
City of Grapevine, Texas
DEVELOPMENT FEES

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Public Works Department - Engineering Division
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The following information is a brief outline of the most frequent requested requirements of the City's Code of Ordinances and shall not be construed to be all of the City of Grapevine's Code requirements for the subdivision or development of land within the City.

FILING FEES FOR PLATS: (Appendix B, Subdivision Ordinance)

Plat Type: Zoning Type:

Preliminary	Residential Except R-MF-1 and R-MF-2	\$100.00 + \$5.00 per Lot
	Commercial, Industrial, R-MF-1 and R-MF-2	\$100.00 + \$25.00 per Acre
Final	Residential Except R-MF-1 and R-MF-2	\$200.00 + \$5.00 / Lot
	Commercial, Industrial, R-MF-1 and R-MF-2	\$200.00 + \$25.00 / Acre
Replat	Residential Except R-MF-1 and R-MF-2	\$300.00 + \$5.00 per Lot
	Commercial, Industrial, R-MF-1 and R-MF-2	\$300.00 + \$25.00 per Acre
Amended	All	\$200 .00
Vacation*	All	\$200.00

*No charge for plat vacation instruments accompanying a plat.

Note: "Clean-Up" amended final plat submitted after public improvements are complete will be \$100.00.

Note: All filing fees for Plats are payable at the time of the initial submittal of the Plat documents (See Current Plat Review Schedule).

ABANDONMENTS

Right-of-Way	\$390.00
Easement	\$390.00

OPEN SPACE FEES: (Appendix D, Zoning Ordinance, Section 51)

Zoning Designation: (see below 1,2)

R-5.0, R-TH, Zero Lot District	\$1,416.00 per Lot
R-7.5, Single Family District	\$1,146.00 per Lot
R-12.5, Single Family District	\$1,071.00 per Lot
R-20.0, Single Family District	\$ 807.00 per Lot
Commercial	No fee required.
Industrial	No fee required.

<u>Zoning Designation:</u>	<u>Minimum Percent of Open Space: (No Fee Required)</u>
R-MF-1, Multi Family	25%
R-MF-2, Multi Family	20%
R-3.5, Two (2) Family	10%
R-3.75, Three (3), Four (4) Family	10%

1. Park land may be dedicated in lieu of fees (i.e. 300 S.F per dwelling unit) if the proposed subdivision contains more than 100 lots. This land dedication must be approved by the Open Space Committee and City Council and should be coordinated through the Director of Parks and Recreation.
2. Park land dedication must be accompanied by a Warranty Deed.

Note: Open Space Fees are due at the time of the final plat submittal. If public improvements are required, open space fees are due prior to construction plan approval.

PERIPHERAL STREET FEES: (Appendix B, Subdivision Ordinance, Section 2, B, 14, B, 1)

Note: Peripheral Street Fees are due prior to the Release for Construction of the development.

<u>Roadway Type:</u>	<u>Fee:</u>	<u>One Third (1/3) Cost:</u>
Major Arterial – Type A	\$703.70/L.F.	\$234.57/L.F.
Major Arterial – Type B	\$535.05/L.F.	\$178.35/L.F.
Minor Arterial – Type C	\$609.17/L.F.	\$203.06/L.F.
Minor Arterial – Type D	\$510.98/L.F.	\$170.33/L.F.
Collector – Type E	\$510.98/L.F.	\$170.33/L.F.
Collector – Type F	\$452.95/L.F.	\$150.98/L.F.

The developer will be required to pay one third (1/3) cost if the development fronts one side of the thoroughfare. If the development fronts both sides of the thoroughfare, the developer shall be required to construct the thoroughfare throughout the development. See the City of Grapevine Master Thoroughfare Plan for thoroughfare classifications.

LOT TO LOT DRAINAGE FEES: (Ordinance 2002-85, November 19, 2002)

The builder will be required to submit a drainage plan for approval and pay the following Lot to Lot Drainage Fee with each individual Building Permit application.

Single Family and Duplex	\$150.00
Swimming Pools	\$150.00
All Other Classifications (Includes Commercial Development)	\$350.00 per acre

The building permit will not be released until the drainage plan has been approved. The site will be inspected for conformance with the approved drainage plan.

STREET SIGN FEE: (Appendix E, Construction Standards, Art. I, Item 2.15)

One sign	\$150.00
Two signs	\$225.00
Three signs	\$300.00
Four signs	\$375.00

Note: The Street Sign Fees are due prior to Final Acceptance of the subdivision construction and/or release of building permits.

MAINTENANCE BONDS: (Appendix E, Construction Standards, Art. II, Item 1.6)

The contractor shall guarantee all public improvements for a period of two (2) years after the date of final acceptance by the City. A maintenance bond shall be in an amount equal to twenty-five (25) percent of the cost of construction for the water, sanitary sewer, and storm drainage and street improvements associated with the project. Maintenance bonds shall be issued by a Surety licensed to operate in the State of Texas.

Note: The maintenance bond shall be submitted to the Public Works Department at the pre-construction meeting.

DESIGN REVIEW AND INSPECTION FEES: (App. E, Construction Standards, Art. I, Item 1.5.1)

The subdivider shall be charged a design review and inspection fee for the Public and Private facilities such as street/ roadway, driveways, traffic signals, storm drainage facilities, water distribution system and the sanitary sewer collection system in an amount equal to five (5) percent of the total construction cost. A re-review fee of \$250 shall be imposed upon all submittals of construction plans after the first two submittals have been reviewed.

Note: The subdivider shall submit copies of the executed construction contract of all public and private infrastructure and the 5% fee to Public Works at the pre-construction meeting.

INSPECTION OVERTIME REIMBURSEMENT: (App. E, Construction Standards, Art. I, Item 1.5.2)

The contractor may undertake work during working hours established in Section 12.5, Noise-- Character, Intensity, and Duration Detrimental to Health or Life, of the City Code of Ordinances, as amended. "Any work prior to 8:00 a.m. or after 5:00 p.m. on Monday through Friday and between 7:00 a.m. and 7:00 p.m. on Saturday, Sunday and holidays may only be undertaken if the contractor signs the necessary forms committing to reimburse the City of Grapevine for overtime costs of \$45.00 per hour due to the inspection activities required by the work underway with a guaranteed minimum of four hours overtime on Saturdays, Sundays and holidays to justify the inspection activities on these days. By signing the forms, the contractor commits to reimburse the city on a monthly basis upon receipt of a monthly invoice from the city.

AS- BUILT SUBMITTALS:

The developer's engineer must submit as-built drawings in digital format prior to the Final Acceptance of the development. A digital copy of the as-built files are required in pdf format as follows:

- Submit .pdf file of the as-builts at 300dpi resolution, which shows the as-builts as configured on each drawing sheet (format should be image-only with no embedded text)
- As-built base file should contain base information for all utility and paving improvements with a minimum of two lot corners shown for placement into the NAD-83 coordinate system. Sheet layouts for printing is not necessary for submittal.
- Detail sheets are not required to be submitted in image format.
- All digital files should be submitted on CD

DOWNSTREAM DRAINAGE REQUIREMENTS: (Ordinance 90-73, December 4, 1990)

The developer may be required to prepare sufficient drainage studies and may be subject to costs related to improving downstream drainage structures, if determined to be necessary. See Ordinance 90-73 for details.

FLOODPLAIN RECLAMATION (LOMR) FEE:

The Developer shall be charged a review fee for hydraulic studies, which are required to be submitted to FEMA for LOMR approval. The Floodplain Reclamation Fee is \$500.00.

EROSION AND SEDIMENTATION CONTROL ORDINANCE: (Appendix F)

This ordinance sets forth the minimum performance standards necessary to protect against erosion and sedimentation problems within the City of Grapevine and to establish the various public and private responsibilities for providing this protection.

FLOOD DAMAGE PREVENTION ORDINANCE: (Vol. I, Building & Const, Art. IX, Section 7-180)

This ordinance sets forth the requirements for minimizing public and private losses due to flood conditions in specific areas.

TREE PRESERVATION ORDINANCE: (Appendix D, Zoning, Section 52)

The purpose of this ordinance is to:

- Establish rules and regulations governing the protection of trees within the City of Grapevine,
- To encourage the protection of healthy trees
- To provide for the replacement and replanting of trees that are necessarily removed during construction, development or redevelopment.

Contact the Development Services Department for further information at 817-410-3155.

SEWER TAP FEES

When any potential customer desires that a wastewater line on private property to be connected with the wastewater system, the City shall charge the following fees for making a wastewater *tap* available:

Depth Type

0 – 6 ft.	in asphalt or concrete pavement	\$725.00
	in utility easement	\$325.00
	pre-made	\$40.00
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6 – 12 ft.	in asphalt or concrete pavement	\$1,000.00
	in utility easement	\$625.00
	pre-made:	\$40.00
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12 – 18 ft.	in asphalt or concrete pavement	\$1,375.00
	in utility easement	\$1,000.00
	pre-made:	\$40.00

WATER TAP FEES

Sec. 25-22 Water Tap Charges.

(a) The minimum charges for connection to the City Water System for domestic purposes shall be as follows:

<i>Type</i>		<i>Fee</i>
5/8" x 1"	connection in asphalt or concrete pavement	\$ 800.00
	connection in utility easement	\$ 375.00
	connection pre-made	\$ 100.00
3/4 x 1"	connection in asphalt or concrete pavement	\$ 850.00
	connection in utility easement	\$ 425.00
	connection pre-made	\$ 125.00
1"	connection in asphalt or concrete pavement	\$ 850.00
	connection in utility easement	\$ 425.00
	connection pre-made	\$ 150.00
2"	connection in asphalt or concrete pavement	\$2,150.00
	connection in utility easement	\$1,675.00
	connection pre-made	\$1,200.00
Commercial meters requiring bypass		
2"	connection in asphalt or concrete pavement	\$2,500.00
	connection in utility easement	\$2,000.00
	connection pre-made	\$1,200.00

(b) The minimum charges for connection to the City Water System for irrigation purposes shall be as follows:

<i>Type</i>		<i>Fee</i>
5/8" x 1"	connection in asphalt or concrete pavement	\$ 800.00
	connection in utility easement	\$ 375.00
	connection pre-made	\$ 100.00
3/4 x 1"	connection in asphalt or concrete	

	pavement	\$ 850.00
	connection in utility easement	\$ 425.00
	connection pre-made	\$ 125.00
1"	connection in asphalt or concrete pavement	\$ 850.00
	connection in utility easement	\$ 425.00
	connection pre-made	\$ 150.00
2"	connection in asphalt or concrete pavement	\$1,475.00
	connection in utility easement	\$1,000.00
	connection pre-made	\$ 525.00

The charge for larger than two-inch connection shall be agreed upon by contract.

Whenever the water service line has been properly and legally installed by a real estate developer, builder, or other person, and whenever the only work performed by the city water department is installing the connection and water meter, this shall be considered a pre-made tap.

(c) The following miscellaneous charges shall apply:

(1) The charge for replacing a meter used for domestic purposes shall be as follows:

5/8" x 3/4"	\$ 75.00
3/4"	\$ 100.00
1"	\$ 100.00
2"	\$1,050.00

(2) The charge for replacing a meter used for irrigation use shall be as follows:

5/8" x 3/4"	\$ 75.00
3/4"	\$ 100.00
1"	\$ 100.00
2"	\$ 375.00

(3) The charge for the replacement of a meter box/lid shall be as follows :

	<i>Box/Lid</i>
Small	\$30.00/15.00
Large	\$80.00/45.00

(4) The charge for meter relocation 20 feet or less shall be as follows ; all others shall be actual cost:

Easement	\$ 175.00
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(Ord. No. 76-31, § 1(7-2-21), I 1-16-76; Ord. No. 77-1, § I, 1-18-77; Ord. No. 84-85, § I(A), 12-4-84; Ord. No. 88-03, § 2, 1-5-88; Ord. No. 99-42, § I, 3-23-99)

WATER and WASTEWATER IMPACT FEES
 ASSESSED AT TIME OF PLATTING
 COLLECTED AT TIME BUILDING PERMIT IS ISSUED

CATEGORY	COST PER	BEFORE - 4/21/1998	4/21/1998 TO 4/21/1999	4/21/1999 TO 4/21/2000	4/21/2000 TO 9/3/2002	9/3/2002 TO 12/19/06	AFTER 12/19/2006	AFTER 12/6/2011	AFTER 12/6/2016	AFTER 12/7/2021
Single Family										
WATER	UNIT	\$764.00	\$1,003.27	\$1,147.90	\$1,292.00	\$1,696.00	\$1,910.00	\$1,431.00	\$1,622.00	\$1,543.00
WASTEWATER	UNIT	\$140.00	\$350.73	\$478.10	\$605.00	\$1,082.00	\$927.00	\$760.00	\$792.00	\$845.00
TOTAL		\$904.00	\$1,354.00	\$1,626.00	\$1,897.00	\$2,778.00	\$2,837.00	\$2,191.00	\$2,414.00	\$2,388.00
Multifamily										
WATER	UNIT	\$290.32	\$387.15	\$445.68	\$504.00	\$810.00	\$866.00	\$673.00	\$762.00	\$694.00
WASTEWATER	UNIT	\$53.20	\$136.04	\$186.11	\$236.00	\$481.00	\$434.00	\$353.00	\$372.00	\$355.00
TOTAL		\$343.52	\$523.19	\$631.79	\$740.00	\$1,291.00	\$1,300.00	\$1,026.00	\$1,134.00	\$1,049.00
Mixed Use - Residential										
WATER	UNIT						\$540.00	\$426.00	\$487.00	\$432.00
WASTEWATER	UNIT						\$419.00	\$344.00	\$357.00	\$372.00
TOTAL							\$959.00	\$770.00	\$844.00	\$804.00
Commercial/ Industrial										
WATER	ACRE	\$2,001.68	\$2,605.00	\$2,969.67	\$3,333.00	\$3,928.00	\$4,614.00	\$3,457.00	\$3,925.00	\$3,734.00
WASTEWATER	ACRE	\$485.80	\$1,203.26	\$1,636.93	\$2,069.00	\$2,424.00	\$2,135.00	\$1,752.00	\$1,814.00	\$1,936.00
TOTAL		\$2,487.48	\$3,808.26	\$4,606.60	\$5,402.00	\$6,352.00	\$6,749.00	\$5,209.00	\$5,739.00	\$5,670.00
Hotel										
WATER	ACRE	\$14,317.36	\$18,649.07	\$21,267.35	\$23,876.00	\$28,182.00	\$29,988.00	\$22,467.00	\$25,465.00	\$24,225.00
WASTEWATER	ACRE	\$3,484.60	\$8,633.72	\$11,746.08	\$14,847.00	\$19,449.00	\$19,083.00	\$15,640.00	\$18,167.00	\$19,381.00
TOTAL		\$17,801.96	\$27,282.79	\$33,013.43	\$38,723.00	\$47,631.00	\$49,071.00	\$38,107.00	\$43,632.00	\$43,606.00
Corporate Office										
WATER	ACRE	\$14,317.36	\$7,544.63	\$8,632.23	\$9,716.00	\$11,076.00	\$13,466.00	\$10,089.00	\$11,435.00	\$10,878.00
WASTEWATER	ACRE	\$3,484.60	\$3,503.74	\$4,776.19	\$6,044.00	\$10,947.00	\$10,687.00	\$8,758.00	\$9,088.00	\$9,694.00
TOTAL		\$17,801.96	\$11,048.37	\$13,408.42	\$15,760.00	\$22,023.00	\$24,153.00	\$18,847.00	\$20,523.00	\$20,572.00
Government Use										
WATER	ACRE	\$2,001.68	\$2,605.00	\$2,969.67	\$3,333.00	\$3,935.00	\$4,614.00	\$2,160.00	\$2,449.00	\$2,330.00
WASTEWATER	ACRE	\$485.80	\$1,203.26	\$1,636.93	\$2,069.00	\$3,753.00	\$3,664.00	\$1,877.00	\$1,965.00	\$2,096.00
TOTAL		\$2,487.48	\$3,808.26	\$4,606.60	\$5,402.00	\$7,688.00	\$8,278.00	\$4,037.00	\$4,414.00	\$4,426.00
Mixed Use - Non Residential										
RESTAURANT	10,000 SF									
WATER							\$19,215.00	\$14,396.00	\$16,317.00	\$15,523.00
WASTEWATER							\$18,318.00	\$15,012.00	\$15,656.00	\$16,701.00
TOTAL RESTAURANT							\$37,533.00	\$29,408.00	\$31,973.00	\$32,224.00
Mixed Use - Non Residential										
RETAIL	10,000 SF									
WATER							\$1,146.00	\$859.00	\$973.00	\$926.00
WASTEWATER							\$1,149.00	\$942.00	\$982.00	\$1,048.00
TOTAL RETAIL							\$2,295.00	\$1,801.00	\$1,955.00	\$1,974.00
High Use Commercial										
WATER							\$19,215.00	\$14,396.00	\$16,317.00	\$15,523.00
WASTEWATER							\$18,318.00	\$15,012.00	\$15,656.00	\$16,701.00
TOTAL							\$37,533.00	\$29,408.00	\$31,973.00	\$32,224.00