

MEMORANDUM

February 20, 2004

TO: Paul Ward, Chief Building Official
FROM: Charles Bloomberg, Plans Examiner
SUBJECT: **Roadway Impact Fee Calculation**

Roadway impact fees are charged on new development and changes when the development intensity increases such as additions to buildings or changes in use.

Roadway Impact fees are as established by Ordinance 657-A. To determine the fee for a particular project the following information must be known:

1. **Location of the proposed construction.** Services areas are established on exhibit A-2. The only factor to know is Service area 1 is the portion of Southlake located in Denton County. Service areas 2 through 8 are all in Tarrant County.
2. **Land Use Category.** The options are listed in exhibit F-2 attached to this document. If the proposed use does not clearly fall into one category the Building Official after consultation with the Public Works Director shall determine which category it most nearly resembles. If the building falls into more than one category the areas dedicated to each use shall be calculated separately.
3. **Building Size.** Gross floor area of the building or number of dwelling units or other development unit as listed on exhibit F-2.
4. **Final Plat Date.** The Roadway Impact Fee is based on the fee in effect at the time the final plat was approved by the P&Z or City Council, whichever approval was last. If the property was platted prior to the 1996 ordinance, it must use the rates in the 1996 column. For property platted after 2002, use the 2002 column.

With the above items go to exhibit F-2 and read the rate and multiply by the appropriate number of development units.

Roadway Impact Fees are considered due at the time of issuing of a building permit that allows the creation of the development unit.

Collection Rate Per Vehicle Mile		\$421.05		\$493.62					
Exhibit F-2: Roadway Fee collection Schedule By Land Use Category & Service Area Reflecting Council Collection Policies									
LAND USE CATEGORY	Development Unit	1996		2000 Fee (25% CAP)		2001 Fee (+ 25% CAP)		2002 Fee (+ 25% CAP)	
		TRIP SU	FEE	S.A. 1	S.A. 2-8	S.A. 1	S.A. 2-8	S.A. 1	S.A. 2 - 8
PORT AND TERMINAL									
Truck Terminal	Acre			\$9,699.63	\$3,239.38	\$9,699.63	\$3,239.68	\$9,699.63	\$3,239.68
INDUSTRIAL (Not Specified + \$917.89)		2.1800	\$917.89	\$147.36	\$484.72	\$1,434.20	\$484.72	\$1,451.24	\$484.72
General Light Industrial	1,000 SF GFA	0.6700	\$282.10	\$352.63	\$352.63	\$440.78	\$440.78	\$550.98	\$484.72
General Heavy Industrial/Manufacturing	1,000 SF GFA	2.1800	\$917.89	\$1,006.98	\$336.33	\$1,006.98	\$336.33	\$1,006.98	\$336.33
Industrial Park	1,000 SF GFA	1.6600	\$689.95	\$873.69	\$455.04	\$1,092.11	\$455.04	\$1,362.39	\$455.04
Warehousing	1,000 SF GFA	1.4800	\$623.16	\$778.95	\$326.10	\$903.32	\$326.10	\$903.32	\$326.10
Mini-Warehouse	1,000 SF GFA	0.4400	\$185.26	\$231.58	\$155.03	\$289.47	\$155.03	\$361.84	\$155.03
RESIDENTIAL									
Single-family Detached Housing	Dwelling Unit	2.8500	\$1,200.00	\$1,495.67	\$1,495.67	\$1,495.67	\$1,495.67	\$1,495.67	\$1,495.67
Apartment/Muti-family	Dwelling Unit	1.9998	\$842.00	\$992.18	\$992.18	\$992.18	\$992.18	\$992.18	\$992.18
Mobile Home Park	Dwelling Unit	2.8500	\$1,200.00	\$858.90	\$858.90	\$858.90	\$858.90	\$858.90	\$858.90
Retirement Community	Dwelling Unit	1.2000	\$505.25	\$503.49	\$503.49	\$503.49	\$503.49	\$503.49	\$503.49
LODGING									
Hotel	Room			\$903.32	\$193.61	\$903.32	\$193.61	\$903.32	\$193.61
Other Lodging Facilities	Room			\$696.00	\$149.18	\$696.00	\$149.18	\$696.00	\$149.18
RECREATIONAL									
Arena	Acre			\$49,357.06	\$10,578.86	\$49,357.06	\$10,578.86	\$49,357.06	\$10,578.86
Driving Range	Tee			\$1,851.08	\$396.75	\$1,851.08	\$396.75	\$1,851.08	\$396.75
Golf Course	Acre								
Health/Recreational Blubs and Facilities	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$555.45	\$1,184.20	\$555.45	\$1,480.25	\$555.45
Ice Rink	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$749.06	\$1,184.20	\$749.06	\$1,480.25	\$749.06
Live Theater	Seat			\$26.62	\$6.35	\$29.52	\$6.35	\$29.62	\$6.35
Miniature Golf	Hole			\$488.68	\$104.74	\$488.68	\$104.74	\$488.68	\$104.74
Movie Theater	Seat	1.8000	\$757.89	\$207.32	\$44.44	\$207.32	\$44.44	\$207.32	\$44.44
Tennis Courts	Court								
INSTITUTIONAL (Not Specified = \$96.84)		0.2300	\$96.84	\$121.05	\$62.20	\$151.31	\$62.20	\$189.14	\$62.20
Church	1,000 SF GFA	0.2300	\$96.84	\$121.05	\$62.20	\$151.31	\$62.20	\$189.14	\$62.20
Day Care	1,000 SF GFA	0.1500	\$63.15	\$78.94	\$78.94	\$98.67	\$98.67	\$123.34	\$123.34
MEDICAL									
Clinic	1,000 SF GFA	2.6600	\$1,120.00	\$1,400.00	\$1,400.00	\$1,750.00	\$1,750.00	\$2,187.50	\$1,930.50
Hospital	Bed	1.1500	\$484.21	\$605.26	\$454.67	\$756.58	\$454.67	\$945.72	\$454.67
Nursing Home	Bed	1.2000	\$505.26	\$296.17	\$74.54	\$296.17	\$74.54	\$296.17	\$74.54
OFFICE (Not Specified = \$1120.00)		2.6600	\$1,120.00	\$1,400.00	\$749.26	\$1,750.00	\$749.26	\$2,058.40	\$749.26
Corporate Headquarters Building	1,000 SF GFA	2.6600	\$1,120.00	\$1,400.00	\$749.26	\$1,750.00	\$749.26	\$2,058.40	\$749.26
General Office Building	1,000 SF GFA	2.6600	\$1,120.00	\$1,400.00	\$803.16	\$1,750.00	\$803.16	\$2,187.50	\$803.16
Medical/Dental Office	1,000 SF GFA	2.6600	\$1,120.00	\$1,400.00	\$1,400.00	\$1,750.00	\$1,750.00	\$2,187.50	\$1,972.86
Single Tenant Office Building	1,000 SF GFA	2.6600	\$1,120.00	\$1,400.00	\$927.14	\$1,750.00	\$927.14	\$2,187.50	\$927.14
Office/Business Park	1,000 SF GFA	2.6980	\$1,136.00	\$1,420.00	\$808.55	\$1,775.00	\$505.55	\$2,218.75	\$808.55
COMMERCIAL (Not Specified = \$757.89)		1.8000	\$757.89	\$947.36	\$643.68	\$1,184.20	\$643.68	\$1,480.25	\$643.68
Automobile - related		1.8000	\$757.89	\$947.36	\$643.68	\$1,184.20	\$643.68	\$1,480.25	\$643.68
Automobile Care Center	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$643.68	\$1,184.20	\$643.68	\$1,480.25	\$643.68
Automobile Parts Sales	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$947.36	\$1,184.20	\$1,081.88	\$1,480.25	\$1,081.88
Gasoline/Service Station	Fueling Position			\$2,501.11	\$500.22	\$2,501.11	\$500.22	\$2,501.11	\$500.22
Convenience Mkt w/ 12 ≥ Fueling Positions	Fueling Position			\$1,744.45	\$348.89	\$1,744.45	\$348.89	\$1,744.45	\$348.89
Convenience Mkt w/ ≤ 12 Fueling Positions	1,000 SF GFA	4.0000	\$1,684.21	\$2,105.26	\$1,220.82	\$2,631.58	\$1,220.82	\$3,289.47	\$1,220.82
New Car Sales	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$710.97	\$1,184.20	\$710.97	\$1,480.25	\$710.97
Quick Lubrication Vehicle Center	Service Position			\$4,611.40	\$988.38	\$4,611.40	\$988.38	\$4,611.40	\$988.38
Self-Service Car Wash	Stall			\$1,028.90	\$205.78	\$1,028.90	\$205.78	\$1,028.90	\$205.78
Tire Store	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$941.53	\$1,184.20	\$941.53	\$1,184.20	\$941.53
Dining									
Fast Food Restaurant with Drive - Thru	1,000 SF GFA	1.4900	\$627.37	\$784.21	\$784.21	\$980.27	\$980.27	\$1,225.33	\$1,225.33
Fast Food Restaurant without Drive - Thru	1,000 SF GFA	1.4900	\$627.37	\$784.21	\$784.21	\$980.27	\$980.27	\$1,225.33	\$1,225.33
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	1.4400	\$606.31	\$757.89	\$757.89	\$947.36	\$947.36	\$1,184.20	\$1,184.20
Quality Restaurant	1,000 SF GFA	1.4400	\$606.31	\$757.89	\$757.89	\$947.36	\$947.36	\$1,184.20	\$991.74
Grocery Stores and Convenience Markets									
Convenience Mkt w/ 12 ≥ Fueling Positions				\$1,744.45	\$348.89	\$1,744.45	\$348.89	\$1,744.45	\$348.89
Convenience Mkt w/ ≤ 12 Fueling Positions	1,000 SF GFA			\$6,104.10	\$1,220.82	\$6,104.10	\$1,220.82	\$6,104.10	\$1,220.82
Supermarket	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$947.36	\$1,184.20	\$1,184.20	\$1,480.25	\$1,480.25
Other Retail									
Free-Standing Retail Store	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$803.02	\$1,184.20	\$803.02	\$1,480.25	\$803.02
Furniture Store	1,000 SF GFA	0.4200	\$176.84	\$221.05	\$67.13	\$27.31	\$67.13	\$313.20	\$67.13
Pharmacy/Drugstore	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$947.36	\$1,184.20	\$1,184.20	\$1,480.25	\$1,480.25
Shopping Center	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$783.46	\$1,184.20	\$783.46	\$1,480.25	\$783.46
Video Arcade	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$947.36	\$1,184.20	\$1,184.20	\$1,480.25	\$1,480.25
Video Rental Store	1,000 SF GFA	1.8000	\$757.89	\$947.36	\$947.36	\$1,184.20	\$1,184.20	\$1,480.25	\$1,480.25
Wholesale									
Wholesale Market	1,000 SF GFA	1.8000	\$757.89	\$310.98	\$66.65	\$310.98	\$66.65	\$310.98	\$66.65
SERVICES									
Bank (Walk-In)	1,000 SF GFA	0.8200	\$345.26	\$431.58	\$431.58	\$539.47	\$539.47	\$674.34	\$674.34
Bank (Drive-In)	1,000 SF GFA	0.8200	\$345.26	\$431.58	\$431.58	\$539.47	\$539.47	\$674.34	\$674.34