

Land Development Fees

(UPDATED: May 2024)



REZONING FEES

1. Rezoning (10 acres or less)	\$800.00
2. Rezoning (greater than 10 acres)	\$1,200.00
3. Rezoning to Planned Development (10 acres or less)	\$1,100.00
4. Rezoning to Planned Development (greater than 10 acres)	\$1,500.00

OTHER ZONING FEES

1. Site plan	\$250.00
2. Landscape plan review/update (if, separate from site plan application)	\$150.00
3. Conditional use permit	\$250.00
4. Special exception	\$250.00
5. Variance request:	
a. Single family, community facilities	\$150.00
b. Multiple family, commercial, industrial	\$250.00
6. Comprehensive plan amendment	\$500.00
7. Comprehensive plan amendment – submitted concurrently with rezoning request	\$300.00
8. Meritorious exception	\$250.00
9. Public meeting fee (applied when a public meeting is required before a board, commission or city council)	\$300.00 (per meeting)

PLAT FEES

1. Sketch plat	\$150.00
2. Amending plat	\$150.00
3. Minor plat or replat	\$150.00
4. Preliminary plat	\$300.00
5. Final plat (standard plat process)	\$300.00
6. Public meeting fee (applied when a public meeting is required before a board, commission, or city council)	\$300.00 (per meeting)

OTHER PLAT FEES

1. County documents – filing, recording, and processing fee	\$50.00 processing and handling fee, plus Tarrant County filing and recording fees
2. Current Tarrant County recording fees (as of January 2024):	
a. 18" by 24" plat	\$50.00 for first page, plus \$4.00 per each additional page, including dedication and tax certificates
b. 24" by 36" plat	\$65.00 for first page, plus \$4.00 per each additional page, including dedication and tax certificates
c. 8½" by 11" or 8½" by 14" easement, deed, or other similar instrument	\$20.00 for first page, plus \$4.00 per each additional page

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MISCELLANEOUS FEES

1. Vacation of easement	\$250.00, plus Tarrant County filing and recording fee
2. Vacation of street or alley	\$250.00, plus value of right-of-way and Tarrant County filing fee
3. Park land dedication fee, per lot or dwelling unit	\$600.00
4. Tree permit, removal and mitigation fees:	
a. Tree removal permit application	\$50.00
b. Tree removal and/or mitigation fees:	
(1) Protected or quality trees	\$100.00/caliper inch (dbh)
(2) Secondary trees	\$25.00/caliper inch (dbh)
c. Alternative Tree Preservation and/or Mitigation Plan	\$250.00
5. Zoning Verification Letter	\$50.00
6. Public meeting fee (applied when a public meeting is required before a board, commission or city council)	\$300.00 (per meeting)

ENGINEERING AND RELATED FEES (see next page for examples)

1. Engineering/Civil/Subdivision plans review	*Actual costs of staff hourly rates plus benefits, which will be estimated prior to routing of plans for review.
2. Traffic Impact Study review	
3. Developer Agreement review	
4. Stormwater Operation Management Agreement review	
5. Property Owner Association Document review	
6. Public infrastructure inspections	*Actual costs of staff hourly rates plus benefits, which will be estimated based on the contractor's project schedule.

REQUIRED PUBLIC IMPROVEMENTS

The landowner/developer of a piece of property being platted must pay 100-percent (100%) of the costs for constructing streets, drainage, street lights, sidewalks and other public improvements within the subdivision. In addition, the developer may be required to pay for a portion of the adjacent street improvements if it is contiguous to the subdivision.

EROSION CONTROL DEPOSIT

Prior to approval of the grading permit, the developer shall submit an Erosion Control Plan for approval by the City and shall pay an erosion control deposit to the City in the amount of one hundred dollars (\$100.00) per lot for Single-Family Residential Subdivisions or two hundred dollars (\$200.00) per acre for Multi-Family Residential and Non-Residential Subdivision.

SIDEWALK SURETY

In lieu of construction of all sidewalks, the developer may provide the City with financial assurance (payment bond, letter of credit) from his bank for 20-percent (20%) of the sidewalk development cost. If at the end of four years from acceptance of the subdivision, sidewalks are not complete, the developer will be required to complete all sidewalks.

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EXAMPLE ENGINEERING PLANS REVIEW FEES

Typical Process (12-Month Construction)	FEE*
1st Review	\$2,086.82
2nd Review	\$913.30
3rd Review	\$913.30
TIA	\$305.91
Stormwater Management Agreement Review	\$848.79
Developer Agreement Review	\$1,029.09
HOA Docs Review	\$848.79
Inspections (public infrastructure)	\$40,641.12
Total	\$47,587.12

*Fees in this example or only estimated. Actual fee is based on the actual costs of staff review times, which will be estimated prior to routing of plans for review and an invoice will be provided.

