



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
MAY 20, 2025
415 N. COLLEGE AVE.
6:30 PM**

1. WORK SHOP SESSION AGENDA (6:30 PM)

- A. Call to Order and Roll Call.
- B. Briefing regarding the May 8th Council Meeting.
 - a. Historical Preservation Ordinance
 - b. Strategic Services Agreement with Treeline
 - c. Accepting the Oliver Creek Resolution to Comply with the Developers Agreement
- C. Discuss FM 407 Update
- D. Update on Developments in the City of Justin
- E. Discuss regular agenda items.
- F. Adjourn.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

3. CALL TO ORDER AND ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking. To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Development and Economic Development by 5:00 pm on the day of the meeting, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

6. CONSENT ITEMS:

- A. Consider approval of the minutes for January 21, 2025.

B. Consider approval of the minutes for March 18, 2025.

7. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a recommendation for a Specific Use Permit for Grapes to Wine+, a Wine/Bourbon Bar use located at 112 W 4th Street.
- B. Consider and act upon a recommendation to City Council for a Specific Use Permit for Grapes to Wine+, a Wine/Bourbon Bar use located at 112 W 4th Street.
- C. Conduct a Public Hearing to hear concerns for or against a recommendation to a Planned Development Amendment to reduce roadway impact fees at LaDera Timberbrook legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.
- D. Consider and act upon a recommendation to City Council for a Planned Development Amendment to reduce roadway impact fees at LaDera Timberbrook legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

8. FUTURE AGENDA ITEMS:

9. DEVELOPMENT UPDATE:

- A. Development Update

10. EXECUTIVE SESSION :

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

11. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 15th of May by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development and Economic Development

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL

PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT



PLANNING & ZONING COMMISSION

MEETING MINUTES TUESDAY, JANUARY 21, 2025

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:

Rod Stokes, Scott Hill, Tom Cronberger, Emily Krzyzek, Vicente Barrientos, David Beck, Emily Krzyzek, Tory Turner and Courtney Porter.

Staff Present:

Matt Cyr, Director of Development Services and Economic Development

1. WORK SESSION

A. Call to Order and Roll Call.

B. Briefing regarding the December 12th and January 13th Council Meeting.

- a. UDC first reading (December 12th)
- b. Annual Board and Commission Appointments/Reappointments (December 12th)
- c. Strategic Plan/Initiatives (January 13th)

C. Discuss upcoming Board Training

D. Discuss land use planning on W. 1st Street.

E. Update on Developments in the City of Justin F. Receive a TIRZ #1 Update G. Discuss regular agenda items.

H. Adjourn.

Discussion was held on these items. Chairman Beck adjourned work session at 7:27pm.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:30 pm.

3. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

Rod Stokes, Scott Hill, Tom Cronberger, Emily Krzyzek, Vicente Barrientos, David Beck, Emily Krzyzek, Tory Turner and Courtney Porter.

4. PLEDGE OF ALLEGIANCE

Commissioner Porter lead the pledge.

5. ADMINISTRATIVE COMMENTS

The Commission received a plaque for their work on the Comprehensive Plan and the UDC.

Chairman Beck spoke about the importance of this work and commended the Commission for their time dedicated to these projects.

6. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

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Chairman Beck opened the floor to Public Comment at 7:37pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:37 pm.

7. CONSENT ITEMS:

A. Consider approval of the minutes for the November 19, 2024, Planning and Zoning Commission meeting.

B. Consider approval of the minutes for the December 3, 2024, Planning and Zoning Commission meeting.

Commissioner Stokes motioned to approve the consent agenda.

Commissioner Turner seconded.

The motion passed unanimously.

8. DEVELOPMENT UPDATE:

Staff gave an update on developments in town.

9. EXECUTIVE SESSION :

- A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

10. ADJOURNMENT:

Commissioner Barrientos made a motion to adjourn.

Commissioner Cronberger seconded the motion.

The motion passed unanimously.

Chairman Beck adjourned the meeting at 7:48pm.

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Development Services and Economic Development

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PLANNING & ZONING COMMISSION

MEETING MINUTES TUESDAY, MARCH 18, 2025

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:

Rod Stokes, Tom Cronberger, Emily Krzyzek, Vicente Barrientos, David Beck, Emily Krzyzek, Gary Davis and Courtney Porter.

Staff Present:

Matt Cyr, Director of Development Services and Economic Development

1. WORK SESSION

A. Call to Order and Roll Call.

B. Briefing regarding the February 13th and February 27th Council Meetings.

- a. Discussion of the Upper Trinity Smart Irrigation Pilot Program (February 13th)
- b. Abandonment of a right of way located at 6th Street and Topeka Avenue (February 13th and February 27th)
- c. Fire Station No. 2 Update (February 27th)
- d. Discussion regarding Old Town Area Historic Designation and Old Town Phase III Planning Deliverables (February 27th)
- e. Demo Permit Moratorium Old Town (February 27th)

C. Discuss land use planning on W. 1st Street.

D. Update on Developments in the City of Justin

E. Discuss regular agenda items.

H. Adjourn.

Discussion was held on these items. Chairman Beck adjourned work session at 7:26pm.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:30 pm.

3. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

Rod Stokes, Tom Cronberger, Emily Krzyzek, Vicente Barrientos, David Beck, Emily Krzyzek, Gary Davis and Courtney Porter.

4. PLEDGE OF ALLEGIANCE

Chairman Beck lead the pledge.

5. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

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Chairman Beck opened the floor to Public Comment at 7:31pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:31 pm.

6. DEVELOPMENT UPDATE:

Staff gave an update on developments in town.

7. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

8. ADJOURNMENT:

Commissioner Barrientos made a motion to adjourn.

Commissioner Cronberger seconded the motion.

The motion passed unanimously.

Chairman Beck adjourned the meeting at 7:41pm.

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Development Services and Economic Development

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Planning and Zoning Commission Coversheet
May 20, 2025
415 N. COLLEGE AVE.

Agenda Item: B. (PUBLIC HEARING:)

Title: Consider and act upon a recommendation to City Council for a Specific Use Permit for Grapes to Wine+, a Wine/Bourbon Bar use located at 112 W 4th Street.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based upon the request.

Background:

There is a request to consider a Specific Use Permit (SUP) for the establishment of a wine and bourbon bar, Grapes to Wine+, to be located at 112 W. 4th Street in the Old Town District. The applicants, Dan and Hazel Adams, propose to operate a stylish, upscale bar specializing in premium wines and small-batch bourbons, incorporating curated tastings, membership programs, and a refined social atmosphere.

The City recently acquired the building in March 2025 and has been looking for an appropriate tenant that aligns with supporting local businesses, while providing a unique experience in the Old Town Area.

The proposed hours of operation are Tuesday through Thursday from 2:00 PM to 8:00 PM and Friday through Saturday from 2:00 PM to 10:00 PM. The bar will be closed on Sundays and Mondays. Interior and exterior seating is proposed, including comfortable lounge furniture and outdoor benches surrounding gas firepits or Solo Stoves.

The tenant will not be installing a kitchen, but will be installing a food prep area for Charcuteri boards and other small snacks to be served. In addition, the tenant talked about allowing food from other restaurants into the location to be brought in only by the customer.

Key Consideration – Parking:

Parking availability will be a central topic of review in evaluating this request. Staff has identified approximately 78 parking spaces within 0.08 miles of the subject site. The immediate area includes two

restaurants and approximately seven other retail establishments. Based on the City's zoning requirements, restaurants are required to provide one (1) parking space per 100 square feet of floor area, and retail uses require one (1) space per 300 square feet.

As a result, staff will present the cumulative demand for parking in the area at the meeting, factoring in the proposed use along with existing businesses. The applicant or City may be required to coordinate shared parking or provide additional strategies to mitigate potential impacts during peak operational hours, which has been a topic of discussion.

Unified Development Code:

In February 2025, the Planning and Zoning Commission and City Council adopted the City's new Unified Development Code (UDC). Under the UDC, all bar uses are required to obtain a Specific Use Permit to ensure compatibility with surrounding uses and alignment with the City's long-term vision. This application is consistent with those new regulatory requirements.

Imagine Justin Comprehensive Plan:

The Comprehensive Plan was adopted in 2023 and is attached for the Commission's review.

P&Z Criteria for Consideration:

The UDC requires consideration of the following:

When the planning and zoning commission considers giving a permit for a specific use, they check that it will be in harmony with nearby buildings and land uses. They look at whether it meets city standards for street paving, sidewalks, access to public roads, drainage, parking, screening like walls or fences, open spaces, building heights, and construction quality. Additionally, the commission reviews:

- (1) if the proposed land use matches the Imagine Justin Comprehensive Plan;
- (2) and any potential issues with lighting, noise, smells, etc., that might affect neighbors.

City Attorney Review: No

Attachments:

- 1. Business Plan
- 2. UDC OT AREA
- 3. PZ Criteria
- 4. Imagine Justin Comprehensive Plan
- 5. Preliminary Floor Plan- Subject to Change

Business Plan for Grapes to Wine+

Wine and Bourbon Bar

1. Executive Summary

Business Name: Grapes to Wine+

Business Structure: LLC

Business Principal Members: Dan L. Adams, Chief Executive Officer
Hazel W. Adams, Managing Partner

Location: 112 N. 4th Street, Justin, TX

Concept: A stylish, upscale bar specializing in premium wines and small-batch bourbons, offering tasting experiences and a refined social atmosphere.

Mission Statement: To create a unique and sophisticated drinking destination that celebrates craftsmanship, community, and discovery through expertly curated wine and bourbon selections.

Objectives:

- Launch the bar by 3rd Qtr 2025
 - Develop a loyal membership and event clientele
 - Achieve 75 wine and 50 bourbon club memberships within the first 6 months
 - Achieve profitability by end of the first 6 months to hire an employee
 - Achieve \$300,000 in revenue in Year 1
-

2. Business Description

Industry Overview:

The U.S. wine and spirits market continues to grow, with consumer interest shifting toward premium experiences and craft labels. Wine consumption remains steady, while bourbon is enjoying a renaissance driven by younger consumers and collectors.

Unique Selling Proposition (USP):

- Membership program with perks and private tastings
 - Exclusive wine flights and bourbon tastings
 - Expert-led education and pairing events
 - Cozy yet elegant atmosphere with a vintage-modern design
-

3. Market Analysis

Target Market:

- Age 28–75, urban professionals and retirees, bourbon and wine enthusiasts
- Middle-to-high income brackets
- Locals and tourists seeking premium nightlife experiences

Competitor Overview:

- Local restaurants and bars

Competitive Advantage:

- Specialized dual focus on wine and bourbon
 - Handpicked selections
 - Seasonal and limited-edition offerings
 - Interactive events: tastings, live music
-

4. Marketing Strategy

Branding:

Approachable, welcoming, and comfortable with a Tuscany look and feel. Interior furnishings will be tables, chairs, and comfortable sitting room sofa and chairs. Exterior furnishings will be outside benches and chairs around gas firepits and/or Solo Stoves.

Promotion Channels:

- Social media (Instagram, Facebook, TikTok)
 - Advertise in local quarterly magazines (e.g., Argyle and Lantana Living) and newspapers (Cross Timber Gazette, etc.)
 - Monthly newsletter via email
 - Customer referrals
-

5. Operations Plan

Hours of Operation:

Sunday-Monday, Closed

Tuesday–Thursday, 2pm – 8pm

Friday-Saturday, 2pm-10pm

Staffing Needs:

- First 6-months, owners, Dan and Hazel Adams, will manage and operate the business.
- Bourbon consultant, as needed, to assist with the initial selection of bourbon and startup of the bourbon club membership.
- After 6 months, a part-time employee will be hired to fill the role of a Bartender/Server.
- Months 7 on will reassess the staffing needs and appropriately hire, as necessary.

Suppliers:

- National distributors (e.g., Republic National Distributor, Glazer, etc.)
- Local Texas distributors (e.g., Favorite Brands, Pioneer, Ambiente, Serendipity, etc.)
- Local wineries/distilleries

Technology:

- POS system (e.g., Toast or Square)
 - Accounting system (e.g., Quick Books, etc.)
 - Reservation/event booking service
-

6. Financial Plan

Startup Costs (Estimated):

- Leasehold improvements: \$25,000
 - Furnishings/decor: \$15,000
 - Licenses and permits: \$5,000
 - Initial inventory: \$30,000
 - Marketing: \$5,000
 - Working capital: \$20,000
- Total Estimated Startup Costs: \$100,000**

Revenue Streams:

- In-house wine and bourbon sales
- Tastings/events

- Membership programs
- Retail bottle sales
- Food - Charcuterie boards

Year 1 Projections (Estimated):

- Revenue: \$300,000
 - COGS: \$120,000
 - Gross Margin: \$180,000
 - Operating Expenses: \$84,000
 - Net Profit: \$96,000
-

7. Legal & Licensing

- TABC State liquor license (wine & spirits)
 - Business license (LLC)
-

8. Appendix

- Founders/Owners Experience
- Bar layout/floorplan (refer to separate attachment)
- Sample representation of interior and exterior furnishings

Founders/Owners Experience:

In Dan's career, he worked in Sales for several small and large companies and owned two businesses. His first business was a successful furniture store specializing in antique reproductions for 13 years. Hazel had a very rewarding and successful 40-year career with the Federal Reserve System, where she started as a high school intern and retired as a Vice President.

In 2010, Dan and Hazel opened Grapes to Wine (GTW) in the Bartonville Town Center to provide a unique wine tasting experience and club membership for the local community. With Dan's expert wine knowledge and business savvy, the wine club membership reached ~400 members, which became the largest wine club out of a single location in the state of Texas. GTW offered music on Friday and Saturday nights and quickly became known for the place couples would go for date night. GTW motto was "Enter as Strangers and leave as Friends" because many in the community met there and became great friends. There were many sold out events, everything from wine and food pairings to wine tastings curated by well-known Napa Valley winemakers. As the business grew, it required them to expand from 1,200 sq ft to almost 6,000 sq ft. It employed full-time and part-time people from the community.

Sample Representation of furnishings:
Please find below pictures representing
of the interior and exterior furnishings.



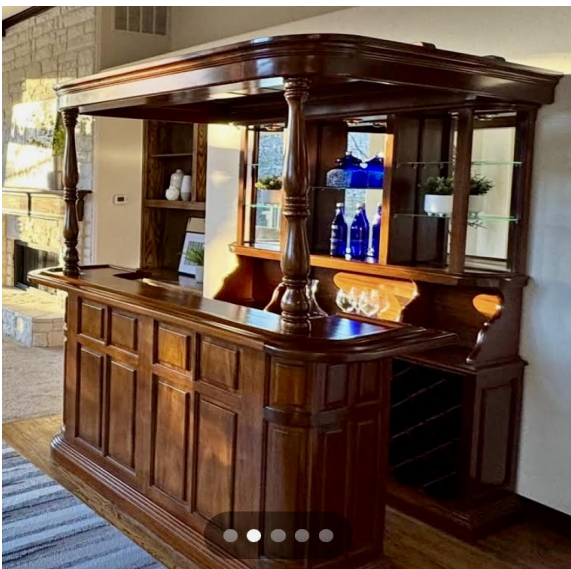
Comfortable chairs and side tables



Comfortable seating



High-top table and stools



Bourbon Bar



Outside seating bench

Schedule of Uses											
Chart Legend: "P" Permitted Use, "PC" Permitted with Design Criteria, "S" Specific Use Permit required, "Blank" Use Not Allowed											
USE ZONING DISTRICT TYPE	RESIDENTIAL						NON-RESIDENTIAL				
	SF-RE	SF-1	SF-2	SF-OT	MM	MF	NC	RC	MU	OT	LI
Golf driving range						S	S	S	S		P
Outdoor amusement								S	S		P
Park or playground (public or private)	P	P	P	P	P	P	P	P	P	P	P
Recreation or amusement establishment								S	S		S
Stable, commercial, riding or boarding	S							S	S		P
Tennis or swim club			S	S	S	P	P	P	P	P	P
	Religious										
Place of worship (primary use)				S	S	S	S	S	S	S	P
Institutions of religious or philanthropic nature			S	S	S	P	P	P	P	P	P
Place of worship auxiliary use	S	S	S	S	S	S	P	P	P		P
	Utilities										
Electric power substation	S	S	S	S	S	P	P	P	P	P	P
Power plant or central electric station											P
Stealth telecommunications towers	S	S	S	S	S	S	S	S	S	S	S
Telecommunications antenna (on structure)						S	S	S	S	S	S
Telecommunications tower	S	S	S	S	S	S	S	S	S	S	S
Utility transmission or distribution line	P	P	P	P	P	P	P	P	P	P	P
Sewage pumping stations	S	S	S	S	S	S	S	S	S	S	S
Wastewater (sewage) treatment facility											P
Water supply or storage facility	S	S	S	S	S	S	S	S	S	S	P
Water treatment plant						S	S	S	S		S
	COMMERCIAL USES										
	Dining and Entertainment										
Amusement, indoor							P	P	P	P	P
Amusement, outdoor								S	S	S	P
Baseball/softball facility (commercial)								S	S	S	P
Batting cages, indoor							P	P	P	P	P
Bowling alley							P	P	P	P	P
Bar, tavern, cocktail lounge; club, private or teen								S	S	S	S

(b) When the planning and zoning commission considers giving a permit for a specific use, they check that it will be in harmony with nearby buildings and land uses. They look at whether it meets city standards for street paving, sidewalks, access to public roads, drainage, parking, screening like walls or fences, open spaces, building heights, and construction quality. Additionally, the commission reviews:

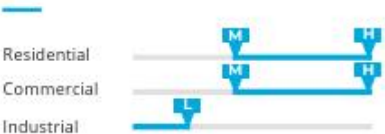
- (1) if the proposed land use matches the Imagine Justin Comprehensive Plan; and
 - (2) any potential issues with lighting, noise, smells, etc., that might affect neighbors.
-

DISTRICT PROFILE



Development Intensity

Regulatory Guidance



Old Town has one of the highest development ranges due to the commercial and mixed-use intensity developed as the city's original plat. This core has been the heart of commercial development for generations, and continuing to develop this area will promote more economic development.

IDENTITY + CHARACTER

Old Town is the original Justin town and has a significant historical context. Development is reminiscent of traditional main streets, and walkable mixed-use is encouraged by having buildings close to the road, street trees, and pedestrian-focused amenities that make walking comfortable.

OPPORTUNITIES

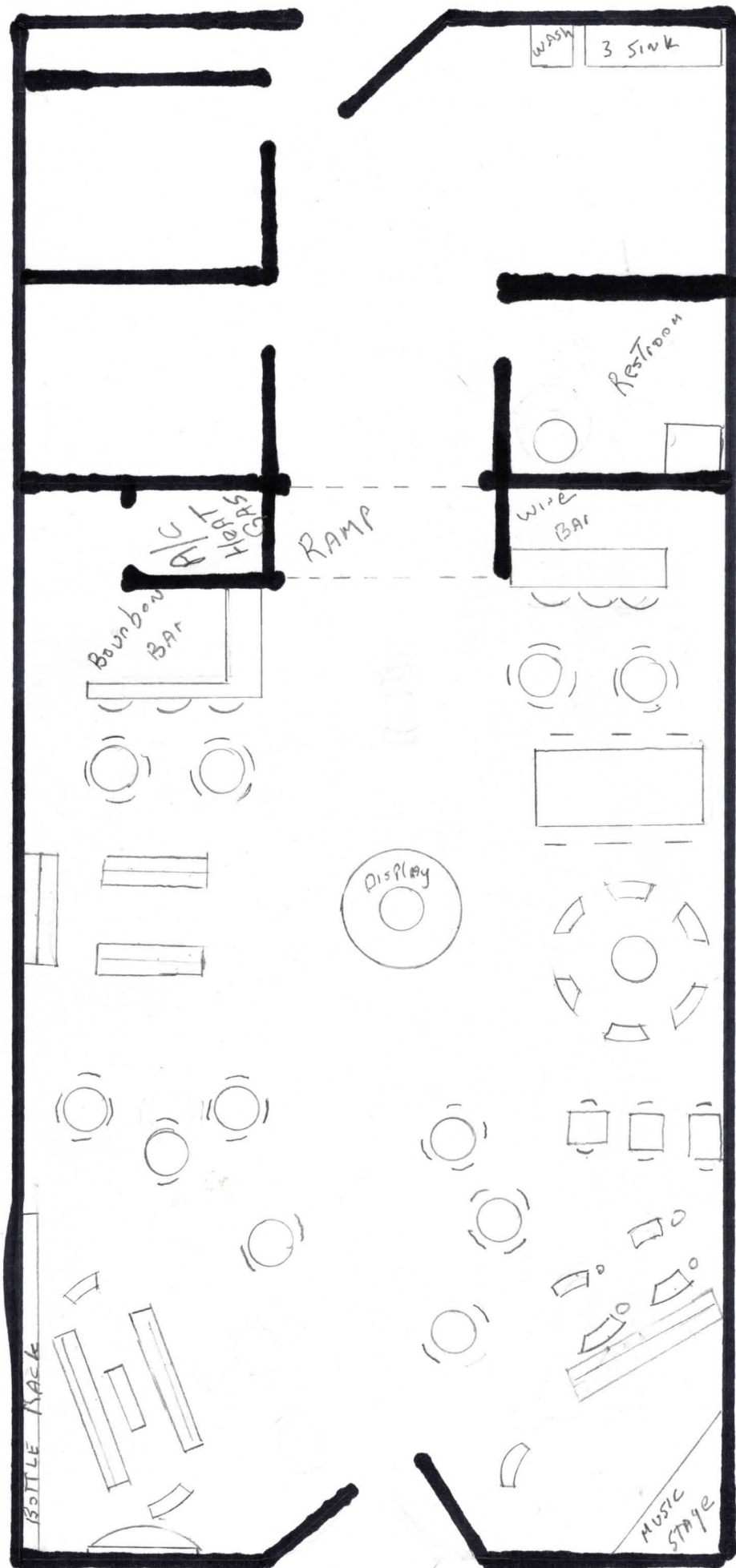
As the historical core, this area is situated to accommodate higher intensity developments that can include mixed use which is successful in areas with plenty of services and retail. With added residential in the area, it can create a substantial amount of foot traffic that can sustain more retail businesses.

CHALLENGES

As the original town of Justin, the infrastructure in this area is amongst the oldest in town, which can be a challenge with new development and right-sizing the services needed for higher intensity.

AREAS OF FOCUS

4th Street has developed as the main street and is off of the FM 156 corridor, which is highly vehicular and not conducive to downtown development. Transitioning the businesses and services into the existing residential neighborhood should also be focused on to ensure appropriate action on the edges of the commercial area.





Planning and Zoning Commission Coversheet
May 20, 2025
415 N. COLLEGE AVE.

Agenda Item: D. (PUBLIC HEARING:)

Title: Consider and act upon a recommendation to City Council for a Planned Development Amendment to reduce roadway impact fees at LaDera Timberbrook legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based upon the request.

Background:

The LaDera Timberbrook development was approved in 2022 by the Commission and City Council. The subdivision is an *Active Adult (age-restricted)* development that will have approximately 157 units. There have been 2 building permits issued and under construction with more to come over the next few months. These permits have been paid in full and have paid the current roadway impact fees. Currently, the roadway impact fees are charged at a rate of \$3,771.29 per a dwelling unit. The purpose of roadway impact fees are to help fund new street projects which is created by the new growth. The City adopted a new impact fee schedule in 2023, which projected out the new roads demanded and broke down the capital expenditures into a projected per unit or dwelling cost.

The applicant is requesting consideration of a reduced roadway impact fee for an *Active Adult (age-restricted)* residential development compared to traditional single-family housing.

Key Points:

- Data from multiple traffic engineers and the City of Fort Worth's 2022 Land Use Study has been provided.
 - Vehicle-miles per development unit for Active Adult housing is substantially lower than standard single-family housing:
 - **Standard Single-Family Detached:** 4.61 vehicle-miles/unit
-

- **Senior Adult Housing (Detached):** 1.47 vehicle-miles/unit
- This represents approximately **32%** of the traffic impact compared to traditional single-family units.
- Peak hour trip generation rates follow the same trend:
 - 0.94 for Single-Family Detached vs. 0.30 for Senior Adult housing (31.9% ratio).

Request:

The applicant is asking the City to apply a significantly reduced roadway impact fee to the proposed Active Adult development based on the lower trip generation and traffic impact data.

City Attorney Review: No

Attachments:

1. Fort Worth Impact Fee Worksheet_box
2. 2022 Study -LandUseRates of 02.28.25
3. 2022 Study -LandUseDescription 02.28.25
4. Roadway Impact Active Adult
5. Impact Fee Scheudle



THIS WORKSHEET IS FOR ESTIMATION PURPOSES ONLY
ACTUAL FEES WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT

Transportation Impact Fee Estimator Worksheet City of Fort Worth, Texas

<https://www.fortworthtexas.gov/impact-fees/transportation/fee-information>

Development Name:
Applicant:
Legal Description (Lot, Block):
Case Number: Date: Publish Date: 2-28-2025 Version 12
Date of Final Plat Approval: 3/10/2025 Study Year: 2022
Date of Building Permit Application Acceptance: 3/10/2025
Service Area (select from list): Z

- Notes: (1) Enter dates in XX/XX/XXXX format
(2) Impact fees are not collected within the nine (9) "no fee" service areas (H, I, J, K, L, P, Q, R and W) and for qualified Neighborhood Empowerment Zone (NEZ) projects

Land Use Selection Note: The land use categories are based on the descriptions contained within the ITE Trip Generation Manual. Questions regarding the appropriate category for a particular use may be directed to Development Services Department staff.

NON-RESIDENTIAL ONLY					Schedule 1: Maximum Assessable Impact Fee			Schedule 2: Collection Amount		
Land Use	Dev. Unit	Intensity (# of Dev. Units) [1]	Vehicle-Miles per Dev. Unit [2]	Total Vehicle-Miles [3] = [1] * [2]	Rate Per Vehicle-Mile [4]	Rate Per Dev. Unit [5] = [2] * [4]	Total [6] = [1]* [5]	Percentage of Maximum [7]	Rate per Dev. Unit [8] = [7] * [5]	Collected Impact Fee [9] = [8] * [1]
Note: Final Plat Approval and Building Permit Application Acceptance must be entered prior to selecting land use. Once a land use is selected, user must delete cell to select another land use.					Sub-Total			\$0.00		

RESIDENTIAL ONLY					Schedule 1: Maximum Assessable Impact Fee			Schedule 2: Collection Amount		
Land Use	Dev. Unit	Intensity (# of Dev. Units) [1]	Vehicle-Miles per Dev. Unit [2]	Total Vehicle-Miles [3] = [1] * [2]	Rate Per Vehicle-Mile [4]	Rate Per Dev. Unit [5] = [2] * [4]	Total [6] = [5]* [1]	Percentage of Maximum [7]	Rate per Dev. Unit [8] = [7] * [5]	Collected Impact Fee [9] = [8] * [1]
Single-Family Detached Housing	Dwelling Unit	157.00	4.61	723.77						
Senior Adult Housing-Single-Family	Dwelling Unit	157.00	1.47	230.79						
Note: Final Plat Approval and Building Permit Application Acceptance must be entered prior to selecting land use. Once a land use is selected, user must delete cell to select another land use.					Sub-Total					

MAXIMUM ASSESSABLE TRANSPORTATION IMPACT FEE:

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT:

If a transportation impact fee is still due following the calculation of credits, a development may qualify for any of the four (4) available transportation impact fee discounts (as defined by Section 1-14D of the ordinance). Discounts are cumulative, so that a development that qualifies for the maximum discount under each provision may reduce impact fees otherwise due up to 100%.

Adequate Public Facilities Discount:
Mixed-use/ Multi-Modal Development Discount:
Extraordinary Investment Discount:
Small Business Discount:
Total Transportation Impact Fee Discounts (Max 100%): 0%

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE AFTER DISCOUNTS: \$ -

Credit Agreement Number: Transportation Impact Fee Credits (for construction, contribution, or dedication towards the Master Thoroughfare Plan):

TOTAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT AFTER CREDITS AND DISCOUNTS:

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (Peak Hour)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Intermodal Truck Terminal	030	1,000 SF GFA	1.97			1.97	10.02	50%	5.01	5.01	9.87
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.74			0.74	10.02	50%	5.01	5.01	3.71
Manufacturing (Sq. Ft.)	140	1,000 SF GFA	0.74			0.74	10.02	50%	5.01	5.01	3.71
Manufacturing (Acres)	140	Acres	4.99			4.99	10.02	50%	5.01	5.01	25.00
Warehousing	150	1,000 SF GFA	0.18			0.18	10.02	50%	5.01	5.01	0.90
High-Cube Fulfillment Center Warehouse (Non-Sort)	155	1,000 SF GFA	0.16			0.16	10.02	50%	5.01	5.01	0.80
High-Cube Fulfillment Center Warehouse (Sort)	155	1,000 SF GFA	1.20			1.20	10.02	50%	5.01	5.01	6.01
High-Cube Transload and Short-Term Storage Warehouse	154	1,000 SF GFA	0.17			0.17	10.02	50%	5.01	5.01	0.85
Data Center	160	1,000 SF GFA	0.13			0.13	10.02	50%	5.01	5.01	0.65
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	10.02	50%	5.01	5.01	0.75
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	9.79	50%	4.90	4.90	4.61
Single-Family Attached Housing (Incl. Multifamily Detached Housing)	215	Dwelling Unit	0.57			0.57	9.79	50%	4.90	4.90	2.79
Multifamily Housing (Low-Rise)	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	0.39			0.39	9.79	50%	4.90	4.90	1.91
Multifamily Housing (High-Rise)	222	Dwelling Unit	0.32			0.32	9.79	50%	4.90	4.90	1.57
Affordable Housing	223	Dwelling Unit	0.50			0.50	9.79	50%	4.90	4.90	2.45
Mobile Home Park	240	Dwelling Unit	0.58			0.58	9.79	50%	4.90	4.90	2.84
Senior Adult Housing-Single-Family	251	Dwelling Unit	0.30			0.30	9.79	50%	4.90	4.90	1.47
Senior Adult Housing-Multifamily	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.23
Assisted Living	254	1,000 SF GFA	0.48			0.48	9.79	50%	4.90	4.90	2.35
LODGING											
Hotel	310	Rooms	0.59			0.59	6.43	50%	3.22	3.22	1.90
All Suites Hotel	311	Rooms	0.36			0.36	6.43	50%	3.22	3.22	1.16
Motel / Other Lodging Facilities	320	Rooms	0.36			0.36	6.43	50%	3.22	3.22	1.16
RECREATIONAL											
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	7.86	50%	3.93	3.93	9.83
Health/Fitness Club	492	1,000 SF GFA	3.45			3.45	7.86	50%	3.93	3.93	13.56
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.30
Campground/Recreational Vehicle Park	416	Acres	0.98			0.98	9.79	50%	4.90	4.90	4.80
Movie Theater	445	Movie Screens	13.96			13.96	15.77	50%	7.89	6.00	83.76
Soccer Complex	488	Fields	16.43			16.43	7.86	50%	3.93	3.93	64.57
Racquet / Tennis Club	491	Courts	3.82			3.82	7.86	50%	3.93	3.93	15.01
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.49			0.49	8.31	50%	4.16	4.16	2.04
Fire and Rescue Station	575	1,000 SF GFA	0.48			0.48	3.00	50%	1.50	1.50	0.72
Day Care Center	565	1,000 SF GFA	11.12	44%	B	6.23	3.49	50%	1.75	1.75	10.90
Private School (K-12)*	532	1,000 SF GFA	0.00			0.00	3.49	50%	1.75	1.75	0.00
Charter School (K-12)*	538	1,000 SF GFA	0.00			0.00	3.49	50%	1.75	1.75	0.00
Elementary School	520	Students	0.00			0.00	3.49	50%	1.75	1.75	0.00
Middle School/Junior High School	522	Students	0.00			0.00	3.49	50%	1.75	1.75	0.00
High School	525	Students	0.00			0.00	3.49	50%	1.75	1.75	0.00
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	5.22	0.57
University / College	550	Students	0.15			0.15	10.44	50%	5.22	5.22	0.78
MEDICAL											
Clinic	630	1,000 SF GFA	3.69			3.69	9.85	50%	4.93	4.93	18.19
Hospital	610	1,000 SF GFA	0.86			0.86	9.85	50%	4.93	4.93	4.24
Nursing Home	620	Beds	0.14			0.14	9.85	50%	4.93	4.93	0.69
Free-Standing Emergency Room	650	1,000 SF GFA	1.52			1.52	9.85	150%	14.78	6.00	9.12
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.64	30%	B	2.55	9.85	50%	4.93	4.93	12.57
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.45			1.45	14.65	50%	7.33	6.00	8.70
General Office Building	710	1,000 SF GFA	1.52			1.52	14.65	50%	7.33	6.00	9.12
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	9.85	50%	4.93	4.93	19.37
Single Tenant Office Building	715	1,000 SF GFA	1.85			1.85	14.65	50%	7.33	6.00	11.10
Office Park	750	1,000 SF GFA	1.33			1.33	14.65	50%	7.33	6.00	7.98
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GFA	3.11	40%	B	1.87	4.45	50%	2.23	2.23	4.17
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	A	2.79	4.45	50%	2.23	2.23	6.22
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	42%	A	8.07	1.20	50%	0.60	0.60	4.84
Convenience Store/Gas Station (2-8 fueling positions)	945	1,000 SF GFA	48.48	56%	B	21.33	1.20	50%	0.60	0.60	12.80
Convenience Store/Gas Station (9-15 fueling positions)	945	1,000 SF GFA	56.52	75%	B	14.13	1.20	50%	0.60	0.60	8.48
Convenience Store/Gas Station (> 15 fueling positions)	945	1,000 SF GFA	91.35	75%	B	22.84	1.20	50%	0.60	0.60	13.70
Automobile Sales (New)	840	1,000 SF GFA	2.42	20%	B	1.94	4.45	50%	2.23	2.23	4.33
Automobile Sales (Used)	841	1,000 SF GFA	3.75	20%	B	3.00	4.45	50%	2.23	2.23	6.69
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.49
Automated Car Wash	948	1,000 SF GFA	14.20	40%	B	8.52	1.20	50%	0.60	0.60	5.11
Tire Store	848	1,000 SF GFA	3.75	28%	A	2.70	4.45	50%	2.23	2.23	6.02
Dining											
Fast Casual Restaurant	930	1,000 SF GFA	12.55	43%	A	7.15	6.07	50%	3.04	3.04	21.74
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	44.61	50%	A	22.31	5.64	50%	2.82	2.82	62.91
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	43.18	50%	B	21.59	5.64	50%	2.82	2.82	60.88
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.57	43%	A	5.45	6.07	50%	3.04	3.04	16.57
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	6.07	50%	3.04	3.04	13.28
Drinking Place	975	1,000 SF GFA	11.36	44%	A	6.36	6.07	50%	3.04	3.04	19.33
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	85.88	70%	A	25.76	4.53	50%	2.27	2.27	58.48
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	4.86	30%	C	3.40	5.60	50%	2.80	2.80	9.52
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	5.60	50%	2.80	2.80	13.61
Home Improvement Superstore	862	1,000 SF GFA	2.29	48%	A	1.19	5.60	50%	2.80	2.80	3.33
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.51	53%	A	4.00	5.60	50%	2.80	2.80	11.20
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.25	49%	A	5.23	5.60	50%	2.80	2.80	14.64
Shopping Center (greater than 150,000 square feet)	820	1,000 SF GLA	3.40	34%	A	2.24	5.60	50%	2.80	2.80	6.27
Shopping Plaza (between 40,000 -150,000 square feet)	821	1,000 SF GLA	5.19	34%	A	3.43	5.60	50%	2.80	2.80	9.60
Strip Retail Plaza (less than 40,000 square feet)	822	1,000 SF GLA	6.59	34%	A	4.35	5.60	50%	2.80	2.80	12.18
Supermarket	850	1,000 SF GFA	8.95	36%	A	5.73	5.60	50%	2.80	2.80	16.04
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	5.60	50%	2.80	2.80	9.80
Liquor Store	899	1,000 SF GFA	16.62	30%	B	11.63	5.60	50%	2.80	2.80	32.56
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	5.60	50%	2.80	2.80	3.84
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	4.45	50%	2.23	2.23	16.23
Drive-In Bank	912	Drive-in Lanes	21.01	47%	A	11.14	4.45	50%	2.23	2.23	24.84
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	6.41	50%	3.21	3.21	3.27

*Custom trip rate (trips per 1,000 SF GFA) estimated by Kimley-Horn using ITE trip rate (trips per student) and recent Fort Worth School Data.

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (August 2014)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

Land Use Category	ITE Land Use Code	Land Use Description
PORT AND TERMINAL		
Intermodal Truck Terminal	030	Point of good transfer between trucks or between trucks and rail
INDUSTRIAL		
General Light Industrial	110	Emphasis on activities other than manufacturing; typically employing fewer than 500 workers
Manufacturing	140	Primary activity is conversion of raw materials or parts into finished products. Can be calculated based on Square Feet of Building or Acreage of Site.
Warehousing	150	Devoted to storage of materials but may include office and maintenance areas
High-Cube Fulfillment Center Warehouse (Non-Sort)	155	Storage and consolidation of automatically-sorted manufactured goods prior to their distribution. Typically 200k+ sq. ft.
High-Cube Fulfillment Center Warehouse (Sort)	155	Storage and consolidation of manually-sorted manufactured goods prior to their distribution. Typically 200k+ sq. ft.
High-Cube Transload and Short-Term Storage Warehouse	154	Short term storage and high throughput of large volumes of manufactured goods. Typically 200k+ sq. ft.
Data Center	160	A free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data. Data centers typically have a small number of employees and visitors.
Mini-Warehouse	151	Facilities with a number of units rented to others for the storage of goods
RESIDENTIAL		
Single-Family Detached Housing	210	Single-family detached homes on individual lots
Single-Family Attached Housing (Incl. Multifamily Detached Housing)	215	1-4 rental dwelling units and one or two levels (floors) per building. Includes duplexes, condos, and townhomes
Multifamily Housing (Low-Rise)	220	At least 4 rental dwelling units (Apartments) and two or three levels (floors) living space per building
Multifamily Housing (Mid-Rise)	221	At least 4 rental dwelling units (Apartments) and between four and ten levels (floors) living space per building
Multifamily Housing (High-Rise)	222	At least 4 rental dwelling units (Apartments) and more than ten levels (floors) living space per building
Affordable Housing	223	Multifamily housing that is rented at below market rate to households that include at least one employed member
Mobile Home Park	240	Manufactured homes that are installed on permanent foundations
Senior Adult Housing-Single-Family	251	Consists of detached independent living developments that include amenities such as golf courses and swimming pools
Senior Adult Housing-Multifamily	252	Consists of attached independent living developments that include limited social or recreation services
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities.
LODGING		
Hotel	310	Lodging facilities that typically have on-site restaurants, lounges, meeting and/or banquet rooms, or other retail shops and services
All Suites Hotel	311	Lodging facilities that may have small on-site restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom.
Motel / Other Lodging Facilities	320	Lodging facilities that may have small on-site restaurant or buffet area but little or no meeting space
RECREATIONAL		
Recreational Community Center	495	Category includes racquet clubs, health/fitness clubs, can include facilities such as YMCA's
Health/Fitness Club	492	A privately-owned facility that primarily focuses on individual fitness or training. These membership clubs that may allow access to the general public for a fee.
Miniature Golf Course	431	One or more individual putting courses; category should not be used when part of a larger entertainment center(with batting cages, video game centers, etc)
Bowling Alley	437	A recreational facility that includes bowling lanes. A small lounge, restaurant and/or snack bar, video games, and pool tables may also be available.
Movie Theater	445	Movie theater with audience seating, minimum of ten screens, lobby, and refreshment area.
Soccer Complex	488	An outdoor facility that is used for non-professional soccer games. May include a fitness trail, aquatic center, or other sport courts/fields.
Racquet / Tennis Club	491	Indoor or outdoor facilities specifically designed for playing tennis
INSTITUTIONAL		
Church	560	Churches and houses of worship
Fire and Rescue Station	575	Station for conducting Fire and Rescue operations and the storage of emergency response vehicles
Day Care Center	565	Generally includes facilities for care of pre-school aged children, generally includes classrooms, offices, eating areas, and playgrounds
Private School (K-12)*	532	Private education institution serving K-12 students
Charter School (K-12)*	538	Publicly funded and privately managed school serving K-12 students
Elementary School	520	Serves students who have not yet entered middle/junior high school
Middle School/Junior High School	522	Service students who have completed elementary school
High School	525	Serves students who have completed middle or junior high school
Junior / Community College	540	Two-year junior, community, or technical colleges
University / College	550	Four-year universities or colleges that may or may not offer graduate programs
MEDICAL		
Clinic	630	Facilities with limited diagnostic and outpatient care
Hospital	610	Medical and surgical facilities with overnight accommodations
Nursing Home	620	Rest and convalescent homes with residents who do little or no driving
Free-Standing Emergency Room	650	Facility that specializes in personal medical care and treatment of people
Animal Hospital/Veterinary Clinic	640	Animal hospital or veterinary clinic that specializes in the treatment of animals
OFFICE		
Corporate Headquarters Building	714	Office building housing corporate headquarters of a single company or organization
General Office Building	710	Office buildings which house multiple tenants
Medical-Dental Office Building	720	Multi-tenant building with offices for physicians and/or dentists
Single Tenant Office Building	715	Single tenant office buildings other than corporate headquarters
Office Park	750	Office buildings (typically low-rise) in a campus setting and served by a common roadway system
COMMERCIAL		
Automobile Related		
Automobile Care Center	942	Automobile repair and servicing including stereo installations and upholstery
Automobile Parts Sales	843	Retail sale of auto parts but no on-site vehicle repair
Gasoline/Service Station	944	Gasoline sales without convenience store or car wash; may include repair
Convenience Store/Gas Station (2-8 fueling positions)	945	Gasoline sales with convenience store and car washes where the primary business is gasoline sales (<4.5k)
Convenience Store/Gas Station (9-15 fueling positions)	945	Gasoline sales with convenience store and car washes where the primary business is gasoline sales (>4.5k)
Convenience Store/Gas Station (>15 fueling positions)	945	Gasoline sales with convenience store and car washes where the primary business is gasoline sales (>4.5k)
Automobile Sales (New)	840	New car dealerships, typically with automobile servicing, part sales, and used car sales
Automobile Sales (Used)	841	Car dealership specializing in the sale of used cars
Quick Lubrication Vehicle Shop	941	Primary business is to perform oil changes and fluid/filter changes with other repair services not provided
Automated Car Wash	948	Has stalls for driver to park and wash the vehicle
Tire Store	848	Primary business is sales and installation of tires; usually do not have large storage or warehouse area
Dining		
Fast Casual Restaurant	930	Sit-down restaurant with no (or very limited) wait staff or table service. Orders off a menu board, pays for food before the food is prepared, and seats themselves
Fast Food Restaurant with Drive-Thru Window	934	High-turnover fast food restaurant for carry-out and eat-in customers with a drive-thru window
Fast Food Restaurant without Drive-Thru Window	933	High-turnover fast food restaurant for carry-out and eat-in customers, but without a drive-thru window
High Turnover (Sit-Down) Restaurant	932	Restaurants with turnover rates less than one hour; typically includes moderately-priced chain restaurants
Fine Dining Restaurant	931	Restaurants with turnover rates of one hour or longer; typically require reservations
Drinking Place	975	Contains a bar where alcoholic beverages and food are sold, and possibly some type of entertainment
Coffee/Donut Shop without Drive-Thru Window	936	Coffee and Donut restaurants without drive-through windows, hold long store hours and have limited indoor seating
Coffee/Donut Shop with Drive-Thru Window	937	Coffee and Donut restaurants with drive-through windows, hold long store hours and have limited indoor seating
Other Retail		
Free-Standing Discount Store	815	Category includes free-standing stores with off-street parking; typically offer a variety of products and services with long store hours
Nursery (Garden Center)	817	Building with a yard of planting or landscape stock; may have office, storage, shipping or greenhouse facilities
Home Improvement Superstore	862	Warehouse-type facilities offering a large variety of products and services including lumber, tool, paint, lighting, and fixtures, among other items.
Pharmacy/Drugstore w/o Drive-Thru Window	880	Facilities that primarily sell prescription and non-prescription drugs without a drive-through window
Pharmacy/Drugstore w/ Drive-Thru Window	881	Facilities that primarily sell prescription and non-prescription drugs with a drive-through window
Shopping Center (greater than 150,000 square feet)	820	Integrated group of commercial establishments; planning, owned, and managed as a unit (>150k)
Shopping Plaza (between 40,000 -150,000 square feet)	821	Integrated group of commercial establishments; planning, owned, and managed as a unit (40-150k)
Strip Retail Plaza (less than 40,000 square feet)	822	Integrated group of commercial establishments; planning, owned, and managed as a unit (<40k)
Supermarket	850	Primary business is sale of groceries, food, and household cleaning items; may include photo, pharmacy, video rental, and/or ATM
Toy/Children's Superstore	864	Businesses specializing in child-oriented merchandise
Department Store	875	Free-standing stores that specialize in the sale of apparel, footwear, bedding, home products, jewelry, etc.
Liquor Store	899	A liquor store specializes in the sale of prepackaged alcoholic beverages intended to be consumed off the store's premises.
SERVICES		
Walk-In Bank	911	Banks with their own parking lots, no drive-in lanes but contain non-drive-through ATMs
Drive-In Bank	912	Banking facilities to conduct financial transactions from the vehicle; also usually apart of walk-in bank
Hair Salon	918	Facilities that specialize in cosmetic and beauty services including hair cutting and styling

From: [John Delin](#)
To: [Matthew Cyr](#)
Subject: Roadway Impact Active Adult
Date: Tuesday, April 22, 2025 4:32:52 PM
Attachments: [image002.png](#)
[Fort Worth Impact Fee Worksheet_box.pdf](#)
[2022 Study -LandUseRates of 02.28.25.pdf](#)
[2022 Study -LandUseDescription 02.28.25.pdf](#)

Matt,

Attached is the information condensed from the findings from 2 different traffic engineers. We used Westwood and primarily for this request GM Civil, Matt Baacke & Eddie Eckart. Additionally, we also used the City of Ft. Worth Worksheet to “estimate” traffic counts for traditional single family vs Active Adult. All were relatively close to each other with the City of Ft. Worth’s data being the most comprehensive and assembled into actual use.

As you will see on the Ft. Worth Impact Fee Worksheet, the “Vehicle-Miles per Dev. Unit” comes from a 2022 Study Land Use Rate guide, which shows in a typical Single Family Detached Housing Unit, they allow for 4.61miles/unit and they allow for 1.47miles/unit for SF Active Adult, basically 1/3 of the miles/unit. They have a peak our trip generation rate of 0.94 for SF Detached and 0.30 for Senior Adult Single-Family. $0.3/0.94 = 31.9\%$ same ratio. If you look at the line for each of those land uses, you can see how they come up with 4.61 vehicle-miles per unit for SFD and 1.47 for Active Adult. This data ties in with Matt Baacke’s information.

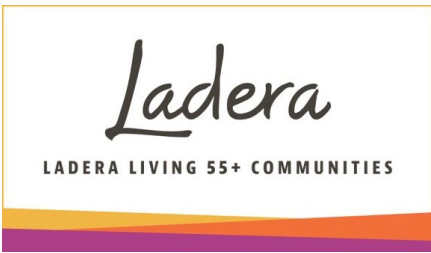
Additionally, these also coincide with other cities information such as below from Mansfield,

RESIDENTIAL		
Single Family Detached Housing	Dwelling Unit	4,900
Single Family Attached Housing	Dwelling Unit	2,971
Multifamily Housing (Low Rise)	Dwelling Unit	2,659
Multifamily Housing (Mid-Rise)	Dwelling Unit	2,033
Multifamily Housing (High-Rise)	Dwelling Unit	1,668
Mobile Home Park/Manufactured Housing	Dwelling Unit	3,023
Senior Adult Housing - Detached	Dwelling Unit	1,564
Senior Adult Housing - Attached	Dwelling Unit	1,303
Assisted Living	Dwelling Unit	1,251
LODGING		

Thank you sir and let me know any questions.

Best,

John Delin
CEO
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Roanoke, TX 76262
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XII. ROADWAY RELATED

Roadway Impact Fees

Development Type	Assessable Fee	
Single Family	\$3,771.29	/Dwelling Unit
Multi-Family	\$2,396.92	/Dwelling Unit
Retail	\$1,889.89	/1,000 SQFT
Light Industrial	\$303.87	/1,000 SQFT
General Business	\$1,700.98	/1,000 SQFT

No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)