

**COMMENTS FROM THE CAPITAL IMPROVEMENTS
ADVISORY COMMITTEE OF THE CITY OF MANSFIELD,
TEXAS, ON THE PROPOSED AMENDMENTS TO LAND USE
ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS FOR
ROADWAY FACILITIES AND ROADWAY IMPACT FEE OF
THE CITY OF MANSFIELD**

Chapter 395 of the Local Government Code requires the Capital Improvements Advisory Committee of the City of Mansfield, Texas (hereinafter "the CIAC") to: 1) advise the City Council of the need to update or revise the land use assumptions, capital improvement plans and impact fees, and 2) file written comments on the proposed amendments to said documents and impact fees.

The CIAC reviewed the proposed amendments to the land use assumptions and capital improvement plans for roadway facilities and the proposed amendment on roadway impact fees on September 21, 2009.


The CIAC finds that:

- 1) The updated Capital Improvement Plans for Roadway Impact Fee (hereinafter "the Plans") clearly identify the capital improvements and facility expansions needed in the City's roadway facilities for which impact fees may be assessed;
- 2) The Plans fairly represent the capital improvements and facility expansions necessitated by and attributable to new developments in the service area; and
- 3) The methodologies used to prepare the updated Land Use Assumptions, the Plans and the proposed roadway impact fee are deemed to be acceptable.

The CIAC recommends that the City Council:

- 1) approve the updated Land Use Assumptions, the Plans and the imposition of revised roadway impact fee; and
- 2) adopt the revised roadway impact fee as shown in Exhibit "A" attached hereto and make a part hereof for all purposes.

ATTEST:



Vicki Collins, City Secretary



Cheryl Litke, Committee Chairman

EXHIBIT "A"

PROPOSED ROADWAY IMPACT FEE PER SERVICE UNIT

(as recommended by the Capital Improvements Advisory Committee on Sept 21, 2009)

Service Area	Maximum Roadway Impact Fee per Service Unit	Proposed Roadway Impact Fee per Service Unit		
		Residential	Commercial/ Institution	Industrial
A	\$694	\$495	\$275	\$250
B	\$1,184	\$495	\$275	\$250
C	\$1,057	\$495	\$275	\$250
D	\$1,179	\$495	\$275	\$250

FOR COMPARISON PURPOSES

CURRENT ROADWAY IMPACT FEE PER SERVICE UNIT

Adopted on December 14, 2004 via Ordinance No. 1509

Service Area	Maximum Roadway Impact Fee per Service Unit	Current Collected Roadway Impact Fee per Service Unit		
		Residential	Commercial/ Institution	Industrial
A	\$324	\$272.30	\$147	\$184
B	\$1,007	\$371.30	\$320	\$374
C	\$294	\$272.30	\$124	\$155
D	\$735	\$495.05	\$227	\$265

**Proposed Roadway Impact Fees
per Land Use Category per Service Area**

Land Use Category	Development Unit	Veh-Mi Per Dev-Unit	Current Impact Fee A	Current Impact Fee B	Current Impact Fee C	Current Impact Fee D	Proposed Impact Fee A	Proposed Impact Fee B	Proposed Impact Fee C	Proposed Impact Fee D
PORT AND TERMINAL										
Truck Terminal	Acre	26.20	\$4,821	\$9,799	\$4,061	\$6,943	\$6,550	\$6,550	\$6,550	\$6,550
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	3.88	\$721	\$1,466	\$608	\$1,039	\$970	\$970	\$970	\$970
General Heavy Industrial	1,000 SF GFA	2.72	\$500	\$1,017	\$422	\$721	\$680	\$680	\$680	\$680
Industrial Park	1,000 SF GFA	3.44	\$633	\$1,287	\$533	\$912	\$860	\$860	\$860	\$860
Warehousing	1,000 SF GFA	1.28	\$434	\$883	\$366	\$625	\$320	\$320	\$320	\$320
Mini-Warehouse	1,000 SF GFA	1.04	\$191	\$389	\$161	\$276	\$260	\$260	\$260	\$260
RESIDENTIAL										
Single-Family Detached Housing	Dwelling Unit	4.04	\$1,100	\$1,500	\$1,100	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Apartment/Multi-family	Dwelling Unit	2.48	\$675	\$921	\$675	\$1,228	\$1,228	\$1,228	\$1,228	\$1,228
Residential Condominium/Townhome	Dwelling Unit	2.08	\$566	\$772	\$566	\$1,030	\$1,030	\$1,030	\$1,030	\$1,030
Mobile Home Park / Manufactured Housing	Occupied Dwelling Unit	2.36	\$643	\$876	\$643	\$1,168	\$1,168	\$1,168	\$1,168	\$1,168
Senior Adult Housing-Detached	Dwelling Unit	1.08	-	-	-	-	\$535	\$535	\$535	\$535
Senior Adult Housing-Attached	Occupied Dwelling Unit	0.64	\$120	\$163	\$120	\$218	\$317	\$317	\$317	\$317
Assisted Living	Beds	0.88	\$240	\$327	\$240	\$436	\$436	\$436	\$436	\$436
LODGING										
Hotel	Room	1.90	\$279	\$607	\$235	\$431	\$523	\$523	\$523	\$523
Motel / Other Lodging Facilities	Room	1.51	\$222	\$484	\$187	\$343	\$415	\$415	\$415	\$415
RECREATIONAL										
Golf Driving Range	Tee	4.02	\$591	\$1,286	\$498	\$912	\$1,106	\$1,106	\$1,106	\$1,106
Golf Course	Acre	0.96	\$142	\$309	\$120	\$219	\$264	\$264	\$264	\$264
Recreational Community Center	1,000 SF GFA	4.66	\$775	\$1,687	\$654	\$1,197	\$1,282	\$1,282	\$1,282	\$1,282
Ice Skating Rink	1,000 SF GFA	7.59	\$1,115	\$2,428	\$941	\$1,722	\$2,087	\$2,087	\$2,087	\$2,087
Miniature Golf Course	Hole	1.06	\$156	\$340	\$132	\$241	\$292	\$292	\$292	\$292
Multiplex Movie Theater	Screens	43.85	\$6,446	\$14,033	\$5,438	\$9,955	\$12,059	\$12,059	\$12,059	\$12,059
Racquet / Tennis Club	Court	10.77	\$1,583	\$3,446	\$1,336	\$2,445	\$2,962	\$2,962	\$2,962	\$2,962
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$204	\$444	\$172	\$315	\$319	\$319	\$319	\$319
Day Care Center	1,000 SF GFA	18.31	\$4,069	\$8,857	\$3,432	\$6,283	\$5,035	\$5,035	\$5,035	\$5,035
Primary/Middle School (1-8)	Students	0.34	\$46	\$101	\$39	\$72	\$94	\$94	\$94	\$94
High School	Students	0.27	\$43	\$94	\$36	\$67	\$74	\$74	\$74	\$74
Junior / Community College	Students	0.25	\$37	\$81	\$31	\$57	\$69	\$69	\$69	\$69
University / College	Students	0.44	\$65	\$141	\$55	\$100	\$121	\$121	\$121	\$121
MEDICAL										
Clinic	1,000 SF GFA	19.55	\$2,875	\$6,257	\$2,425	\$4,439	\$5,376	\$5,376	\$5,376	\$5,376
Hospital	Beds	4.95	\$721	\$1,570	\$609	\$1,114	\$1,361	\$1,361	\$1,361	\$1,361
Nursing Home	Beds	0.83	\$122	\$266	\$103	\$189	\$228	\$228	\$228	\$228
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.46	-	-	-	-	\$3,427	\$3,427	\$3,427	\$3,427
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	5.60	\$823	\$1,792	\$694	\$1,271	\$1,540	\$1,540	\$1,540	\$1,540
General Office Building	1,000 SF GFA	5.96	\$876	\$1,907	\$739	\$1,353	\$1,639	\$1,639	\$1,639	\$1,639
Medical-Dental Office Building	1,000 SF GFA	13.84	\$2,187	\$4,762	\$1,845	\$3,378	\$3,806	\$3,806	\$3,806	\$3,806
Single Tenant Office Building	1,000 SF GFA	6.92	\$1,017	\$2,214	\$858	\$1,571	\$1,903	\$1,903	\$1,903	\$1,903
Office Park	1,000 SF GFA	5.92	\$882	\$1,920	\$744	\$1,362	\$1,628	\$1,628	\$1,628	\$1,628
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF Occ. GLA	6.52	\$958	\$2,086	\$808	\$1,480	\$1,793	\$1,793	\$1,793	\$1,793
Automobile Parts Sales	1,000 SF GFA	10.96	\$1,611	\$3,507	\$1,359	\$2,488	\$3,014	\$3,014	\$3,014	\$3,014
Gasoline/Service Station	Vehicle Fueling Position	4.83	\$709	\$1,543	\$598	\$1,095	\$1,327	\$1,327	\$1,327	\$1,327
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	3.53	\$519	\$1,130	\$438	\$802	\$971	\$971	\$971	\$971
Gasoline/Service Station w/ Conv Market and Ca	Vehicle Fueling Position	3.68	\$517	\$1,126	\$436	\$799	\$1,012	\$1,012	\$1,012	\$1,012
New Car Sales	1,000 SF GFA	6.66	\$998	\$2,173	\$842	\$1,541	\$1,832	\$1,832	\$1,832	\$1,832
Quick Lubrication Vehicle Shop	Servicing Positions	10.01	\$1,472	\$3,204	\$1,241	\$2,273	\$2,753	\$2,753	\$2,753	\$2,753
Self-Service Car Wash	Stall	1.99	\$293	\$638	\$247	\$453	\$548	\$548	\$548	\$548
Tire Store	1,000 SF GFA	9.61	\$1,712	\$3,726	\$1,444	\$2,643	\$2,642	\$2,642	\$2,642	\$2,642
Dining										
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	40.52	\$6,098	\$13,274	\$5,144	\$9,416	\$11,144	\$11,144	\$11,144	\$11,144
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	31.31	\$4,603	\$10,021	\$3,883	\$7,108	\$8,612	\$8,612	\$8,612	\$8,612
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	15.22	\$2,191	\$4,770	\$1,849	\$3,384	\$4,186	\$4,186	\$4,186	\$4,186
Quality Restaurant	1,000 SF GFA	10.05	\$1,477	\$3,215	\$1,246	\$2,280	\$2,763	\$2,763	\$2,763	\$2,763
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	30.85	-	-	-	-	\$8,482	\$8,482	\$8,482	\$8,482
Other Retail										
Free-Standing Discount Store	1,000 SF GFA	11.25	\$1,674	\$3,644	\$1,412	\$2,585	\$3,094	\$3,094	\$3,094	\$3,094
Nursery (Garden Center)	1,000 SF GFA	8.55	\$1,257	\$2,737	\$1,060	\$1,941	\$2,352	\$2,352	\$2,352	\$2,352
Home Improvement Superstore	1,000 SF GFA	3.96	\$811	\$1,764	\$684	\$1,252	\$1,090	\$1,090	\$1,090	\$1,090
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	12.72	-	-	-	-	\$3,499	\$3,499	\$3,499	\$3,499
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	16.97	\$2,078	\$4,523	\$1,753	\$3,208	\$4,667	\$4,667	\$4,667	\$4,667
Shopping Center	1,000 SF GFA	7.91	\$1,170	\$2,546	\$987	\$1,806	\$2,177	\$2,177	\$2,177	\$2,177
Supermarket	1,000 SF GFA	21.60	\$3,161	\$6,881	\$2,666	\$4,881	\$5,941	\$5,941	\$5,941	\$5,941
Toy/Children's Superstore	1,000 SF GFA	11.23	\$1,651	\$3,594	\$1,393	\$2,549	\$3,088	\$3,088	\$3,088	\$3,088
Department Store	1,000 SF GFA	4.01	-	-	-	-	\$1,102	\$1,102	\$1,102	\$1,102
Video Rental Store	1,000 SF GFA	21.86	\$3,214	\$6,996	\$2,711	\$4,963	\$6,012	\$6,012	\$6,012	\$6,012
SERVICES										
Walk-In Bank	1,000 SF GFA	12.34	\$4,956	\$10,788	\$4,180	\$7,653	\$3,392	\$3,392	\$3,392	\$3,392
Drive-In Bank	Drive-in Lanes	24.62	\$6,040	\$13,149	\$5,095	\$9,328	\$6,772	\$6,772	\$6,772	\$6,772
Hair Salon	1,000 SF GLA	1.72	-	-	-	-	\$473	\$473	\$473	\$473