

Capital Impact
Program
Advisory
Committee

Semi-Annual Report

October 1, 2024 – March 30, 2025

June 5, 2025

Impact Fees Collected

October 1, 2024 – March 31, 2025

	Water		Wastewater		Roadway	
	Impact Fees Earned	Offsets / Credits	Impact Fees Earned	Offsets / Credits	Impact Fees Earned	Offsets / Credits
Residential	\$133,824.00	\$0.00	\$97,950.99	\$0.00	\$105,006.98	\$57,999.42
Commercial	\$99,828.00	\$0.00	\$42,649.00	\$0.00	\$342,330.72	\$0.00
Total Fee Collected/Credit	\$233,652.00	\$0.00	\$140,599.99	\$0.00	\$447,337.70	\$57,999.42

Summary

FY2019 – FY2025

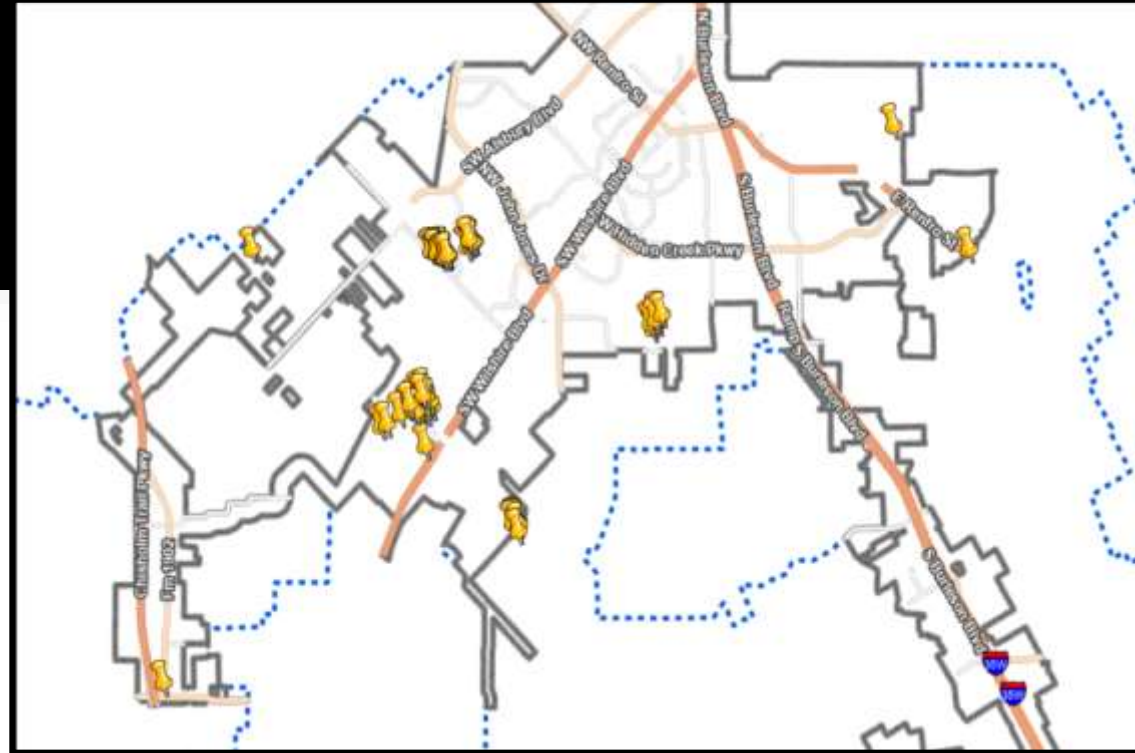
Residential and Commercial Impact Fees			
	Water	Wastewater	Roadway
FY2019	\$957,044.23	\$339,707.31	\$666,010.53
FY2020	\$988,157.79	\$459,834.75	\$922,711.36
FY2021	\$847,867.74	\$418,289.24	\$811,395.34
FY2022	\$1,054,627.79	\$605,083.73	\$618,573.42
FY2023	\$877,994.19	\$611,587.34	\$687,482.70
FY2024	\$652,340.27	\$442,349.2	\$759,078.10
FY2025*	\$233,652.00	\$140,599.99	\$447,337.70
Total	\$5,611,684.01	\$3,017,451.63	\$4,912,589.15

*Partial Year

Impact Fee Collections - Residential

October 1, 2024 – March 31, 2025

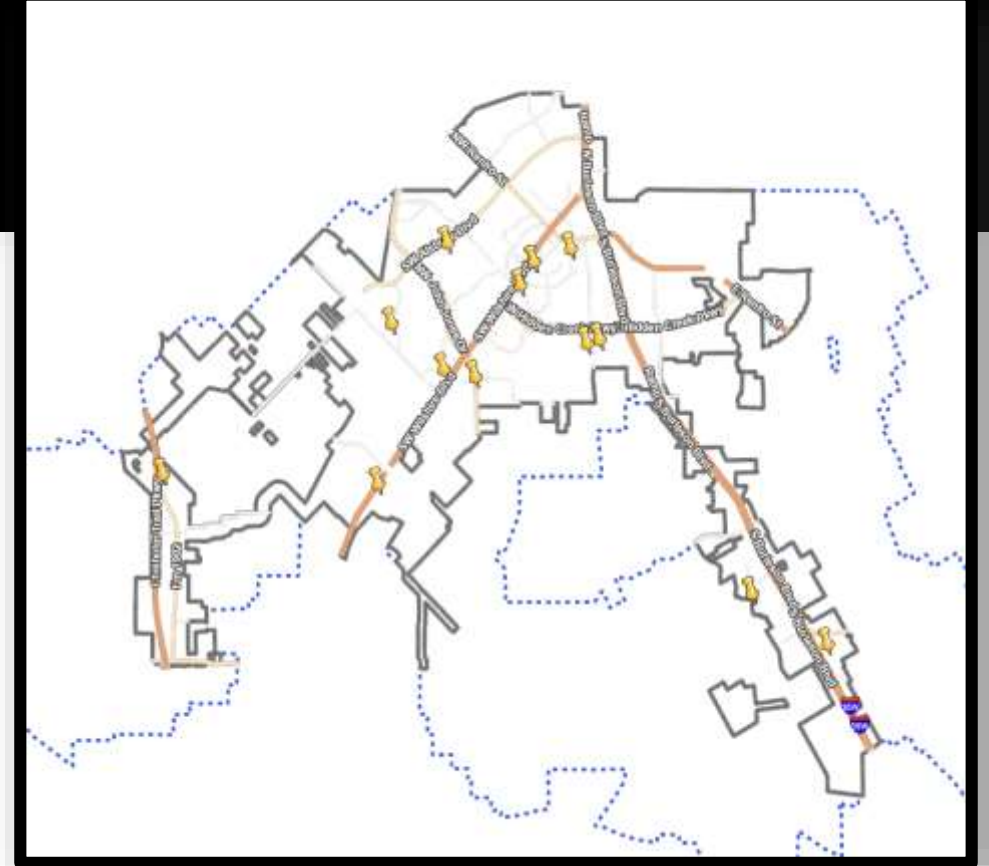
Subdivision	No of Permits	Water Impact Fee Collected	Wastewater Impact Fee Collected	Roadway Impact Fee Collected
HOGAN ACRES	1	Bethesda	\$ 395.99	\$ 1,999.98
J ZOMBRANO	1	Bethesda	Septic	\$ 9,007.94
MOUNTAIN VALLEY LAKE TRACT D PHASE 2	4	\$ 10,496.00	\$ 5,248.00	\$ 7,999.92
MOUNTAIN VALLEY LAKE TRACT D PHASE1	1	\$ 2,624.00	\$ 1,312.00	\$ 1,999.98
HIGH COUNTRY PHASE 1	9	\$ 23,616.00	\$ 11,808.00	\$ 17,999.82
REVERIE PHASE 2	6	\$ 15,744.00	\$ 7,872.00	Credited
REVERIE PHASE 3	1	\$ 2,624.00	\$ 1,312.00	Credited
SHANNON CREEK DEVELOPMENT PHASE 1	4	\$ 10,496.00	\$ 5,248.00	\$ 7,999.92
SHANNON CREEK DEVELOPMENT PHASE 2	22	\$ 57,728.00	\$ 28,864.00	\$ 43,999.56
DURAN ADDITION	1	JCSUD	Septic	\$ 1,999.98
MOUNTAIN VALLEY LAKE TRACT D PHASE 2	3	\$ 10,496.00	\$ 5,248.00	\$ 7,999.92
OAK HILLS PHASE 2	1	JCSUD	\$ 1,312.00	\$ 1,999.98
PARK PLACE	1	JCSUD	\$ 467.00	\$ 1,999.98
THE PARKS AT PANCHASARP FARMS PHASE 2	3	JCSUD	\$ 3,936.00	Credited
THE PARKS AT PANCHASARP FARMS PHASES 3A AND 3B	19	JCSUD	\$ 24,928.00	Credited
Total Collected		\$ 133,824.00	\$ 97,950.99	\$ 105,006.98



Impact Fee Collections - Commercial

October 1, 2024 – March 31, 2025

Development	Water Impact Fee	Wastewater Impact Fee	Roadway Impact Fee
Southern Tire Mart	Bethesda	Septic	\$ 33,889.92
The Learning Experience	\$ 26,240.00	\$ 6,560.00	\$ 76,627.00
7 Brew Coffee	\$ 6,230.00	NA	\$ 24,023.65
C2 Industrial Group	JCSUD	\$ 3,736.00	\$ 22,559.48
Pickle Ball Courts	\$ 13,120.00	\$ 3,280.00	NA
The Heights Church	\$ 12,460.00	\$ 8,665.00	\$ 150,676.85
Gold Creek Development	\$ 26,166.00	\$ 13,848.00	\$ 34,553.82
Christ Chapel Church, Phase 2	\$ 13,120.00	\$ 6,560.00	NA
Oak Valley South Trailhead	\$ 2,492.00	NA	NA
Total Collected	\$ 99,828.00	\$ 42,649.00	\$ 342,330.72



Water/Wastewater Residential Example



CITY OF BURLESON WATER & WASTEWATER IMPACT FEE CALCULATOR

Meter Size:	5/8" x 5/8" Simple	Type	Domestic
Plat Date (On or Before):	05/20/25		
Building Permit Date:	05/13/25		
Today's Date:	05/20/25		

[Refer to the City of Burleson's Historical Impact Fee Ordinances](#)

CITY OF BURLESON			
Assessed Max Water	Assessed Max Wastewater	Effective Water	Effective WasteWater
Fees at Time of Plat \$ 2,492.00	\$ 1,731.00	\$ 2,492.00	\$ 1,731.00
Fees at Building Permit (BP) \$ 2,492.00	\$ 1,731.00	\$ 2,492.00	\$ 1,731.00
Fees Today (if applicable) \$ 2,492.00	\$ 1,731.00	\$ 2,492.00	\$ 1,731.00

CITY OF FORT WORTH

[Refer to the City of Fort Worth's Impact Fee Calculator](#)

WATER & WASTEWATER IMPACT FEES DUE		
Burleson Water Fees Due:	\$ 2,492.00	(Based on Effective at Time of Plat)
Burleson Wastewater Fees Due:	\$ 1,731.00	
W & WW Fees Due:	\$ 4,223.00	+ FORT WORTH FEES
Burleson Water Fees Due*:	\$ 2,492.00	(Based on Effective at Time of Building Permit)
Burleson Wastewater Fees Due*:	\$ 1,731.00	
W & WW Fees Due*:	\$ 4,223.00	+ FORT WORTH FEES
Fort Worth Water/Wastewater Fees Due	REFER TO THE CITY OF FORT WORTH'S IMPACT FEE CALCULATOR	

*Applies when no plat is required

Water/Wastewater Commercial Example



CITY OF BURLESON WATER & WASTEWATER IMPACT FEE CALCULATOR

Meter Size:
Plat Date (On or Before):
Building Permit Date:
Today's Date:

Type
2" Compound Domestic
05/20/25
05/13/25
05/20/25

[Refer to the City of Burleson's Historical Impact Fee Ordinances](#)

Fees at Time of Plat
Fees at Building Permit (BP)
Fees Today (if applicable)

CITY OF BURLESON			
Assessed Max Water	Assessed Max Wastewater	Effective Water	Effective Wastewater
\$ 19,936.00	\$ 13,848.00	\$ 19,936.00	\$ 13,848.00
\$ 19,936.00	\$ 13,848.00	\$ 19,936.00	\$ 13,848.00
\$ 19,936.00	\$ 13,848.00	\$ 19,936.00	\$ 13,848.00

CITY OF FORT WORTH

[Refer to the City of Fort Worth's Impact Fee Calculator](#)

WATER & WASTEWATER IMPACT FEES DUE		
Burleson Water Fees Due:	\$ 19,936.00	(Based on Effective at Time of Plat)
Burleson Wastewater Fees Due:	\$ 13,848.00	
W & WW Fees Due:	\$ 33,784.00	+ FORT WORTH FEES
Burleson Water Fees Due*:	\$ 19,936.00	(Based on Effective at Time of Building Permit)
Burleson Wastewater Fees Due*:	\$ 13,848.00	
W & WW Fees Due*:	\$ 33,784.00	+ FORT WORTH FEES
Fort Worth Water/Wastewater Fees Due	REFER TO THE CITY OF FORT WORTH'S IMPACT FEE CALCULATOR	

*Applies when no plat is required

Roadway Residential Example

For properties platted after 01/01/24

Exhibit B - Schedule 1	
Service Areas	Maximum Assessable Roadway Impact Fee Per Service Unit
Service Area A	\$ 1,632
Service Area B	\$ 703
Service Area C	\$ 1,954
Service Area D	\$ 1,365
Note: Fee amounts shown in this schedule do not represent the final collected fee amount.	

Land Use Category	Development Unit	Veh-Mi Per Dev Unit	Service Area A	Service Area B	Service Area C	Service Area D
RESIDENTIAL						
Single-Family Detached Housing	Dwelling Unit	4.61	\$ 7,523.52	\$ 3,240.83	\$ 9,007.94	\$ 6,292.65
Apartment/Multi-family	Dwelling Unit	2.50	\$ 4,080.00	\$ 1,757.50	\$ 4,885.00	\$ 3,412.50
Residential Condominium/Townhome	Dwelling Unit	1.76	\$ 2,872.32	\$ 1,237.28	\$ 3,439.04	\$ 2,402.40
Senior Adult Housing-Single-Family	Dwelling Unit	1.47	\$ 2,399.04	\$ 1,033.41	\$ 2,872.38	\$ 2,006.55
Senior Adult Housing-Mul	Dwelling Unit	1.23	\$ 2,007.36	\$ 864.69	\$ 2,403.42	\$ 1,678.95
Assisted Living	Beds	1.18	\$ 1,925.76	\$ 829.54	\$ 2,305.72	\$ 1,610.70

THE CITY OF
BURLESON
TEXAS

Development Name: Example Residential

Applicant:

Legal Description (Lot, Block):

Case Number:

Date:

Date Actual or Estimated Final Plat Approval:

Platted on or after 1/1/2024

Service Area (select from list):

A

Use drop-down menu to select dates

Worksheet Last Updated: 12/18/2023

THIS WORKSHEET IS FOR ESTIMATION PURPOSES ONLY.

ACTUAL FEES WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT

Use drop-down menu to select dates

THIS WORKSHEET IS FOR ESTIMATION PURPOSES ONLY.

ACTUAL FEES WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT

Land Uses (select from list):

Development Unit:

of Units:

Single-Family Detached Housing

Dwelling Unit

60

Schedule 1: Maximum Assessable Fee

**Impact Fee Per
Development Unit:**

Roadway Impact Fee:

\$ 7,523.52

\$ 451,411.20

Schedule 2: Potential Collection Amounts

Impact Fee Per Development Unit:

Roadway Impact Fee:

\$	7,523.52
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\$	451,411.20
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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 Review staff.

Total Value of Roadway Impact Fee Credits (for construction, contribution, or dedication towards the City's Mobility Plan):

TOTAL ROADWAY IMPACT FEE COLLECTION AMOUNT AFTER CREDITS:	\$ 451,411.20
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Roadway Commercial Example

For properties platted after 01/01/24

Exhibit B - Schedule 1

Service Areas	Maximum Assessable Roadway Impact Fee Per Service Unit
Service Area A	\$ 1,632
Service Area B	\$ 703
Service Area C	\$ 1,954
Service Area D	\$ 1,365

Note: Fee amounts shown in this schedule do not represent the final collected fee amount.

Land Use Category	Development Unit	Veh-Mi Per Dev Unit	Service Area A	Service Area B	Service Area C	Service Area D
INSTITUTIONAL						
Church	1,000 SF GFA	2.04	\$ 3,329.28	\$ 1,434.12	\$ 3,986.16	\$ 2,784.60
Day Care Center	1,000 SF GFA	10.90	\$ 17,788.80	\$ 7,662.70	\$ 21,298.60	\$ 14,878.50
Elementary School	Students	0.28	\$ 456.96	\$ 196.84	\$ 547.12	\$ 392.20
Middle School/Junior High School	Students	0.26	\$ 424.32	\$ 182.78	\$ 508.04	\$ 354.90
High School	Students	0.25	\$ 408.00	\$ 175.75	\$ 488.50	\$ 341.25
Junior/Community College	Students	0.57	\$ 930.24	\$ 400.71	\$ 1,113.78	\$ 778.05
University / College	Students	0.78	\$ 1,272.96	\$ 548.34	\$ 1,524.12	\$ 1,064.70
MEDICAL						
Clinic	1,000 SF GFA	18.19	\$ 29,686.08	\$ 12,787.57	\$ 35,543.26	\$ 24,829.35
Hospital	1,000 SF GFA	4.24	\$ 6,919.68	\$ 2,980.72	\$ 8,284.96	\$ 5,787.60
Nursing Home	Beds	0.69	\$ 1,126.08	\$ 485.07	\$ 1,348.26	\$ 941.85
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.18	\$ 19,877.76	\$ 8,562.54	\$ 23,799.72	\$ 16,625.70
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.80	\$ 12,729.60	\$ 5,483.40	\$ 15,241.20	\$ 10,647.00
General Office Building	1,000 SF GFA	8.64	\$ 14,100.48	\$ 6,073.92	\$ 16,882.56	\$ 11,793.60
Medical-Dental Office Building	1,000 SF GFA	19.37	\$ 31,611.84	\$ 13,617.11	\$ 37,848.98	\$ 26,440.05
Single Tenant Office Building	1,000 SF GFA	10.56	\$ 17,233.92	\$ 7,423.68	\$ 20,634.24	\$ 14,414.40
Office Park	1,000 SF GFA	7.80	\$ 12,729.60	\$ 5,483.40	\$ 15,241.20	\$ 10,647.00
COMMERCIAL						
Automobile-related						
Automobile Care Center	1,000 SF Occ. GLA	4.17	\$ 6,805.44	\$ 2,931.51	\$ 8,148.18	\$ 5,692.05
Automobile Parts Sales	1,000 SF GFA	6.22	\$ 10,151.04	\$ 4,372.66	\$ 12,153.88	\$ 8,490.30
Gasoline/Service Station	Vehicle Fueling Position	4.84	\$ 7,898.88	\$ 3,402.52	\$ 9,457.36	\$ 6,606.60
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	2.77	\$ 4,520.64	\$ 1,947.31	\$ 5,412.58	\$ 3,781.05
Automobile Sales (New)	1,000 SF GFA	4.33	\$ 7,066.56	\$ 3,043.99	\$ 8,460.82	\$ 5,910.45
Quick Lubrication Vehicle Shop	Servicing Positions	6.49	\$ 10,591.68	\$ 4,562.47	\$ 12,681.46	\$ 8,858.85
Self-Service Car Wash	Stall	1.99	\$ 3,247.68	\$ 1,398.97	\$ 3,888.46	\$ 2,716.35
Tire Store	1,000 SF GFA	6.02	\$ 9,824.64	\$ 4,232.06	\$ 11,763.08	\$ 8,217.30
Dining						
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	46.59	\$ 76,034.88	\$ 32,752.77	\$ 91,036.86	\$ 63,595.35
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	46.84	\$ 76,442.88	\$ 32,928.52	\$ 91,525.36	\$ 63,936.60
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	15.69	\$ 25,606.08	\$ 11,030.07	\$ 30,658.26	\$ 21,416.85
Fine Dining Restaurant	1,000 SF GFA	13.28	\$ 21,672.96	\$ 9,335.84	\$ 25,949.12	\$ 18,127.20
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	26.56	\$ 43,345.92	\$ 18,671.68	\$ 51,898.24	\$ 36,254.40
Other Retail						
Free-Standing Discount Store	1,000 SF GFA	9.52	\$ 15,536.64	\$ 6,692.56	\$ 18,602.08	\$ 12,994.80
Nursery (Garden Center)	1,000 SF GFA	13.61	\$ 22,211.52	\$ 9,567.83	\$ 26,593.94	\$ 18,577.65
Home Improvement Superstore	1,000 SF GFA	3.33	\$ 5,434.56	\$ 2,340.99	\$ 6,506.82	\$ 4,545.45
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	11.20	\$ 18,278.40	\$ 7,873.60	\$ 21,884.80	\$ 15,288.00
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	14.64	\$ 23,892.48	\$ 10,291.92	\$ 28,606.56	\$ 19,983.60
Shopping Center (>150k)	1,000 SF GFA	6.27	\$ 10,232.64	\$ 4,407.81	\$ 12,251.58	\$ 8,558.55
Shopping Plaza (40-150k)	1,000 SF GFA	9.60	\$ 15,667.20	\$ 6,748.80	\$ 18,758.40	\$ 13,104.00

Roadway Commercial Example

THE CITY OF
BURLESON
TEXAS

Roadway Impact Fee Estimator Worksheet
City of Burleson, Texas

Development Name: Example Commercial

Applicant:

Legal Description (Lot, Block):

Case Number: Date:

Date Actual or Estimated Final Plat Approval: Platted on or after 1/1/2024

Service Area (select from list): A

Use drop-down menu to select dates

Worksheet Last Updated: 12/18/2023

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

Use drop-down menu to select dates

ROADWAY IMPACT FEE CALCULATION:

Land Uses (select from list):	Development Unit:	# of Units:
Church	1,000 SF GFA	40

Schedule 1: Maximum Assessable Fee		Schedule 2: Potential Collection Amounts	
Impact Fee Per Development Unit:	Roadway Impact Fee:	Impact Fee Per Development Unit:	Roadway Impact Fee:
\$ 3,329.28	\$ 133,171.20	\$ 3,329.28	\$ 133,171.20

Total Value of Roadway Impact Fee Credits (for construction, contribution, or dedication towards the City's Mobility Plan):

TOTAL ROADWAY IMPACT FEE COLLECTION AMOUNT AFTER CREDITS: \$ 133,171.20

Staff Contact:
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Deputy Director/City Engineer
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mmccullough@burlesontx.com

Questions