

EXHIBIT A
CITY OF WOODCREEK MASTER RATE AND FEE SCHEDULE
EFFECTIVE DATE January 08, 2025

SIGNS

Pre-application conference fee: \$30

Sign permit application fees (based on total square feet of sign surface area):

- Up to 12 square feet: \$30.
- Up to 16 square feet: \$45.
- Up to 24 square feet: \$65.
- Up to 32 square feet: \$80.
- Up to 48 square feet: \$100.
- Up to 64 square feet: \$115.
- Up to 80 square feet: \$145.
- Up to 100 square feet: \$175.

Sign permit transfer of ownership fee: \$30.

Sign permit replacement fee: \$10.

Sign impoundment fee: \$30 per sign.

Sign permit waiver/variance request fee: \$500, plus cost of postage and publication.

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

Public Right of Way (ROW) Sign fee: \$50 for all city approved locations.

ZONING

Use permit application fee: \$575, plus cost of postage and publication.

Special Use permit application fee: \$575

Zoning classification change request fee: \$575 per lot, tract, or parcel

Planned development district request fee: \$5,750 per district, plus \$ 125 per

acre Waiver/variance request fee: \$500, plus cost of postage and publication

Reimbursement of consultant cost for zoning applications:

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

Zoning determination letter request fee: \$75.

SITE DEVELOPMENT

Site development permit application fees:

- Pre-application conference fee: **\$300 prepayment**.
- Concept plan review fee: \$575.
- Small projects (<\$50,000) \$575.
- Medium projects (\$50,00-\$100,000): \$1,150.
- Large projects (>\$100,000): \$1,725.

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.

- Temporary projects: \$300 for temporary improvements between 15 and 30 days.
- Site development permit amendment/engineer adjustment fee: \$300.

Reimbursement of consultant costs for site development application:

The applicant is required to pay all associated costs prior to receiving a permit, regardless of city approval.

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

Waiver/variance request fee: \$500, plus cost of postage and publication

Guarantee of public improvements: a bond or cash equivalent in an amount equal to the estimated cost of construction of a permitted project.

Any project that starts construction without a permit is subject to penalty as described by Chapter 154 of the Woodcreek Code of Ordinances.

Site development work done before the approval of a permit shall require double the normal permit fee amount.

Extension of plan approval request fee: \$300.

DEVELOPMENT AGREEMENTS

Development agreement fee: \$2,850 per agreement, plus \$125 per acre.

Reimbursement of consultant costs for development agreement:

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

SUBDIVISIONS

Pre-application conference fee: \$300 prepayment.

Concept plan (major plat) fee: \$575 per plan.

Preliminary plat (major plat) filing fee: \$575 per plat, plus \$200 per lot.

Minor plat filing fee: \$575 per plat.

Final plat (major plat) filing fee: \$300 per plat, plus \$525 per lot.

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 the county has collected no less than this amount, where applicable.

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 the county has collected no less than this amount, where applicable.

Vacation of plat fee: \$300 per plat.

Replat fee: \$300 per plat, plus \$300 per lot. Any time a vacation and replat occur at the same time, only the replat fee will be collected.

Plat amendment fee: \$300 per plat.

Waiver/variance request fee: \$500 per variance, plus cost of postage and publication

Extension of plat approval request fee: \$250.

Reimbursement of consultant costs for plat/construction plan application:

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

Construction plan approval: fees related to construction plan review are included in the final plat filing fees and required consultant costs.

Any project that starts construction without a permit is subject to penalty as described by Ch. 155 of this code of ordinances. Construction work done before approval of a permit shall require double the normal final plat filing fee amount.

RESIDENTIAL BUILDING PERMIT FEES

Residential Application Building Permit Fee: \$ 1,000.

Residential structures, including fences, decks, enclosures, pergolas, **rainwater collection systems above 1000 gallons**: \$75.

Residential accessory structure, including garages, greenhouses, swimming pools, workshops, tool sheds: \$150.

Remodel involving plumbing, electrical and non-structural frame changes: \$150.

Remodel or addition involving changes in structure, foundation, plumbing, and electrical: \$750.

Waiver/variance request fee: \$500, plus cost of postage and publication

Inspections Fee: \$75 for each required inspection, including re-inspections.

Plan Review Fee: \$100.

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

COMMERCIAL AND MULTI-FAMILY PERMIT FEES

Commercial and multi-family construction building permit fees:

Value of Construction Fees

\$1-\$10,000	\$175.00
\$10,001-\$25,000	\$175.00 for the first \$10,000, plus \$20.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001-\$50,000	\$500.00 for the first \$25,000, plus \$15.00 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001-\$100,000	\$800.00 for the first \$50,000, plus \$10.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001-\$500,000	\$1,250.00 for the first \$100,000, plus \$10.00 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001-\$1,000,000	\$4,050.00 for the first \$50,000, plus \$10.00 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$7,000.00 for the first \$1,000,000 plus \$5.00 for each additional \$1,000, or fraction thereof.

Plan Review Fees: \$125 per hour billed.

Inspection Fees: \$100 for each required inspection, including re-inspections.

Replacement permit fee (lost or damaged): \$50.

Waiver/variance request fee: \$500, plus cost of postage and publication.

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

ALCOHOLIC BEVERAGE PERMITS AND LICENSES

The Annual fee to the City of Woodcreek equals one-half of the state fee as described in the Texas Alcoholic Beverage Code's Fee Charts current at time of application or renewal (authorized by TABC Title 3, Subtitle A, Chapter 11: Subchapter B, Sec. 11.38). To run concurrently with State license if for 2 years

FOOD ESTABLISHMENTS

Food establishment permit fees:

<i>Number of Employees</i>	<i>Fees*</i>
1-15	\$250
16-30	\$375
31+	\$500

NOTES to TABLE:

*If the application is filed after June 1st, only 50% of the application fee is due.

Food establishment compliance inspection fee: \$150

Food establishment compliance reinspection fee: each additional inspection increases by \$50 and is cumulative (e.g., first inspection: \$150; second inspection: \$175; third inspection: \$200; and the like). Child adult care, church, and school establishment inspection fees:

<i>Licensed Number of Children</i>	<i>Fees Without Food Preparation</i>	<i>Fee With Food Preparation</i>
13-40	\$200	\$300
41-100	\$300	\$400
101+	\$400	\$500

Child/adult care sanitation inspection fee includes facilities with fewer than 13 children/adults, facilities with more than 12 children/adults, but no food preparation, custodial care homes/facilities and foster/adoptive homes: \$100.

Mobile food unit fees:

- First unit: \$200; and
- Each additional unit: \$150

Seasonal permit fee (valid for six months): \$100

Change of name/ownership fee: \$125

Establishment plan review fees:

- Actual plan review and two pre-opening inspections: \$175; and
- Each additional pre-opening inspection: \$125.

Permit reinstatement fee after suspension: \$150.
Temporary food establishments: \$35 per unit, per day.

ON-SITE SEWAGE FACILITIES

Permit application fee (includes three inspections):

- Single-family standard system permit fee: \$500.
- Single-family engineered system permit fee: \$750.
- Commercial engineered system permit fee: \$1,000 and
- State Commission on Environmental Quality On-Site Wastewater Treatment Research Council fee; Per State Fee Schedule
- Re-inspection fee: \$125 per inspection

On-site sewage facility certification fee: \$150

Waiver/variance request fee: \$500, plus cost of postage and publication.

Amendment/engineer adjustment to on-site sewage facility permit:

- Single-family residential permit: \$300; and
- Commercial permit: \$500

MISCELLANEOUS

Copies: Black and White \$0.15 per page, Colored \$1.00 per page

Certified copies: \$1.50 per page

Faxes: \$0.25 per page

Notary services fee in accordance with Tex. Gov't Code §406.024.

Grandfathered development status determination request fee:

- Subdivision: \$1,500; and
- Other projects (such as site development): \$1,000.
- Appeal of determination of grandfathered status fee: \$500.
- Reimbursement of consultant costs. (Billed at cost plus 10%).

Waiver/variance request fee not listed above: \$500, plus cost of postage, publication, and consultant costs. (Billed at cost plus 10%)

Recordation fees at applicable county rates, payable to the County.

Checks returned for insufficient funds: \$35.

Pyrotechnic/Fireworks Display Fee: \$50 per display.

Park Reservation Permit: \$25

Special Event Permit: including public events, auctions, \$100 per event.