

ORDINANCE NO. 2015-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS, ADOPTING FEES TO BE CHARGED BY THE CITY FOR VARIOUS CITY SERVICES, INCLUDING CHANGES TO SOME EXISTING FEES AND THE ADDITION OF NEW FEES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ANY CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

Pursuant to applicable provisions of State law and City ordinances, the City Council may establish fees to be charged for various City services.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The City Council hereby adopts the fees to be charged for various City services as set forth in Exhibit "A," attached hereto and made a part hereof for all purposes.

SECTION 2. The fees set forth in Exhibit "A" shall be increased on October 1st of each fiscal year beginning in October of 2016 by the percentage increase, if any, in the Bureau of Labor Statistics Consumer Price Index – Urban Wage Earners and Clerical Workers using the U.S. City Average, All Items, during the preceding 12 month calendar year without seasonal adjustment.


SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 4. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed. To the extent the provisions of any ordinance provide for establishment of a fee or fees by resolution of the City Council, such provisions are superseded by this ordinance and the fees as adopted in this ordinance shall govern.

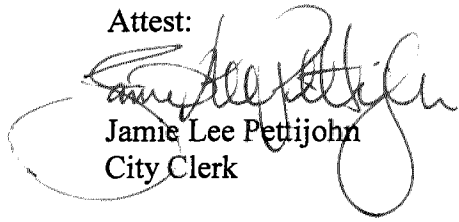
SECTION 5. This ordinance will take effect on September 15, 2015.

PASSED AND APPROVED on first reading on August 18, 2015.

PASSED, APPROVED AND ADOPTED on second reading on September 1, 2015.


Daniel Guerrero
Mayor

Attest:

A handwritten signature in black ink, appearing to read "Jamie Lee Pettijohn", written over the printed name and title.

Jamie Lee Pettijohn
City Clerk

Approved:

A handwritten signature in black ink, appearing to read "Michael J. Cosentino", written over the printed name and title.

Michael J. Cosentino
City Attorney



Building Fees

Effective September 15, 2015

Building Permit and Inspection Fees

Certificate of Occupancy (single tenant space)	\$26.00
Certificate of Occupancy (entire building)	\$26.00 per unit (\$150 max)
Floodplain permit application (Single Family)	\$26.00
Floodplain permit application (Commercial)	\$153.00
Permit to install on-site sewage disposal system	\$178.00

Building Permit - New Construction

Single Family residential	41 cents per square foot
All other categories of construction including shell building	61 cents per square foot
Multi-Family Fee	\$5.00 per bedroom
Multi-Family Improvement Credit	\$9.00 per bedroom credit (applied to permit)
Residential Storage Building (pre-built)	\$26.00 flat fee
Residential Storage Building (built on site)	\$51.00

Building Permit - Remodeling, Repair and Alteration Permits

Additions to an existing building	Same as new construction - listed above
Interior Remodel Residential	1/2 of new residential construction fee for square footage of area being remodeled
Remodeling within an existing building and Tenant finish out (Commercial)	1/2 of new commercial construction fee for square footage of area being remodeled
Minimum fee for residential remodeling	\$102.00
Minimum fee for all other remodeling	\$203

Trade Permit Fees

Child Permit (Any Mechanical, Electric, or Plumbing permit pulled under a GC)	\$36.00 project registration fee
Child Permit - Multi-Family (Any Mechanical, Electric, or Plumbing Permit pulled under a GC)	\$21.00 per unit
ELECTRICAL:	
Residential: Addition of a single electrical branch circuit/fixture	\$51.00
Residential: Addition of multiple electrical circuits/fixture circuits	\$77.00
Commercial: Addition of a single electrical circuit/fixture	\$77.00
Commercial: Addition of multiple electrical circuits/fixture circuits	\$153.00
MECHANICAL:	
Residential: HVAC Replacement or addition of a single system	\$51.00
Residential: HVAC Replacement or addition of multiple systems	\$77.00
Commercial: HVAC Replacement or addition of a single system	\$77.00
Commercial: HVAC Replacement or addition of multiple systems	\$153.00
PLUMBING:	
Residential: Addition of a single plumbing branch drain/fixture	\$52.00
Residential: Addition of multiple plumbing branch drains/fixtures	\$77.00
Commercial: Addition of a single plumbing branch drain/fixture	\$77.00
Commercial: Addition of multiple plumbing branch drains/fixtures	\$153.00

* All multipliers should be rounded to the nearest whole number

Miscellaneous Fees	
Demolition Permit - residential	\$26.00
Demolition Permit - all other categories	\$178.00
Demolition Permit - unsafe structure program	\$0
Irrigation System	\$16.00 a zone (\$50min/\$1,000 max)
Parking Lots (when constructed separately)	4 cents per square foot (\$100 minimum)
Decks, Patios, and Roofs	6.00 cents per square foot (\$25 minimum)
Swimming Pools	\$102.00
Temporary Structures/Tents - up to 1,000 square feet	\$200 (During Stage 2-5 Drought Status)
Temporary Structures/Tents - over 1,000 square feet	\$26.00
Mobile Homes	\$51.00
Mobile Homes - electrical, plumbing, and mechanical in a mobile home park	\$36.00
Moving Permits	\$16.00 each
Temporary Food Service	\$51.00
Foundation Permit	6 cents per square foot (\$25 minimum)
Reinspection Fee (2nd and subsequent inspections)	\$40 Residential \$50 Commercial \$250 Multi-Family \$300 Additional fee after 2nd Reinspection \$100
Replacement permit for lost or damaged permit	\$25
Work begun without a permit	Double the normal fee (\$200 minimum)
Homeowner's Statement	\$0
Application Deposit - non-refundable, paid up front and applied to permit balance	50% of permit fee - not to exceed \$2,000
After Hours Inspection Fee	\$77.00 hr (2 Hr minimum)
My Permit Now Technology Fee (applied to all permits)	\$11.00
Resubmittal Fee for 3rd Submittal (All Permit Types)	\$250 each resubmittal after the second
Change of General Contractor for Approved Permit	Residential \$25 Commercial \$250 Multi-Family \$500
Change of Trade Contractor for Approved Permit	Residential \$25 Commercial \$35 Multi-Family \$100
Parklets, Sidewalk Café and Public Rights-of-Way Application Fee	\$200
Parklet Annual Fee	\$100
Sidewalk Café Annual Fee	\$50 (< 50 square feet) \$100 (50-100 square feet) \$200 (100-200 square feet) \$300 (200-300 square feet) \$400 (300-400 square feet) \$500 (400-500 square feet) \$600 (500-600 square feet) \$700 (600-700 square feet) \$800 (700-800 square feet) \$900 (800-900 square feet) \$1,000 (< 900 square feet)
Licensing & Renewal Fees	
General Contractor	\$153.00 initial fee and \$100 annual renewal fee
All other Trade & Misc Licenses required by ordinance	\$77.00 per year local registration fee
Replacing a lost or damaged contractor's license	\$25

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Site Fees

Effective September 15, 2015

Watershed Protection	
Watershed Protection Plan Phase I	\$457.00
Watershed Protection Phase II only	\$609 plus \$51.00 acre (\$3,000 max)
Public Improvement Construction Plans (PICP)	
Subdivision Improvements including more than one type of Infrastructure	\$2,030 plus \$51.00 acre (includes the entire limits of construction)
Individual Transportation or Utility Infrastructure Extensions	\$1,015 plus \$5 per linear ft of each Improvement
Weekend & After Hours Public Improvement Inspection	\$75/hour, 4 hour minimum
Site Preparation	
Complete Site Preparation (requires engineer)	\$1,523.00 plus \$51.00 acre
Small Site Preparation	\$254.00
San Marcos River Corridor Site Plan	\$254.00
Permit to install on-site sewage disposal system	\$178.00
Traffic Impact Analysis (TIA)	\$320.00
TIA (Worksheet)	\$102.00
CLOMR	\$2,500
LOMR (with approved CLOMR)	\$1,500
LOMA	\$500
Driveway/Sidewalk Permit	
Residential (Type I) Driveway or Sidewalk	\$26.00
Commercial (Type II) Driveway or Sidewalk	\$51.00
ROW Maintenance/ Improvement Permit	5% of project value (\$50 min/\$2,000 max)
Other Permit Fees	
On-premise signs	\$2.00 per square ft (\$50 min)
Off-premise signs / billboards	\$254.00
Fence permit Fee	\$51.00
Resubmittal Fee for 3rd Submittal (All Permit Types)	\$254.00 each resubmittal after the second
Fee-in-lieu	
Sidewalk	\$6.00 per square ft
SmartCode Protected Trees	\$153.00 per Caliper Inch
SmartCode Heritage Trees	\$305.00 per Caliper inch
ROW Use Fees	
Short Term ROW Closure Neighborhood/Non-Profit (24 Hrs or Less)	\$25 application fee
Short Term ROW Closure Commercial (24 Hrs or Less)	\$50 application fee
Long Term ROW Closure Commercial	\$100 application fee + \$100/wk (per lane per block)

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Zoning Review Fees

Effective September 15, 2015

Rezoning Requests	
Planned Development District (PDD)	\$1,523.00 plus \$102.00 acre (\$4,000 max)
Zoning Change to MF 12, 18, 24	\$1,015 plus \$51.00 acre (\$3,000 max)
Zoning Change (All other categories)	\$762.00 plus \$51.00 acre (\$2,000 max)
Zoning Variance / Special Exception	\$609
Renotification Fee	\$77.00
Residential Compatibility Site Plat	\$77.00
Conditional Use Permits	
Conditional Use Permit / SmartCode Warrant (All Types)	\$609
Conditional Use Permit / SmartCode Warrant (Renewal or Amendment)	\$305.00
Renotification fee	\$77.00
Permit revocation proceeding	\$150 per permit
City Master Plan Amendments	
Amendment to FLUM (with concurrent zoning change)	\$250
Amendment to FLUM Preferred Scenario Map (as separate amendment)	\$762.00 plus \$51.00 acre (\$2,000 max)
Amendment to text of Master Plan, Capital Improvements Plan, Transportation Plan	\$203
Other Project Fees	
Application for a License to Encroach	\$812
Resubmittal Fee for 3rd Submittal (All Permit Types)	\$254.00 each resubmittal after the second
Incentive Agreements (MUD, PID, TIRZ, etc.)	\$5,000 \$15,000
Annexation	\$1,015
Development Agreements / Other Agreements (Oversizing, TDR, etc.)	\$1,523.00 plus \$102.00 acre (\$4,000 max)
Street or alley abandonment	\$812
Certificate of Appropriateness	No fee at this time
Application for Appeal	\$600
Amendment to Development Agreement, PDD, Incentive Agreement, etc.	\$1,500 plus \$100 acre (\$4,000 max)

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Subdivision Review Fees

Effective September 15, 2015

For Plats Located Inside/Outside of the City Limits

Subdivision Minor Plat / Amending Plat	\$406 plus \$102.00 acre (\$1,000 max)
Concept Plan	\$762.00 plus \$51.00 acre (\$2,000 max)
Preliminary Plat	\$762.00 plus \$51.00 acre (\$2,000 max)
Final Plat	\$1015 plus \$102.00 acre (\$2,500 max)
Replat, not administrative	\$762.00 plus \$51.00 acre (\$2,000 max)
Vacation of Previously Recorded Plat	\$153.00
Subdivision Variance Request	\$609
Cluster Development Plan	\$26.00 per acre (\$100 min / \$1,500 max)
Other Subdivision Fees	
Resubmittal Fee for 3rd Submittal (All Permit Types)	\$254.00 each resubmittal after the second
Park Fee decision	\$153.00

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