

City of Jarrell



161 Town Center Blvd.
Jarrell, TX 76537
512-746-4593

ORDINANCE NUMBER 2019-0924-02

BUILDING FEE LEGISLATIVE UPDATE

AN ORDINANCE AMENDING THE CITY OF JARRELL SCHEDULE OF FEES IN ORDINANCE 2015-4-28B, BY UPDATING FEES IMPOSED BY THE CITY FOR BUILDING PERMITS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Jarrell is authorized to adopt regulations governing the development of land within the City in the interest of the public health, safety and welfare of its citizens; and

WHEREAS, Governor Abbott signed HB 852 on May 21, 2019 which prohibits municipalities from using valuation as a basis to determine permitting fees; and

WHEREAS, the City Manager has reviewed the City's permitting fees and determined that changes are necessary to comply with HB 852; and

WHEREAS, upon review and consideration of the foregoing factors, the City Council has determined that **ARTICLE 9.04 FEES AND CHARGES** should be amended as set forth below in Exhibit "A";

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS.

SECTION 1. The recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as a part of this Ordinance.

SECTION 2. The City of Jarrell hereby adopts, in its entirety, the amended schedule of fees attached hereto as Exhibit "A" updating fees imposed by the city for building permit, plan review, development and site plan fees.

SECTION 3. The City Secretary is hereby directed to file with the County Clerk of Williamson County, Texas a certified copy of this ordinance. The City Secretary is hereby directed to comply with Chapter 52 of the Texas Local Government Code relating to the adoption of municipal ordinances.

SECTION 4. Severability. It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs,

and sections of this Ordinance, because the same would have been enacted by the City Council without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5. All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

SECTION 6. Effective Date. This Ordinance shall take effect **October 1, 2019.**

PASSED AND APPROVED on this **24th** day of **September 2019** at a meeting of the City Council of the City of Jarrell, Texas.

THE CITY OF JARRELL

BY:



Larry Bush, Mayor



ATTEST:



Dianne Peace, City Secretary

(Exhibit A)

CHAPTER 9 PLANNING AND MISCELLANEOUS DEVELOPMENT REGULATIONS
ARTICLE 9.04 FEES AND CHARGES

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.001 Annexation fees

Annexation fees: N/A. (Ordinance 2014-6-24A adopted 6/24/14)

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.002 Zoning fees

Temporary use permits	\$300.00
Zoning change	\$350.00
Planned unit developments (PUD)	\$1,750.00
Zoning variance	\$175.00
Conditional use	\$175.00

(Ordinance 2015-4-28B, sec. 2.01, adopted 4/28/15)

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.003 Subdivision/platting fees

	Base	Per Lot	
Preliminary plat	\$800.00	\$10.00	\$20.00/acre
Final plat	\$500.00	\$20.00	
Vacation of plat	\$400.00		

Replat of subdivision	\$500.00	\$20.00	
Minor plat	\$500.00		
Administrative revisions	\$500.00	\$20.00	

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.004 Development fees

	Fee Calculation	Minimum
Inspection fee	3% of total estimated construction cost	\$1,000.00
Parkland	8% land dedication or cash in lieu *	

*16% dedication if land located in the floodplain

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.005 Site plan fees

	Base	Additional Fees
Site plan review	\$500.00	Plus \$500.00 per \$1,000,000 valuation \$5,000 maximum \$25.00 per acre
Inspection fee		\$0.05/sq. ft. for impervious cover
Minor deviations/design	\$200.00	\$0.05/sq. ft. for impervious cover
Conditional certificate of completion	\$200.00	

(Ordinance 2014-6-24A adopted 6/24/14)

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.006 Plan review fees

	Base	Additional fees
Residential	\$65.00	
Commercial		
< \$100,000.00	\$65.00	
\$100,001.00 to \$500,000.00 1-10,000 square feet	\$845.00	\$1.30 for each \$1,000.00 > \$100,001.00
\$500,001.00 to \$5,000,000.00 10,001 – 50,000 square feet	\$2,298.00	\$0.85 for each \$1,000.00 > \$500,001.00 \$60.00 per 10,000 sf
\$5,000,001.00 or more 50,001 square feet and above	\$16,571.00	\$0.65 for each \$1,000.00 > \$5,000,001.00 \$50.00 per 10,000 sf

(Ordinance 2015-4-28B, sec. 2.02, adopted 4/28/15)

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.007 Building permit fees

Residential/Commercial	Base	Additional fees
RESIDENTIAL	Per sf	
\$5,000.00 to \$10,000.00 Base \$50.00 +	\$50.00 .25¢	
\$10,001.00 to \$30,000.00 COMMERCIAL	\$100.00	
\$30,001.00 to \$100,000.00 Base \$1000.00 +	\$450.00 .15¢	
\$100,001.00 to \$500,000	\$450.00	\$3.00 for each \$1,000.00 > \$100,000.00

\$500,001.00 or more	\$1,650.00	\$2.00 for each \$1,000.00 > \$500,001.00
----------------------	------------	--

(Estimated construction cost; evaluation based on building evaluation chart issued by ICC)

(Ordinance 2014-6-24A adopted 6/24/14)

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.008 Miscellaneous permit fees

Move-in permit	\$100.00
Demolition	\$25.00
Above-ground pool (metal-sided with pump)*	\$50.00
In-ground pool*	\$100.00
Mobile food establishments (MFE) permit	\$250.00
Miscellaneous Permit *	\$100.00

*Plus inspections.

(Ordinance 2014-6-24A adopted 6/24/14; Ordinance 2016-9-27F adopted 9/27/16)

Sec. 9.04.009 Inspection fees

New construction	\$65.00 per inspection
Reinspection	\$65.00 per inspection

ARTICLE 9.04 FEES AND CHARGES

Engineering inspection

3.00% cost of improvements
3% of total permit fee

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.010 Sign permits

	Fee
Signs (Building or freestanding)	\$5.00 per sq. ft. of face
Sign requiring variance	
Application fee	\$50.00
Approved variance	\$10.00 per sq. ft. of face
Temporary signs	
Commercial banner	\$30.00 per sign
Temporary event banner	Permit required but fee waived (temporary means 20 days)
Temporary event freestanding sign	Permit required but fee waived (temporary means 20 days)

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.011 Tap fees

Standard residential connection	\$650.00
Non-standard residential connection	\$750.00 (greater of \$750.00 or installation cost)
Nonresidential connection	\$850.00 (greater of \$850.00 or 2 times installation cost)

ARTICLE 9.04 FEES AND CHARGES

Sec. 9.04.012 LUE fees

Residential Service w/ 5/8" meters	
Single-family residential	\$1,600.00 per housing unit
Two-family residential	\$1,440.00 per housing unit
Three-family residential	\$1,280.00 per housing unit
Multifamily residential	\$1,120.00 per housing unit
Nonresidential Service and Residential with meters larger than 5/8"	
5/8" Positive displacement	\$1,600.00
3/4" Positive displacement	\$2,400.00
1" Positive displacement	\$4,000.00
1-1/2" Positive displacement	\$8,000.00
2" Positive displacement	\$12,800.00
2" Compound	\$12,800.00
2" Turbine	\$16,000.00
3" Compound	\$25,600.00
3" Turbine	\$38,400.00

4" Compound	\$40,000.00
4" Turbine	\$64,000.00
6" Compound	\$80,000.00
6" Turbine	\$147,200.00
8" Compound	\$128,000.00
8" Turbine	\$256,000.00
10" Compound	\$184,000.00
10" Turbine	\$400,000.00
12" Turbine	\$528,000.00

(\$1,600.00 x LUE factor=Fee)

Additional fees may apply.

(Ordinance 2014-6-24A adopted 6/24/14)