

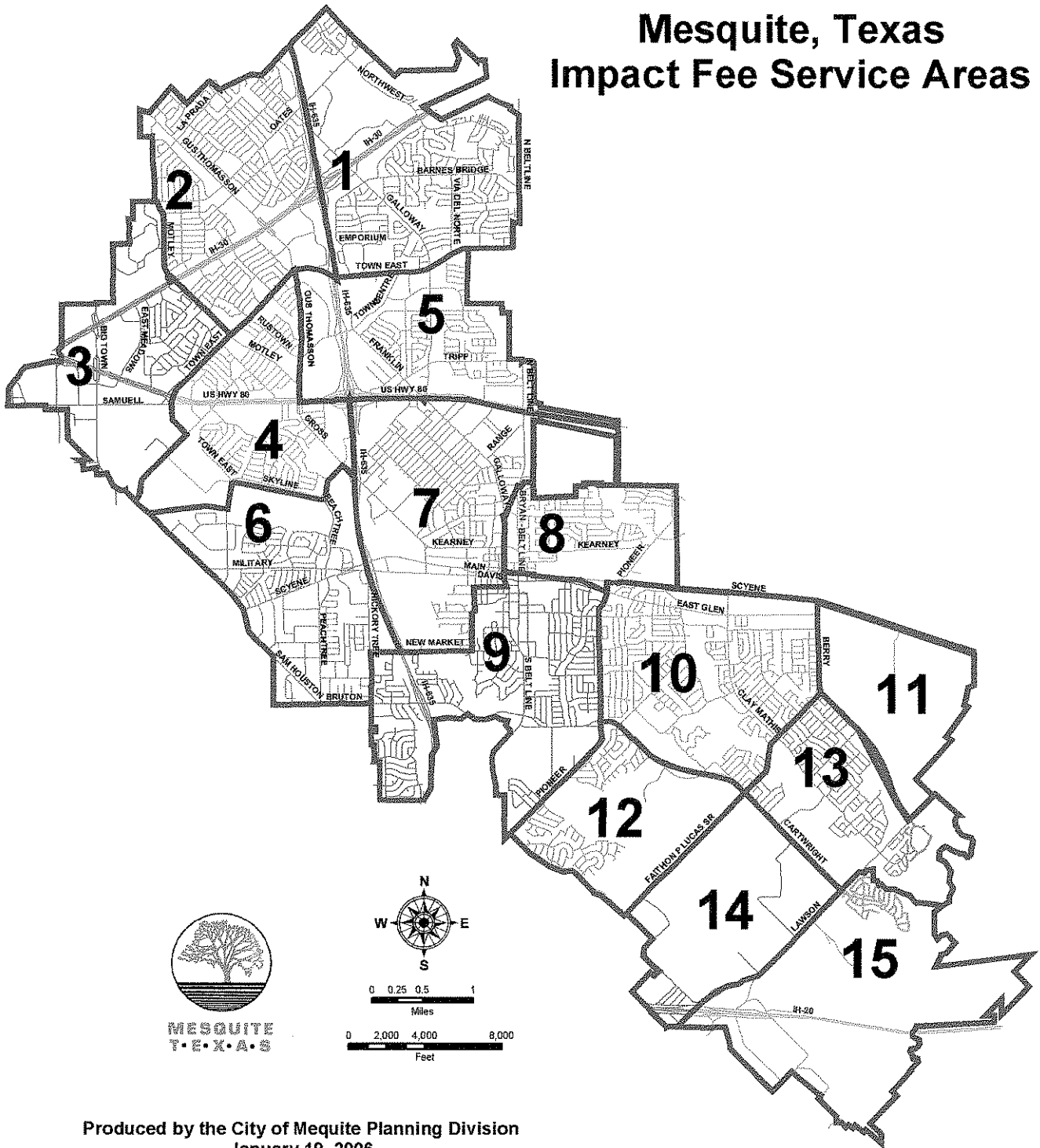


# **IMPACT FEE HANDBOOK**

**Effective December 1, 2005**

**Community Development Department  
City of Mesquite, Texas**

# Mesquite, Texas Impact Fee Service Areas



Produced by the City of Mesquite Planning Division  
January 19, 2006



**COMMUNITY DEVELOPMENT DEPARTMENT**

Richard G. Gertson, AICP, Director  
 Larry D. King, CBO, Building Inspection  
 Gordon Browning, Planning & Zoning  
 Jeff McWhorter, RS, Health  
 Charlene Orr, Historic Mesquite, Inc.

Phone: 972.216.6365  
 Fax: 972.216.6464

Writer's E-mail: rgertson@ci.mesquite.tx.us

November 22, 2005

To: City of Mesquite Homebuilders

Re: Amended Roadway Impact Fees

On November 21, 2005, the Mesquite City Council adopted Ordinance No. 3780 amending the roadway impact fee schedule in accordance with Chapter 395 of the Texas Local Government Code. The amended fees take effect on December 1, 2005. All new homes built on lots for which a final plat is recorded on or after December 1, 2005, will be subject to the new fee schedule. All new homes built on lots for which a final plat was recorded prior to December 1, 2005, will continue to be subject to the prior fee schedules. The Service Area Map (see reverse side) and the Service Area/Vehicle Mile Equivalency Table remain unchanged.

The new roadway impact fee schedule affects all types of development. Fee estimates for other types of development (such as commercial) can be obtained by contacting the Planning Division at 972.216.6216. The City of Mesquite does not charge impact fees for water or sanitary sewer. The fees in each service area for a single-family home are summarized below.

**TOTAL IMPACT FEE FOR A SINGLE FAMILY HOME**

Service Area	Fee for Lots Recorded Prior to 1-1-2004	Fee for Lots Recorded from 1-1-2004 to 11-30-2005	Fees for Lots Recorded On or After 12-1-2005
1	\$1,040.25	\$1,504.80	\$1,504.80
2	\$369.00	\$615.60	\$615.60
3	\$369.00	\$458.85	\$458.85
4	\$1,040.25	\$1,439.25	\$1,439.25
5	\$1,040.25	\$2,000.70	\$2,584.95
6	\$369.00	\$758.10	\$758.10
7	\$369.00	\$869.25	\$869.25
8	\$1,040.25	\$2,000.70	\$2,060.55
9	\$1,040.25	\$1,938.00	\$1,938.00
10	\$1,040.25	\$2,000.70	\$2,698.95
11	\$1,040.25	\$2,000.70	\$2,698.95
12	\$1,040.25	\$2,000.70	\$2,698.95
13	\$1,040.25	\$2,000.70	\$2,698.95
14	\$1,040.25	\$2,000.70	\$2,698.95
15	\$671.17	\$1,117.20	\$1,117.20

Richard G. Gertson, AICP  
 Director of Community Development



**Collection Rates for**  
**Roadway Facility Impact Fees for Non-Residential Uses**  
**Effective December 1, 2005**

<u>Service Area</u>	<u>Fee Per Service Unit for</u> <u>Non-Residential Uses</u>
1	\$507.00
2	\$216.00
3	\$161.00
4	\$505.00
5	\$507.00
6	\$266.00
7	\$305.00
8	\$507.00
9	\$507.00
10	\$507.00
11	\$507.00
12	\$507.00
13	\$507.00
14	\$507.00
15	\$392.00

those categories. However, even with these specific land use types, information is not available for every conceivable land use so limitations do exist.

**Table 3  
Land Use Vehicle-Mile Equivalency Table**

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TRIP RATE	TRIP LENGTH (MI)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)
RESIDENTIAL	SINGLE-FAMILY DETACHED	D.U.	0.95(X)	3.0	2.85
	TOWNHOUSE/CONDOMINIUM	D.U.	0.58(X)	3.0	1.74
	MULTI-FAMILY	D.U.	0.49(X)	3.0	1.47
	RETIREMENT COMMUNITY	D.U.	0.28(X)	3.0	0.84
	OTHERS NOT SPECIFIED*	D.U.	0.95(X)	3.0	2.85
OFFICE	GENERAL OFFICE BLDG	1000 GFA	1.33(X)	3.0	3.99
	OFFICE PARK	1000 GFA	1.51(X)	3.0	4.53
	BUSINESS PARK	1000 GFA	1.48(X)	3.0	4.44
	OTHERS NOT SPECIFIED*	1000 GFA	1.33(X)	3.0	3.99
COMMERCIAL	GENERAL RETAIL	1000 GFA	1.62(X)	2.3	3.65
	SHOPPING CENTER	1000 GLA	2.04(X)	2.3	4.69
	DISCOUNT CLUB	1000 GFA	2.63(X)	2.3	6.05
	QUALITY RESTAURANT	1000 GFA	2.07(X)	1.7	3.52
	FAST FOOD RESTAURANT	1000 GFA	7.31(X)	1.7	12.43
	HIGH-TURNOVER RESTAURANT	1000 GFA	3.61(X)	1.7	6.14
	CONVENIENCE STORE	1000 GFA	10.01(X)	0.2	2.00
	SERVICE STATION	FUEL POS.	2.05(X)	0.2	0.41
	GAS STATION W/CONV. STORE	FUEL POS.	2.19(X)	0.2	0.44
	BANK	1000 GFA	6.38(X)	1.1	7.02
	HOTEL	ROOMS	.76(X)	2.2	1.67
	MOTEL	ROOMS	.60(X)	2.2	1.32
	NEW CAR SALES	1000 GFA	1.57(X)	2.3	3.61
	AUTO CARE CENTER	1000 GLA	2.16(X)	2.7	5.83
	FURNITURE STORE	1000 GFA	0.35(X)	2.3	0.81
	APPAREL STORE	1000 GFA	1.83(X)	2.3	4.21
	BUILDING MAT'L/LUMBER STORE	1000 GFA	2.94(X)	2.3	6.76
	GOLF COURSE/DRIVING RANGE	ACRES	0.39(X)	3.0	1.17
	OTHERS NOT SPECIFIED*	1000 GFA	1.62(X)	2.3	3.65
	INDUSTRIAL	GENERAL LIGHT INDUSTRIAL	1000 GFA	0.72(X)	3.0
INDUSTRIAL PARK		1000 GFA	0.91(X)	3.0	2.73
MANUFACTURING		1000 GFA	0.63(X)	3.0	1.89
WAREHOUSE		1000 GFA	0.74(X)	3.0	2.22
MINI-WAREHOUSE		1000 GFA	0.20(X)	3.0	0.60
OTHERS NOT SPECIFIED*		1000 GFA	0.91(X)	3.0	2.73
INSTITUTIONAL	ELEMENTARY SCHOOL	STUDENTS	0.015(X)	1.5	0.02
	HIGH SCHOOL	STUDENTS	0.04(X)	1.5	0.06
	JUNIOR/COMMUNITY COLLEGE	STUDENTS	0.12(X)	2.1	0.25
	DAY CARE CENTER	STUDENTS	0.20(X)	1.9	0.38
	HOSPITAL	BEDS	1.05(X)	2.6	2.73
	NURSING HOME	BEDS	0.17(X)	2.6	0.44
	CHURCH/SYNAGOGUE	1000 GFA	0.29(X)	1.5	0.44
	OTHERS NOT SPECIFIED*	1000 GFA	0.29(X)	1.5	0.44
* THIS REPRESENTS TOTAL SERVICE UNIT EQUIVALENCY FOR LAND USES NOT SPECIFIED IN THIS CATEGORY. ACTUAL EQUIVALENCY MAY VARY AND MAY BE DEMONSTRATED BY PROPERTY OWNER TO BE DIFFERENT PURSUANT TO CITY GUIDELINES.					DU = Dwelling Unit GFA = Gross Floor Area FUEL POS = Fuel Position

## **LAND USE DEFINITIONS**

### **Mesquite Roadway Impact Fee Equivalency Table**

Land uses for the roadway impact fee service unit equivalency table have been grouped into the major categories of residential, office, commercial, industrial and institutional uses. The following is a listing of land uses that apply within each category. One's best judgment should be used for any land uses not specified herein.

#### ***Residential***

Single-Family Detached - Any single-family detached home on an individual lot is included in this category. A typical example of this land use is a home in a suburban subdivision.

Multi-Family - This land use includes both low-rise ("walk-up" dwellings) and high-rise multi-family apartments. An apartment is defined as a dwelling unit that is located within the same building with at least three other dwelling units. Also included in this land use are residential condominiums and townhomes. Residential condominiums and townhomes are defined as single-family units that have at least one other single-family unit within the same building structure.

Mobile Home - Mobile home parks generally consist of trailers shipped, sited, and installed on permanent foundations, and typically has community facilities such as recreation rooms, swimming pools, and laundry facilities.

Retirement Community - Retirement communities - restricted to adults or senior citizens - contain residential units similar to apartments or condominiums, and are usually self-contained villages. They may also contain special services such as medical facilities, dining facilities, and some limited supporting retail facilities.

#### ***Office***

General Office Building - A general office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, company headquarters, and services for the tenants such as a bank or savings and loan, a restaurant or cafeteria, and service retail facilities. Also included in this category are other office uses not specified above.

Medical Office Building - A medical office building is a facility that provides diagnosis and outpatient care on a routine basis but which is unable to provide prolonged in-house medical/surgical care. One or more private physicians generally operate this type of building. Also included in this category are dental facilities with one or more private dentists.

Business Park - Business parks consist of a group of one or multi-story buildings served by a common roadway system similar to an office or industrial park. The tenant space is flexible to house a variety of uses. Tenants may be start-up companies or fully matured relatively small companies that require a variety of space. Offices, retail and wholesale sales, restaurants, and recreation, as well as warehousing, manufacturing, light industrial, and scientific research uses are typical within this land use. Other similar uses include research and development centers, office parks, corporate headquarter buildings, single-tenant buildings and other uses not specified above.

## *Commercial*

Shopping Center - A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. It is related to its market area in terms of size, location, and type of store. Shopping centers provide on-site parking facilities. Some centers may include non-merchandising uses: office buildings, theaters, post offices, banks, health clubs, and recreational facilities.

General Retail - A general merchandise retail establishment is an individual freestanding store selling general merchandise. Some centers may include non-merchandising uses such as small office professional services, post offices, banks, health clubs, video rentals, and recreational facilities such as ice-skating rinks or video arcades. Also included in this category are other commercial/retail uses not specified above.

Restaurant - This land use consists of sit-down eating establishments of high quality and with turnover rates of at least one hour or longer. Some restaurants may not serve breakfast and/or lunch; all serve dinner.

Fast Food Restaurant - This category includes fast food restaurants with or without drive-through windows, such as McDonalds, Burger King, Dunkin Donuts, and Taco Bell. High carryout clientele characterizes this type establishment; long hours of service and high turnover rates for eat-in customers. Some establishments may include an indoor or outdoor playground.

High Turnover Restaurant - This land use consists of sit-down establishments with turnover rates generally of less than one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these facilities serve breakfast, lunch and dinner, and are sometimes open 24-hours per day.

Discount Stores/Super Markets - A free standing retail store selling a complete assortment of food, household goods and materials, apparel, servicing items and may also contain money machines, photo centers, pharmacies and video rentals.

Convenience Store with Gas Pumps; > 2,500 sq. ft. - Any convenience market with greater than 2,500 square feet. These markets sell convenience foods, newspapers, magazines, and

often, beer and wine.

Gas Station with Convenience Stores - Service stations generally are located at intersections or freeway interchanges and includes facilities for fueling motor vehicles. They may also include facilities for servicing and repairing motor vehicles. Convenience items sold typically consist of items that are generally consumed in the car. This land use includes service stations with convenience stores of less than 2,500 square feet.

Bank - This land use includes walk-in and drive-in banks. Walk-in banks are generally free-standing buildings with their own parking lots. These banks do not have drive-in windows. Drive-in banks provide banking facilities for the motorist while in a vehicle; many also serve patrons who walk into the building. Savings and loan companies and credit unions should also be included in this category.

Hotel/Motel - A place of lodging that provides sleeping accommodations, small restaurants, lounges, and meeting spaces. Some hotels or motels may provide banquet rooms or other retail and service shops. Also included in this category are extended stay hotels and business hotels.

New Car Sales - New car sales facilities that are generally included are automobile services and parts sales along with a sometimes substantial used car sales operation. Some dealerships also include leasing activities and truck sales and servicing.

Furniture Store - A furniture store specializes in the sale of furniture, and often, carpeting.

Building Materials/Lumber Store - A building materials/lumber store is a freestanding building, which sells hardware, building materials and lumber. The lumber may be in the main building or in a yard or storage shed.

Garden Center (Nursery) - A free standing building with a yard of planting or landscape stock. Some facilities may have a greenhouse and/or offer landscape services. Most have office, storage, and shipping facilities.

Automotive Care - Facilities that specialize in products and services for vehicles such as quick lubrication vehicle shops, auto care centers, tire stores, auto parts sales, brake shops and self-serve car wash and car wash centers.

Automotive Repair - This establishment provides for both minor and major automobile repair. Some vehicles may have to be left in the facilities over night.

Auto Lube Center - Auto lube centers provide automobile related service. Such facilities provide service functions only and do not provide major or minor vehicle repair.

Video Rental Store - A free standing building specializing in rental of home movies and

video games. Movies and videos may also be available for purchase. They typically maintain long hours of operation for seven days a week.

Retail Liquor - This establishment is a freestanding facility selling only liquor; no other services are provided (i.e., fuel, convenience store, etc.).

Photo Studio - Typically 3 or fewer professionals in one site. Such site is mainly composed of multiple studios/large rooms.

Golf Course/Driving Range - This land use is a municipal or private club offering clubhouse, pro shop and driving ranges.

Tennis Courts - Tennis courts are indoor or outdoor facilities specifically designed for playing tennis. Other on-site facilities may include limited spectator seating and a parking lot.

Roller Skating Rink - Roller skating rink is an enclosed facility providing for recreational skating activities.

Theater - This land use consists of a movie or live theater and contains audience seating, single or multiple auditoriums, lobby, offices and refreshment stands.

Indoor Entertainment / Amusement - a free standing building with indoor recreation functions that may include bowling, video games, pool tables or other indoor amusement for a fee. A snack bar or other small lounge area may also be available.

Amusement Park - An amusement park contains rides, entertainment, refreshment stands and picnic areas.

## ***Industrial***

General Light Industrial - Light industrial facilities usually employ fewer than 500 persons and have an emphasis on activities other than manufacturing. Typical light industrial activities include printing plants, material testing laboratories, assemblers of data processing equipment, power stations and warehousing of less than 35,000 square feet; most facilities are freestanding and devoted to a single use.

Industrial Park - Industrial parks are areas containing a number of industrial or related facilities. They are characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities - some with a large number of small businesses and others with one or two dominant industries.

Manufacturing - Manufacturing facilities are sites where the primary activity is the

conversion of raw materials or parts into finished products. Size and type of activity may vary from one site to another. In addition to actual production of goods, manufacturing facilities generally also have office, warehouse, research and associates functions.

Warehouse/Distribution- Warehouses are primarily devoted to the storage of materials and typically include an office and maintenance area. Warehousing may also contain storage of manufactured goods prior to their distribution to retail outlets.

Mini-warehouse - A mini-warehouse is a building in which a storage unit or vault is rented for the storage of goods. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point.

### ***Institutional***

Elementary School - Elementary schools serve students between the kindergarten and middle school or junior high school levels. Elementary schools are usually centrally located in residential communities in order to facilitate student access and have no student drivers.

High School - High schools are for students who have completed middle school or junior high school. This land use typically includes grades nine (9) through twelve (12).

Junior/Community College - This land use includes two-year junior colleges or community colleges. A number of two-year institutions have sizable evening programs.

Day Care Center - A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for older children including after school care.

Hospital - A hospital is any institution where medical or surgical care is given to non-ambulatory and ambulatory patients, and overnight accommodations are provided.

Nursing Home - A nursing home is any facility whose primary purpose is to care for persons who are unable to care for themselves. The term applies to rest homes, chronic care, and convalescent homes.

Religious Facilities - Churches, synagogues or houses of worship that provide public worship services, and generally houses an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities.

Park - Parks vary widely as to location, type and amount of facilities. Generally, they can include such facilities as playgrounds, picnic areas, ball fields, swimming facilities or jogging facilities. Because of the variety of facilities, this use will be interpreted on a developed acre area basis.

Activity Centers – A recreational center or private club such as a YMCA that may offer classes and clubs for adults and children; a day care or a nursery school, meeting rooms, swimming pools and whirlpools; saunas, tennis, racquetball and handball courts, exercise classes, weightlifting equipment and locker rooms. Some may offer a small restaurant or snack bar within.