

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO AMEND THE DEVELOPMENT SERVICES AND ENGINEERING REVIEW SCHEDULE OF FEES TO REORGANIZE EXISTING FEES AND ADOPT NEW FEES FOR THE DEVELOPMENT SERVICES AND ENGINEERING DEPARTMENTS AS AUTHORIZED BY THE DENTON DEVELOPMENT CODE FOR THE CITY OF DENTON, TEXAS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Denton last adopted a schedule of fees for Development Services in September 27, 2022 via Ordinance number 22-1972; and

WHEREAS, since adoption, the City has identified necessary verbiage, changes to improve clarity, organization, and ease of administration of the Development Services and Engineering Review Fee Schedule; and

WHEREAS, these changes have been incorporated into the amended and clarified Development Services and Engineering Fee Schedule which is attached hereto and made a part hereof as Exhibit “A” (the “Development and Engineering Fee Schedule”); and

WHEREAS, said amended schedule of fees is consistent with the cost recovery model; and said amended schedule more closely approaches the true cost of these services; and

WHEREAS, the City Council finds that the fees imposed by the Development and Engineering Fee Schedule reflect true costs of these services and are in the public interest; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitals contained in the preamble of this ordinance are hereby incorporated into the body of this ordinance are true and correct.

SECTION 2. The “Schedule of Fees” set forth in Exhibit “A”, is incorporated herein as though set forth in full, and is hereby adopted and approved.

SECTION 3. The provisions of this ordinance are severable, and the invalidity of any phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance. If any section, subsection, paragraph, sentence, phrase or word in this ordinance, or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance, and City Council of the City of Denton, Texas hereby declares it would have enacted such remaining portions despite any such invalidity.

SECTION 4. Ordinance 22-1972 and all other prior conflicting fee schedules are hereby superseded and repealed, but only insofar as the portion of such prior ordinance shall

be in conflict; and as to all other sections of the ordinance not in direct conflict herewith, this ordinance shall be and is hereby made cumulative, except as to such prior ordinances or portions thereof as are expressly repealed hereby.

SECTION 5. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. This ordinance was passed and approved by the following vote [ \_\_\_\_ - \_\_\_\_ ]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
LAUREN THODEN, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

  
BY: \_\_\_\_\_

## Exhibit A

### Development Services and Engineering Review Fee Schedule

## FY24-25 Development Review Fee Schedule

Application Type	Planning	Engineering	Complete	Notice	Total
Alternative Environmentally Sensitive Area Plan*	\$6,194		\$101	\$189	\$6,484
<b>Alternative Landscape Plan (Development Impact Area)</b>					
0-5 acres	\$3,539		\$101		\$3,640
6-25 acres	\$6,194		\$101		\$6,295
26-50 acres	\$8,848		\$101		\$8,949
Over 50 acres	\$11,502		\$101		\$11,603
<b>Alternative Tree Plan* (Development Impact Area)</b>					
1-50 Trees	\$3,539		\$101	\$189	\$3,829
51-150 Trees	\$6,194		\$101	\$189	\$6,484
151-300 Trees	\$8,848		\$101	\$189	\$9,138
Over 300 Trees	\$11,502		\$101	\$189	\$11,792
Amending Final Plat	\$1,327		\$101		\$1,428
Annexation (city initiated) *					\$0
Annexation Petition (voluntary)*	\$6,206		\$101	\$189	\$6,496
Certificate of Appropriateness					\$0
Certificate of Design Consistency					\$0
Certificate of Design Consistency requiring Council approval	\$1,770		\$101		\$1,871
Certification of Zoning Compliance	\$111		\$101		\$212
Comprehensive Plan Map Amendment*	\$8,594		\$101	\$189	\$8,884
Conditional Letter of Map Revision (CLOMR)		\$2,700	\$101		\$2,801
<b>Civil Engineering Plans</b>					
Engineering Review Fee (Based on review hours billed monthly)		\$300/hour	\$101		\$300/hour
Conveyance Plat	\$1,327		\$101		\$1,428
DDC Minor Modification <sup>1</sup>	\$885		\$101		\$986
Downstream Assessment Engineering Review Fee (Based on review hours billed monthly)		\$300/hour	\$101		\$300/hour
Easement Abandonment Request	\$1,905	\$1,280	\$101		\$3,286
Easement Encroachment Agreement	\$1,905		\$101		\$2,006
Easement on City Property	\$1,482		\$101		\$1,583
Environmentally Sensitive Area Assessment			\$101		\$101

<sup>1</sup>Not related to a reasonable accommodation.

## FY24-25 Development Review Fee Schedule

<b>Final Plat / Development Plat</b>					
1-10 Lots	\$5,632	\$1,975	\$101		\$7,708
11-50 Lots	\$6,366	\$6,000	\$101		\$12,467
51-100 Lots	\$7,763	\$8,400	\$101		\$16,264
Over 100 Lots	\$9,161	\$8,400	\$101		\$17,662
<b>Final Replat</b>					
1-10 Lots	\$5,632	\$960	\$101		\$6,693
11-50 Lots	\$6,366	\$960	\$101		\$7,427
51-100 Lots	\$7,763	\$960	\$101		\$8,824
Over 100 Lots	\$9,161	\$960	\$101		\$10,222
<b>Gas Well Development Plat</b>					
1-10 Lots	\$5,492		\$101		\$5,593
11-50 Lots	\$6,156		\$101		\$6,257
51-100 Lots	\$7,483		\$101		\$7,584
Over 100 Lots	\$8,810		\$101		\$8,911
Gas Well Development Site Plan	\$4,866		\$101		\$4,967
<b>Municipal Utility District- Up to 25 acres</b>	\$12,829	\$1,280	\$101	\$189	\$14,399
Per Acre Over 25	\$38				\$38
Historical Conservation District*					\$0
Historical Landmark Designation*					\$0
<b>Letter of Map Revision</b>					
Without CLOMR	\$0	\$11,840	\$101		\$11,941
Following CLOMR	\$0	\$1,600	\$101		\$1,701
Minor Plat or Minor Replat Residential	\$300	\$320	\$101		\$721
Minor Plat or Minor Replat for Non-Residential and/or ETJ	\$1,327	\$320	\$101		\$1,748
<b>Oil – Gas Pipeline License Agreement</b>	\$1,482		\$101		\$1,583
<b>Planned Development* - Up to 25 acres</b>	\$12,829	\$1,280	\$101	\$189	\$14,399
Per Acre Over 25	\$38				\$38
Planned Development Overlay* - Up to 25 acres	\$8,594		\$101	\$189	\$8,884
Per Acre over 25	\$38				\$38

<sup>1</sup>Not related to a reasonable accommodation.

### FY24-25 Development Review Fee Schedule

Planned Development* Minor Amendment	\$2,152		\$101	\$189	\$2,442
Planned Development* Major Amendment	\$6,636		\$101	\$189	\$6,926
Plat Extension	\$1,327		\$101		\$1,428
Plat Vacation	\$1,327		\$101		\$1,428
<b>Preliminary Plat</b>					
1-10 Lots	\$5,492	\$1,975	\$101		\$7,568
11-50 Lots	\$6,156	\$6,000	\$101		\$12,257
51-100 Lots	\$7,483	\$8,400	\$101		\$15,984
Over 100 Lots	\$8,810	\$8,400	\$101		\$17,311
Special Sign District*	\$6,194		\$101	\$189	\$6,484
Special Sign District Amendment*	\$1,473		\$101	\$189	\$1,763
<b>Specific Use Permit(SUP)*</b>	\$8,405		\$101	\$189	\$8,695
SUP not requiring Tier 1 or Tier 2 review as determined by Subchapter 7.2 of the DDC.	\$500		\$101		\$601
Specific Use Permit Amendment*	\$1,770		\$101	\$189	\$2,060
Specific Use Permit Extension	\$1,327		\$101		\$1,428
Street or Alley Right of Way Abandonment	\$1,905		\$101		\$2,006
Street or Alley Right of Way Use Agreement	\$1,905	\$1,280	\$101		\$3,286
Subdivision Variance Request*	\$250	\$250	\$101	\$189	\$790
Traffic Impact Analysis	\$0	\$4,480	\$101		\$4,581
Tree Mitigation (Excluding Gas Wells) - Per caliper inch	\$200				\$200
<b>Tree Preservation Plan</b>					
1-50 Trees	\$3,539		\$101		\$3,640
51-150 Trees	\$6,194		\$101		\$6,295
151-300Trees	\$8,848		\$101		\$8,949
Over 300 Trees	\$11,502		\$101		\$11,603
Tree Preservation Relief	\$2,222		\$101		\$2,323
Tree Preservation Relief for Single family or MD Zoning District					\$0
City Reviewed TxDOT Driveway & Drainage		\$4,640	\$101		\$4,741
Vested Rights Determination	\$1,770		\$101		\$1,871
Watershed Protection Permit Relief	\$955				\$955

<sup>1</sup>Not related to a reasonable accommodation.

### FY24-25 Development Review Fee Schedule

Zoning (Change of Zoning Request)*	\$8,594		\$101	\$189	\$8,884
Zoning (Change of Zoning Request) to address residential single lot non-conformity*	\$850		\$101	\$189	\$1,140
Zoning Board of Adjustments (Non-Subdivision Variance and Appeals) *	\$250		\$101	\$189	\$540
Zoning Compliance Plan	\$4,866	\$2,880	\$101		\$7,847
Zoning Compliance Plan Amendment	\$1,770		\$101		\$1,871
<b>Zoning Verification Letter</b>	\$101				\$101
Each additional request (Copies of Certificate of Occupancy, Verification of Code Violations, Others)	\$34				\$34

### Miscellaneous Fees

<b>Reprographics and Documents Sales</b>	
Color (Oversize)	\$16
Custom Maps	\$209
Municipal Setting Designation (MSD)	\$5,000
Public Rehearing or Postponement Fee	\$664
Filing Fees	Actual Cost
Pre-Application Conference (PAC)	\$0
*Public Hearing Notification	*Public hearing notifications, in addition to the application fee, will be assessed the actual cost incurred by the City for mailing public hearing notices and postcards, and publication in the newspaper.

### Fees for Vested Projects

<b>Alternative Development Plan</b>	
0-5 acres	\$400
6-25 acres	\$600
26-50 acres	\$1,000
Over 50 acres	\$1,000 + \$5/ac
<b>General Development Plan*</b>	\$100 + \$15/ac

<sup>1</sup>Not related to a reasonable accommodation.

### FY24-25 Development Review Fee Schedule

General Development Plan Extension*	\$100
<b>Master Planned Community Amendment*</b>	
0-5 acres	\$1,500
6-25 acres	\$2,000
26-50 acres	\$3,000
Over 50 acres	\$4,000 + 10 per acre

<sup>1</sup>Not related to a reasonable accommodation.