



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: TAM-24-01-0002 - Text Amendment - Article 22: Fee Schedule. An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec. 22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and to become effective upon its passage and approval

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec.22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees.

PURPOSE OF REQUEST:

The purpose of this request is twofold: 1) to implement engineering review fees to recover City cost; and 2) to amend the engineering inspection fees to comply with H.B. 3492.

Currently, the City does not charge engineering review fees. The calculation of the proposed fees was based on actual staff time to review plans as well as a survey of surrounding communities. The City currently charges engineering inspection fees of "Four (4) percent of the cost of the work." However, H.B. 3492 provides that "[a] municipality may not consider the cost of constructing or improving the public infrastructure for a subdivision, lot, or related property development in determining the amount of a fee." The fees proposed in the draft ordinance are approximated to be equal to or less than the fee that would be charged by a qualified independent third-party entity for the services provided.

The intent of the proposed fees is to recover the cost of engineering review and inspections and is not intended to raise revenue beyond the estimated costs.

PROPOSED STANDARDS:

- A. Amending Grand Prairie Unified Development Code, Article 22: Fee Schedule, by amending and replacing Sec. 22.2.25 Drainage or Floodplain Review Fees, which shall read as follows:

22.2.25 Engineering Review Fees:

22.2.25.1 General Requirements

Initial civil engineering plan submittals should constitute a 90% design. Plans shall comply with the City of Grand Prairie's "Private Development Plan Review Guide" and include the information requested therein. Developer to provide copies of associated drainage background information, including previous plans or studies, for review with the initial submission. Current drainage requirements shall apply. There shall be a 6-month period for the use of criteria from the date of the initial submittal for review. All review comments shall be addressed with subsequent submittals. The Design Engineer shall provide written responses to all comments.

22.2.25.2 Civil Plan Review Fees*

\$800	Single family residential initial review. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$400	Single family residential fourth and subsequent reviews.
\$1,500	Multi-family, commercial, and industrial initial review. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$750	Multi-family, commercial, and industrial fourth and subsequent reviews.
\$500	Detention pond initial review per pond designed using the Modified Rational Method. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$250	Detention pond fourth and subsequent reviews (per pond).

* The fees in this section apply to projects of less than 3.0 acres. For larger projects, the civil plan review fees are subject to a multiplier, calculated as 1.5 times the project acreage divided by 100.

22.2.25.3 Hydrology Review Fees

\$3,000	Hydrology and hydraulic (H&H) study initial review. If the H&H study is related to a project developing within the floodplain, the developer should apply for a Floodplain Development Permit, the fee for which will be collected separately, at the same time as submitting the H&H study for review. No fee for the submission of a second and third submittal if the modifications are required in response to the initial
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	review comments. For major modifications, the initial review fee will apply.
\$1,500	H&H study fourth and subsequent reviews.
\$2,500	H&H study initial review for detention pond(s) designed using the Unit Hydrograph Method (per pond). No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$1,250	H&H study for detention pond(s) designed using the Unit Hydrograph Method fourth and subsequent reviews (per pond).
\$3,000*	CLOMR/LOMR review of initial submittal package to ensure consistency between hydraulic models, survey information (LOMRs), work maps, FIRM maps, and FEMA forms, and that sufficient information has been provided for submittal to FEMA. No fee for the submission of a second and third submittal if the modifications are required in response to the initial review comments. For major modifications, the initial review fee will apply.
\$1,250	CLOMR/LOMR fourth and subsequent reviews.

* If a CLOMR application is provided with the H&H study, then no addition fee is charged to review the CLOMR forms; however, if the CLOMR application is delayed longer than 6 months from the time the H&H study was submitted, then the initial CLOMR/LOMR review fee will apply.

- B. Amending Grand Prairie Unified Development Code, Article 22: Fee Schedule, by amending and replacing Sec. 22.2.27 Engineering Construction Permit Fee, which shall read as follows:

22.2.27 Engineering Inspection Fees:

Water Line Installation (LF)	\$3.94/LF + 20% to account for valves, hydrant, taps, connections
Sanitary Sewer	\$4.15/LF
Storm Sewer	\$6.10/LF + 15% to account for curbs, junction boxes, inlets
Public Paving/Approaches	\$2.20/SF Concrete
Public Sidewalk	\$1.95/LF

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.