

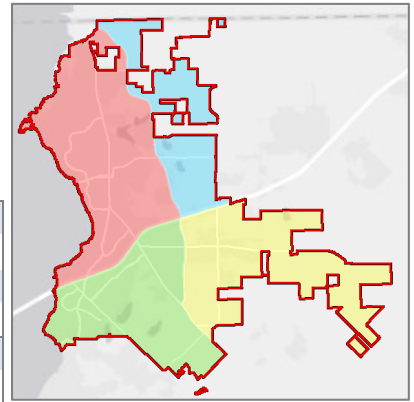


# ROADWAY IMPACT FEES

CITY OF ROCKWALL TEXAS

ROCKWALL LAND USE/VEHICLE MILE EQUIVALENCY TABLE

UPDATED: OCTOBER 21, 2024



**SERVICE AREAS:**

**RED: SERVICE AREA 1.**  
WEST OF JOHN KING BOULEVARD AND NORTH OF INTERSTATE HIGHWAY 30.

**BLUE: SERVICE AREA 2**  
EAST OF JOHN KING BOULEVARD AND NORTH OF INTERSTATE HIGHWAY 30.

**GREEN: SERVICE AREA 3**  
SOUTH OF INTERSTATE HIGHWAY 30 AND WEST OF JOHN KING BOULEVARD AND SH-205.

**YELLOW: SERVICE AREA 4**  
SOUTH OF INTERSTATE HIGHWAY 30 AND EAST OF JOHN KING BOULEVARD AND SH-205.

**COST PER SERVICE UNIT.**

(1) **RESIDENTIAL**

SERVICE AREA	COLLECTION RATE
1	\$1,345.00
2	\$1,345.00
3	\$1,345.00
4	\$1,345.00

(2) **COMMERCIAL**

SERVICE AREA	COLLECTION RATE
1	\$1,921.00
2	\$1,921.00
3	\$1,921.00
4	\$1,921.00

(3) **OFFICE**

SERVICE AREA	COLLECTION RATE
1	\$1,345.00
2	\$1,345.00
3	\$1,345.00
4	\$1,345.00

(4) **INDUSTRIAL**

SERVICE AREA	COLLECTION RATE
1	\$1,537.00
2	\$1,537.00
3	\$1,537.00
4	\$1,537.00

(5) **INSTITUTIONAL**

SERVICE AREA	COLLECTION RATE
1	\$1,345.00
2	\$1,345.00
3	\$1,345.00
4	\$1,345.00

	LAND USE	UNITS	TOTAL UNITS (MILES/UNIT)	IMPACT FEES: ALL SERVICE AREAS
RESIDENTIAL	SINGLE-FAMILY DETACHED	DU	3.08	\$4,142.60
	APARTMENT/TOWNHOUSE	DU	1.67	\$2,246.15
	RETIREMENT COMMUNITY	DU	0.71	\$954.95
	INDEPENDENT SENIOR LIVING FACILITY	DU	0.59	\$793.55
OFFICE	GENERAL OFFICE BUILDING	1,000 SF GFA	5.1	\$6,859.50
	CORPORATE HEADQUARTERS	1,000 SF GFA	4.61	\$6,200.45
	MEDICAL-DENTAL OFFICE BUILDING	1,000 SF GFA	11.12	\$14,956.40
	US POST OFFICE	1,000 SF GFA	7.9	\$10,625.50
	BUSINESS PARK	1,000 SF GFA	4.32	\$5,810.40
	RESEARCH/DEVELOPMENT CENTER	1,000 SF GFA	3.47	\$4,667.15
	RETAIL/SHOPPING CENTER	1,000 SF GFA	1.64	\$3,150.44
	QUALITY RESTAURANT	1,000 SF GFA	2.49	\$4,783.29
	FAST FOOD RESTAURANT W/ DRIVE-THROUGH	1,000 SF GFA	9.19	\$17,653.99
	HIGH TURNOVER RESTAURANT (SIT DOWN)	1,000 SF GFA	3.14	\$6,031.94
	GAS STATION W/CONVENIENCE MARKET	1,000 SF GFA	1.93	\$3,707.53
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1,000 SF GFA	1.54	\$2,958.34
	GROCERY/SUPERMARKET	1,000 SF GFA	1.74	\$3,342.54
COMMERCIAL	DISCOUNT CLUB	1,000 SF GFA	3.08	\$5,916.68
	AUTO SALES	1,000 SF GFA	4.92	\$9,451.32
	BANK	1,000 SF GFA	7.46	\$14,330.66
	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH	1,000 SF GFA	2.21	\$4,245.41
	APPAREL STORE	1,000 SF GFA	4.1	\$7,876.10
	HEALTH/FITNESS CLUB	1,000 SF GFA	2.09	\$4,014.89
	MOVIE THEATER	# OF SCREENS	16.65	\$31,984.65
	FURNITURE STORE	1,000 SF GFA	0.11	\$211.31
	HOME IMPROVEMENT SUPERSTORE	1,000 SF GFA	0.88	\$1,690.48
	HARDWARE/PAINT STORE	1,000 SF GFA	0.65	\$1,248.65
	BUILDING MATERIALS/LUMBER STORE	1,000 SF GFA	2.12	\$4,072.52
	NURSERY (GARDEN CENTER)	1,000 SF GFA	5.36	\$10,296.56
	NURSERY (WHOLESALE)	1,000 SF GFA	4.04	\$7,760.84
	HOTEL	# OF ROOMS	0.72	\$1,383.12
	MOTEL	# OF ROOMS	0.44	\$845.24
	ALL SUITES HOTEL	# OF ROOMS	0.44	\$845.24
	INDUSTRIAL	AUTO CARE CENTER	1,000 SF GFA	1.49
QUICK LUBE SHOP		1,000 SF GFA	4.16	\$7,991.36
AUTO PARTS SALES		1,000 SF GFA	2.83	\$5,436.43
TIRE SUPERSTORE		1,000 SF GFA	2.82	\$5,417.22
MINI-WAREHOUSE/SELF STORAGE		1,000 SF GFA	0.28	\$537.88
GENERAL LIGHT INDUSTRIAL		1,000 SF GFA	1.9	\$2,920.30
MANUFACTURING		1,000 SF GFA	2.18	\$3,350.66
INDUSTRIAL PARK		1,000 SF GFA	0.99	\$1,521.63
WAREHOUSING		1,000 SF GFA	0.47	\$722.39
INSTITUTIONAL		PRIVATE SCHOOL (K-12)	# OF STUDENTS	0.21
	JUNIOR/COMMUNITY COLLEGE	# OF STUDENTS	0.14	\$188.30
	UNIVERSITY/COLLEGE	# OF STUDENTS	0.22	\$295.90
	DAY CARE CENTER	# OF STUDENTS	0.09	\$121.05
	HOSPITAL	# OF BEDS	1.31	\$1,761.95
	NURSING HOME	# OF BEDS	1.39	\$1,869.55
	ASSISTED LIVING CENTER	# OF BEDS	0.57	\$766.65
PLACE OF WORSHIP	1,000 SF GFA	0.36	\$484.20	

NOTE: FOR LAND USES NOT SPECIFICALLY CALLED OUT IN THIS TABLE REFER TO TABLE 3: LAND USE VEHICLE-MILE EQUIVALENCY TABLE IN THE 2024 ROCKWALL ROADWAY IMPACT FEE UPDATE.