



**Capital Improvements Advisory Committee - Regular Meeting
IMMEDIATELY FOLLOWING THE PLANNING AND ZONING COMMISSION MEETING
August 18, 2025 - 6:30 PM**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

25-1153 Minutes - Approval of the February 17, 2025 Capital Improvements Advisory Committee Meeting Minutes

Attachments:

1. 2-17-25 DRAFT Minutes

3. CITIZEN 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

25-1154 Review and approval of the Semiannual Reports for the period between January 1, 2025 and June 30, 2025, on the implementation of the Capital Improvements Plan for Water, Wastewater and Roadway Impact Fees and the collection of such fees.

Presenters: Raymond Coffman, Director of Engineering Services, Trace Hilton, Assistant Director of Engineering Services

Attachments:

1. Semiannual Reports and Summary of Impact Fees Collected

5. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on August 14, 2025, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Planning Technician

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
Staff Report**

Item ID: 25-1153

Agenda Date: August 18, 2025

Title

Minutes - Approval of the February 17, 2025 Capital Improvements Advisory Committee Meeting Minutes

Description/History

Minutes - Approval of the February 17, 2025 Capital Improvements Advisory Committee Meeting Minutes

Strategic Initiative

Recommendation

Staff recommends approval of the meeting minutes as presented.

Funding Source

N/A

Prepared By

Clarissa Carrasco, Planning Technician - (817) 276-4229



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Capital Improvements Advisory Committee

Monday, February 17, 2025

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 6:00 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
Clarissa Carrasco, Administrative Assistant II*

Commissioners:

Present 7 - Blake Axen; David Godin; Michael Bennett; Michael Mainer; Patrick Moses; Jennifer Thompson and Hamilton Walker

2. APPROVAL OF MINUTES

[25-6429](#)

Minutes - Approval of the December 2, 2024 Capital Improvements Advisory Committee Meeting Minutes

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

Aye: 7 - Blake Axen; David Godin; Michael Bennett; Michael Mainer; Patrick Moses; Jennifer Thompson and Hamilton Walker

Nay: 0

Abstain: 0

3. CITIZENS COMMENTS

There were no citizen comments.

4. AGENDA ITEMS

[25-6430](#)

Review and approval of the Semiannual Reports for the period

between July 1, 2024 and December 31, 2024, on the implementation of the Capital Improvements Plan for Water, Wastewater and Roadway Impact Fees and the collection of such fees.

Mr. Coffman and Ms. Hilton presented the semiannual reports and were available to answer any questions.

Vice Chair Axen made a motion to approve the meeting minutes as presented. Commissioner Godin seconded the motion which carried by the following vote:

Aye: 7 - Blake Axen; David Godin; Michael Bennett; Michael Mainer; Patrick Moses; Jennifer Thompson and Hamilton Walker

Nay: 0

Abstain: 0

5. ADJOURNMENT OF MEETING

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

Aye: 7 - Blake Axen; David Godin; Michael Bennett; Michael Mainer; Patrick Moses; Jennifer Thompson and Hamilton Walker

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
Staff Report**

Item ID: 25-1154

Agenda Date: August 18, 2025

Title

Review and approval of the Semiannual Reports for the period between January 1, 2025 and June 30, 2025, on the implementation of the Capital Improvements Plan for Water, Wastewater and Roadway Impact Fees and the collection of such fees.

Description/History

The members of the Planning and Zoning Commission also serve as the members of the Capital Improvements Advisory Committee (CIAC). This committee is appointed by City Council to give advice to the Council on the City's impact fee program. In accordance with state law, the impact fees are updated every five years. The Water and Wastewater Impact Fees were updated on September 23, 2024 and Roadway Impact Fees were updated on December 9, 2024.

One of the duties of the CIAC is the periodic review and approval of the semiannual reports on impact fees as required by Texas statute. The reports, one for water and wastewater, and the other for roadway, show the impact fee revenue collected during the six-month reporting period and during the previous six-month period. Tables in each report depict the updated status of the water, wastewater and roadway projects included in the 10-Year Capital Improvement Plans.

Raymond Coffman, Director of Engineering Services, and Trace Hilton, Assistant Director of Engineering Services, will be present at the meeting to answer questions related to the reports. The Committee members are encouraged to contact either Mr. Coffman or Ms. Hilton with any questions about the reports prior to the meeting.

Strategic Initiative

Recommendation

Staff recommends approval.

Funding Source

N/A

Prepared By

Raymond Coffman, Director of Engineering Services - (817) 276-4238

SEMIANNUAL REPORT

of

**THE CAPITAL IMPROVEMENTS
ADVISORY COMMITTEE**

on

WATER & WASTEWATER IMPACT FEES

for the period from
January 1, 2025 to June 30, 2025



Purpose

As required by Chapter 395 of the *Local Government Code*, the Capital Improvements Advisory Committee has provided this report to advise the City Council of the progress of the current Capital Improvements Plan for Water and Wastewater Impact Fees plus any perceived inequities found in implementing the plans or imposing the impact fees.

Impact Fee Update

State law requires cities with impact fees to update their fees and the associated documents (e.g. land use assumptions and capital improvements plan) at least once every five years. In compliance with state law, the City Council updated the water and wastewater impact fees and the documents mentioned above. The updated impact fees shown below became effective on September 23, 2024.

Water Meter Size	Impact Fee Amounts for		
	Water	Wastewater	Total
3/4"	\$3,500	\$3,000	\$6,500
1"	\$5,600	\$4,800	\$10,400
1.5"	\$7,000	\$6,000	\$13,000
2"	\$14,000	\$12,000	\$26,000
3"	\$44,800	\$38,400	\$83,200
4"	\$70,000	\$60,000	\$130,000
6"	\$140,000	\$120,000	\$260,000
8"	\$224,000	\$192,000	\$416,000

According to state law and City Ordinance, the updated water and sewer impact fees cannot be imposed on lots that are part of an approved preliminary or final plat until twelve months after the adoption of the fees.

Progress of Capital Improvements Plan

The attached Tables 1 and 2 depict the updated status of the Capital Improvements Plan for Water and Wastewater Impact Fees.

Impact Fee Collection

The fees collected during this report period are shown in the table below. The fees collected in the previous report period are also shown for comparison.

	Amounts from 07/01/24 – 12/31/24	Amounts from 01/01/25-06/30/25
Water Impact Fee	\$1,564,700.00	\$1,753,600.00
Wastewater Impact Fee	\$747,750.00	\$1,382,709.80

Conclusion

The Capital Improvements Advisory Committee finds that adequate progress is being made to implement the Capital Improvements Plan for Water and Wastewater Impact Fees and that there are no apparent inequities in implementing the plans or imposing the impact fees. The committee recommends no change to the plans or the fees.

Table 1
Impact Fee CIP Status,
June 30, 2025
Existing and Proposed Water System Improvements
(Table 3.3 from Impact Fee Report)

Project Number	Description of Project	Project Status
Existing Projects		
A	36/42-inch Water Line from SH 360 to Walnut Creek Drive	Completed
B	2.0 MG Broad Elevated Storage Tank	Completed
C	24-inch Water Line along 5th Avenue	Completed
D	12/16-inch Water Line along Broad Street	Completed
E	24-inch Water Line along Matlock Road and Heritage Parkway	Completed
F	16-inch Water Line along FM 1187 and North Main	Completed
G	36-inch Water Line - Grand Prairie	Completed
H	20-inch Water Line - 360 (Somerset)	Completed
I	2.0 MG Industrial Elevated Storage Tank and 24-inch Water Line	Completed
J	3.5 MG Clearwell	Completed
K	16/24/36-inch UPP Discharge Water Line	16"/24" In Design
L	30-inch JCUSD Supply Line	Design
M	20 MGD Bud Ervin WTP/HSPS Expansion	Design
N	Water Master Plan and Impact Fee Update	Completed
Proposed Projects		
G-2	M3 Ranch 16-inch Water Main	Future
G-3	Main Street to Flying L Lane 12-inch Water Main	Future
H-4	US Highway 287 12/24-inch Transmission Main Phase 1	Future
H-5	Lone Star to Mitchell Road 24-inch Transmission Main	Future
O-6	2.0 MG Mitchell Road Elevated Storage Tank	Design
H-7	SH 360 to Lone Star Road 16/24-inch Transmission Main	South Section-Construction
H-8	2nd Avenue to Star Grass Drive 16-inch Water Main	Future
H-10	Britton Road & National Parkway 16-inch Transmission Main	Future
G-11	Harvest Pointe 12-inch Water Main	Future
G-12	Howell Drive to Bedford Street 12-inch Water Main	Future
H-13	US Highway 287 12/24-inch Transmission Main Phase 2	Future
G-14	Saint Paul Road to Chambers Street 12/16-inch Water Main	Future
H-19	Broad Street & US Highway 287 12-inch Water Main	Future
H-20	Mitchell Road 24-inch Transmission Main	Future
H-21	Newt Patterson Road Phase 1 24-inch Transmission Main	Future
H-22	North Hyview Street 20-inch Transmission Main	Future
H-25	Lower Pressure Plane 30-inch Discharge Transmission Main	Future
H-29	Newt Patterson Road Phase 2 16-inch Water Main	Future
H-30	Retta Road 16-inch Water Main	Future
H-44	Newt Patterson Road to Raleigh Lane 12/16-inch Water Main	Future

Table 2
Impact Fee CIP Status,
June 30, 2025
Existing and Proposed Wastewater Collection System Improvements
(Table 3.4 from Impact Fee Report)

Project Number	Description of Project	Project Status
Existing Projects		
A	36/42-inch Holland Road Interceptor	Completed
B	15/18/21-inch Hopgen Interceptor (Phase II)	Completed
C	18/21-inch Low Branch Interceptor	Completed
D	Low Branch Lift Station to 18 MGD	Completed
E	12-inch Low Branch Sewer Main	Completed
F	TRA Mountain Creek System Interconnect and Grand Prairie Part.	Completed
G	15/18/21/24-inch Interceptor along Hardy Street	Completed
H	24-inch Interceptor along Holland Road	Completed
I	12/15/30-inch Interceptor along Retta Road	Design
J	21-inch Interceptor along Britton Road	Construction
K	18/24/30-inch Mountain Creek Tributary Sewer	Design
L	Wastewater Master Plan and Impact Fee Update	Completed
Proposed Projects		
H-2	21/24/27-inch Wastewater Interceptor in Low Branch Basin	Future
H-3	12/15/18-inch Gravity Main along North US 287	Design
G-4	15/21-inch Wastewater Interceptor along Lone Star Road and Heritage Parkway South	Construction
G-5	21/24-inch Wastewater Interceptor in Reece Branch Basin	Future
H-6	36/42-inch Wastewater Interceptor in Walnut Creek Lower Basin	Future
H-7	24/27/30-inch Wastewater Interceptor in Walnut Creek Upper Basin	Future
H-8	15-inch Gravity Main adjacent to North Street/Cardinal Road	Future
G-9	12/18-inch Gravity Main along Bedford Street	Future
H-10	12/15/18-inch Interceptor in Low Branch Basin	Future
O-11	Low Branch Lift Station 6.0 MGD Expansion (to 24 MGD)	Future
G-12	15/21-inch Wastewater Interceptor South of Britton Road	Future
G-13	21/30-inch Wastewater Interceptor along Willow Branch Creek	Future
G-14	12-inch Gravity Main crossing Newt Patterson Road	Future
G-15	12-inch Gravity Main near Reece Branch and Low Branch Basin Borders	Future
O-16	TRA MCRWS Meter Station Improvements	Future
H-17	36-inch Wastewater Interceptor to Trinity River Authority Outfall	Future
H-23	12/15-inch Gravity Main along US Highway 287	Future

SEMIANNUAL REPORT

of

**THE CAPITAL IMPROVEMENT
ADVISORY COMMITTEE**

on

ROADWAY IMPACT FEES

**for the period from
January 1, 2025 to June 30, 2025**



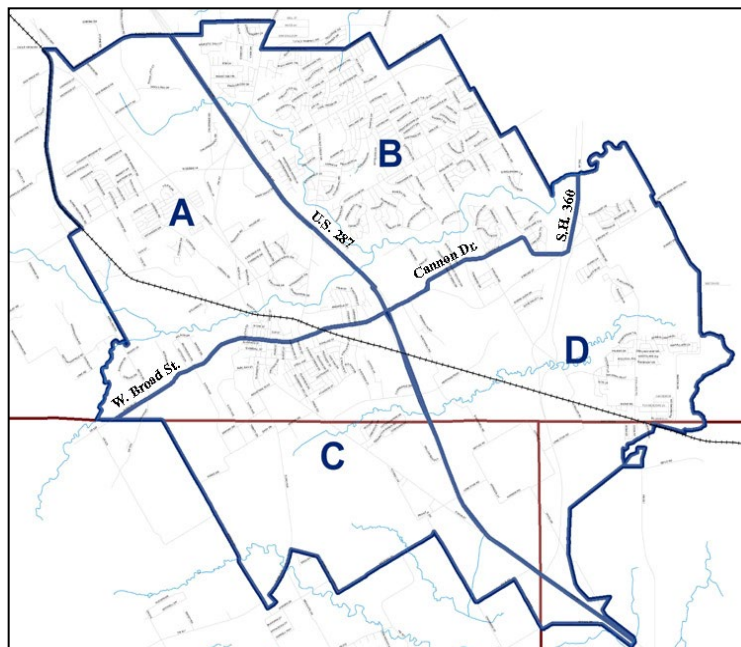
Purpose

As required by Chapter 395 of the *Local Government Code*, the Capital Improvements Advisory Committee has provided this report to advise the City Council of the progress of the current Capital Improvements Plans for Roadway Impact Fees plus any perceived inequities found in implementing the plans or imposing the impact fees.

Impact Fee Update

State law requires cities with impact fees to update their fees and the associated documents (e.g., land use assumptions and capital improvements plan) at least once every five years. In compliance with state law, the City Council updated the roadway impact fees and the documents mentioned above on December 9, 2024. For implementation, the City is divided into four service areas (see map below). The amount of the roadway impact fee assessed depends on the land use and the service area a lot is located within. See attached Table 1 for specific fees per land use and service area.

Service Area Map



Progress of Capital Improvements Plan

Table 2 depicts the updated status of the Capital Improvements Plan for Roadway Impact Fees. The roadway projects are listed in the table by service areas. The capital plan in this report is from Tables 8 through 11 in the October 2022 Roadway Impact Fee Report.

Impact Fee Collection

The amounts in the following table represent the impact fees collected during this reporting period and the previous reporting period:

Service Area	Amounts from 07/01/24 - 12/31/24	Amounts from 01/01/25 - 06/30/25
A	\$231,117.35	\$668,811.68
B	\$478,031.53	\$197,099.79
C	\$620,382.56	\$1,151,900.82
D	\$1,053,572.40	\$583,836.00
Total	\$2,383,103.84	\$2,601,648.29

Conclusion

The Capital Improvements Advisory Committee finds that adequate progress is being made to implement the Capital Improvements Plan for Roadway Impact Fees and that there are no apparent inequities in implementing the plans or imposing the impact fees. The committee recommends no change to the plans or the fees.

Current Collected Roadway Impact Fees per Land Use Category per Service Area

Adopted on 12/09/24

-					
Land Use Category	Collected Fee Calculation	FY 2025 Rates			
Residential	\$1,303.19				
Commercial/Instituion***	\$1,303.19				
Industrial	\$1,303.19	Service Area A	Service Area B	Service Area C	Service Area D
INDUSTRIAL	Development Unit				
General Light Industrial	1,000 SF GFA	3,388	3,388	3,388	3,388
Industrial Park	1,000 SF GFA	1,772	1,772	1,772	1,772
Warehousing	1,000 SF GFA	938	938	938	938
Mini-Warehouse	1,000 SF GFA	782	782	782	782
High-Cube Fulfillment Center Warehouse (Sort)	1,000 SF GFA	6,255	6,255	6,255	6,255
RESIDENTIAL					
Single Family Detached Housing	Dwelling Unit	4,900	4,900	4,900	4,900
Single Family Attached Housing	Dwelling Unit	2,971	2,971	2,971	2,971
Multifamily Housing (Low Rise)	Dwelling Unit	2,659	2,659	2,659	2,659
Multifamily Housing (Mid-Rise)	Dwelling Unit	2,033	2,033	2,033	2,033
Multifamily Housing (High-Rise)	Dwelling Unit	1,668	1,668	1,668	1,668
Mobile Home Park/Manufactured Housing	Dwelling Unit	3,023	3,023	3,023	3,023
Senior Adult Housing - Detached	Dwelling Unit	1,564	1,564	1,564	1,564
Senior Adult Housing - Attached	Dwelling Unit	1,303	1,303	1,303	1,303
Assisted Living	Dwelling Unit	1,251	1,251	1,251	1,251
LODGING					
Hotel	Room	1,114	1,114	1,114	1,114
Motel/ Other Lodging Facilities	Room	1,512	1,512	1,512	1,512
RECREATIONAL					
Golf Course	Holes	14,908	14,908	14,908	14,908
Golf Driving Range	Tee	1,600	1,600	1,600	1,600
Recreational Community Center	1,000 SF GFA	12,810	12,810	12,810	12,810
Ice Skating Rink	1,000 SF GFA	6,816	6,816	6,816	6,816
Miniature Golf Course	Hole	762	762	762	762
Multiplex Movie Theater	Screens	21,448	21,448	21,448	21,448
Racquet Tennis Club	Court	19,561	19,561	19,561	19,561
Batting Cages	Cages	6,250	6,250	6,250	6,250
Trampoline Park	1,000 SF GFA	7,585	7,585	7,585	7,585
Multipurpose Recreational Facility	1,000 SF GFA	7,465	7,465	7,465	7,465
Health/Fitness Club	1,000 SF GFA	17,671	17,671	17,671	17,671
INSTITUTIONAL					
Private School (K-8)	Students	599	599	599	599
Private High School	Students	430	430	430	430
Charter Elementary School	Students	365	365	365	365
Church	1,000 SF GFA	2554	2554	2554	2554
Daycare Center	1,000 SF GFA	14,205	14,205	14,205	14,205
Junior / Community College	Students	573	573	573	573
University / College	Students	782	782	782	782
MEDICAL					
Clinic	1,000 SF GFA	10,579	10,579	10,579	10,579
Hospital	Beds	2,466	2,466	2,466	2,466
Nursing Home	Beds	730	730	730	730
Animal Hospital/ Veterinary Clinic	1,000 SF GFA	9,013	9,013	9,013	9,013
OFFICE					
Corporate Headquarters Building	1,000 SF GFA	3,049	3,049	3,049	3,049
General Office Building	1,000 SF GFA	3,378	3,378	3,378	3,378
Medical - Dental Office Building	1,000 SF GFA	9,219	9,219	9,219	9,219
Single Tenant Office Building	1,000 SF GFA	4,129	4,129	4,129	4,129
Office Park	1,000 SF GFA	3,049	3,049	3,049	3,049
Small Office Building	1,000 SF GFA	5,067	5,067	5,067	5,067

COMMERCIAL					
Automobile Related					
Automobile Care Center	1,000 SF GFA	5,421	5,421	5,421	5,421
Automobile Parts Sales	1,000 SF GFA	8,119	8,119	8,119	8,119
Gasoline Service Station	Vehicle Fueling Position	4,678	4,678	4,678	4,678
Gasoline Service Station w/ Conv. Market	Vehicle Fueling Position	4,652	4,652	4,652	4,652
New Car Sales	1,000 SF GFA	5,630	5,630	5,630	5,630
Automobile Sales (Used)	1,000 SF GFA	8,718	8,718	8,718	8,718
Quick Lubrication Vehicle Shop	Servicing Positions	8,458	8,458	8,458	8,458
Self-Service Car Wash	Stall	2,593	2,593	2,593	2,593
Tire Store	1,000 SF GFA	8,171	8,171	8,171	8,171
Car Wash and Detail Center	Wash Stalls	6,386	6,386	6,386	6,386
Dining					
Food Cart Pod	Food Carts	11,325	11,325	11,325	11,325
Fast Casual Restaurant	1,000 SF GFA	15,589	15,589	15,589	15,589
Fast Food w/ Drive Thru	1,000 SF GFA	60,690	60,690	60,690	60,690
High Turnover Sit Down Restaurant	1,000 SF GFA	9,195	9,195	9,195	9,195
Fine Dining Restaurant	1,000 SF GFA	7,788	7,788	7,788	7,788
Coffee/Donut Shop w/ Drive-Thru Window	1,000 SF GFA	34,600	34,600	34,600	34,600
Other Retail					
Free Stading Discount Store	1,000 SF GFA	14,192	14,192	14,192	14,192
Nursery (Garden Center)	1,000 SF GFA	17,723	17,723	17,723	17,723
Home improvement Superstore	1,000 SF GFA	4,848	4,848	4,848	4,848
Pharmacy Drugstore w/o Drive Thru	1,000 SF GFA	14,596	14,596	14,596	14,596
Pharmacy Drugstore w/ Drive Thru	1,000 SF GFA	8,585	8,585	8,585	8,585
Shopping Center	1,000 SF GFA	3,964	3,964	3,964	3,964
Supermarket	1,000 SF GFA	11,172	11,172	11,172	11,172
Toy/Childrens Superstore	1,000 SF GFA	12,771	12,771	12,771	12,771
Department Store	1,000 SF GFA	4,978	4,978	4,978	4,978
Shopping Plaza	1,000 SF GFA	6,250	6,250	6,250	6,250
Strip Retail Plaza	1,000 SF GFA	14,426	14,426	14,426	14,426
Medical Equipment Store	1,000 SF GFA	3,623	3,623	3,623	3,623
Wine Tasting Room	1,000 SF GFA	6,669	6,669	6,669	6,669
SERVICES					
Walk-In bank	1,000 SF GFA	21,151	21,151	21,151	21,151
Drive- In Bank	Drive-in Lanes	51,137	51,137	51,137	51,137
Hair Salon	1,000 SF GFA	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.

Table 2
2022 Roadway Impact Fee CIP Status
June 30, 2025

#	Impact Fee Class	Project	Limits	Status	% in Service Area
A-1	M4D	DICK PRICE RD	GERTIE BARRETT RD TO N MAIN ST (BUS 287)	DESIGN	100%
A-2	P6D	DEBBIE LN (1)	N MAIN ST (BUS 287) TO FM 157	COMPLETED	100%
A-3	P6D	DEBBIE LN (2)	FM 157 TO US 287 SBFR	COMPLETED	100%
A-4	P6D	DEBBIE LN (3)	US 287 SBFR TO US 287	FUTURE	100%
A-5	C4U	N MAIN ST (BUS 287) - FM 157 CONNECTOR	N MAIN ST (BUS 287) TO FM 157	DESIGN	100%
A-6	C4U	MOUSER WAY	1,335' E OF N MAIN ST (BUS 287) TO 575' W OF US 287	COMPLETED	100%
A-7, C-1	M4D	BROAD ST (1)	LILLIAN RD TO RETTA RD	DESIGN	50%
A-8, C-2	M4D	BROAD ST (2)	RETTA RD TO COTTON DR	COMPLETED	50%
A-9, C-3	M4D	BROAD ST (3)	COTTON DR TO N MAIN ST (BUS 287)	COMPLETED	50%
A-10	C3U	GERTIE BARRETT RD (2)	200' N OF COUNTRY MEADOW DR TO FM 1187	COMPLETED	100%
A-11	C3U	CARDINAL RD	FM 1187 TO COLUMBIA DR	COMPLETED	100%
A-12	C4U	CALLENDER RD (3)	US 287 TO DEBBIE LN	FUTURE	100%
A-13, B-9	FR	US 287 FRONTAGE ROADS	WALNUT CREEK DR TO BROAD ST	COMPLETED	50%
A-14	C3U	GERTIE BARRETT RD (1)	WILDWOOD CT TO 200' N OF COUNTRY MEADOW DR	CONSTRUCTION	100%
S-1	--	SIGNAL SYSTEM	CITYWIDE	COMPLETED	25%
I-1	--	TURN LANE AND SIGNAL MOD	FM 1187 & CARDINAL RD	DESIGN	100%
B-1	Major Arterial M4D	TURNER WARNELL RD	CALLENDER RD TO 1,105' E OF CALLENDER RD	COMPLETED	100%
B-2	Major Collector C4U	CALLENDER RD (1)	TURNER WARNELL RD TO 485' S OF TURNER WARNELL RD	COMPLETED	100%
B-3	Principal Arterial P6D	DEBBIE LN (4)	US 287 TO US 287 NBFR	FUTURE	100%
B-4	Principal Arterial P6D	DEBBIE LN 5TH/6TH LANES (5)	US 287 NBFR TO WALNUT CREEK	FUTURE	100%
B-5	Principal Arterial P6D	DEBBIE LN 5TH/6TH LANES (6)	WALNUT CREEK TO 715' E OF MATLOCK RD	FUTURE	100%
B-6	Principal Arterial P6D	DEBBIE LN (7)	715' E OF MATLOCK RD TO E CITY LIMITS	COMPLETED	100%
B-7, D-1	Principal Arterial P6D	BROAD ST (4)	US 287 TO CANNON DR	COMPLETED	50%
B-8	Major Collector C4U	CALLENDER RD (2)	485' S OF TURNER WARNELL RD TO US 287	COMPLETED	100%
A-13, B-9	FRONTAGE ROAD	US 287 FRONTAGE ROADS	WALNUT CREEK DR TO BROAD ST	COMPLETED	50%
S-1	--	SIGNAL SYSTEM	CITYWIDE	COMPLETED	25%
I-2	--	INTERSECTION IMPROVEMENTS	HOLLAND RD & SH 360	COMPLETED	50%
I-3	--	INTERSECTION IMPROVEMENTS	BROAD ST & SH 360	COMPLETED	25%
A-7, C-1	Major Arterial M4D	BROAD ST (1)	LILLIAN RD TO RETTA RD	DESIGN	50%
A-8, C-2	Major Arterial M4D	BROAD ST (2)	RETTA RD TO COTTON DR	COMPLETED	50%
A-9, C-3	Major Arterial M4D	BROAD ST (3)	COTTON DR TO N MAIN ST (BUS 287)	COMPLETED	50%
C-4	Major Arterial M4D	KLEIN TOOLS BLVD (1)	JESSICA DRIVE TO S 7TH AVE	FUTURE	100%
C-5	Major Arterial M4D	KLEIN TOOLS BLVD (2)	S 7TH AVE TO FM 917	COMPLETED	100%
C-6	Principal Arterial P6D	HERITAGE PKWY 5TH/6TH LANES (1)	S MAIN ST (BUS 287) TO COMMERCE DR	EB DESIGN	100%
C-7	Major Arterial M4D	JESSICA DRIVE (1)	BROAD ST TO 2,060' S OF BROAD ST	FUTURE	100%
C-8	Major Arterial M4D	JESSICA DRIVE (2)	2,060' S OF BROAD ST TO 3,930' S OF BROAD ST	FUTURE	100%
C-9	Major Arterial M4D	JESSICA DRIVE (3)	3,930' S OF BROAD ST TO HANKS ST	FUTURE	100%
C-10	Major Arterial M4D	JESSICA DRIVE (4)	HANKS ST TO KLEIN TOOLS BLVD	FUTURE	100%
C-11	Minor Collector C3U	FLYING L LN (1)	S MAIN ST (BUS 287) TO 540' W OF S MAIN ST (BUS 287)	FUTURE	100%
C-12	Minor Collector C3U	FLYING L LN (2)	540' W OF S MAIN ST (BUS 287) TO FUTURE FM 157	FUTURE	100%
C-13	Minor Collector C3U	CHAMBERS ST	FUTURE FM 157 TO CHAMBERS ST	FUTURE	100%
C-14	Major Arterial M4D	JESSICA DRIVE (5)	KLEIN TOOLS BLVD TO FM 917	FUTURE	100%
S-1	--	SIGNAL SYSTEM	CITYWIDE	COMPLETED	25%
I-6	--	INTERSECTION IMPROVEMENTS / SIGNAL	HERITAGE PKWY & COMMERCE DR	COMPLETED	100%
B-7, D-1	Principal Arterial P6D	BROAD ST (4)	US 287 TO CANNON DR	COMPLETED	50%
D-2	Principal Arterial P6D	BROAD ST (5)	CANNON DR TO 585' E OF CANNON DR	COMPLETED	100%
D-3	Principal Arterial P6D	BROAD ST 5TH/6TH LANES (6)	585' E OF CANNON DR TO MATLOCK RD	FUTURE	100%
D-4	Principal Arterial P6D	BROAD ST 5TH/6TH LANES (7)	MATLOCK RD TO FIRE STATION 3	FUTURE	100%
D-5	Principal Arterial P6D	BROAD ST 5TH/6TH LANES (8)	FIRE STATION 3 TO SH 360 SBFR	DESIGN	100%
D-6	Principal Arterial P6D	HERITAGE PKWY (1)	MITCHELL RD TO MATLOCK RD	COMPLETED	100%
D-7	Principal Arterial P6D	HERITAGE PKWY (2)	MATLOCK RD TO SH 360 SBFR	COMPLETED	100%
D-8	Major Arterial M4D	NATIONAL PKWY	HOLLAND RD TO 115' N OF SHELTER POINT CT	FUTURE	100%
D-9	Major Collector C4U	DAY MIAR RD	BROAD ST TO LAKE RIDGE HS DRIVE	CONSTRUCTION	100%
D-10	Major Collector C4U	REGENCY PKWY	2,110' N OF HERITAGE PKWY TO HERITAGE PKWY	COMPLETED	100%
D-11	Major Arterial M4D	MATLOCK RD	BROAD ST TO HERITAGE PKWY	COMPLETED	100%
D-12	Principal Arterial P6D	HOLLAND RD (1)	SH 360 NBFR TO GRAND MEADOW BLVD	COMPLETED	100%
D-13	Major Arterial M4D	HOLLAND RD (2)	GRAND MEADOW BLVD TO WATERFORD GLEN DR	COMPLETED	100%
D-14	Major Arterial M4D	HOLLAND RD (3)	WATERFORD GLEN DR TO STONEBRIAR TRL	FUTURE	100%
D-15	Major Arterial M4D	HOLLAND RD (4)	STONEBRIAR TRL TO GARDEN PATH LN	COMPLETED	100%
D-16	Major Arterial M4D	HOLLAND RD (5)	GARDEN PATH LN TO BRITTON RD	FUTURE	100%
D-17	Major Collector C4U	GRAND MEADOW BLVD	HOLLAND RD TO DAY MIAR RD	COMPLETED	100%
D-18	Major Arterial M4D	LONE STAR PKWY	450' E OF SH 360 NBFR TO HERITAGE PKWY	CONSTRUCTION	100%
D-19	Major Arterial M4D	HERITAGE PKWY (3)	325' S OF NATIONAL PKWY TO 715' S OF NATIONAL PKWY	DESIGN	100%
D-20	Major Arterial M4D	HERITAGE PKWY (4)	715' S OF NATIONAL PKWY TO 1,500' N OF LONE STAR PKWY	DESIGN	100%
D-21	Major Arterial M4D	HERITAGE PKWY (5)	1,500' N OF LONE STAR PKWY TO LONE STAR PKWY	DESIGN	100%
S-1	--	SIGNAL SYSTEM	CITYWIDE	COMPLETED	25%
I-2	--	INTERSECTION IMPROVEMENTS	HOLLAND RD & SH 360	COMPLETED	50%
I-3	--	INTERSECTION IMPROVEMENTS	BROAD ST & SH 360	COMPLETED	75%
I-4	--	INTERSECTION IMPROVEMENTS	HERITAGE PKWY & SH 360	COMPLETED	100%
I-5	--	INTERSECTION IMPROVEMENTS	LONE STAR RD & SH 360	COMPLETED	100%

SUMMARY OF IMPACT FEES COLLECTED

		Roadway	Water	Wastewater	Utility Total
2015	Jan - Jun	1,021,257	748,440	441,559	1,189,999
	July - Dec	480,899	460,780	293,130	753,910
2016	Jan - Jun	494,521	658,403	426,055	1,084,458
	July - Dec	992,442	686,723	432,811	1,119,534
2017	Jan - Jun	963,336	754,081	502,139	1,256,220
	July - Dec	1,564,501	969,830	647,821	1,617,651
2018	Jan - Jun	1,317,171	1,181,162	767,427	1,948,589
	July - Dec	856,147	889,280	568,159	1,457,439
2019	Jan - Jun	1,161,132	777,660	511,363	1,289,023
	July - Dec	908,531	826,670	541,642	1,368,312
2020	Jan - Jun	1,498,714	1,071,280	613,610	1,684,890
	July - Dec	1,829,861	1,813,720	881,734	2,695,454
2021	Jan - Jun	2,444,150	1,977,480	837,142	2,814,622
	July - Dec	1,745,117	2,063,980	949,220	3,013,200
2022	Jan - Jun	2,075,107	2,056,200	966,000	3,022,200
	July - Dec	777,858	919,050	399,757	1,318,807
2023	Jan - Jun	1,169,088	1,267,100	533,415	1,800,515
	July - Dec	1,181,891	1,189,200	535,500	1,724,700
2024	Jan - Jun	1,322,360	2,183,400	993,450	3,176,850
	July - Dec	2,383,104	1,564,700	747,750	2,312,450
2025	Jan - Jun	2,601,648	1,753,600	1,382,710	3,136,310