

ORDINANCE NO. 0-2012-03

AN ORDINANCE CREATING AND ADOPTING THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT FEE SCHEDULE; AMENDING THE FEE SCHEDULE; PROVIDING FOR REPEALING OF CONFLICTING ORDINANCE(S) CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1: Ordinance NO. 0-2009-09 is hereby amended and adopted.

SECTION 2: FEES.

A. Zoning Permits and Application Fees

1. Change of Zone Application(s)

a. Commercial or Industrial Zones - ((O/P), (N-C), (C), (C2), (H-C), (L-I), (H-1))

- * less than one (1) acre \$200.00;
 - * 1.0 acre to 4.99 acres \$300.00;
 - * 5.0 acres and over \$400.00 plus \$50.00 per acre
- over the first 5 acres.

b. Residential Zones ((R-1), (R-2), (R-3), (R-4), (R-HCMH))

- * less than one (1) acre \$150.00;
- * 1.0 acres to 4.99 acres \$200.00;
- * 5.0 acres and over \$250.00 plus \$25.00 per acre over the first 5 acres.

2. Conditional Use Permit Application(s)

- a. Alcohol Beverage Permit - \$350.00 appl. fee + \$200.00 per year renewal fee,
- b. Cellular Towers/ Co-locators - \$1,000 Life of the Use Permit

- c. Off Premise Billboard Signs - \$300.00 appl. fee + \$200.00 per year renewal fee
- d. Life of the Use Permits (all other) - \$250.00
- e. All other Conditional Use Permits - \$150.00 + \$50.00 per year renewal fee

B. Board of Adjustment Hearings

- 1. Variance or Special Exception - \$150.00 per case

C. Building & Standards Commission Appeals

- 1. Per Appeal - \$150.00

D. City Ordinance(s)

- 1. Zoning Ordinance - \$50.00 per ordinance (hard-copy) or \$25.00 digital copy
- 2. Subdivision Ordinance - \$50.00 per ordinance (hard-copy) or \$25.00 digital copy
- 3. Sign Ordinance - \$50.00 per ordinance (hard-copy) or \$25.00 digital copy
- 4. Landscape Ordinance - \$50.00 per ordinance (hard-copy) or \$25.00 digital copy
- 5. Construction & Development Guide - \$50.00 per ordinance (hard-copy) or \$25.00 digital copy

E. Maps and GIS Document Fee(s)

<u>Description</u>	<u>sq.ft.</u>	<u>blw</u>	<u>color</u>	
Letter	.6 sq.ft.	\$2.00	\$2.00	
Legal	.8 sq.ft.	\$2.00	\$3.00	
Tabloid	1.3 sq.ft.	\$4.00	\$5.00	
24x60 wall maps		10 sq.ft.	\$28.00	\$40.00
36x72 wall maps		18 sq.ft.	\$50.00	\$72.00

F. Subdivision Fee(s)

1. Commercial or Industrial Subdivision Plat Application: * \$325.00 + \$15.00 per acre
2. Residential Subdivision Plat Application:
 - * up to 1 acre \$275.00
 - *1.0 acre to 4.99 acres \$300.00
 - *5.0 or more acres \$60 per acre
3. Subdivision Inspection Fees: Three (3%) Percent of the total of public improvements cost or \$300.00 if there is no public improvements.
4. Water System Subdivision Fee: \$100.00 per acre
5. Sewer System Subdivision Fee: \$75.00 per acre
6. Right-of Way Testing Fee: Three (3%) Percent of the total of public improvements cost. Excess to be refunded to payee.
7. Street Sign Materials Fee: \$175.00 per street or stop sign.
8. Fire Hydrant and Fire Ring Fee: \$50.00 for both
9. Parkland Dedication Fee:
 - a. Single Family Residential - \$1,250.00 per acre
 - b. All other residential zones - \$250.00 per dwelling unit.
10. Additional Final Inspection(s) Fee: \$300 per request for Final Inspection.
11. Raw Water Right Conversion Fee: \$2,000 per acre foot.

G. Building Safety Fees:

1. Certificate of Occupancy Fee(s)
 - a. Commercial Buildings - \$50.00
 - b. Residential Homes - \$25.00
 - c. Duplicate certificates - \$15.00
 - d. Certificate of Occupancy Inspection - \$25.00

2. Accessory Residential Structures Building Fee:
 - a. \$15.00 (up to 120 sq.ft.)
\$15.00 + \$0.12 per sq. ft. of building area (after 120 sq. ft.)
3. Demolition Permit Fee:
 - a. \$50.00 for a building of 500 sq.ft. or less + \$0.10 per sq.ft. after 500 sq.ft.
4. Inspections outside City Limits Fee:
 - a. \$100.00 + \$0.50 per mile of travel round trip from City Hall (non refundable).
5. Building Permit Extension Fee:
 - a. 25% of the original permit fee for up to 6 months (permit must be requested prior to lapsing of original permit, limit two total)
6. Plan Review Fee:
 - a. One-half (1/2) the building permit fee
 - b. Subsequent reviews are twenty-five (25%) percent of the building permit fee for each review.
7. Request to refund permit, if no work has been done:
 - a. Assessment Fee – 10% of permit fee (if no plan review was done)
8. Curb-cut and Driveway Permit - \$8.00/ square foot
9. Sign Permit Fees:

Value:	Fee	Fee, if electrified
\$0-100.00	\$15.00	\$50.00
\$101.00-500.00	\$30.00	\$60.00
\$501.00-1,000.00	\$50.00	\$90.00
Over \$1,000.00	\$50.00 plus \$5 For each add't 1,000.00 valuation Or portion thereof	add \$70.00

H. Administrative Fees

1. Easement Vacation - \$125.00 (processing fee)
2. Right-of-way Abandonment - \$125.00 (processing fee) + \$100.00 (nominal value of land, unless increased by City Commission or justified by appraisal)
3. Zoning Verification Letters - \$75.00 (processing fee)

SECTION 3: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE

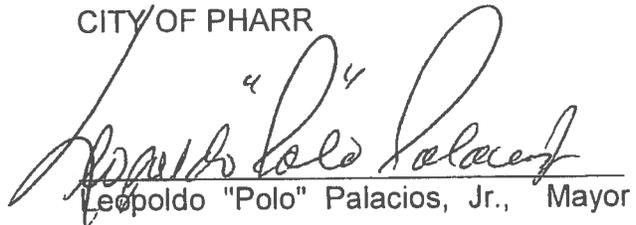
The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 5: PUBLICATION EFFECTIVE DATE

This ordinance shall be published after its passage and approval and shall take effect and be enforced from and after ten (10) days following such publication in the official newspaper.

APPROVED AND PASSED ON THE FIRST READING BY THE BOARDS OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 20th day of December, 2011.

CITY OF PHARR

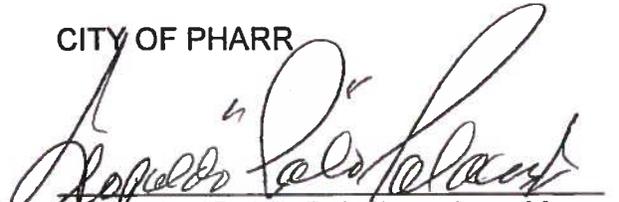

Leopoldo "Polo" Palacios, Jr., Mayor

ATTEST:

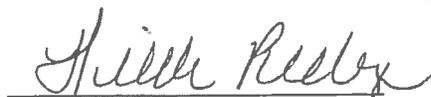

Hilda Pedraza, City Clerk

APPROVED AND PASSED ON THE SECOND READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the 10th day of January, 2012.

CITY OF PHARR

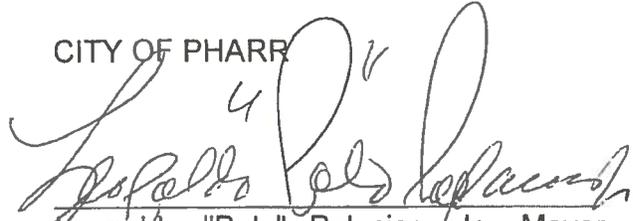

Leopoldo "Polo" Palacios, Jr., Mayor

ATTEST:

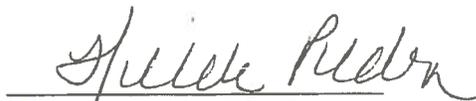

Hilda Pedraza, City Clerk

APPROVED AND PASSED ON THE THIRD READING BY THE BOARDS OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 24th day of January, 2012.

CITY OF PHARR


Leopoldo "Polo" Palacios, Jr., Mayor

ATTEST:


Hilda Pedraza, City Clerk

RECEIVED
PLANNING & ZONING
DEPT

JAN 26 2012

BY: _____