

City of Garland

**Fee List
(2015)**

Planning Department Collects the following fees:

Zoning Change or Specific Use Provision Applications

Type of Application	Fee
Planned Development (PD) Zoning (New or revised Concept / Detail Plan)	\$1000 + \$50 per acre
Planned Development – amendment of conditions	\$500
Specific Use Provision – New Construction or Expansion	\$1,000 + \$50 per acre
Specific Use Provision – Name or use change	\$500.00
Specific Use Provision – Residential less than one (1) acre	\$100 – 0 to 1 acre
Zoning Change Request	\$800

Plat Applications

Type of Application	Fee
Preliminary, Final, or Replats	\$500 + \$50 per acre or portion thereof
Residential Replats/Final Plat*	\$500 + \$50 per acre or portion thereof
Amending Plats	\$250 + \$50 per acre or portion thereof
Minor Plats	\$500 + \$50 per acre or portion thereof
Plat Vacation	\$500 + \$50 per acre or portion thereof
Conveyance Plats	\$500 + \$50 per acre or portion thereof

*Final Plat involving residentially zoned platted property

Variance, Appeal, Waiver and Miscellaneous Applications

Type of Application	Fee
Alcohol Distance	\$300
Alley Waiver	\$300
Building Line Modification	\$150
Building Line Modification, if Board of Adjustment appeal is also required	None
Development Standards Variance (Screening and Landscaping, Signage)	\$350
Alternative Compliance	\$200
Fence Variance	\$250
House Conversion (requiring public hearings)	\$800
Preliminary Development Plan (new construction)	\$1,000
Preliminary Development Plan (special use standards)	\$100
Downtown Development Plan/Regulating Plan (new construction- includes Major Waiver)	\$1,000
Downtown Minor Waiver	\$250
Reasonable Accommodations	\$0
Vested Rights Petition	\$0
Sidewalk Waiver	\$200
Tree Removal Permit (application fee only; tree mitigation fees required as applicable)	\$150

Tree Preservation Variance	\$300
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Zoning Verification Letters

Type	Fee	Area of Notification
Zoning Verification Letter	\$50	N/A

Refund Policy

Position in Application Process	Refund
Request withdrawn prior to both the advertisement of legal notice or distribution of notification letters:	50%

Engineering Department Collects the following fees (except as noted):

Site Permit Application – Parking Lot Only

Type of Fee	Fee Amount
Engineering Review and Inspection Fee	4% of the value of public improvements, \$100 minimum
Storm Water Detention and Retention Maintenance Fee (when required)	20 year cost of maintenance
BI Screen Wall Fee (when required)	\$50 + \$0.25 per linear foot (+ 25% processing fee)
BI Retaining Wall Fee (over 4' tall) (if applicable)	\$75 per wall (\$60 + 20% processing fee)
BI Public Sidewalk Fee (if applicable)	\$50
BI Public Approach Fee (if applicable)	\$50 per approach
BI New Parking Lot Fee	\$188 (\$150 + 20% processing fee)
BI Replace/Repair Parking Lot Fee	\$90 (\$75 + 20% processing fee)

Site Permit Application – Subdivision (not associated with a building)

Type of Fee	Fee Amount
Engineering Review and Inspection Fee	4% of the value of public improvements, \$100 minimum
Storm Water Detention and Retention Maintenance Fee (when required)	20 year cost of maintenance
Pro Rata Fees	Determined by Engineering Department
BI Screen Wall Fee (when required)	\$35 + \$0.25 per linear foot (+25% processing fee)
BI Retaining Wall Fee (over 4' tall) (if applicable)	\$65 per wall (\$50 + \$15 processing fee)
BI Grading Fee	\$125 (\$100 + 25% processing fee)

Site Permit Application – Non-Residential Building or Multi-Family Project (new or addition)

Type of Fee	Fee Amount
Engineering Review and Inspection Fee	4% of the value of public improvements, \$100 minimum
Storm Water Detention and Retention Maintenance Fee (when required)	20 year cost of maintenance
Pro Rata	Determined by Engineering Department
BI Screen Wall Fee (when required)	\$50 + \$0.25 per linear foot (+ 25% processing fee)
BI Retaining Wall Fee (over 4' tall) (if applicable)	\$75 per wall (\$60 + 20% processing fee)

Sidewalk Escrow

Section 31.28 of the Code of Ordinances requires that in instances where a request for sidewalk waiver is approved by the Plan Commission, that the applicant securing such an approval shall pay to the City an amount equal to the estimated cost of constructing a standard width sidewalk on straight and level terrain equal to the linear footage. The sidewalk unit cost used in the

calculation is based on the City's annual concrete contract. The sidewalk escrow must be paid prior to approval of a final plat.

Reimbursement of Engineering Fees:

Oversize Reimbursement Policy for Developer Installed Infrastructure In City Right-Of-Way And Easements

The city will refund oversize water and sanitary sewer main cost within a subdivision larger than 8-inches in size, unless the larger size lines are required to service the subdivision. The oversize reimbursement is calculated by determining the difference between the cost of the oversized main and what it would have cost to install and 8-inch line using utility bid prices from the proposed development. The City provides reimbursement upon acceptance of the system.

For storm sewer facilities the city will participate in the cost of storm sewer pipe or culverts exceeding the capacity of a seventy-two inch diameter pipe. City participation amounts are based on twenty five (25) percent of the difference between the costs of a seventy-two inch pipe installation and the designed facility if funds are available. The City may also participate in the cost of culverts or bridges for proposed street crossings of an existing drainage way. City participation in these cases is limited to the excess cost over and above a seventy-two inch pipe, but in no case per the ordinance will exceed fifty (50) percent of the excess.

A written agreement defining city participation cost shall be entered into prior to construction of the drainage facilities. City participation amounts in excess of \$25,000 must be approved by the City Council.

In order to efficiently process oversize reimbursements the subdivision's engineer of record shall provide the City of Garland Engineering Department Development and Drainage Review Group with the following documents:

- Development agreement, if any
- A letter requesting reimbursement with eligible lines and lengths identified.
- An itemized breakdown showing the item(s), description, unit, quantity, unit cost, total cost and date installation completed. For water and sewer reimbursement request provide the unit cost of 8-inch lines installed in the subdivision and for storm sewer the unit cost of 72-inch reinforced concrete pipe.
- Provide a copy of the contract and any applicable invoices justifying the actual cost to construct the line. We do not pay for overhead, engineering and testing services associated with design or construction.
- Copy of the City Acceptance Letter for the infrastructure from the Engineering Department Field Operations Group
- Submittals are processed within two weeks of receipt with a complete submittal including all applicable items referenced above. If the request is reduced an explanation will be provided along with the reimbursement check.

References: City of Garland Code of Ordinances Section 31.31.b-e, Storm Sewer, Section 31.59.b Water & Sanitary Sewer Main

- Street participation: City will pay the paving cost for residential collector streets in excess of 37 feet wide. Follow the above reimbursement procedure documenting oversize paving cost.

There are no refunds of any other Engineering fees.

The Fire Marshal's Office Collects the Following Fees:

Fire Alarm Permit

Number of Devices	Fee Amount
25 or less	\$100.00
More than 25	\$150.00
More than 100	\$200.00
More than 200	\$250.00

Sprinkler Permit

Number of Heads	Fee Amount
1 – 19 heads	\$100.00
20 - 100	\$150.00
101 - 300	\$200.00
301 – 1,000	\$250.00
1,000+	\$250.00 + 1.00 per head over 1000

Miscellaneous Fire Permit Fees

Type of Permit	Fee Amount
Explosives or Blasting Agents	\$100.00
Fire Works	\$100.00
Liquefied Petroleum Gas	\$100.00
Candles and Open Flames in Assembly	\$100.00
Flammable and Combustible Liquids (300 gal. +)	\$100.00
Cryogenics	\$100.00
Radioactive Materials	\$100.00
High Piled Storage	\$100.00
Major Auto Repair	\$100.00
Access Control Devices	\$100.00
Open Burning	\$1,000.00 per day

Payments for Fire permits must be made when plans are submitted. No exceptions.

Hours to drop-off / pick-up Fire permit plans are between: 8:00 – 11:00 a.m. and 1:00 – 4:00 p.m.

There are no refunds of Fire Marshal fees.

Fee Tables

Roadway Impact Fees
Water Impact Fees
Water Meter Costs
Sewer Tap Costs

Roadway Impact Fees

Roadway impact fees help to offset the cost of providing roadway capacity for new developments. Roadway impact fees are calculated by determining which service area the development is taking place in (from the service area map) and multiplying the appropriate fee per service unit for that service area (from the collection rate table) by the number of service units generated by the development (from the equivalency table).

Example calculations:

Example 1. Single Family Subdivision, 100 lots, located in Service area 8

Fee per service unit (from Table 1) –

\$700 per service unit

Service Units generated by development (from Table 2)

Service units per development unit – 2.85 (Single Family Detached in the Residential category)

Number of development units – 100 (one single family residence per lot, 100 lots)

100 development units x 2.85 service units per development unit = 285 service units

Roadway Impact Fee

285 service units x \$700 per service unit = \$199,500

Example 2. 50,000 Square Foot General Office, service area 5

Fee per service unit (from Table 1) –

\$367 per service unit

Service Units generated by development (from Table 2)

Service units per development unit –
34.47 service units per 1000 feet of gross
floor area (General Office in the Office
category)

Number of Development Units - 50,000 square feet of gross floor area
= 50 development units

50 development units x 34.47
service units per development unit
= 1723 service units

Roadway Impact Fee

1723 service units x \$367 per service unit = \$632,341

Example 3. 100,000 square foot shopping center in Service Area 17

Fee per service unit (from Table 1) –

\$404 per service unit

Service Units generated by development (from Table 2)

Service units per development unit - 3.98 service units per 1000 square feet of
gross floor area (Retail Sales/Personal Service in the Commercial category)

Number of development units – 100,000 square feet of gross floor area
= 100 development
units

100 development units x 3.98 units per development unit = 398 service units

Roadway Impact Fee

398 service units x \$404 per service unit = \$160,792

Example 4. 3000 Square Foot Sit-Down Restaurant without drive-through in service area 12

Fee per service unit (from Table 1) –

\$288 per service unit

Service Units generated by development (from Table 2)

Service units per development unit – 6.95 per 1000 square feet of gross floor area (Restaurant, general or limited in the Commercial category)

Number of development units – 3000 square feet of gross floor area
= 3 development units

3 development units x 6.95 service units per development unit = 20.85 service units

Roadway Impact Fee

20.85 service units x \$288 per service unit = \$6,004

Example 5. 150,000 square foot warehouse in service area 10

Fee per service unit (from Table 1) –

\$612 per service unit

Service Units generated by development (from Table 2)

Service units per development unit – 1.53 per 1000 square feet of gross floor area (Warehousing, in the Industrial category)

Number of development units – 150,000 square feet of gross floor area
= 150 development units

150 development units x 1.53 service units per development unit = 229.5 service units

Roadway Impact Fee

229.5 service units x \$612 per service unit = \$140,454

Example 6. 30,000 square foot Place of Worship in service area 9

Fee per service unit (from Table 1) –

\$218 per service unit

Service Units generated by development (from Table 2)

Service units per development unit – 0.49 per 1000 square feet of gross floor area (Place of Worship in the Institutional Category)

Number of development units – 30,000 square feet of gross floor area
= 30 development units

30 development units x 0.49 service units per development unit = 14.7 service units

Roadway Impact Fee

14.7 service units x \$218 per service unit = \$3204

Table 1
Collection Rates for Roadway Facility Impact Fees

Service Area*	Maximum Fee Rate Per Service Unit**
1	\$637
2	\$316
3	\$294
4	\$63
5	\$367
6	\$700
7	\$256
8	\$700
9	\$218
10	\$612
11	\$257
12	\$288
13	\$366
14	\$353
15	\$700
16	\$122
17	\$404
18	\$700

* Consult the service area map to determine the service area.

** The "fee rate" listed in this column is the rate used to calculate the roadway facility impact fee amount pursuant to Section 31.154(A).

Table 2
Service Unit Equivalency Table for Roadway Facility Impact Fees

The number of service units generated by a development is determined by multiplying the number of development units by the no of service units per development units from the following table.

<u>Land Use</u>	<u>Development Unit</u>	<u>No. of Service Units Per Development Unit</u>
<u>Residential</u>		
Single-Family Detached	D.U. ¹	2.85
Multi-Family/Single-Family Attached	D.U.	1.80
Independent Senior Living Facility	D.U.	0.69
Others not specified	D.U.	2.85
<u>Office</u>		
General Office	1000 GFA ²	4.47
Medical Office/Clinic	1000 GFA	8.11
U.S. Post Office	1000 GFA	4.84
Others not specified	1000 GFA	4.47
<u>Commercial</u>		
Retail Sales/Personal Service Restaurant,	1000 GFA	3.98
Fast Food w/Drive Through	1000 GFA	16.75
Restaurant, General or Limited	1000 GFA	6.95
Retail Sales w/Gas Pumps	1000 GFA	2.18
Grocery/Supermarket	1000 GFA	3.60
Hardware/Paint Store	1000 GFA	3.44
Auto/Motorcycle Sales/Leasing -New/Used 1000 GFA	1000 GFA	3.23
Video Rental Store	1000 GFA	4.52
Financial Institution w/Drive Through	1000 GFA	16.71
Drug Store/Pharmacy w/Drive through	1000 GFA	1.78
Apparel Store	1000 GFA	2.52
Landscape Nursery (Garden Center)	1000GFA	1.89
Greenhouse, Commercial	1000 GFA	1.45
Home Improvement Center	1000 GFA	2.24
Furniture and Appliance Sales	1000 GFA	0.33
Discount Club	1000 GFA	3.09
Hotel/Motel, Full Service	Rooms	1.09
Hotel/Motel, Limited Services	Rooms	0.84
Hotel, All Suites	Rooms	0.71
Automobile Repair, Major and Minor	1000 GFA	1.83
Tire Store	1000 GFA	3.94
Movie Theater/Theater	Screens	5.40
Self-Storage Units	1000 GFA	0.78
Others not specified	1000 GFA	3.98
<u>Industrial</u>		

General Light Industrial	1000 GFA	1.06
Manufacturing	1000 GFA	1.83
Warehousing	1000 GFA	1.53
Others not specified	1000 GFA	2.16

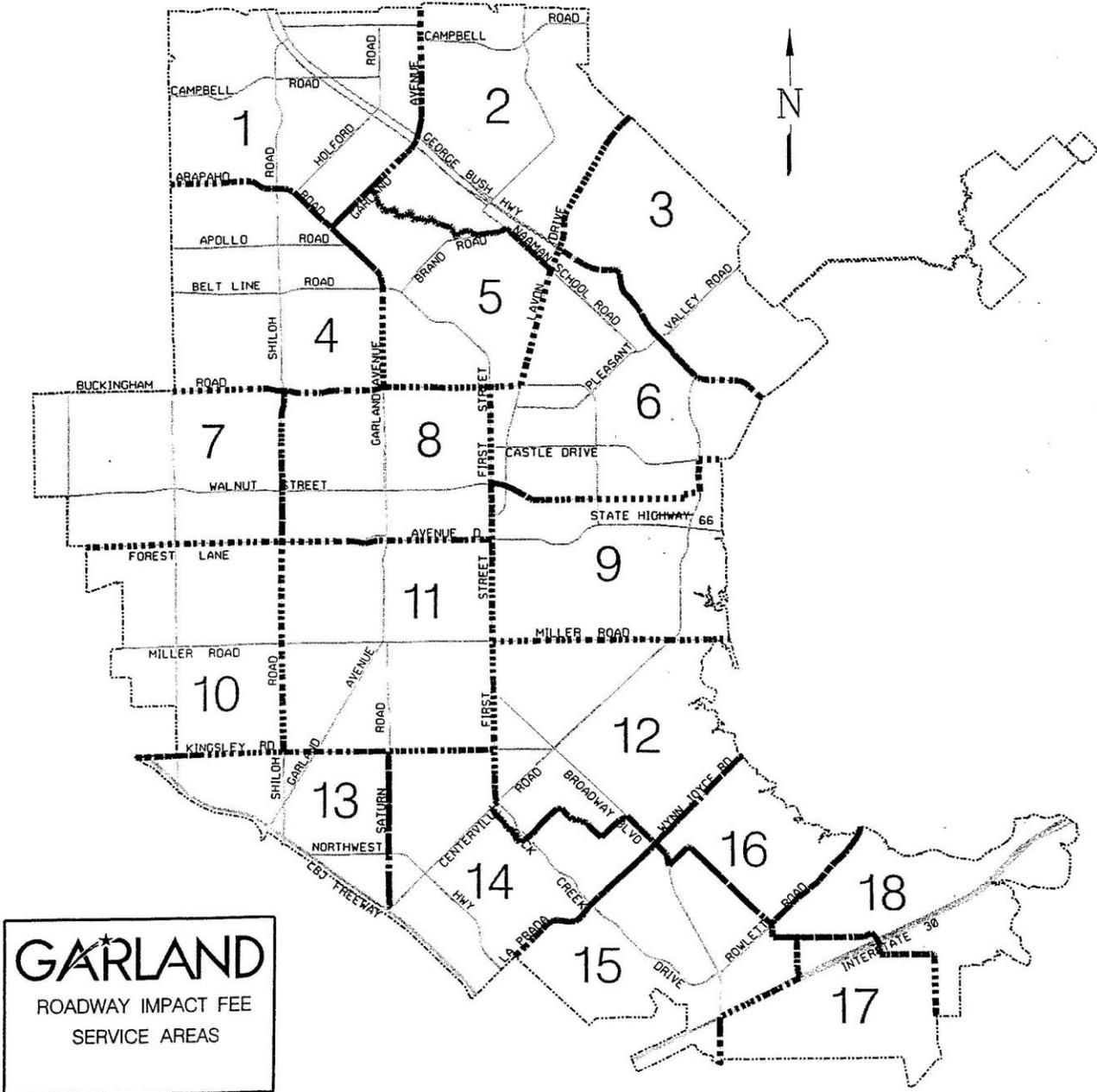
Institutional

Elementary School	Students	0.03
Middle School	Students	0.28
High School	Students	0.26
Junior/Community College	Students	0.30
Preschool or Child Care Center	Students	0.15
Hospital	Beds	2.34
Nursing Home/Convalescent Center	Beds	0.38
Assisted Living Facility	D.U.	0.38
Place of Worship	1000 GFA	0.49
Others not specified	1000 GFA	0.49

¹Dwelling units

²Gross floor area in square feet

Roadway Impact Fee Service Map is provided on the next page.



Water and Sewer Related Fees and Costs

Water Impact Fees

Water impact fees help to offset the cost of providing water system capacity to serve new developments. The fee is based on the size of the water meter.

Meter Size	Fee
5/8" Meter	\$ 25.00
3/4" Meter	\$ 27.50
1" Meter	\$ 35.00
1.5" Meter	\$ 45.00
2" Meter	\$ 72.50
3" Meter	\$275.00
4" Meter	\$350.00
6" Meter	\$525.00
8" Meter	\$725.00

Cost of Water Meters Supplied by the City Of Garland

Water Meters must be purchased from the City of Garland. Commercial contractors and homebuilders are responsible for installation and taps subject to inspection by the City.

Meter Size	Meter only, no tap
5/8 inch	\$150
3/4 inch	\$180
1 inch	\$200
1 1/2 inch	\$260
2 inch	\$700
3 inch	\$1370
4 inch	\$1895
6 inch	\$3055