



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### Capital Improvements Advisory Committee

---

Monday, December 2, 2024

6:00 PM

City Hall Council Chambers

---

### THE PLANNING AND ZONING COMMISSION MEETING IMMEDIATELY FOLLOWS

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[24-6312](#)

Minutes - Approval of the September 16, 2024 Capital Improvements Advisory Committee Meeting Minutes

**Attachments:** [9-16-24 DRAFT Minutes](#)

3. **CITIZENS COMMENTS**

*Citizens wishing to address the Committee may do so at this time. All comments are limited to 5 minutes. Please refrain from personal criticisms.*

*In order to be recognized during the "Citizens Comments," please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.*

4. **AGENDA ITEMS**

[24-6311](#)

Ordinance - An ordinance of the city of Mansfield, Texas amending chapter 153 of the Mansfield Code of Ordinances by adopting amendments to roadway impact fees; providing that this ordinance is cumulative and for the repeal of all ordinances in conflict; providing a severability clause; and providing an effective date

**Attachments:** [Proposed Ordinance](#)

[Proposed Roadway Impact Fee Schedule](#)

[Roadway Impact Fee Exhibits D & E](#)

5. **ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 27, 2024, prior to 12:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

---

Clarissa Carrasco, Administrative Assistant II

\* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 24-6312

---

**Agenda Date:** 12/2/2024

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Capital Improvements Advisory Committee

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the September 16, 2024 Capital Improvements Advisory Committee Meeting Minutes



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Draft

### Capital Improvements Advisory Committee

Monday, September 16, 2024

6:00 PM

City Hall Council Chambers

### THE PLANNING AND ZONING COMMISSION MEETING IMMEDIATELY FOLLOWS

#### 1. CALL TO ORDER

*Chair Mainer called the meeting to order at 6:02 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff present:*

*Raymond Coffman, Director of Engineering Services  
Trace Hilton, Assistant Director of Engineering Services  
Arty Wheaton-Rodriguez, Assistant Director of Planning  
Katasha Smithers, Planning Manager - Current Planning  
Clarissa Carrasco, Administrative Assistant II*

*Commissioners:*

**Present** 6 - Blake Axen; David Goodwin; Michael Bennett; Patrick Moses; Jennifer Thompson and Michael Mainer

#### 2. APPROVAL OF MINUTES

[24-6167](#)

Minutes - Approval of the August 19, 2024 Capital Improvements Advisory Committee Meeting Minutes

**Commissioner Bennett made a motion to approve the meeting minutes as presented. Commissioner Moses seconded the motion which carried by the following vote:**

**Aye:** 5 - Blake Axen; Michael Bennett; Patrick Moses; Jennifer Thompson and Michael Mainer

**Nay:** 0

**Abstain:** 2 - David Goodwin and Brandon Shaw

#### 3. CITIZENS COMMENTS

*There were no citizen comments.*

#### 4. AGENDA ITEMS

[24-6144](#)

Review and approval of the Semiannual Reports for the period between January 1, 2024 and June 30, 2024, on the implementation of the Capital Improvements Plan for Water, Wastewater and Roadway Impact Fees and the collection of such fees.

*Mr. Coffman gave a presentation on the semi-annual report and was available to answer any questions.*

**Vice Chairman Axen made a motion to approve the semi-annual report as presented. Commissioner Shaw seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; David Goodwin; Michael Bennett; Patrick Moses; Jennifer Thompson; Michael Mainer and Brandon Shaw

**Nay:** 0

**Abstain:** 0

**5. COMMITTEE ANNOUNCEMENTS**

*There were no committee announcements.*

**6. STAFF ANNOUNCEMENTS**

*There were no staff announcements.*

**7. ADJOURNMENT OF MEETING**

**Commissioner Bennett made a motion to adjourn the meeting. Commissioner Moses seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; David Goodwin; Michael Bennett; Patrick Moses; Jennifer Thompson; Michael Mainer and Brandon Shaw

**Nay:** 0

**Abstain:** 0

With no further business, the meeting was adjourned at 6:26 p.m.

---

Michael Mainer, Chairman

---

Clarissa Carrasco, Administrative Assistant II



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 24-6311

**Agenda Date:** 12/2/2024

**Version:** 1

**Status:** Public Hearing

**In Control:** Capital Improvements Advisory Committee

**File Type:** Consideration Item

**Agenda Number:**

**Title**

Ordinance - An ordinance of the city of Mansfield, Texas amending chapter 153 of the Mansfield Code of Ordinances by adopting amendments to roadway impact fees; providing that this ordinance is cumulative and for the repeal of all ordinances in conflict; providing a severability clause; and providing an effective date

**Requested Action**

Approve ordinance to update impact fee schedule for FY2025, FY2026, & FY2027

**Recommendation**

Approve Ordinance

**Description/History**

In 2022 the City updated the land use and Capital Improvement Plan analysis as required by State statute in order to assess impact fees on new development. State law requires this analysis to be updated every 5 years. Council adopted Ordinance 2280-22 in November of 2022 but directed staff to consider additional or alternate capital improvement projects in the analysis and bring back for further discussion.

In June 2023, staff brought back the updated analysis and fee schedule which were adopted by City Council by Ordinance 23-5409.

In June 2024, Council requested staff revisit just the impact fee portion of this analysis to align the impact fee rate sheet with the City Economic Development policy. Staff has accordingly modified the rate sheet based on Council direction and introduced a multi-year schedule that will be in effect until it is time to do the 5 year analysis again in 2027.

**Justification**

Council direction

**Funding Source**

N/A

**Prepared By**

Matt Jones, Assistant City Manager

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 153 OF THE MANSFIELD CODE OF ORDINANCES BY ADOPTING AMENDMENTS TO ROADWAY IMPACT FEES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Chapter 395 of the Texas Local Government Code (Statute) sets forth certain requirements and procedures to be followed by municipalities in imposing, collecting, updating and expending impact fees; and

**WHEREAS**, pursuant to said procedures, the City Council of the City of Mansfield, Texas, (City Council) held a public hearing on June 12, 2023 and by Ordinance No. OR-2354-09, adopted updated land use assumptions and updated capital improvement plans for roadway facilities and impact fees based thereon; and

**WHEREAS**, the City Council has since then directed City staff to review and bring forth revised roadway impact fees to align with the Economic Development Policy of the City for further consideration; and

**WHEREAS**, the Capital Improvements Advisory Committee, created pursuant to the Statute, has previously filed its written comments on the proposed amendments to the roadway impact fees as required; and

**WHEREAS**, after notice of a public hearing was given as required by Statute, the City Council held a public hearing on December 9, 2024, to discuss the imposition of the proposed amended impact fees; and

**WHEREAS**, the City Council finds that the revised roadway impact fees set forth below provide the appropriate level of cost recovery to the City attributable to new development.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:**

**SECTION 1.**

That Section 153.10(A) (Impact Fees per Service Unit) of the Code of Ordinances, City of Mansfield, is hereby amended by adopting the updated Current Collected Roadway Impact Fees per Service Unit as set forth in Exhibit E attached hereto and incorporated herein by reference.

**SECTION 2.**

That Sections 153.26(A)-(B) (Calculation of Impact Fees) of the Code of Ordinances, City of Mansfield, are hereby amended by adopting the updated Current Collected Roadway Impact

Fee Per Land Use Category Per Service Area as set forth in Exhibit G attached hereto and incorporated herein by reference.

**SECTION 3.**

That the Exhibits attached to and referenced in this ordinance shall be controlling and shall supersede the Exhibits previously adopted via Ordinance No. 2280-22 and Ordinance No. 2354-09.

**SECTION 4.**

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City and shall not operate to repeal or affect any such other ordinances except insofar as the provisions thereof are inconsistent or in conflict with the provisions hereof, and to the extent of such conflict, if any, such other ordinances are hereby repealed. Any other ordinance of the City requiring dedication of land for public parks, requiring dedication of right-of-way or easements, or construction or dedication of on-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs necessitated by and attributable to new development, or fees to be placed in trust for the purpose of reimbursing the City or developers for oversizing or constructing water or sewer mains or lines shall remain in full force and effect and not be repealed by the terms of this ordinance.

**SECTION 5.**

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

**SECTION 6.**

This ordinance shall take effect immediately from and after its passage on the first and final reading and publication as required by law, and it is so ordained.

**DULY PASSED ON THE FIRST AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 9<sup>TH</sup> DAY OF DECEMBER, 2024.**

---

**Michael Evans, Mayor**



Ordinance No. \_\_\_\_\_  
Page 3 of 3

24-\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**Susana Marin**, City Secretary

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
City Attorney

**COLLECTED ROADWAY IMPACT FEES PER LAND USE CATEGORY PER SERVICE AREA - UPDATED 12/9/2024**

Land Use Category	Collected Fee Calculation				FY 2025 Rates			
Residential	\$1,303.19	Percentage Fee Collected	Current Collected Fee Per Service Unit	Ve-Mi Per Dev-Unit	Service Area A	Service Area B	Service Area C	Service Area D
Commercial/Institution***	\$1,303.19							
Industrial	\$1,303.19	Development Unit						
<b>INDUSTRIAL</b>								
General Light Industrial	1,000 SF GFA	100%	1,303.19	2.60	3,388	3,388	3,388	3,388
Industrial Park	1,000 SF GFA	100%	1,303.19	1.36	1,772	1,772	1,772	1,772
Warehousing	1,000 SF GFA	100%	1,303.19	0.72	938	938	938	938
Mini-Warehouse	1,000 SF GFA	100%	1,303.19	0.60	782	782	782	782
High-Cube Fulfillment Center Warehouse (Sort)	1,000 SF GFA	100%	1,303.19	4.80	6,255	6,255	6,255	6,255
<b>RESIDENTIAL</b>								
Single Family Detached Housing	Dwelling Unit	100%	1,303.19	3.76	4,900	4,900	4,900	4,900
Single Family Attached Housing	Dwelling Unit	100%	1,303.19	2.28	2,971	2,971	2,971	2,971
Multifamily Housing (Low Rise)	Dwelling Unit	100%	1,303.19	2.04	2,659	2,659	2,659	2,659
Multifamily Housing (Mid-Rise)	Dwelling Unit	100%	1,303.19	1.56	2,033	2,033	2,033	2,033
Multifamily Housing (High-Rise)	Dwelling Unit	100%	1,303.19	1.28	1,668	1,668	1,668	1,668
Mobile Home Park/Manufactured Housing	Dwelling Unit	100%	1,303.19	2.32	3,023	3,023	3,023	3,023
Senior Adult Housing - Detached	Dwelling Unit	100%	1,303.19	1.20	1,564	1,564	1,564	1,564
Senior Adult Housing - Attached	Dwelling Unit	100%	1,303.19	1.00	1,303	1,303	1,303	1,303
Assisted Living	Dwelling Unit	100%	1,303.19	0.96	1,251	1,251	1,251	1,251
<b>LODGING</b>								
Hotel	Room	45%	586.44	1.90	1,114	1,114	1,114	1,114
Motel/ Other Lodging Facilities	Room	100%	1,303.19	1.16	1,512	1,512	1,512	1,512
<b>RECREATIONAL</b>								
Golf Course	Holes	100%	1,303.19	11.44	14,908	14,908	14,908	14,908
Golf Driving Range	Tee	25%	325.80	4.91	1,600	1,600	1,600	1,600
Recreational Community Center	1,000 SF GFA	100%	1,303.19	9.83	12,810	12,810	12,810	12,810
Ice Skating Rink	1,000 SF GFA	100%	1,303.19	5.23	6,816	6,816	6,816	6,816
Miniature Golf Course	Hole	45%	586.44	1.30	762	762	762	762
Multiplex Movie Theater	Screens	30%	390.96	54.86	21,448	21,448	21,448	21,448
Racquet Tennis Club	Court	100%	1,303.19	15.01	19,561	19,561	19,561	19,561
Batting Cages	Cages	55%	716.75	8.72	6,250	6,250	6,250	6,250
Trampoline Park	1,000 SF GFA	100%	1,303.19	5.82	7,585	7,585	7,585	7,585
Multipurpose Recreational Facility	1,000 SF GFA	40%	521.28	14.32	7,465	7,465	7,465	7,465
Health/Fitness Club	1,000 SF GFA	100%	1,303.19	13.56	17,671	17,671	17,671	17,671
<b>INSTITUTIONAL</b>								
Private School (K-8)	Students	100%	1,303.19	0.46	599	599	599	599
Private High School	Students	100%	1,303.19	0.33	430	430	430	430
Charter Elementary School	Students	100%	1,303.19	0.28	365	365	365	365
Church	1,000 SF GFA	100%	1,303.19	1.96	2,554	2,554	2,554	2,554
Daycare Center	1,000 SF GFA	100%	1,303.19	10.90	14,205	14,205	14,205	14,205
Junior / Community College	Students	100%	1,303.19	0.44	573	573	573	573
University / College	Students	100%	1,303.19	0.60	782	782	782	782
<b>MEDICAL</b>								
Clinic	1,000 SF GFA	55%	716.75	14.76	10,579	10,579	10,579	10,579
Hospital	Beds	55%	716.75	3.44	2,466	2,466	2,466	2,466
Nursing Home	Beds	100%	1,303.19	0.56	730	730	730	730
Animal Hospital/ Veterinary Clinic	1,000 SF GFA	70%	912.23	9.88	9,013	9,013	9,013	9,013
<b>OFFICE</b>								
Corporate Headquarters Building	1,000 SF GFA	45%	586.44	5.20	3,049	3,049	3,049	3,049
General Office Building	1,000 SF GFA	45%	586.44	5.76	3,378	3,378	3,378	3,378
Medical - Dental Office Building	1,000 SF GFA	45%	586.44	15.72	9,219	9,219	9,219	9,219
Single Tenant Office Building	1,000 SF GFA	45%	586.44	7.04	4,129	4,129	4,129	4,129
Office Park	1,000 SF GFA	45%	586.44	5.20	3,049	3,049	3,049	3,049
Small Office Building	1,000 SF GFA	45%	586.44	8.64	5,067	5,067	5,067	5,067
<b>COMMERCIAL</b>								
<b>Automobile Related</b>								
Automobile Care Center	1,000 SF GFA	100%	1,303.19	4.16	5,421	5,421	5,421	5,421
Automobile Parts Sales	1,000 SF GFA	100%	1,303.19	6.23	8,119	8,119	8,119	8,119
Gasoline Service Station	Vehicle Fueling Position	100%	1,303.19	3.59	4,678	4,678	4,678	4,678
Gasoline Service Station w/ Conv. Market	Vehicle Fueling Position	100%	1,303.19	3.57	4,652	4,652	4,652	4,652
New Car Sales	1,000 SF GFA	100%	1,303.19	4.32	5,630	5,630	5,630	5,630
Automobile Sales (Used)	1,000 SF GFA	100%	1,303.19	6.69	8,718	8,718	8,718	8,718
Quick Lubrication Vehicle Shop	Servicing Positions	100%	1,303.19	6.49	8,458	8,458	8,458	8,458
Self-Service Car Wash	Stall	100%	1,303.19	1.99	2,593	2,593	2,593	2,593
Tire Store	1,000 SF GFA	100%	1,303.19	6.27	8,171	8,171	8,171	8,171
Car Wash and Detail Center	Wash Stalls	100%	1,303.19	4.90	6,386	6,386	6,386	6,386
<b>Dining</b>								
Food Cart Pod	Food Carts	100%	1,303.19	8.69	11,325	11,325	11,325	11,325
Fast Casual Restaurant	1,000 SF GFA	55%	716.75	21.75	15,589	15,589	15,589	15,589
Fast Food w/ Drive Thru	1,000 SF GFA	100%	1,303.19	46.57	60,690	60,690	60,690	60,690
High Turnover Sit Down Restaurant	1,000 SF GFA	45%	586.44	15.68	9,195	9,195	9,195	9,195
Fine Dining Restaurant	1,000 SF GFA	45%	586.44	13.28	7,788	7,788	7,788	7,788
Coffee/Donut Shop w/ Drive-Thru Window	1,000 SF GFA	100%	1,303.19	26.55	34,600	34,600	34,600	34,600
<b>Other Retail</b>								

Free Stading Discount Store	1,000 SF GFA	100%	1,303.19	10.89	14,192	14,192	14,192	14,192
Nursery (Garden Center)	1,000 SF GFA	100%	1,303.19	13.60	17,723	17,723	17,723	17,723
Home improvement Superstore	1,000 SF GFA	100%	1,303.19	3.72	4,848	4,848	4,848	4,848
Pharmacy Drugstore w/o Drive Thru	1,000 SF GFA	100%	1,303.19	11.20	14,596	14,596	14,596	14,596
Pharmacy Drugstore w/ Drive Thru	1,000 SF GFA	45%	586.44	14.64	8,585	8,585	8,585	8,585
Shopping Center	1,000 SF GFA	45%	586.44	6.76	3,964	3,964	3,964	3,964
Supermarket	1,000 SF GFA	45%	586.44	19.05	11,172	11,172	11,172	11,172
Toy/Childrens Superstore	1,000 SF GFA	100%	1,303.19	9.80	12,771	12,771	12,771	12,771
Department Store	1,000 SF GFA	100%	1,303.19	3.82	4,978	4,978	4,978	4,978
Shopping Plaza	1,000 SF GFA	55%	716.75	8.72	6,250	6,250	6,250	6,250
Strip Retail Plaza	1,000 SF GFA	100%	1,303.19	11.07	14,426	14,426	14,426	14,426
Medical Equipment Store	1,000 SF GFA	100%	1,303.19	2.78	3,623	3,623	3,623	3,623
Wine Tasting Room	1,000 SF GFA	25%	325.80	20.47	6,669	6,669	6,669	6,669
<b>SERVICES</b>								
Walk-In bank	1,000 SF GFA	100%	1,303.19	16.23	21,151	21,151	21,151	21,151
Drive- In Bank	Drive-in Lanes	100%	1,303.19	39.24	51,137	51,137	51,137	51,137
Hair Salon	1,000 SF GFA	100%	1,303.19	2.26	2,945	2,945	2,945	2,945

\*\*\* Some Commercial/Institutional Rates have been reduced to align with the Economic Development Policy for the City of Mansfield.

**COLLECTED ROADWAY IMPACT FEES PER LAND USE CATEGORY PER SERVICE AREA - UPDATED 12/9/2024**

Land Use Category	Collected Fee Calculation	Percentage Fee Collected	Current Collected Fee Per Service Unit	Ve-Mi Per Dev-Unit	FY 2026 Rates - Effective October 1, 2025			
					Service Area A	Service Area B	Service Area C	Service Area D
Residential	\$1,303.19							
Commercial/Instiution***	\$1,303.19							
Industrial	\$1,303.19							
<b>INDUSTRIAL</b>	<b>Development Unit</b>							
General Light Industrial	1,000 SF GFA	100%	1,303.19	2.60	3,388	3,388	3,388	3,388
Industrial Park	1,000 SF GFA	100%	1,303.19	1.36	1,772	1,772	1,772	1,772
Warehousing	1,000 SF GFA	100%	1,303.19	0.72	938	938	938	938
Mini-Warehouse	1,000 SF GFA	100%	1,303.19	0.60	782	782	782	782
High-Cube Fulfillment Center Warehouse (Sort)	1,000 SF GFA	100%	1,303.19	4.80	6,255	6,255	6,255	6,255
<b>RESIDENTIAL</b>								
Single Family Detached Housing	Dwelling Unit	100%	1,303.19	3.76	4,900	4,900	4,900	4,900
Single Family Attached Housing	Dwelling Unit	100%	1,303.19	2.28	2,971	2,971	2,971	2,971
Multifamily Housing (Low Rise)	Dwelling Unit	100%	1,303.19	2.04	2,659	2,659	2,659	2,659
Multifamily Housing (Mid-Rise)	Dwelling Unit	100%	1,303.19	1.56	2,033	2,033	2,033	2,033
Multifamily Housing (High-Rise)	Dwelling Unit	100%	1,303.19	1.28	1,668	1,668	1,668	1,668
Mobile Home Park/Manufactured Housing	Dwelling Unit	100%	1,303.19	2.32	3,023	3,023	3,023	3,023
Senior Adult Housing - Detached	Dwelling Unit	100%	1,303.19	1.20	1,564	1,564	1,564	1,564
Senior Adult Housing - Attached	Dwelling Unit	100%	1,303.19	1.00	1,303	1,303	1,303	1,303
Assisted Living	Dwelling Unit	100%	1,303.19	0.96	1,251	1,251	1,251	1,251
<b>LODGING</b>								
Hotel	Room	55%	716.75	1.90	1,362	1,362	1,362	1,362
Motel/ Other Lodging Facilities	Room	100%	1,303.19	1.16	1,512	1,512	1,512	1,512
<b>RECREATIONAL</b>								
Golf Course	Holes	100%	1,303.19	11.44	14,908	14,908	14,908	14,908
Golf Driving Range	Tee	30%	390.96	4.91	1,920	1,920	1,920	1,920
Recreational Community Center	1,000 SF GFA	100%	1,303.19	9.83	12,810	12,810	12,810	12,810
Ice Skating Rink	1,000 SF GFA	100%	1,303.19	5.23	6,816	6,816	6,816	6,816
Miniature Golf Course	Hole	55%	716.75	1.30	932	932	932	932
Multiplex Movie Theater	Screens	35%	456.12	54.86	25,023	25,023	25,023	25,023
Racquet Tennis Club	Court	100%	1,303.19	15.01	19,561	19,561	19,561	19,561
Batting Cages	Cages	65%	847.07	8.72	7,386	7,386	7,386	7,386
Trampoline Park	1,000 SF GFA	100%	1,303.19	5.82	7,585	7,585	7,585	7,585
Multipurpose Recreational Facility	1,000 SF GFA	45%	586.44	14.32	8,398	8,398	8,398	8,398
Health/Fitness Club	1,000 SF GFA	100%	1,303.19	13.56	17,671	17,671	17,671	17,671
<b>INSTITUTIONAL</b>								
Private School (K-8)	Students	100%	1,303.19	0.46	599	599	599	599
Private High School	Students	100%	1,303.19	0.33	430	430	430	430
Charter Elementary School	Students	100%	1,303.19	0.28	365	365	365	365
Church	1,000 SF GFA	100%	1,303.19	1.96	2,554	2,554	2,554	2,554
Daycare Center	1,000 SF GFA	100%	1,303.19	10.90	14,205	14,205	14,205	14,205
Junior / Community College	Students	100%	1,303.19	0.44	573	573	573	573
University / College	Students	100%	1,303.19	0.60	782	782	782	782
<b>MEDICAL</b>								
Clinic	1,000 SF GFA	60%	781.91	14.76	11,541	11,541	11,541	11,541
Hospital	Beds	60%	781.91	3.44	2,690	2,690	2,690	2,690
Nursing Home	Beds	100%	1,303.19	0.56	730	730	730	730
Animal Hospital/ Veterinary Clinic	1,000 SF GFA	75%	977.39	9.88	9,657	9,657	9,657	9,657
<b>OFFICE</b>								
Corporate Headquarters Building	1,000 SF GFA	50%	651.60	5.20	3,388	3,388	3,388	3,388
General Office Building	1,000 SF GFA	50%	651.60	5.76	3,753	3,753	3,753	3,753
Medical - Dental Office Building	1,000 SF GFA	50%	651.60	15.72	10,243	10,243	10,243	10,243
Single Tenant Office Building	1,000 SF GFA	50%	651.60	7.04	4,587	4,587	4,587	4,587
Office Park	1,000 SF GFA	50%	651.60	5.20	3,388	3,388	3,388	3,388
Small Office Building	1,000 SF GFA	50%	651.60	8.64	5,630	5,630	5,630	5,630
<b>COMMERCIAL</b>								
<b>Automobile Related</b>								
Automobile Care Center	1,000 SF GFA	100%	1,303.19	4.16	5,421	5,421	5,421	5,421
Automobile Parts Sales	1,000 SF GFA	100%	1,303.19	6.23	8,119	8,119	8,119	8,119
Gasoline Service Station	Vehicle Fueling Position	100%	1,303.19	3.59	4,678	4,678	4,678	4,678
Gasoline Service Station w/ Conv. Market	Vehicle Fueling Position	100%	1,303.19	3.57	4,652	4,652	4,652	4,652
New Car Sales	1,000 SF GFA	100%	1,303.19	4.32	5,630	5,630	5,630	5,630
Automobile Sales (Used)	1,000 SF GFA	100%	1,303.19	6.69	8,718	8,718	8,718	8,718
Quick Lubrication Vehicle Shop	Servicing Positions	100%	1,303.19	6.49	8,458	8,458	8,458	8,458
Self-Service Car Wash	Stall	100%	1,303.19	1.99	2,593	2,593	2,593	2,593
Tire Store	1,000 SF GFA	100%	1,303.19	6.27	8,171	8,171	8,171	8,171
Car Wash and Detail Center	Wash Stalls	100%	1,303.19	4.90	6,386	6,386	6,386	6,386
<b>Dining</b>								
Food Cart Pod	Food Carts	100%	1,303.19	8.69	11,325	11,325	11,325	11,325
Fast Casual Restaurant	1,000 SF GFA	60%	781.91	21.75	17,007	17,007	17,007	17,007
Fast Food w/ Drive Thru	1,000 SF GFA	100%	1,303.19	46.57	60,690	60,690	60,690	60,690
High Turnover Sit Down Restaurant	1,000 SF GFA	50%	651.60	15.68	10,217	10,217	10,217	10,217

Fine Dining Restaurant	1,000 SF GFA	50%	651.60	13.28	8,653	8,653	8,653	8,653
Coffee/Donut Shop w/ Drive-Thru Window	1,000 SF GFA	100%	1,303.19	26.55	34,600	34,600	34,600	34,600
<b>Other Retail</b>								
Free Stading Discount Store	1,000 SF GFA	100%	1,303.19	10.89	14,192	14,192	14,192	14,192
Nursery (Garden Center)	1,000 SF GFA	100%	1,303.19	13.60	17,723	17,723	17,723	17,723
Home improvement Superstore	1,000 SF GFA	100%	1,303.19	3.72	4,848	4,848	4,848	4,848
Pharmacy Drugstore w/o Drive Thru	1,000 SF GFA	100%	1,303.19	11.20	14,596	14,596	14,596	14,596
Pharmacy Drugstore w/ Drive Thru	1,000 SF GFA	50%	651.60	14.64	9,539	9,539	9,539	9,539
Shopping Center	1,000 SF GFA	50%	651.60	6.76	4,405	4,405	4,405	4,405
Supermarket	1,000 SF GFA	50%	651.60	19.05	12,413	12,413	12,413	12,413
Toy/Childrens Superstore	1,000 SF GFA	100%	1,303.19	9.80	12,771	12,771	12,771	12,771
Department Store	1,000 SF GFA	100%	1,303.19	3.82	4,978	4,978	4,978	4,978
Shopping Plaza	1,000 SF GFA	55%	716.75	8.72	6,250	6,250	6,250	6,250
Strip Retail Plaza	1,000 SF GFA	100%	1,303.19	11.07	14,426	14,426	14,426	14,426
Medical Equipment Store	1,000 SF GFA	100%	1,303.19	2.78	3,623	3,623	3,623	3,623
Wine Tasting Room	1,000 SF GFA	25%	325.80	20.47	6,669	6,669	6,669	6,669
<b>SERVICES</b>								
Walk-In bank	1,000 SF GFA	100%	1,303.19	16.23	21,151	21,151	21,151	21,151
Drive- In Bank	Drive-in Lanes	100%	1,303.19	39.24	51,137	51,137	51,137	51,137
Hair Salon	1,000 SF GFA	100%	1,303.19	2.26	2,945	2,945	2,945	2,945

\*\*\* Some Commercial/Institutional Rates have been reduced to align with the Economic Development Policy for the City of Mansfield.

**COLLECTED ROADWAY IMPACT FEES PER LAND USE CATEGORY PER SERVICE AREA - UPDATED 12/9/2024**

Land Use Category	Collected Fee Calculation	Percentage Fee Collected	Current Collected Fee Per Service Unit	Ve-Mi Per Dev-Unit	FY 2027 Rates - Effective October 1, 2026			
					Service Area A	Service Area B	Service Area C	Service Area D
Residential	\$1,303.19							
Commercial/Institution***	\$1,303.19							
Industrial	\$1,303.19							
<b>INDUSTRIAL</b>	<b>Development Unit</b>							
General Light Industrial	1,000 SF GFA	100%	1,303.19	2.60	3,388	3,388	3,388	3,388
Industrial Park	1,000 SF GFA	100%	1,303.19	1.36	1,772	1,772	1,772	1,772
Warehousing	1,000 SF GFA	100%	1,303.19	0.72	938	938	938	938
Mini-Warehouse	1,000 SF GFA	100%	1,303.19	0.60	782	782	782	782
High-Cube Fulfillment Center Warehouse (Sort)	1,000 SF GFA	100%	1,303.19	4.80	6,255	6,255	6,255	6,255
<b>RESIDENTIAL</b>								
Single Family Detached Housing	Dwelling Unit	100%	1,303.19	3.76	4,900	4,900	4,900	4,900
Single Family Attached Housing	Dwelling Unit	100%	1,303.19	2.28	2,971	2,971	2,971	2,971
Multifamily Housing (Low Rise)	Dwelling Unit	100%	1,303.19	2.04	2,659	2,659	2,659	2,659
Multifamily Housing (Mid-Rise)	Dwelling Unit	100%	1,303.19	1.56	2,033	2,033	2,033	2,033
Multifamily Housing (High-Rise)	Dwelling Unit	100%	1,303.19	1.28	1,668	1,668	1,668	1,668
Mobile Home Park/Manufactured Housing	Dwelling Unit	100%	1,303.19	2.32	3,023	3,023	3,023	3,023
Senior Adult Housing - Detached	Dwelling Unit	100%	1,303.19	1.20	1,564	1,564	1,564	1,564
Senior Adult Housing - Attached	Dwelling Unit	100%	1,303.19	1.00	1,303	1,303	1,303	1,303
Assisted Living	Dwelling Unit	100%	1,303.19	0.96	1,251	1,251	1,251	1,251
<b>LODGING</b>								
Hotel	Room	60%	781.91	1.90	1,486	1,486	1,486	1,486
Motel/ Other Lodging Facilities	Room	100%	1,303.19	1.16	1,512	1,512	1,512	1,512
<b>RECREATIONAL</b>								
Golf Course	Holes	100%	1,303.19	11.44	14,908	14,908	14,908	14,908
Golf Driving Range	Tee	30%	390.96	4.91	1,920	1,920	1,920	1,920
Recreational Community Center	1,000 SF GFA	100%	1,303.19	9.83	12,810	12,810	12,810	12,810
Ice Skating Rink	1,000 SF GFA	100%	1,303.19	5.23	6,816	6,816	6,816	6,816
Miniature Golf Course	Hole	60%	781.91	1.30	1,016	1,016	1,016	1,016
Multiplex Movie Theater	Screens	40%	521.28	54.86	28,597	28,597	28,597	28,597
Racquet Tennis Club	Court	100%	1,303.19	15.01	19,561	19,561	19,561	19,561
Batting Cages	Cages	70%	912.23	8.72	7,955	7,955	7,955	7,955
Trampoline Park	1,000 SF GFA	100%	1,303.19	5.82	7,585	7,585	7,585	7,585
Multipurpose Recreational Facility	1,000 SF GFA	50%	651.60	14.32	9,331	9,331	9,331	9,331
Health/Fitness Club	1,000 SF GFA	100%	1,303.19	13.56	17,671	17,671	17,671	17,671
<b>INSTITUTIONAL</b>								
Private School (K-8)	Students	100%	1,303.19	0.46	599	599	599	599
Private High School	Students	100%	1,303.19	0.33	430	430	430	430
Charter Elementary School	Students	100%	1,303.19	0.28	365	365	365	365
Church	1,000 SF GFA	100%	1,303.19	1.96	2,554	2,554	2,554	2,554
Daycare Center	1,000 SF GFA	100%	1,303.19	10.90	14,205	14,205	14,205	14,205
Junior / Community College	Students	100%	1,303.19	0.44	573	573	573	573
University / College	Students	100%	1,303.19	0.60	782	782	782	782
<b>MEDICAL</b>								
Clinic	1,000 SF GFA	65%	847.07	14.76	12,503	12,503	12,503	12,503
Hospital	Beds	65%	847.07	3.44	2,914	2,914	2,914	2,914
Nursing Home	Beds	100%	1,303.19	0.56	730	730	730	730
Animal Hospital/ Veterinary Clinic	1,000 SF GFA	75%	977.39	9.88	9,657	9,657	9,657	9,657
<b>OFFICE</b>								
Corporate Headquarters Building	1,000 SF GFA	55%	716.75	5.20	3,727	3,727	3,727	3,727
General Office Building	1,000 SF GFA	55%	716.75	5.76	4,129	4,129	4,129	4,129
Medical - Dental Office Building	1,000 SF GFA	55%	716.75	15.72	11,267	11,267	11,267	11,267
Single Tenant Office Building	1,000 SF GFA	55%	716.75	7.04	5,046	5,046	5,046	5,046
Office Park	1,000 SF GFA	55%	716.75	5.20	3,727	3,727	3,727	3,727
Small Office Building	1,000 SF GFA	55%	716.75	8.64	6,193	6,193	6,193	6,193
<b>COMMERCIAL</b>								
<b>Automobile Related</b>								
Automobile Care Center	1,000 SF GFA	100%	1,303.19	4.16	5,421	5,421	5,421	5,421
Automobile Parts Sales	1,000 SF GFA	100%	1,303.19	6.23	8,119	8,119	8,119	8,119
Gasoline Service Station	Vehicle Fueling Position	100%	1,303.19	3.59	4,678	4,678	4,678	4,678
Gasoline Service Station w/ Conv. Market	Vehicle Fueling Position	100%	1,303.19	3.57	4,652	4,652	4,652	4,652
New Car Sales	1,000 SF GFA	100%	1,303.19	4.32	5,630	5,630	5,630	5,630
Automobile Sales (Used)	1,000 SF GFA	100%	1,303.19	6.69	8,718	8,718	8,718	8,718
Quick Lubrication Vehicle Shop	Servicing Positions	100%	1,303.19	6.49	8,458	8,458	8,458	8,458
Self-Service Car Wash	Stall	100%	1,303.19	1.99	2,593	2,593	2,593	2,593
Tire Store	1,000 SF GFA	100%	1,303.19	6.27	8,171	8,171	8,171	8,171
Car Wash and Detail Center	Wash Stalls	100%	1,303.19	4.90	6,386	6,386	6,386	6,386
<b>Dining</b>								
Food Cart Pod	Food Carts	100%	1,303.19	8.69	11,325	11,325	11,325	11,325
Fast Casual Restaurant	1,000 SF GFA	65%	847.07	21.75	18,424	18,424	18,424	18,424
Fast Food w/ Drive Thru	1,000 SF GFA	100%	1,303.19	46.57	60,690	60,690	60,690	60,690
High Turnover Sit Down Restaurant	1,000 SF GFA	55%	716.75	15.68	11,239	11,239	11,239	11,239

Fine Dining Restaurant	1,000 SF GFA	55%	716.75	13.28	9,518	9,518	9,518	9,518
Coffee/Donut Shop w/ Drive-Thru Window	1,000 SF GFA	100%	1,303.19	26.55	34,600	34,600	34,600	34,600
<b>Other Retail</b>								
Free Stading Discount Store	1,000 SF GFA	100%	1,303.19	10.89	14,192	14,192	14,192	14,192
Nursery (Garden Center)	1,000 SF GFA	100%	1,303.19	13.60	17,723	17,723	17,723	17,723
Home improvement Superstore	1,000 SF GFA	100%	1,303.19	3.72	4,848	4,848	4,848	4,848
Pharmacy Drugstore w/o Drive Thru	1,000 SF GFA	100%	1,303.19	11.20	14,596	14,596	14,596	14,596
Pharmacy Drugstore w/ Drive Thru	1,000 SF GFA	55%	716.75	14.64	10,493	10,493	10,493	10,493
Shopping Center	1,000 SF GFA	55%	716.75	6.76	4,845	4,845	4,845	4,845
Supermarket	1,000 SF GFA	55%	716.75	19.05	13,654	13,654	13,654	13,654
Toy/Childrens Superstore	1,000 SF GFA	100%	1,303.19	9.80	12,771	12,771	12,771	12,771
Department Store	1,000 SF GFA	100%	1,303.19	3.82	4,978	4,978	4,978	4,978
Shopping Plaza	1,000 SF GFA	65%	847.07	8.72	7,386	7,386	7,386	7,386
Strip Retail Plaza	1,000 SF GFA	100%	1,303.19	11.07	14,426	14,426	14,426	14,426
Medical Equipment Store	1,000 SF GFA	100%	1,303.19	2.78	3,623	3,623	3,623	3,623
Wine Tasting Room	1,000 SF GFA	35%	456.12	20.47	9,337	9,337	9,337	9,337
<b>SERVICES</b>								
Walk-In bank	1,000 SF GFA	100%	1,303.19	16.23	21,151	21,151	21,151	21,151
Drive- In Bank	Drive-in Lanes	100%	1,303.19	39.24	51,137	51,137	51,137	51,137
Hair Salon	1,000 SF GFA	100%	1,303.19	2.26	2,945	2,945	2,945	2,945

\*\*\* Some Commercial/Institutional Rates have been reduced to align with the Economic Development Policy for the City of Mansfield.

**EXHIBIT “E”**

**CURRENT COLLECTED IMPACT FEES PER SERVICE UNIT**

Service Area	Current Collected Roadway Impact Fee per Service Unit		
	Residential	Commercial/ Institution***	Industrial
A	\$1,303.19	\$1,303.19	\$1,303.19
B	\$1,303.19	\$1,303.19	\$1,303.19
C	\$1,303.19	\$1,303.19	\$1,303.19
D	\$1,303.19	\$1,303.19	\$1,303.19

\*\*\* Some Commercial/Institution impact fees per service unit have been reduced to align with the Economic Development Policy for the City of Mansfield, as shown in Exhibit G.



**EXHIBIT "G"**  
**CURRENT COLLECTED ROADWAY IMPACT FEES**  
**PER LAND USE CATEGORY PER SERVICE AREA**

(To be attached after fee adoption)