

## ORDINANCE NO. 2021-09

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE’S CODE OF ORDINANCES, ORDINANCE NO. 2005-07, AS AMENDED, APPENDIX C (WYLIE COMPREHENSIVE FEE SCHEDULE), SECTION III (CONSTRUCTION PERMITS AND FEES), SECTION IV (ENGINEERING FEES), SECTION V (IMPOUNDMENT, BOARDING AND ADOPTION FEES), SECTION VI (PLANNING AND ZONING), SECTION VIII (PUBLIC LIBRARY), SECTION X (WATER AND SEWER TAP FEES); MODIFYING THE AMOUNT OF CERTAIN FEES AND CHARGES FOR CITY SERVICES AND OTHER ITEMS; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE, PENALTY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the City Council of the City of Wylie, Texas (“City Council”) has investigated and determined that it is necessary to modify the amount of certain fees and charges assessed and collected by the City of Wylie, Texas (“Wylie”) to pay for certain municipal services and other items; and

**WHEREAS**, the City Council therefore has determined that it should amend Appendix C (Wylie Comprehensive Fee Schedule), Section III (Construction Permits and Fees), Section IV (Engineering Fees), Section V (Impoundment, Boarding and Adoption Fees), Section VI (Planning and Zoning), Section VIII (Public Library), Section X (Water and Sewer Tap Fees) of the Wylie Code of Ordinances, Ordinance No. 2005-07, as amended (“Code of Ordinances”); and

**WHEREAS**, the City Council finds that it would be advantageous, beneficial and in the best interest of Wylie and its citizens to amend the Code of Ordinances, as set forth below; and

**WHEREAS**, Wylie has complied with all notices and public hearings as required by law.

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

**SECTION 1: Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2: Amendment to Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances.** Appendix C (Comprehensive Fee Schedule) of the Code of Ordinances is hereby amended as follows<sup>1</sup>:

### “APPENDIX C

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<sup>1</sup> Deletions are evidenced by ~~strikethrough~~.

## WYLIE COMPREHENSIVE FEE SCHEDULE

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### III. Construction Permit and Fees.

#### A. *Building, Plumbing, Mechanical and Electrical Permit Fees.* ...

- (1) New Single-Family or Duplex ..... \$0.60 per square foot
- ~~(1) (a) New Single Family Fee (including duplexes) ..... \$ 550.00 plus  
0.04  
cents/sft.~~
- ~~(b) New Single Family Residential Plumbing permit ..... 50.00 plus  
0.02 cents/sft.~~
- ~~(c) New Single Family Residential Mechanical permit ..... 50.00 plus  
0.02 cents/sft.~~
- ~~(d) New Single Family Residential Electrical permit ..... 50.00 plus  
0.02 cents/sft.~~
- (2) New Multi-Family (3 attached units or more) ... \$450.00 per unit
  - ~~(a) A non-refundable plan review deposit equal to ten percent (10%)  
of the permit fee is due at time of plan submittal. The plan review  
deposit will be applied toward the cost of the building permit only  
if the building permit fee is paid within six (6) months of the date  
the plan was submitted for review.~~
- (3) New Commercial Fees.
  - (a) \$0.40 per square foot (minimum \$100)
  - ~~(a) Building Permit Fees for New Construction.~~
    - ~~1. \$200.00 + .08 cents a square foot.~~
    - ~~2. Fees for tenant finish out and shell buildings will be  
seventy-five percent (75%) of the above fees.~~
    - ~~3. A non-refundable plan review deposit equal to fifty percent  
(50%) of the building permit fee is due at the time of plan  
submittal. The plan review deposit will be applied toward  
the cost of the building permit only if the building permit  
fee is paid within six (6) months of the date the plan was  
submitted for review.~~

(b) Fees for tenant finish out and shell buildings will be seventy-five percent (75%) of the above fees.

~~(b) Plumbing, Mechanical and Electrical fees for New Construction (each).~~

~~1. \$50.00 + .03 cents a square foot.~~

~~2. Fees for tenant finish out and shell buildings will be seventy-five percent (75%) of the above fees.~~

(4) Residential Addition or Remodel ... \$0.30 per square foot (minimum \$50)

~~(4) Fees for Additions, Alterations, Repairs, Demolition, Screening Walls, Retaining Walls and Accessory Buildings. The following fees shall be charged for small construction jobs involving additions, alterations and repairs. Larger projects that involve substantial work shall be charged as new construction at the sole discretion of the Building Official.~~

~~Value of Construction: Permit Fee~~

~~\$0.00 to \$2,500.00: \$ 50.00.~~

~~\$2,500.01 to \$5,000.00: \$60.00.~~

~~\$5,000.01 to \$10,000.00: \$75.00.~~

~~\$10,000.01 to \$25,000.00: \$100.00.~~

~~\$25,000.01 to \$50,000.00: \$150.00.~~

~~\$50,000.01 to \$100,000.00: \$225.00.~~

~~\$100,000.01 or more: \$300.00.~~

~~for the first \$100,000.00 plus.~~

~~\$50.00 for each \$50,000.00 or fraction thereof.~~

B. *Miscellaneous Fees.*

Any activity listed below shall be charged the following fee associated with the activity:

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Commercial Miscellaneous MEP (mechanical, electrical, plumbing) ..... \$.010 per square foot of area improved by work performed

Commercial certificate of occupancy or completion (existing building/space or unoccupied clean and show, applicable to shell or structure/space) ..... \$ 75.00

Residential miscellaneous building permits minimum (unless listed below) ..... \$50

Commercial miscellaneous building permits minimum (unless listed below) ..... \$100

Accessory Buildings 120 square feet or less (includes arbor/patio cover/carport) ..... \$50

Accessory Buildings greater than 120 square feet (includes arbor/patio cover/carport) ..... \$100

Water Heater ..... \$50

HVAC System ..... \$50

Demolition ..... \$50

Outdoor Kitchen ..... \$200

Outdoor Fireplace or Fire Pit (Site Built with gas) ..... \$150

Outdoor Fireplace or Fire Pit (Site Built without gas) ..... \$50

Foundation Repair ..... \$50

Solar System ..... \$200

Storm Shelter ..... \$100

Window Replacement (per window or glass door) ..... \$10 (minimum \$50)

Temporary certificate of occupancy (~~charged for all temporary certificates of occupancy(ies)~~) ..... \$75.00

Commercial temporary utilities releases (electrical or gas services) ..... \$100.00

Residential temporary utilities releases (electrical or gas services) (~~all temporary utility releases require signed affidavit by contractors/builders~~) ..... \$50.00

Manufactured home construction permit fee ..... \$300.00

Manufactured home license application fee ..... \$500.00

(All original license applications and license transfers shall be accompanied by a fee of \$500.00)

Manufactured home space fee, per space ..... \$50.00

Manufactured home park annual inspection fee, per occupied space ..... \$10.00

Manufactured home park license fee ..... \$500.00

~~Minimum miscellaneous permit fee (residential) ..... 50.00~~

~~Minimum miscellaneous permit fee (commercial) ..... 100.00~~

Fence permit ..... \$40.00

In-ground swimming pool ..... \$300.00

Spa or aboveground pool ..... \$100.00

Lawn sprinkler ..... \$50.00

Tent ..... \$50.00

Construction trailer ..... \$75.00

Drive approach, per approach ..... \$50.00

Sidewalk, per lot ..... \$50.00

Structure moving permit (any structure moved through or into the City of Wylie, Texas that exceeds 250 square feet) ..... \$75.00

Additional plan review, per hour (minimum one hour) ..... \$50.00

Appeal to the construction board ..... \$150.00

Duplicate building permit ..... \$10.00

~~Garage sale ..... \$5.00~~

Administrative fee/change contractor or change on issued permit, per contractor  
..... \$25.00

Re-stamp plans, per hour (minimum one hour) ..... \$50.00

Sign permit ..... \$75.00

Promotional signs ..... \$40.00

Dance hall license ..... \$100.00

Pool hall license ..... \$100.00

Massage establishment permit ..... \$500.00

Individual license to perform massage ..... \$50.00

Sexually-oriented business license ..... \$500.00

Food service establishment permit (annual) ..... \$50.00

Retail food store permit fee (annual) ..... \$50.00

Junkyard or salvage yard license ..... \$250.00

Dangerous building abatement administrative fee, per lot ..... \$750.00

Abatement of graffiti ..... Employee hourly rate plus cost of materials

Weeds, high grass, and trash abatement administrative fee, per lot or tract of land  
..... \$75.00

- C. *Registration and License Fees.* General, plumbing, mechanical, electrical and irrigation contractors shall not be eligible to receive a permit within the City of Wylie, Texas until they have registered with the city as a contractor and paid the

following fee. Fees shall be paid annually and registration will be valid from January 1 through December 31. Registrations received and fees paid between December 1 and December 31 of any calendar year shall be valid from that date until December 31 of the following calendar year.

General contractor ..... \$100.00

~~Plumbing contractor ..... \$100.00~~

Mechanical contractor ..... \$100.00

Irrigation contractor ..... \$100.00

Backflow tester ..... \$100.00

Pool contractor ..... \$100.00

Fence contractor ..... \$100.00

~~Electrical contractor ..... \$100.00~~

~~Master electrician ..... \$25.00~~

~~Journeyman electrician ..... \$10.00~~

~~Residential specialist ..... \$10.00~~

~~Master sign electrician ..... \$25.00~~

~~Journeyman sign ..... \$10.00~~

D. *Special Inspection Fees.*

Re-inspection fees:

First ..... \$50.00

Second..... \$75.00

Third and each subsequent ..... \$100.00

After hours inspection, per hour (three-hour minimum) ..... \$75.00

Special inspection ..... \$75.00

House moving inspection fee ..... \$100.00

House moving inspection mileage reimbursement ..... Current government  
mileage reimbursement rate

#### IV. Engineering Fees.

##### A. *Water and Sewer Impact Fees.*

1. *Service unit* means the standardized measure of consumption, use, generation or discharge attributable to an individual unit of development that has been calculated in accordance with the generally accepted engineering and/or planning standards. The water and wastewater service unit is defined to be a  $\frac{3}{4}$ -inch water meter. Other meter sizes can be compared to the  $\frac{3}{4}$ -inch meter through a ratio of water flows as published by the American Water Works Association and as shown in Table No. 7 of the "2019-2029 Water and Wastewater Impact Fee Update ~~Water and Wastewater Impact Fee Update 2012-2022~~" which is attached as Exhibit A to Ordinance 2020-21 ~~2012-18~~ and incorporated by reference herein, as may be amended from time to time.
  - (a) *Calculating Impact Charges.* For each single-family living unit equivalent (SFLUE) to be served by the water system there shall be a water impact fee of four thousand one hundred thirty-seven dollars and six cents (\$4,137.06) ~~three thousand six hundred fifty-one dollars and forty-two cents (\$3,651.42)~~. For each SFLUE to be served by the sewerage system there shall be a sewerage impact fee of eight hundred seventy-six dollars and thirty-five cents (\$876.35) ~~seven hundred seventy-three dollars and forty-eight cents (\$773.48)~~.

##### B. *Thoroughfare Impact Fees.*

1. *Service unit* means the standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, that has been calculated in accordance with the generally accepted engineering and/or planning standards, as indicated in the land use equivalency tables located in the "2019-2029 Roadway Impact Fee Update ~~Roadway Impact Fee 2014-2019~~" report which is attached as Exhibit A to Ordinance 2020-20 ~~2014-35~~ and incorporated by reference herein, as may be amended from time to time.
  - (a) *Calculating Impact Charges.* Thoroughfare impact fees shall be calculated at the rate of four hundred fifty-three dollars (\$453.00) ~~\$400.00~~ per service unit for the Western zone and four hundred fifty-three dollars (\$453.00) ~~\$400.00~~ per service unit for the Eastern zone.

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- D. *Engineering Inspection Fees.* Each project shall be charged an engineering inspection fee. The fee shall be four ~~three~~ percent of the City's estimate for the cost of the public work utilities improvements and paving improvements which are to be dedicated to the City of Wylie, Texas or designated as public improvements. Such items shall include, but not be limited to: street paving, storm drainage, water mains, sewer mains, commercial parking areas and other items designated for conveyance to the city after completion of improvements through the process of public dedication. These fees shall be paid prior to the start of construction.

The basis of such fee must be supported by submitting a construction contract, signed by both owner and contractor or notarized statement, attesting to the true and correct value of construction improvements.

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- E. *Construction Plan Review Fee.*

Each plan set review ... \$300.00

**V. Impoundment, Boarding and Adoption Fees.**

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- D. *License, Permit, Registration for Dangerous Dogs, ~~Euthanasia~~, Disposal, Surrender Fee, Quarantine Fee, and Trap Deposits.*

License fee, per animal	\$10.00
Fee for lost license tag, per animal	\$2.00
Disposal fee, per animal	\$10.00
Surrender fee, per animal	\$25
Trap deposits, per trap	\$60.00
Fowl permit fee, per household	\$10.00
Pot-bellied pig permit fee, per animal	\$10.00
Dangerous dog annual registration fee, per animal	\$250
Dangerous dog registration at new address fee, per animal	\$150.00
Quarantine fee, per animal	\$200.00

## VI. Planning and Zoning.

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### B. *Zoning and Platting Fees.*

Zoning change application for standard districts ..... \$400.00 plus \$15.00/acre

Zoning change application for planned development district (PD) ..... \$750.00 plus \$25.00/acre

Zoning change application for special use permit district (SUP) ..... \$500.00 plus \$20.00/acre

~~Zoning change re-notification/re-publication (when request is tabled by applicant) ..... 200.00~~

Site plan application ..... \$350.00 plus \$10.00/acre

Preliminary plat application ..... \$300.00 plus \$15.00/acre

Final plat/amended re-plat/minor application ..... \$400.00 plus \$25.00/acre

Annexation/disannexation application ..... \$400.00

Variance application (zoning board of adjustment and all others, i.e., commission waive planned development acreage, alleys, parking) for residential zoned district ..... \$150.00 for nonresidential zoned district ..... \$250.00

Verification letter (zoning, comprehensive plan, utilities) ..... \$75.00

Right-of-way abandonment (fee toward appraised market value) ..... \$50.00

### ~~C. *Material.*~~

~~Comprehensive plan, plus sales tax ..... \$10.00~~

~~Zoning ordinance, plus sales tax ..... \$20.00~~

~~Subdivision regulations, plus sales tax ..... \$15.00~~

~~Prints of plats and as built (24 × 36), per sheet plus sales tax ..... \$3.00~~

~~Special area study map (8½ × 11 × 36), per sheet plus sales tax ..... 5.00~~

~~Citywide planning maps (land use, zoning thoroughfare, development trends, city limits), per sheet plus sales tax ..... \$15.00~~

~~CD copies (scanned plats, as built), each plus sales tax ..... \$5.00~~

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## **VIII. Public Library.**

### **A. Library Fees.**

#### Extended use fees:

DVD, per day/per item ..... \$0.50

Mobile Hotspots, per day/per item ..... \$0.50

All other, per day/per item ..... \$0.10

#### Replacement fees:

Barcode ..... \$ 1.00

Spine label ..... \$1.00

RFID tag ..... \$1.00

Book jacket ..... \$1.00

DVD case ..... \$3.00

Artwork (DVD or CD) ..... \$1.00

CD case (music) ..... \$2.00

CD case (books) ..... \$3.00

#### Other fees:

Lost or damaged items, cost of material plus ..... \$3.00

Library replacement card ..... \$1.00

Interlibrary loan request fee ..... \$2.00 (if material is not picked up)

#### Service fees:

##### Printing and Copies

Black and white, per page ..... \$0.15

Color, per page ..... \$0.50

3D Printing ..... \$0.15 per gram (\$1.50 minimum)

Fax:

United States ..... ~~4.50~~ \$1.75 first page; \$1.00 additional pages

International ..... ~~4.95~~ \$3.95 first page; \$3.45 additional pages

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**X. Water and Sewer Tap Fees.**

Water tap (residential or commercial)

Up to and including 1-inch ..... \$3,200.00

Over 1-inch and less than 6-inch ..... \$4,200.00

Add \$500.00 to the above price if service is on opposite side of street from tap.

Wastewater tap—0' to 8' depth ..... 3,300.00

Wastewater tap—Greater than 8' depth ..... Cost plus: ..... \$400.00

Fire hydrant installation (in city ROW) ..... \$5,500.00

Tap/fire hydrant inspection ..... \$200.00

Videotape services for sewer ..... \$1.00 per foot of pipe.

Install cleanout on existing sewer ..... \$100.00

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**SECTION 3: Penalty.** Any person, firm, corporation or entity that violates this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined a sum not exceeding two thousand dollars (\$2,000.00) if the violation relates to the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars (\$500.00). Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 4: Savings/Repealing.** All provisions of the Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 5: Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

**SECTION 6: Effective Date.** This Ordinance shall become effective from and after its passage and publication as required by the City Charter and by law.

**DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas,**  
on this 9th day of February, 2021.

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Matthew Porter, Mayor

**ATTESTED AND  
CORRECTLY RECORDED:**

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Stephanie Storm, City Secretary

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