



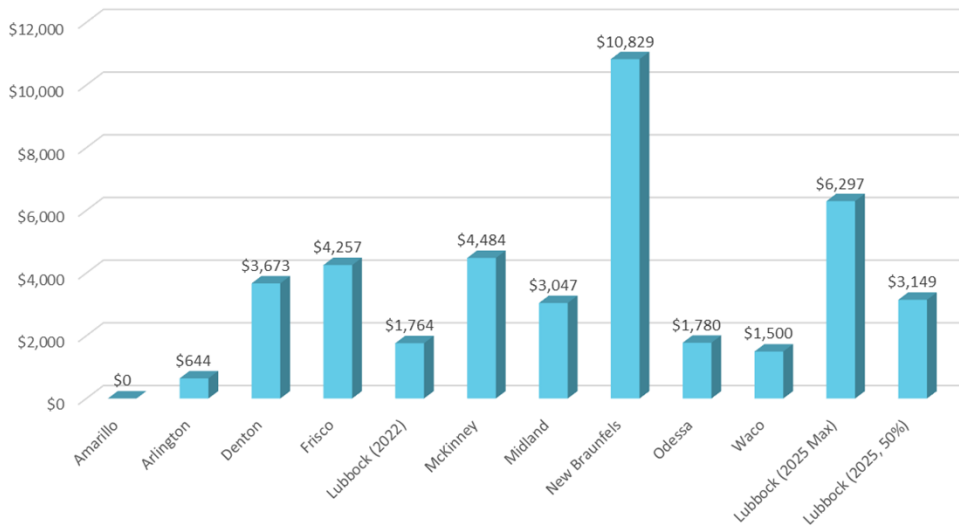
1 Single-Family House

2025 Max Fee: \$2,233 / veh-mi (SA F)

Single-Family Detached TDF: 2.82

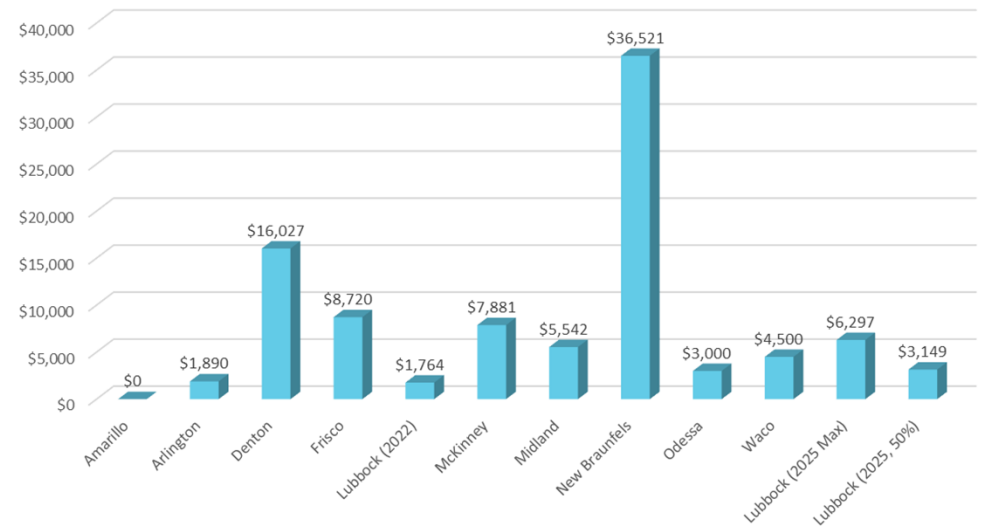
50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Single-Family Detached



Roadway Impact Fee

Single-Family Detached



Roadway Impact Fee +
Water/Wastewater Impact Fee

5 *Arlington assumed a general residential category.



200 Apartment Units

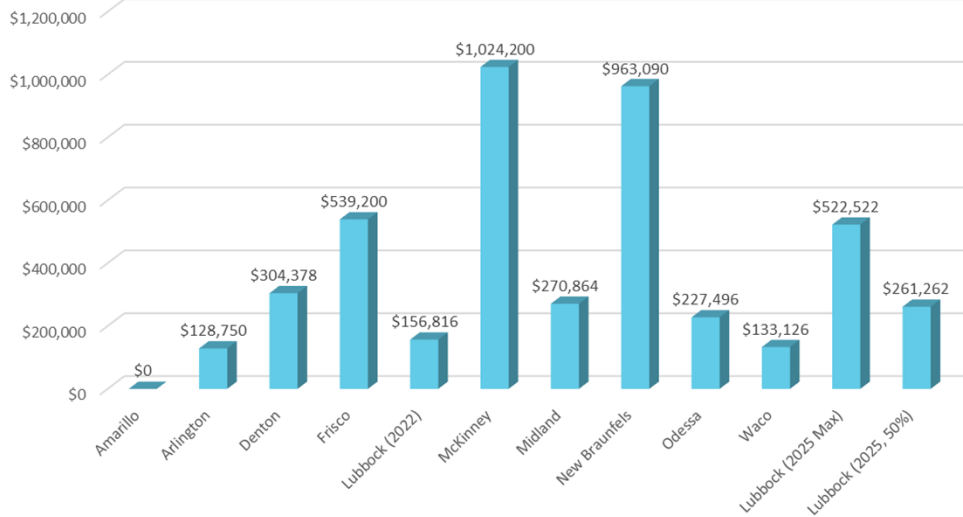
2025 Max Fee: \$2,233 / veh-mi (SA F)

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Multifamily (Mid-Rise) TDF: 1.17

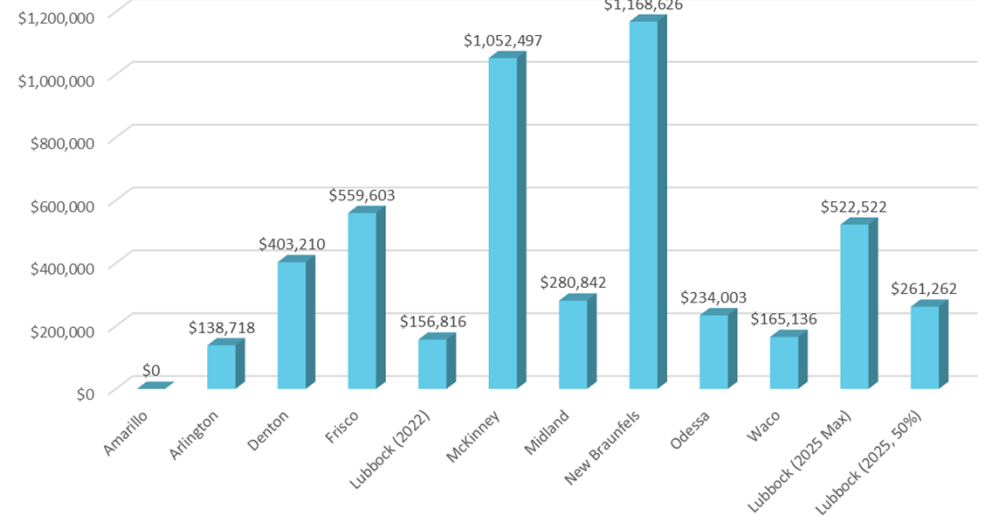
Example Development: THRIVE, Stonebridge of Kelsey Park

Multifamily (Mid-Rise)



Roadway Impact Fee

Multifamily (Mid-Rise)



Roadway Impact Fee +
Water/Wastewater Impact Fee

6 *Arlington assumed a general residential category. McKinney assumed a broad apartment/multifamily category.



150,000 SF Retail

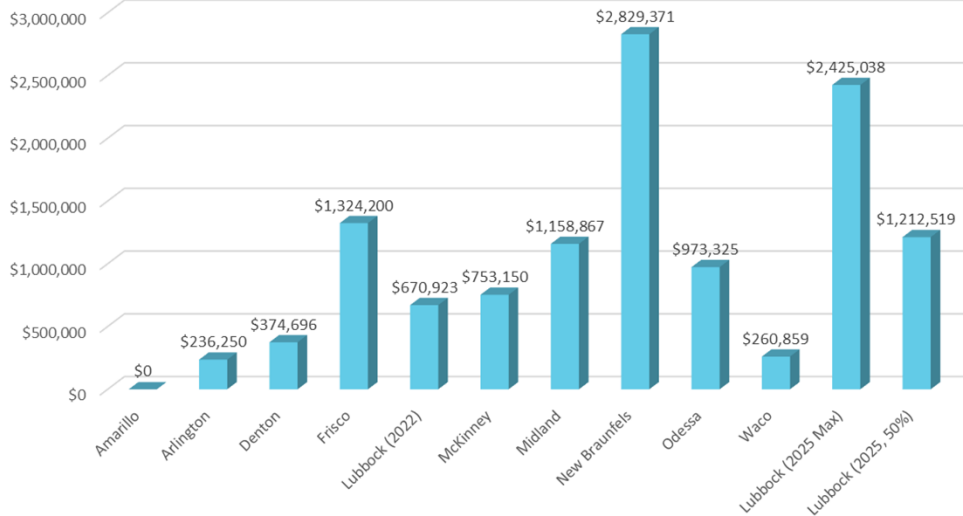
2025 Max Fee: \$2,233 / veh-mi (SA F)

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Shopping Center (>150k) TDF: 7.24

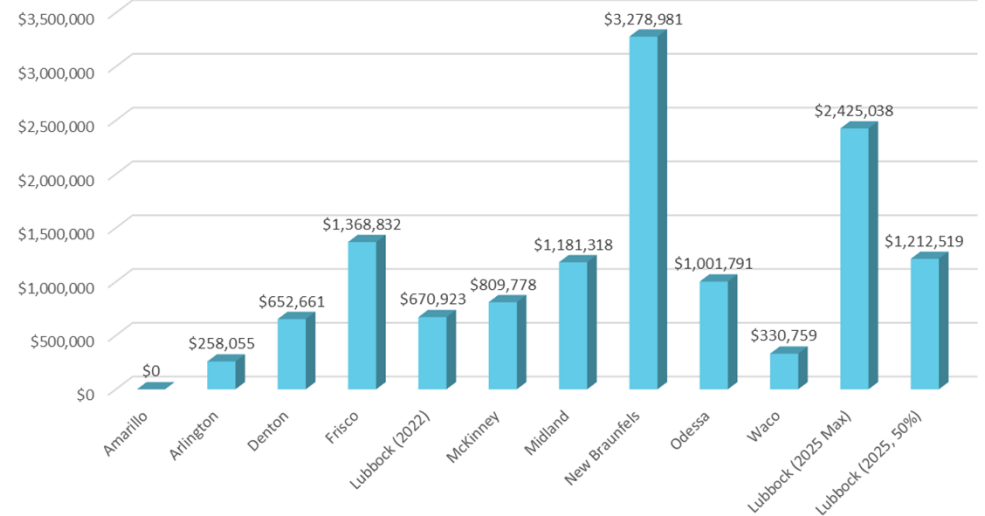
Example Development: Canyon West

Shopping Center



Roadway Impact Fee

Shopping Center



Roadway Impact Fee +
Water/Wastewater Impact Fee

7 *Arlington assumed a general commercial/retail category.



15,000 SF Retail

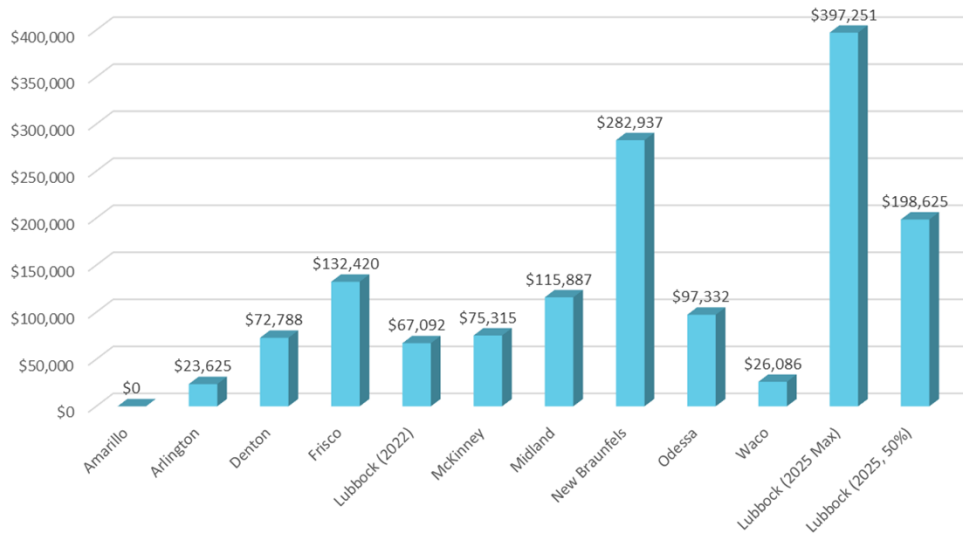
2025 Max Fee: \$2,233 / veh-mi (SA F)

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Strip Retail Plaza (<40k) TDF: 11.86

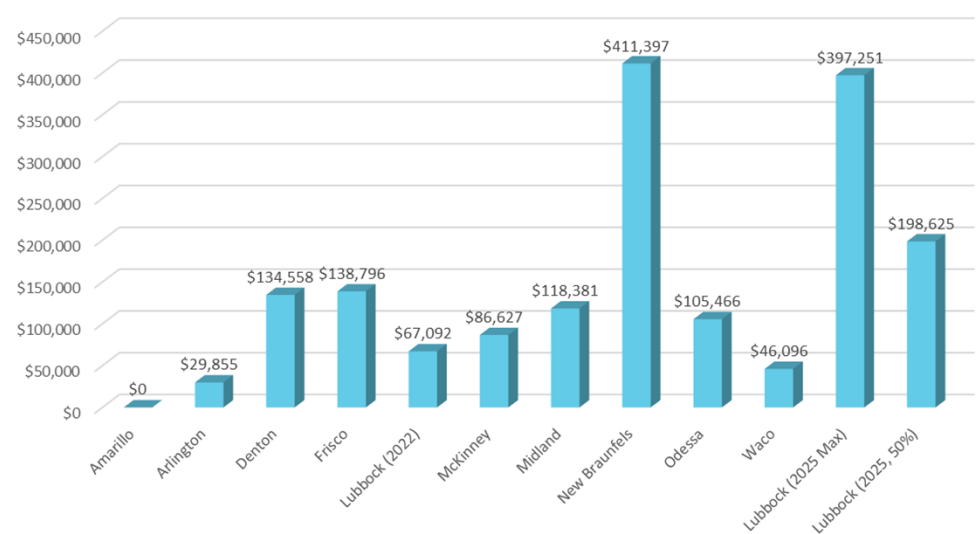
Example Development: Shadow Hills Shopping Center

Strip Retail Plaza



Roadway Impact Fee

Strip Retail Plaza



Roadway Impact Fee +
Water/Wastewater Impact Fee

8 *Arlington assumed a general commercial/retail category. Frisco, Lubbock (2022), McKinney, Midland, New Braunfels, Odessa, and Waco assumed Shopping Center land use.



20,000 SF Industrial

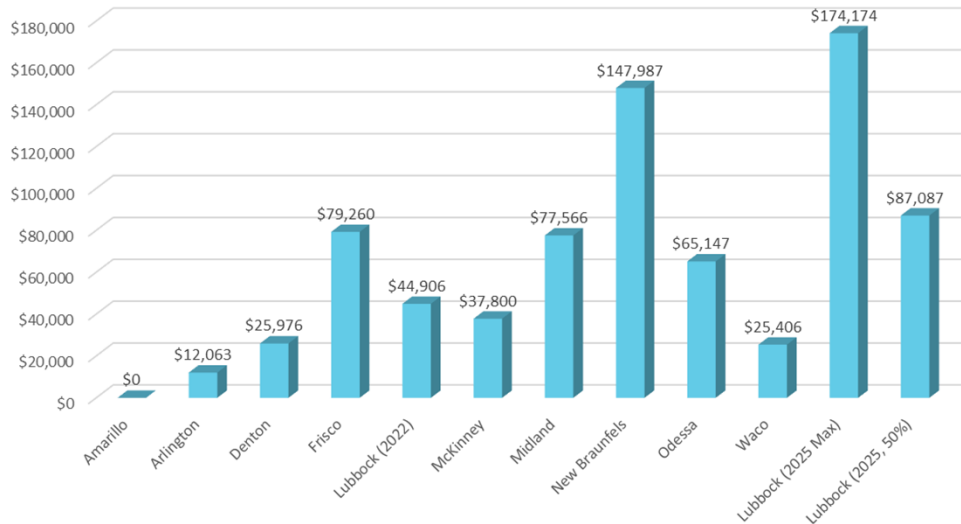
2025 Max Fee: \$2,233 / veh-mi (SA F)

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

General Light Industrial TDF: 3.9

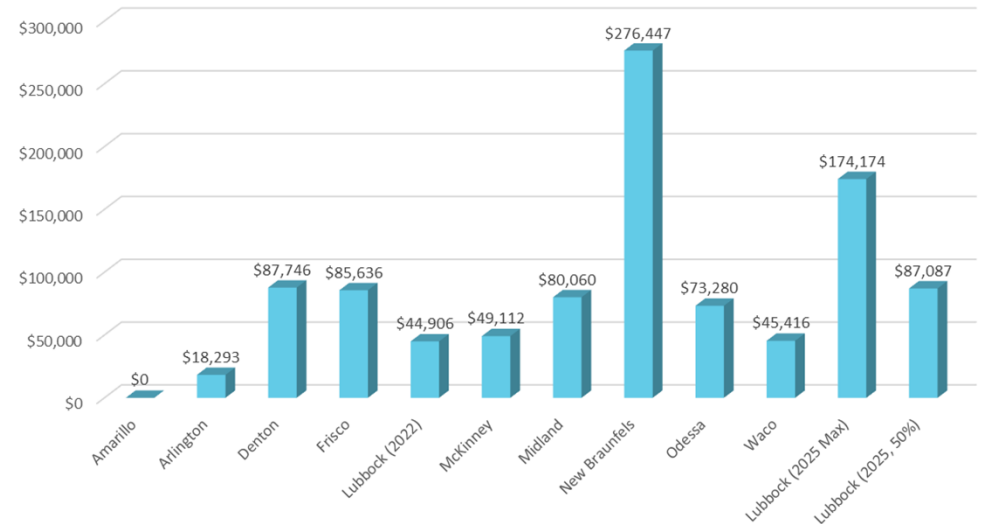
Example Development: Carpet Tech

General Light Industrial



Roadway Impact Fee

General Light Industrial



Roadway Impact Fee +
Water/Wastewater Impact Fee

9 *Arlington assumed a general industrial category.



5,000 SF Office Building

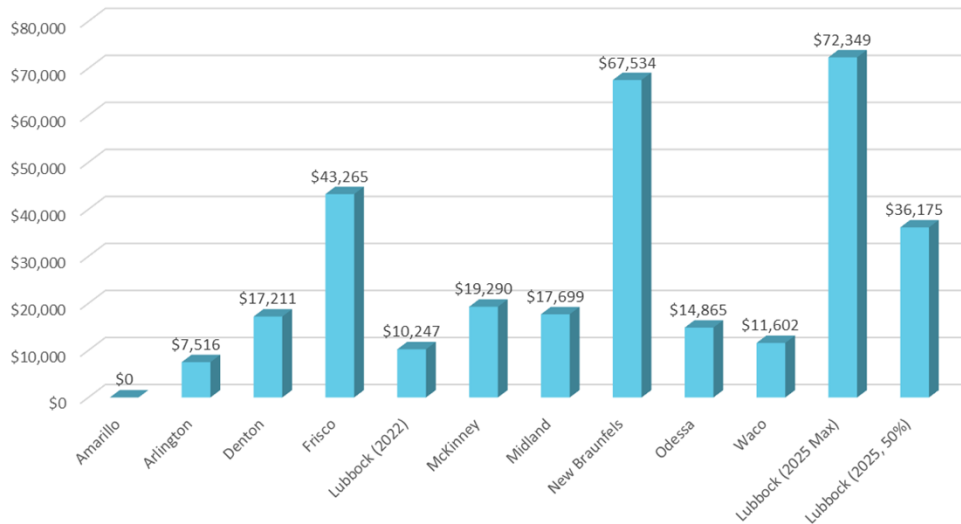
2025 Max Fee: \$2,233 / veh-mi (SA F)

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Small Office Building TDF: 6.48

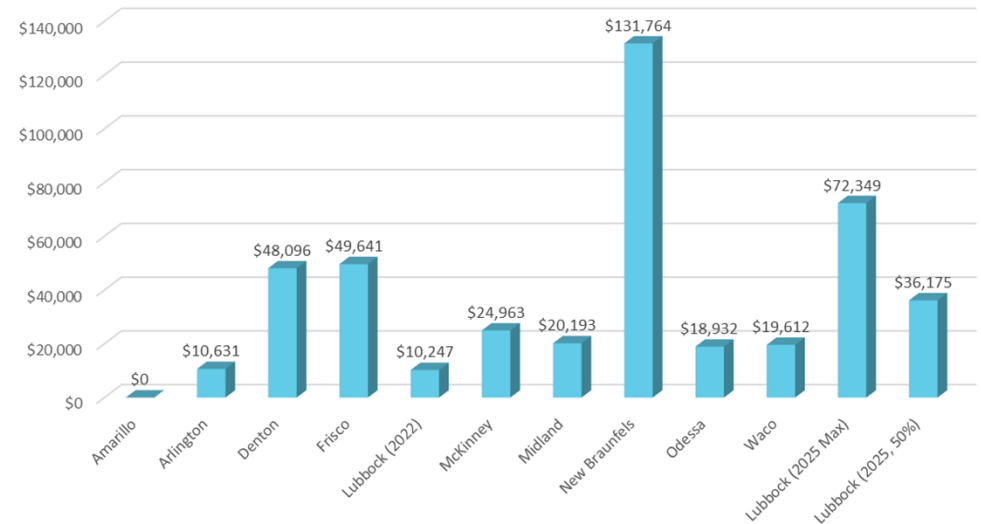
Example Development: Texas Farm Bureau

Small Office Building



Roadway Impact Fee

Small Office Building



Roadway Impact Fee +
Water/Wastewater Impact Fee

10 *Arlington assumed a general office category. Denton, Frisco, Lubbock (2022), McKinney, Midland, New Braunfels, Odessa, and Waco assumed General Office Building land use.



10 VFP Gas Station

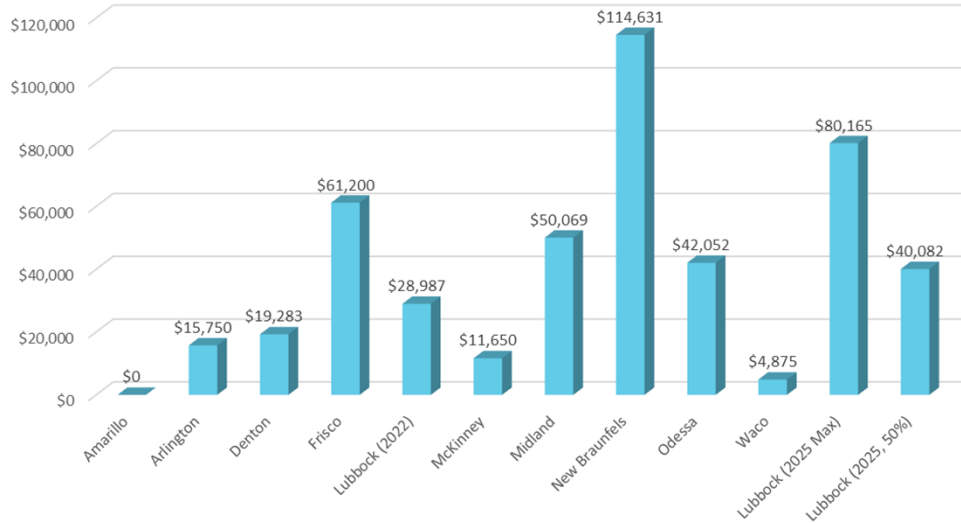
2025 Max Fee: \$2,233 / veh-mi (SA F)

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Gasoline / Service Station: 3.59

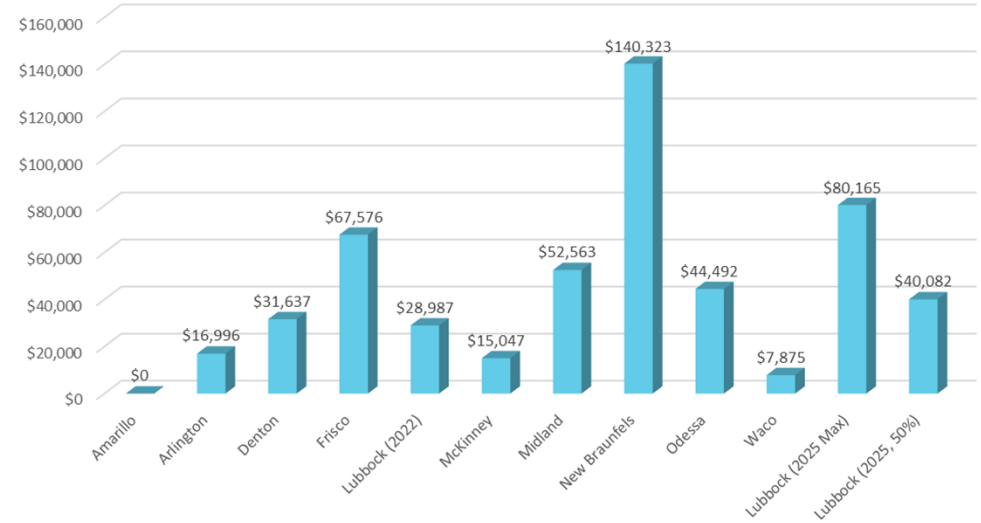
Example Development: Murphy's

Gasoline / Service Station



Roadway Impact Fee

Gasoline / Service Station



Roadway Impact Fee +
Water/Wastewater Impact Fee

11 *Arlington assumed a general commercial/retail category. McKinney and Waco assumed Convenience Store / Gas Station land use.



10 VFP Gas Station (with Convenience Store)

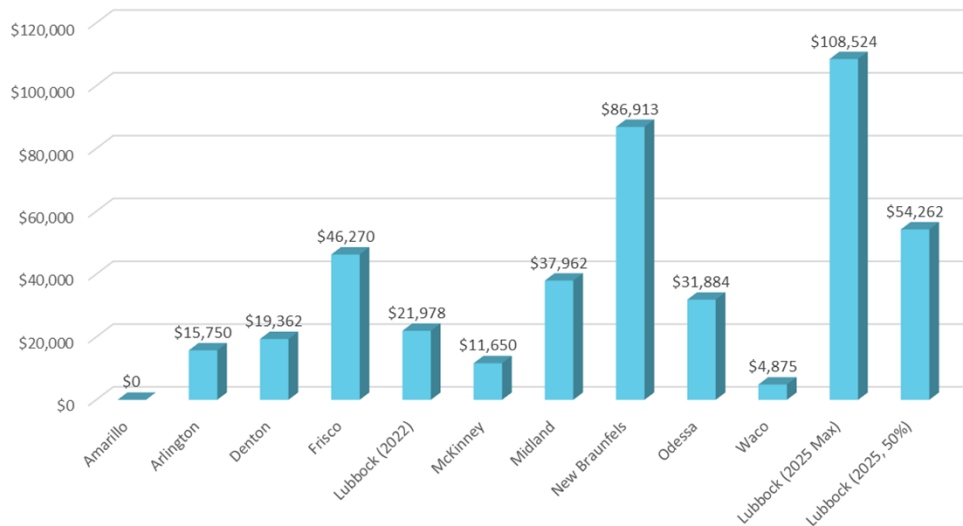
2025 Max Fee: \$2,233 / veh-mi (SA F)

Convenience Store / Gas Station: 4.86

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

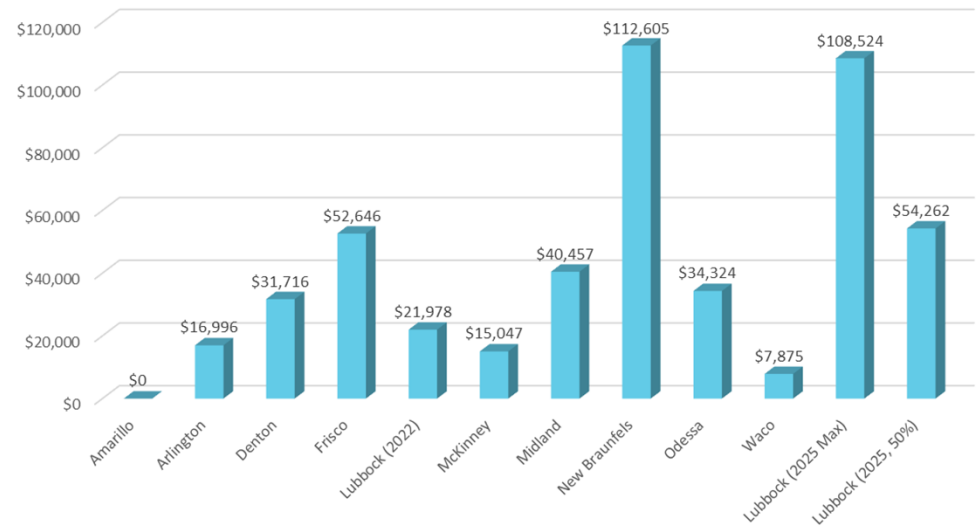
Example Development: Toot N Totum

Convenience Store / Gas Station



Roadway Impact Fee

Convenience Store / Gas Station



Roadway Impact Fee +
Water/Wastewater Impact Fee

12 *Arlington assumed a general commercial/retail category.



3,000 SF Fast-Food Restaurant

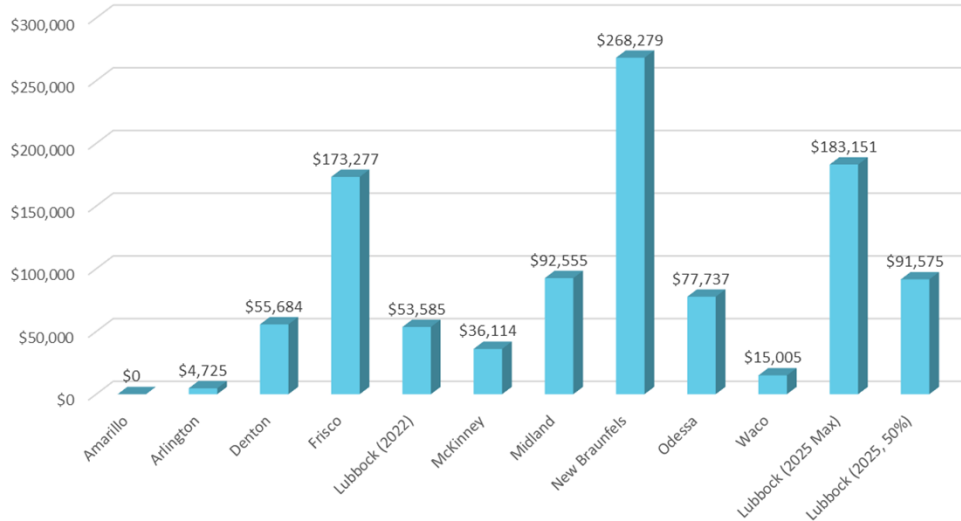
2025 Max Fee: \$2,233 / veh-mi (SA F)

50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Fast-Food Restaurant (with Drive-Thru Window) TDF: 27.34

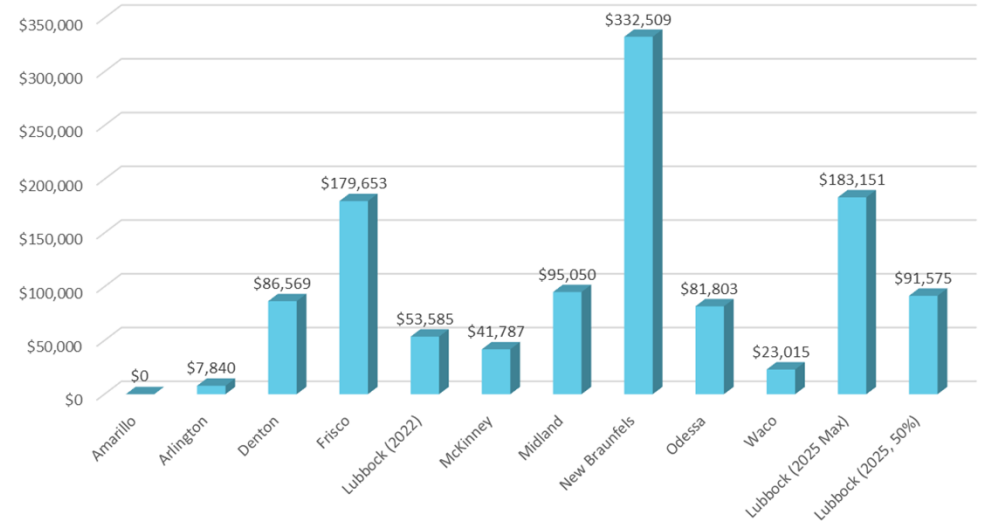
Example Development: Whataburger

Fast-Food Restaurant



Roadway Impact Fee

Fast-Food Restaurant



Roadway Impact Fee +
Water/Wastewater Impact Fee



2,000 SF Coffee Shop (1 Drive-Thru Lane)

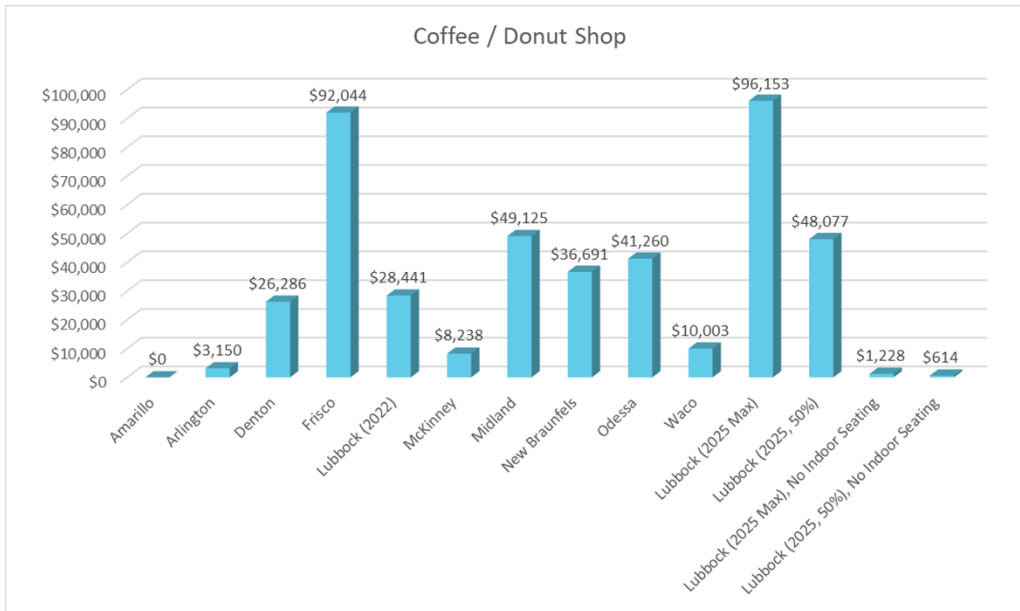
Coffee / Donut Shop TDF: 21.53 (based on 1,000 SF)
 Coffee / Donut Shop (No Indoor Seating) TDF: 0.55 (based on drive-thru lanes)

2025 Max Fee: \$2,233 / veh-mi (SA F)

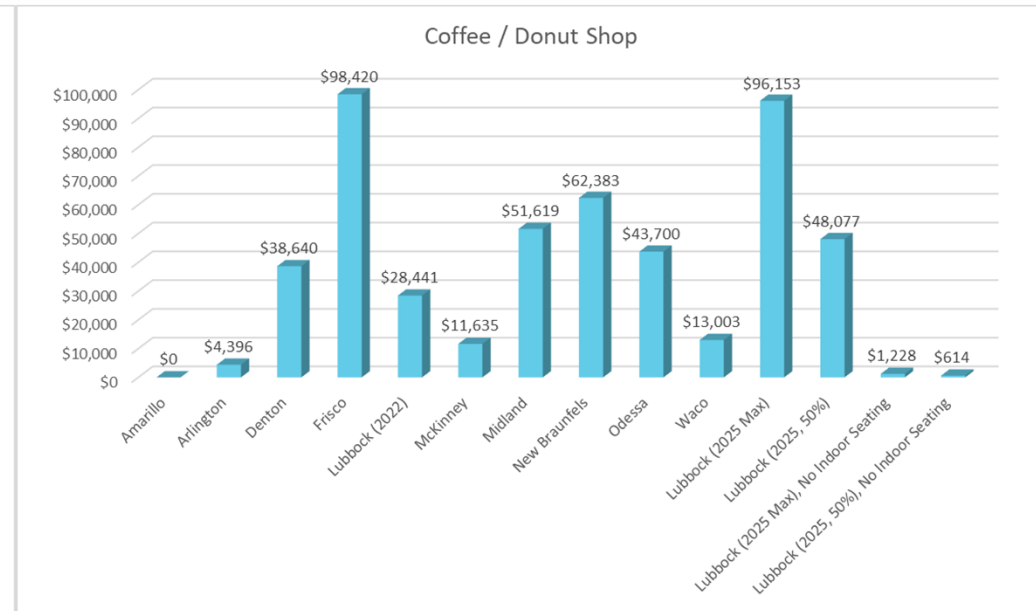
50% of Max Fee: \$1,116.50 / veh-mi (SA F)

Example Development: He-Brews

Example Development (No Indoor Seating): 7Brew



Roadway Impact Fee



Roadway Impact Fee +
Water/Wastewater Impact Fee

14 *Arlington assumed a general commercial/retail category.