



January 21, 2011

Ms. Mary Willis
GPS Destiny Learning Center
6138 Westcreek Drive
Fort Worth, Texas 76133

Dear Ms. Willis:

I have reviewed your appeal of the transportation impact fee for your project at 6138 Westcreek Drive. On behalf of Interim City Manager Tom Higgins, I find that the fee has been correctly calculated and is in compliance with the requirements of the adopted ordinance.

The transportation impact fee program funds the roadway improvements necessitated by growth. It applies to new development, including building expansions and re-use projects, and is proportional to the incremental increase in traffic from a specific project. Funds are used for capacity improvements on nearby arterials, recognizing that traffic from growth and development extends beyond the adjacent roadways onto the surrounding network. Regarding your request to be grandfathered, the expansion of your business has triggered the fee. A daycare generates more traffic than a salon during peak hours, and that incremental increase contributes to the overall need for additional roadway capacity in the area.

The City conducted a rather lengthy public process prior to City Council adoption of the transportation impact fee ordinance, including legal notice of all public hearings. Following adoption, staff issued multiple notices and postings about the new ordinance. Nevertheless, it is not feasible to reach every potential customer, and we regret that you were surprised by this additional expense.

You may appeal my decision to the Fort Worth City Council pursuant to Section 1-18.C of the transportation impact fee ordinance by providing written notice of your appeal within 30 days of this letter to Julia McCleary at 1000 Throckmorton, Fort Worth, Texas 76102. Upon receipt, the City Secretary will schedule a public hearing; Council shall act on the appeal within 60 days of receipt of such notice. If you have any questions about my decision, please let me know.

Sincerely,

Fernando Costa
Assistant City Manager

Cc: Tom Higgins, Interim City Manager
Randle Harwood, Director of Planning and Development

CITY MANAGER'S OFFICE

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