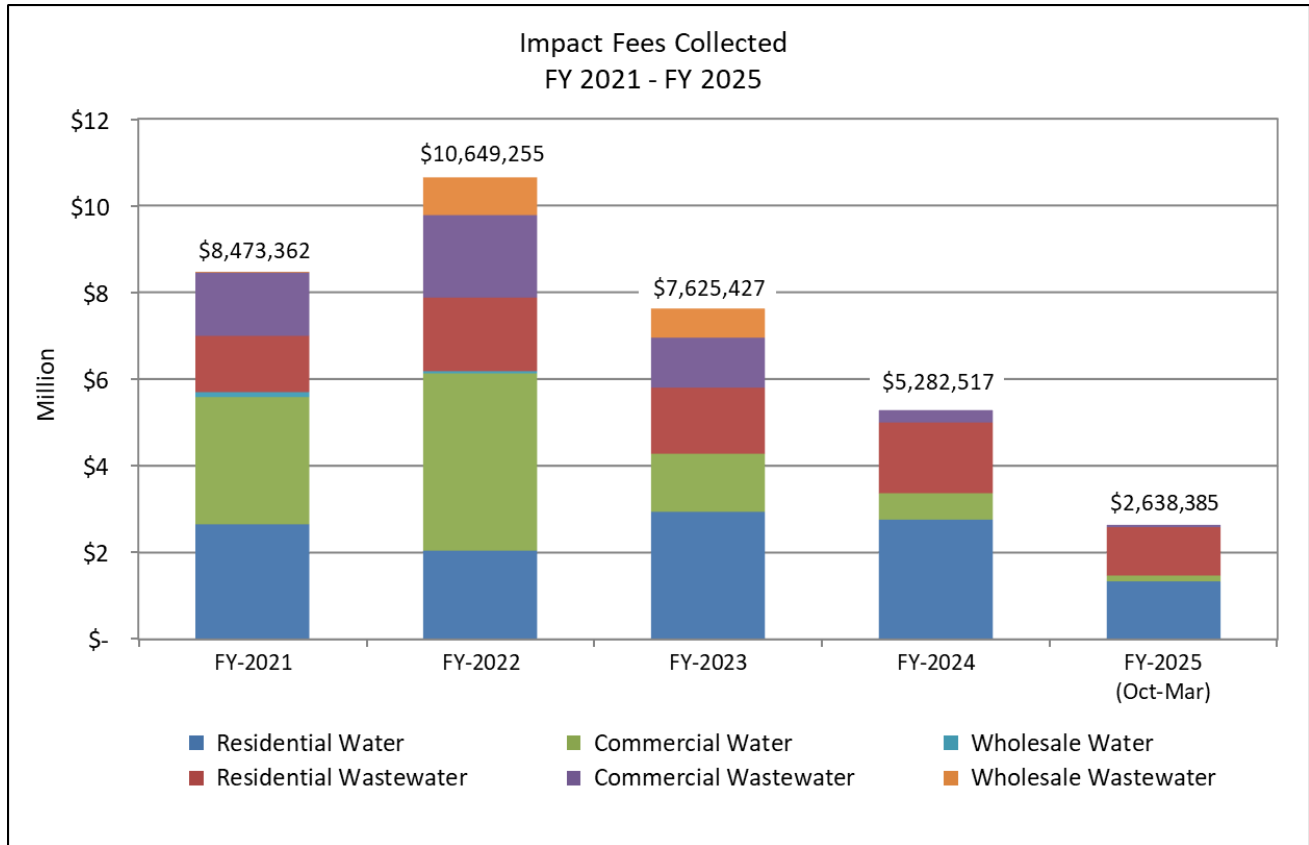
The five years following the 2020 pandemic have seen fluctuations in new development. MUD development has decreased due to full buildout. The number of In-City developments for the first half of FY-25 remains below projections.

Table 3 and Figure 5 summarize the Water and Wastewater Impact Fees collected from In-City residential (single-family and multi-family) and commercial customers, as well as Out-of-City wholesale customers over the past five years.

**Table 3**

	FY-21	FY-22	FY-23	FY-24	FY-25 (Oct-Mar)
<b>In-City Residential</b>					
Water	\$ 2,649,58	\$ 2,043,907	\$ 2,938,553	\$ 2,758,997	\$ 1,336,056
Wastewater	\$ 1,296,554	\$ 1,695,908	\$ 1,522,930	\$ 1,632,281	\$ 1,113,202
<b>In-City Commercial</b>					
Water	\$ 2,934,225	\$ 4,085,751	\$ 1,338,332	\$ 607,902	\$ 135,303
Wastewater	\$ 1,457,580	\$ 1,900,865	\$ 1,153,932	\$ 283,337	\$ 53,824
<b>Out-of-City Wholesale</b>					
Water	\$ 114,713	\$ 52,534	\$0	\$0	\$0
Wastewater	\$ 20,711	\$ 870,291	\$ 671,680	\$0	\$0
<b>Total Collected</b>	<b>\$ 8,473,363</b>	<b>\$ 10,649,256</b>	<b>\$ 7,625,427</b>	<b>\$ 5,282,517</b>	<b>\$2,638,385</b>

**Figure 5**



During the 2023 water model update, the City projected that 880 Living Unit Equivalents (LUEs) would be added to the water system annually. With an Impact Fee of \$4,912 per LUE, this suggests the City should collect approximately \$4.3 million in Water Impact Fees each year, assuming growth follows projections.

Similarly, the wastewater model update estimated that 1,513 LUEs would be added to the wastewater system annually. At an Impact Fee of \$2,921 per LUE, this would result in the City collecting approximately \$4.4 million per year in Wastewater Impact Fees, assuming growth meets expectations.

Comparing these projections with the actual Impact Fees collected shows that new connections to the water and wastewater systems occurred as projected in FY-23; however, connections in FY-24 were less than anticipated and this trend has continued for the first half of FY-25.

Table 4 provides population projections for Round Rock and Round Rock's ETJ. These projections, anticipating a steady growth rate, indicate that capital improvements to the City's water and wastewater utility systems will be necessary to keep up with growth in Round Rock.

**Table 4**

Year	Inside City				City's ETJ	
	Population Projection	Actual	Growth Rate Projection	Actual	Projection	Growth Rate
2020 (Census)	119,468		-		178,704	-
2021	122,455	122,827	2.5%	2.8%	182,336	2.0%
2022	125,516	124,614	2.5%	1.5%	184,993	1.5%
2023	128,292	131,235	2.2%	5.3%	189,286	2.3%
2024	134,540	134,858	4.9%	2.8%	196,035	3.6%
2025	139,834	138,089	3.9%	2.4%	202,208	3.1%
2026	145,208		3.8%		208,843	3.3%
2027	149,621		3.0%		214,486	2.7%
2028	153,530		2.6%		219,624	2.4%
2029	157,298		2.5%		224,320	2.1%
2030	161,136		2.4%		228,933	2.1%
2031	164,982		2.4%		233,479	2.0%
2032	168,791		2.3%		237,885	1.9%
2033	172,520		2.2%		242,143	1.8%
2034	176,163		2.1%		246,273	1.7%
2035	179,507		1.9%		250,040	1.5%
2036	182,560		1.7%		253,433	1.4%
2037	185,513		1.6%		256,700	1.3%
2038	188,427		1.6%		259,901	1.2%
2039	191,306		1.5%		263,017	1.2%
2040	194,151		1.5%		266,051	1.2%

Note: 2020 is the base year for all projections in this table.

Table 5 summarizes the status of the Water System (Impact Fee eligible) Capital Improvement Projects included in the September 2023 Impact Fee Analysis.

**Table 5**

Completed Water Projects	Completion	Impact Fee Report Estimated Cost	Actual Cost
South 81 Elevated Storage Tank Pump Station	2019	\$157,000	\$1,070,900
Arterial H Phase II	2020	\$1,470,500	\$1,375,045
BCRUA Phase 1C - WTP Expansion to 32MGD	2020	\$4,465,000	\$3,635,540
Water Dist. Master Plan & Impact Fee	2020	\$66,000	\$220,570
University Blvd extension from end of 36" main to CR-110	2022	\$1,150,000	\$775,481
E Liberty Ave, N Shephard St & Fannin Ave	2022	\$500,000	\$938,983
Kenny Fort Blvd from Old Settlers to Chandler Creek (24")	2024	\$4,212,134	\$4,212,134
Kenny Fort Blvd from Forest Creek Blvd to SH45 (12")	2024	\$1,787,073	\$1,787,073
<b>Total</b>		<b>\$13,807,707</b>	<b>\$14,015,726</b>

Water Projects In Progress	Completion	Impact Fee Report Estimated Cost	Current Estimate
Old Settlers from Red Bud to CR-110 (16")	2025	\$1,500,000	\$1,584,000
Sam Bass Rd from FM-1431 to Wyoming Springs Dr (42")	2025	\$10,770,000	\$11,277,660
BCRUA Phase 1D - WTP Expansion to 42MGD	2025	\$4,934,911	\$4,934,911
Kenny Fort Blvd 5 & 6 (24")*	2026	\$1,800,000	\$3,220,800
Redbud from south of Palm Valley to Gattis School (24")*	2026	\$4,560,000	\$4,560,000
Hester's Crossing & CR-172 from west 971 zone to S-81 EST*	2027	\$2,500,000	\$2,500,000
BCRUA Phase 2 - Deep Water Intake	2027	\$77,437,930	\$77,437,930
BCRUA 6MG Clearwell*	2027	\$4,760,000	\$4,760,000
BCRUA Phase 2A - WTP Expansion to 64MGD*	2028	\$35,000,000	\$51,965,966
<b>Total</b>		<b>\$143,262,841</b>	<b>\$162,241,267</b>

*\*Current estimates based on updated industry rates for projects in the design phase.*

Upcoming Water Projects	Estimated Completion	Impact Fee Report Estimated Cost
Groundwater GST and Pump Station Land Purchase	2025	\$784,000
Eagle's Nest in Connection w/ Road Extension	2027	\$2,300,000
Red Bud & Gattis School to High County EST (24" WL)	2030	\$1,500,000
East Groundwater Supply (Joint Project w/ Georgetown)	2030	\$35,000,000
<b>Total</b>		<b>\$39,584,000</b>

Table 6 summarizes the status of the Wastewater System (Impact Fee eligible) Capital Improvement Projects included in the September 2023 Impact Fee Analysis.

**Table 6**

Completed Wastewater Projects	Completion	Impact Fee Report Estimated Cost	Actual Cost
Brushy Creek 2	2019	\$685,000	\$349,000
Brushy Creek 4	2019	\$173,000	\$173,000
MC-1: New 6,760LF of 18"	2022	\$1,973,000	\$0
Lake Creek 1	2024	\$3,786,150	\$3,951,150
Kenny Fort (2/3) from Forest Creek to Gattis School (18")	2024	\$844,872	\$844,872
<b>Total</b>		<b>\$7,462,022</b>	<b>\$5,318,022</b>

Wastewater Projects in Progress	Completion	Impact Fee Report Estimated Cost	Current Estimate
MC-2 - West side of SH130 (15" WW)*	2026	\$3,961,000	\$4,750,000
CC-4 - Near Old Settlers Park (18" WW)*	2027	\$2,092,000	\$1,132,012
WWTP Expansion to 40MGD*	2030	\$99,000,000	\$120,025,484
<b>Total</b>		<b>\$105,053,000</b>	<b>\$125,907,496</b>

*\*Current estimates based on updated industry rates for projects in the design phase.*

Upcoming Wastewater Projects	Estimated Completion	Impact Fee Report Estimated Cost
Cottonwood Creek Interceptor - Phase 1 Gravity Wastewater at SH130 (18")	2027	1,442,925
CC-2 - West of AW Grimes (12" WW)	2027	\$516,000
CC-1 - Sunrise Rd South of University (15" WW)	2027	\$2,560,000
BC-1 - Downtown Round Rock (12"-18"WW)	2027	\$2,294,000
MC-3 - North of Paloma Lake (24" WW)	2028	\$4,978,000
LC-3 - Near Round Rock West (15" WW)	2028	\$2,748,000
MC-4 - South of University between AW Grimes and CR110 (10"-15")	2029	\$7,433,000
Cottonwood Creek Lift Station and Forcemain	2029	\$5,535,000
Cottonwood Creek Interceptor – Interceptors to Lift Station	2030	\$2,920,075
LC-4 - South of McNeil Rd along I35 (24" WW)	2030	\$3,694,000
<b>Total</b>		<b>\$34,121,000</b>

Table 7 summarizes the status of the Reuse Water System (Impact Fee eligible) Capital Improvement Projects included in the September 2023 Impact Fee Analysis.

**Table 7**

Completed Reuse Projects	Completion	Impact Fee Report Estimated Cost	Actual Cost
Kenny Fort Blvd 16-inch Reuse Line	2024	\$1,705,468	\$1,705,468
<b>Total</b>		<b>\$1,705,468</b>	<b>\$1,705,468</b>

Reuse Projects in Progress	Completion	Impact Fee Report Estimated Cost	Current Estimate
Reuse Transfer and High Service Pump Addition*	2026	\$1,250,000	\$2,392,000
Kenny Fort Blvd 24-inch Reuse Line*	2026	\$6,000,000	\$6,942,900
Reuse 2MG Ground Storage Tank*	2026	\$3,500,000	\$4,000,000
<b>Total</b>		<b>\$10,750,000</b>	<b>\$13,334,900</b>

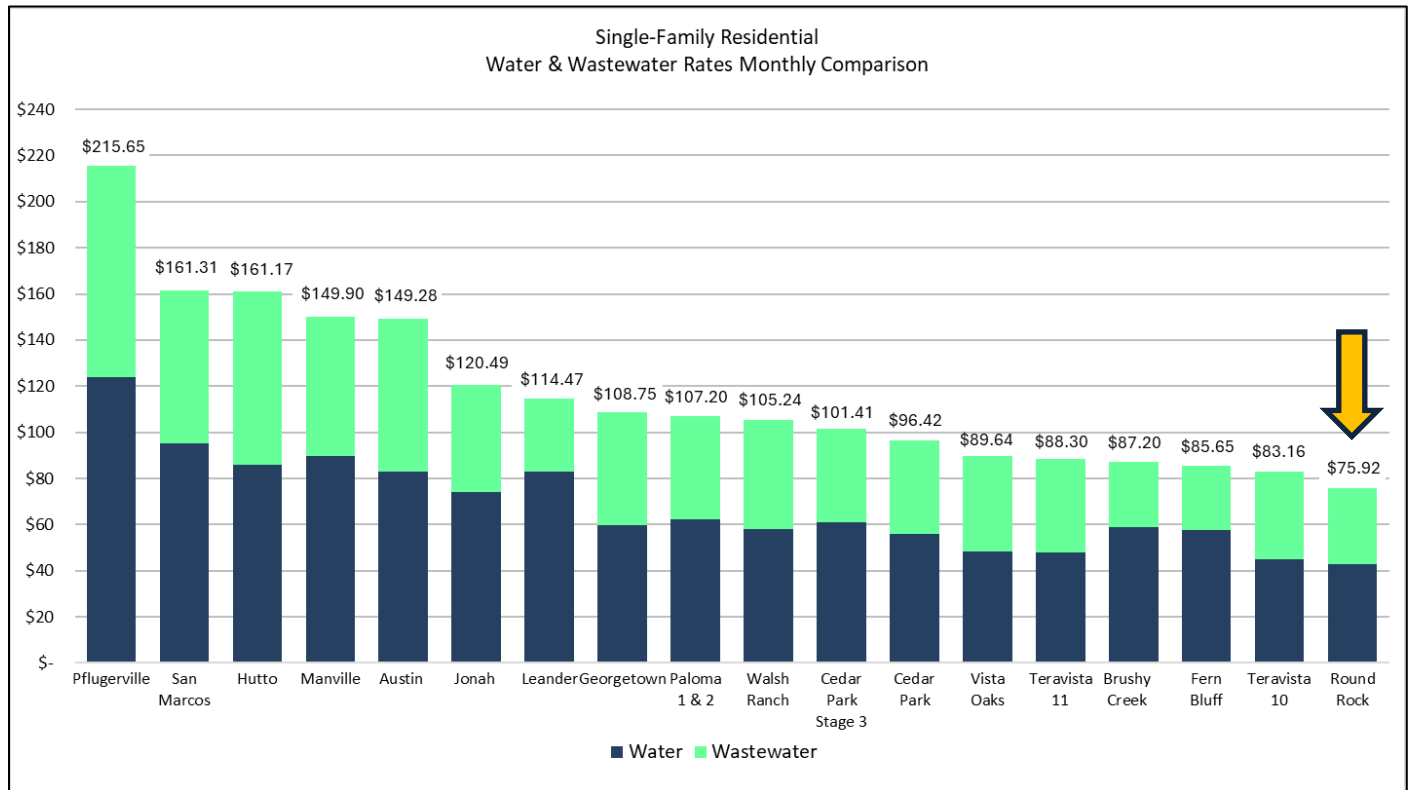
Upcoming Reuse Projects	Estimated Completion	Impact Fee Report Estimated Cost
Reuse Line to Dell Way	2027	\$4,995,000
<b>Total</b>		<b>\$4,995,000</b>

*\*Current estimates based on updated industry rates for projects in the design phase.*



Figure 6 compares Single-Family Residential Utility Rates for Round Rock to surrounding Central Texas Municipalities and Municipal Utility Districts. As depicted, Round Rock utility rates remain among the lowest in the region.

**Figure 6**



\*assumes 10,000 gallons water and 6,000 gallons wastewater used

Table 8 provides a comparison of Round Rock's Water and Wastewater Impact Fees with those of neighboring cities and Municipal Utility Districts. Historically, Round Rock had one of the highest total Impact Fees for new water and wastewater connections. However, in recent years, several nearby cities have raised their fees, surpassing Round Rock. Round Rock's philosophy is for new customers and developments to pay for the required capital improvements driven by growth.

**Table 8**

Area Impact Fee Comparison				
City/Utility	Last Updated	Water	Wastewater	Total
Brushy Creek MUD	2012	\$2,095	\$1,804	\$3,899
Cedar Park	2020	\$3,160	\$3,170	\$6,330
San Marcos	2018	\$3,801	\$2,684	\$6,485
Austin	2023	\$4,800	\$2,900	\$7,700
<b>Round Rock</b>	<b>2023</b>	<b>\$4,912</b>	<b>\$2,921</b>	<b>\$7,833</b>
Leander	2023	\$8,762	\$2,301	\$11,063
Hutto	2021	\$8,832	\$2,788	\$11,620
Pflugerville	2023	\$14,713	\$1,316*	\$16,029
Georgetown	2023	\$11,000	\$6,129*	\$17,129

\*Indicates the City has two different Wastewater Impact Fees, based on service area. The table above reflects the lowest fee charged by that City.

## **CONCLUSION AND RECOMMENDATIONS**

Due to the volatility in growth rates and infrastructure demands, the City recommends reviewing Impact Fees approximately every three years. The most recent Impact Fee update report was completed in September 2023, adopted by the City Council in November 2023, and became effective on January 1, 2024.

In recent years, Round Rock's population growth has aligned with projections from the Impact Fee Analysis. However, connections to the water and wastewater systems have been less than expected over the past year and a half, most likely due to vacant inventory built in previous years for new residents moving to Round Rock.

Given the upcoming infrastructure projects required to support this population growth, the City updates its Water and Wastewater Master Plans and Impact Fee Report approximately every three years. This approach ensures that the City collects appropriate fees, ensuring that new development contributes its fair share toward the cost of necessary water and wastewater infrastructure.

The next Capital Improvements Plan Progress Report will be presented to the CIAC and the City Council in approximately six months.