

**CITY OF WOODCREEK  
ORDINANCE NO. 11-158  
REVISED FEE SCHEDULE ORDINANCE**

AN ORDINANCE OF THE CITY OF WOODCREEK, TEXAS  
REPLACING CITY OF WOODCREEK ORDINANCE 07-111,  
COMMONLY KNOWN AS THE FEE SCHEDULE ORDINANCE;  
PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING  
FOR AN EFFECTIVE DATE.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF WOODCREEK, TEXAS, THAT:**

**SECTION I.**

City of Woodcreek Ordinance 07-111 is hereby replaced in its entirety effective  
December 31, 2011. All City of Woodcreek fees, shall be as set forth in "Attachment A"  
in the following manner.

**SECTION II.**

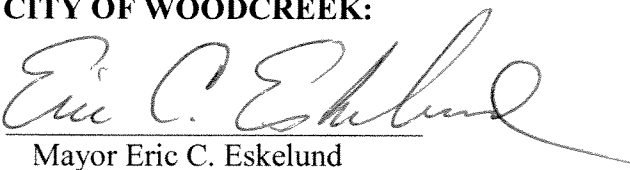
The invalidity of any part of this Ordinance shall not invalidate any other part  
thereof. The terms and provisions of this Ordinance shall be deemed to be severable, and  
if any section, subsection, sentence, clause or phrase of this Ordinance should be declared  
to be invalid, the same shall not affect the validity of any other section, subsection,  
sentence, clause or phrase of this Ordinance.

**SECTION III.**

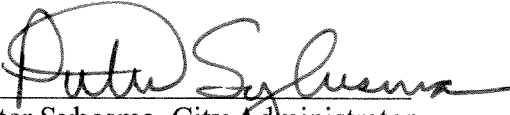
This Ordinance and its applicable fees shall be effective as of 12:01 a.m.,  
December 31, 2011.

**PASSED AND APPROVED this, the 12<sup>th</sup> day of October, 2011, by a vote of 3  
(ayes) to 1 (nays) with 1 (abstention) of the City Council of Woodcreek, Texas.**

**CITY OF WOODCREEK:**

By:   
Mayor Eric C. Eskelund

**ATTEST:**

  
Pieter Sybesma, City Administrator

**APPROVED AS TO FORM:**

Roger E. Gordon, City Attorney

*“Attachment A”*

## **CITY OF WOODCREEK FEE SCHEDULE ORDINANCE**

### **SECTION 1. INTRODUCTION**

**1.1. Popular Name**

This Chapter shall be commonly cited as the “Fee Schedule Ordinance.”

**1.2. Purpose**

This Chapter establishes the fees the City is authorized to collect for providing certain services or processing certain requests for approval. Certain fees shall be imposed by other ordinances or state law. The absence of any certain fee from this Ordinance shall not be interpreted to preclude assessment and collection by the City.

### **SECTION 2. SIGNS**

**2.1. Pre-Application Conference Fee- \$25.00**

**2.2. Sign Permit Application Fees** (based on total square feet of sign surface area)

2.2.1. Up to 12 square feet- \$25.00

2.2.2. Up to 16 square feet- \$40.00

2.2.3. Up to 24 square feet- \$55.00

2.2.4. Up to 32 square feet- \$70.00

2.2.5. Up to 48 square feet- \$85.00

2.2.6. Up to 64 square feet- \$100.00

2.2.7. Up to 80 square feet- \$125.00

2.2.8. Up to 100 square feet- \$150.00

2.2.9. Over 100 square feet- \$175.00

**2.3. Sign Permit Transfer of Ownership Fee- \$25.00**

**2.4. Sign Permit Replacement Fee- \$5.00**

**2.5. Sign Impoundment Fee- \$25.00 per sign.**

**2.6. Sign Permit Waiver/Variance Request Fee- \$500.00**

**2.7. Signs erected before a permit is approved shall require double the normal permit fee amount.**

### **SECTION 3. SITE DEVELOPMENT**

#### **3.1. Site Development Permit Application Fees**

- 3.1.1. Pre-Application Conference Fee- \$75.00 per hour, with a \$75.00 minimum.
- 3.1.2. Concept Plan Review Fee- \$500.00
- 3.1.3. Small Projects (<\$50,000.00)- \$500.00
- 3.1.4. Medium Projects (\$50,000.00- \$100,000.00)- \$1,000.00
- 3.1.5. Large Projects (>\$100,000.00)- \$1,500.00
- 3.1.6. Project cost estimate includes all site-related work (does not include costs of vertical structures, pump stations); cost estimate must be reasonable and based on current costs. The City shall determine the reasonableness of costs.
- 3.1.7. Temporary Projects- \$250.00 for temporary improvements between 15 and 30 days.
- 3.1.8. Site Development Permit Amendment/Engineer Adjustment Fee- \$250.00.

#### **3.2. Reimbursement of Consultant Costs for Site Development Application**

- 3.2.1. The applicant is required to pay all associated costs prior to receiving a permit, regardless of City approval. Any project that starts construction without a permit is subject to penalty as described by the Site Development Ordinance.
- 3.2.2. Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, and others, as required.
- 3.2.3. Associated costs will be billed at cost plus 10% to cover the City's additional administrative costs.

#### **3.3. Waiver/Variance Request Fee- \$500.00.**

#### **3.4. Guarantee of Public Improvements-a bond or cash equivalent in an amount equal to the estimated cost of construction of permitted project.**

#### **3.5. Site Development work done before the approval of a permit shall require double the normal permit fee amount.**

#### **3.6. Extension of Plan Approval Request Fee- \$250.00.**

### **SECTION 4. SUBDIVISION**

#### **4.1. Pre-Application Conference Fee- \$75.00 per hour, with a \$75.00 minimum.**

#### **4.2. Concept Plan (Major Plat) Fee- \$500.00 per plan.**

#### **4.3. Preliminary Plat (Major Plat) Filing Fee- \$500.00 per plat plus \$175.00 per lot.**

#### **4.4. Minor Plat Filing Fee- \$500.00 per plat.**

- 4.5. **Final Plat (Major Plat) Filing Fee-** \$250.00 per plat plus \$450.00 per lot.
- 4.6. **Guarantee of Public Improvements-**a bond or cash equivalent in the amount equal to the estimated cost of construction based on approved plans. This amount applies to utilities, drainage, water quality facilities, water detention facilities, roadways, and all related features. This amount will not be collected if Hays County has collected no less than this amount, where applicable.
- 4.7. **Guarantee of Maintenance-**10% of the estimated costs of construction based on approved plans. This amount applies to utilities, drainage, water quality facilities, water detention facilities, roadways, and all related features. This amount will not be collected if Hays County has collected no less than this amount, where applicable.
- 4.8. **Vacation of Plat Fee-** \$250.00 per plat.
- 4.9. **Replat Fee-** \$250.00 per plat plus \$250.00 per lot. Any time a vacation and replat occur at the same time, only the replat fee will be collected.
- 4.10. **Plat Amendment Fee-** \$250.00 per plat.
- 4.11. **Waiver/Variance Request Fee-** \$500.00 per variance.
- 4.12. **Extension of Plat Approval Request Fee-** \$200.00.
- 4.13. **Reimbursement of Consultant Costs for Plat/Construction Plan Application**
  - 4.13.1. The applicant is required to pay all associated costs prior to filing the plat for recordation with the City Secretary, regardless of City Council approval. Any project that starts construction without a permit is subject to penalty as described by the Subdivision Ordinance.
  - 4.13.2. Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, and others, as required.
  - 4.13.3. Required consultant costs will be billed at cost plus 10% to cover the City's additional administrative costs.
- 4.14. **Construction Plan Approval-**Fees related to construction plan review are included in the final plat filing fees and required consultant costs.
- 4.15. **Construction work done before approval of a permit shall require double the normal final plat filing fee amount.**

**SECTION 5. ZONING**

- 5.1. **Use Permit Application Fee-** \$500.00
- 5.2. **Special Use Permit Application Fee-** \$500.00
- 5.3. **Zoning Classification Change Request Fee-** \$500.00 per lot, tract, or parcel.
- 5.4. **Planned Development District Request Fee-** \$5,000.00 per district, plus \$100.00 per acre.
- 5.5. **Waiver/Variance Request Fee-** \$500.00

**5.6. Reimbursement of Consultant Cost for Zoning Applications**

- 5.6.1. Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, and others, as required.
- 5.6.2. Required consultant costs will be billed at cost plus 10% to cover the City's additional administrative costs.

**5.7. Zoning Determination Letter Request Fee- \$50.00**

**SECTION 6. DEVELOPMENT AGREEMENT**

**6.1. Development Agreement Fee- \$2,500.00 per agreement plus \$100.00 per acre.**

**6.2. Reimbursement of Consultant Costs for Development Agreement**

- 6.2.1. Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, and others, as required.
- 6.2.2. Required consultant costs will be billed at cost plus 10% to cover the City's additional administrative costs.

**SECTION 7. RESIDENTIAL BUILDING PERMIT FEES**

**7.1. Residential Inspection Fee- \$750.00**

**7.2. Residential Structures, including fences, decks, enclosures, swimming pools- \$60.00.**

**7.3. Residential Accessory Building, including garages, greenhouse/cabana, expansion of living space, workshop, tool shed- \$100.00.**

**7.4. Remodeling Involving Foundation, Plumbing, Electrical, and/or Framing- \$300.00.**

**7.5. Waiver/Variance Request Fee- \$500.00.**

**7.6. Work begun without permit(s) shall be double the normal permit fee amount.**

**SECTION 8. COMMERCIAL AND MULTI-FAMILY PERMIT FEES**

**8.1. Commercial and Multi-Family Construction Building Permit Fees: includes fees for Building Permit, Inspections & Plan Review.**

<b>Value of Construction</b>	<b>Fees</b>
\$1.00 to \$10,000	\$152.30
\$10,001 to \$25,000	\$197.39 for the first \$10,000 plus \$15.25 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$426.17 for the first \$25,000 plus \$11.65 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$701.27 for the first \$50,000 plus \$7.62 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,082.27 for the first \$100,000 plus \$6.10 for each additional \$1,000, or fraction thereof, to and including \$500,000

\$500,001 to \$1,000,000	\$3,520.67 for the first \$500,000 plus \$5.18 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,000 and up	\$6,112.67 for the first \$1,000,000 plus \$3.44 for each additional \$1,000, or fraction thereof

8.2. **Replacement Permit Fee** (lost or damaged)- \$25.00

8.3. **Waiver/Variance Request Fee-** \$500.00

8.4. **Work begun without a permit shall be double the normal permit fee amount.**

**SECTION 9. ALCOHOLIC BEVERAGE PERMIT AND LICENSE**

	<b><u>TABC Code</u></b>	<b><u>Description of Fee</u></b>	<b><u>Fee</u></b>
9.1	J	Bonded Warehouse Permit	\$ 75.00
9.2	B	Brewer's Permit	\$ 750.00
9.3	CB	Caterer's Permit	\$ 250.00
9.4	D	Distiller's and Rectifier's Permit	\$ 750.00
9.5	FB	Food and Beverage Certificate	\$ 50.00
9.6	LP	Local Distributor's Permit	\$ 50.00
9.7	MI	Minibar Permit 3 <sup>rd</sup> renewal and after	\$ 375.00
9.8	MB	Mixed Beverage Permit 3 <sup>rd</sup> renewal and after	\$ 375.00
9.9	RM	Mixed Beverage Restaurant Permit with FB 3 <sup>rd</sup> renewal and after	\$ 375.00
9.10	LB	Mixed Beverage Late Hours Permit	\$ 75.00
9.11	P	Package Store Permit	\$ 250.00
9.12	PS	Package Store Tasting Permit	\$ 12.50
9.13	Q	Wine Only Package Store Permit	\$ 37.50
9.14	NB	Private Club Beer and Wine Permit	\$ 750.00
9.15	NL	Private Club Late Hours Permit	\$ 375.00
9.16	W	Wholesaler's Permit	\$ 937.50
9.17	X	General Class B Wholesaler's Permit	\$ 150.00
9.18	LX	Local Class B Wholesaler's Permit	\$ 37.50
9.19	Z	Wine Bottler's Permit	\$ 112.50
9.20	G	Winery Permit	\$ 37.50

9.21	BC	Branch Distributor's License	\$ 37.50
9.22	BB	General Distributor's License	\$ 150.00
9.23	BI	Importer's License	\$ 10.00
9.24	BD	Local Distributor's License	\$ 37.50
9.25	BA	Manufacturer's License	
		1 <sup>st</sup> Establishment	\$ 375.00
		2 <sup>nd</sup> Establishment	\$ 750.00
		3 <sup>rd</sup> , 4 <sup>th</sup> , 5 <sup>th</sup> Establishment	\$ 2,137.50
		Excess of 5 Establishments	\$ 4,200.00
9.26	MW	Manufacturer's Warehouse License	\$ 150.00
9.27	BP	Brewpub License	\$ 250.00
9.28	BF	Beer Retailer's Off Premise License	\$ 30.00
9.29	BE	Beer Retailer's On Premise License	\$ 75.00
9.30	BL	Retail Dealer's On Premise Late Hours License	\$ 125.00
9.31	BG	Wine and Beer Retailer's Permit	\$ 87.50
9.32	BQ	Wine and Beer Retailer's Off Premise Permit	\$ 30.00

**SECTION 10. FOOD ESTABLISHMENTS**

**10.1 Food Establishment Permit Fees**

	<b>Number of Employees</b>	<b>Fees*</b>
10.1.1.	1-15	\$200.00
10.1.2.	16-30	\$300.00
10.1.3.	31+	\$400.00

\*If application filed after June 1<sup>st</sup> only one-half of the application fee is due.

**10.2. Food Establishment Compliance Inspection Fee- \$100.00**

**10.3. Food Establishment Compliance Reinspection Fee**-each additional inspection increases by \$25.00 and is cumulative (ex: 1<sup>st</sup> inspection - \$100.00; 2<sup>nd</sup> inspection - \$125.00, 3<sup>rd</sup> inspection - \$150.00, etc.).

**10.4. Child/Adult Care, Church and School Establishment Inspection Fees**

	<b>Licensed Number of Children</b>	<b>Fees Without Food Preparation</b>	<b>Fee With Food Preparation</b>
10.4.1.	13-40	\$150.00	\$250.00
10.4.2.	41-100	\$250.00	\$350.00
10.4.3.	101+	\$300.00	\$400.00

**10.5. Child/Adult Care Sanitation Inspection Fee-**Includes facilities with fewer than thirteen (13) children/adults, facilities with more than twelve (12) children/adults but no food preparation, custodial care homes/facilities, and foster/adoptive homes- \$60.00.

**10.6. Mobile Food Unit Fees**

10.6.1. 1<sup>st</sup> unit- \$150.00

10.6.2. Each additional unit- \$100.00

**10.7. Seasonal Permit Fee (valid for six months)- \$80.00**

**10.8. Change of Name/Ownership Fee- \$75.00**

**10.9. Establishment Plan Review Fees**

10.9.1. Actual plan review and two pre-opening inspections- \$150.00

10.9.2. Each additional pre-opening inspection- \$100.00

**10.10. Permit Reinstatement Fee after Suspension- \$120.00**

**10.11. Food Handler Class Fee for One Year Card** (classes available in Spanish)- \$15.00

**10.12. Temporary Food Establishments-** \$20.00 per unit, per day.

**SECTION 11. ON SITE SEWAGE FACILITIES**

**11.1. Permit Application Fee (includes three inspections)**

11.1.1. Single Family Standard System Permit Fee- \$300.00

11.1.2. Single Family Engineered System Permit Fee- \$400.00

11.1.3. Commercial Engineered System Permit Fee- \$650.00

11.1.4. Texas Commission on Environmental Quality On-Site Wastewater Treatment Research Council Fee- \$10.00 per permit.

**11.2. Re-inspection Fee- \$100.00 per inspection.**

**11.3. On Site Sewage Facility Certification Fee- \$125.00**

**11.4. Waiver/Variance Request Fee- \$500.00**

**11.5. Amendment/Engineer Adjustment to On Site Sewage Facility Permit**

11.5.1. Single Family Residential Permit- \$200.00

11.5.2. Commercial Permit- \$400.00

**SECTION 12. MISCELLANEOUS**

**12.1. Copies- \$0.10 per page**

**12.2. Certified Copies- \$1.00 per page**

**12.3. Faxes- \$0.25 per page**

**12.4. Notary Services- \$6.00 per notarization or in accordance with Chapter 406.024 of the Government Code.**

**12.5. Street Cut Permit Fee- \$75.00**

**12.6. Reimbursement of Consultant Costs for Street Cut Permit**

12.6.1. Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, and others, as required.

12.6.2. Required consultant costs will be billed at cost plus 10% to cover the City's additional administrative costs.

**12.7. Grandfathered Development Status Determination Request Fee: Subdivision- \$1,000.00, Other Projects (such as Site Development)- \$750.00**

**12.8. Appeal of Determination of Grandfathered Status Fee- \$500.00**

**12.9. Waiver/Variance Request Fee not listed above- \$500.00**

**12.10. Checks Returned for Insufficient Funds- \$35.00**