

Meeting Packet
Building Committee Regular Meeting
December 11, 2018



The City of Lago Vista

*To provide and maintain a healthy, safe, vibrant
community, ensuring quality of life.*

**NOTICE OF A REGULAR MEETING
BUILDING COMMITTEE
TUESDAY, DECEMBER 11, 2018, 7:00 PM
COUNCIL CHAMBERS**

NOTICE IS HEREBY GIVEN that the Building Committee of the City of Lago Vista, Texas will hold a meeting on the above date and time to consider the following agenda items. Items do not have to be taken in the same order as shown in the meeting notice.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS

CONSENT AGENDA

All matters listed in Item 1, Consent Agenda, are to be considered routine by the Committee and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

Consider Approval of The Following Minutes:

1. November 13, 2018 Regular Meeting of the Building Committee

BUSINESS ITEMS

2. Comments from the Council liaison.
3. Director of Development Services presentation of spreadsheet comparison of City of Lago Vista permits fees and those of selected surrounding communities. Discussion and possible recommendation by the Committee.
4. Discuss and clarify definitions of "masonry".
5. Discussion of status, progress and future direction of subcommittees.

FUTURE AGENDA ITEMS

ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located in City Hall in said City at 8:30 a.m. on the 6th day of December 2018.



Sandra Barton, City Secretary

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

IN ADDITION TO ANY EXECUTIVE SESSION ALREADY LISTED ABOVE, THE BUILDING COMMITTEE RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE FOR THE FOLLOWING PURPOSES: §551.071: CONSULTATION WITH ATTORNEY; §551.072: DELIBERATIONS REGARDING REAL PROPERTY; §551.073: DELIBERATIONS REGARDING GIFTS AND DONATIONS; §551.074: PERSONNEL MATTERS; §551.076: DELIBERATIONS REGARDING SECURITY DEVICES; §551.087: DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

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Consent Agenda

November 13, 2018 Regular Meeting Minutes

MINUTES
Tuesday, November 13, 2018, 7:00 PM Regular Meeting
Building Committee
City of Lago Vista

Chairman Scott Cameron called the meeting to order at 7:01 PM in Council Chambers in City Hall located at 5803 Thunderbird St., Lago Vista, Texas. Members present were Scott Cameron (Chair), Jacob Lantz (Vice Chair), Jim Cason (Secretary), Howard Hoover and Stormy Johnson. Staff present were Roy Jambor (Development Services Director) and Arch Davila (Council Liaison).

CITIZEN COMMENTS FOR NON-HEARING RELATED ITEMS:

No non-hearing related comments from the public were made.

CONSENT AGENDA:

1. Consider approval of the following minutes:
 - A. October 9, 2018 Regular Meeting of the Building Committee

On a motion by Stormy Johnson, and seconded by Jim Cason, the committee voted unanimously to approve the Consent Agenda.

BUSINESS ITEM #2: COMMENTS FROM COUNCIL LIASON

Mr. Davila presented the following information to the Committee:

- The results of the recent election were known and all of the Charter amendments passed. At this point it was unclear if newly elected councilmembers would be able to be seated at the next Council meeting.
- The proposition which, in effect, allowed the transfer of building code variance related hearings from the Board of Adjustments to the Building Committee passed. This will allow for creation of the Building and Standards Commission, replacing the existing Building Committee, however it is unlikely this will happen before early next year. There will have to be an enabling ordinance passed before this can happen. Mr. Hoover asked what would happen in the meantime, since the new Charter removed the duty for those variance hearings from the Board of Adjustments but the Building Committee was not yet empowered to hear them. Councilman Davila replied that any such hearing would likely be postponed until the new Building and Standards Commission was created. Mr. Jambor said that a building code variance request could still go to the Board of Adjustment in the interim, but the applicant would be given an opportunity to delay until the Building and Standards Commission could hear it. He said this may be feasible for the applicant, since the standards for variance approval would be more generous for the Building and Standards Commission, as opposed to the single requirement of “hardship” for the Board of Adjustments.
- The City is going to apply to Scenic Texas for branding of the City as a Texas Scenic City. He said this will allow Scenic Texas to review all of our ordinances that are involved in the actual branding of the City. This will include ordinances involving such things as tree preservation, landscaping, and signs (primarily billboards). He said they will be reviewing our data throughout the first quarter of 2019 and, if sufficient, will recognize the City as one of four levels depending

on the sufficiency of our related ordinances. He said he would be looking at forming a committee to help in coordinating this effort. Stormy Johnson asked what the advantage to the City might be for achieving this recognition. Mr. Davila replied that the Chamber of Commerce believed this would aid in attracting new business to the City.

BUSINESS ITEM #3: DIRECTOR OF DEVELOPMENT SERVICES PRESENTATION OF DRAFT CODE AMENDMENTS REGULATING EXTERIOR SURFACES OF RESIDENTIAL AND NON-RESEIDENTIAL BUILDINGS, WITH DISCUSSION AND POSSIBLE ACTION BY THE COMMITTEE

Mr. Jambor presented draft building code amendments to the Committee for their consideration and further discussion, as follows:

- The proposed requirement for exterior surface materials on residential buildings will be 65% approved materials, as opposed to the current 25% for residential and 75% for non-residential.
- The area upon which the 65% will be applied will consist of all surfaces, excluding doors and windows, between the eaves or top plate and 24” above grade. The entire rear elevation surface of the house may also be excluded from the calculation unless it is adjacent to and within 50 feet of a public street.
- Proposed approved materials for the 65% will include: face brick; cut stone or stone veneers; clay tile or terra cotta; ceramic, stone or porcelain enamel tiles and panels; architectural concrete masonry units; spandrel glass; and Portland cement plaster or stucco (prior approved systems only, and excluding EIFS).
- Proposed approved materials for the remaining surfaces will include: concrete impregnated or fiber-cement siding; wood siding; certain metal trim; and veneer plaster on an extruded polystyrene substrate (EIFS) only when it is used above the eave or top plate and does not include expansion joints.
- Materials proposed to be prohibited for exterior surface use on single and two-family residential structures include; metal siding; vinyl siding; unfinished or painted concrete masonry units; sheet products of any type, and; mineral fiberboard products. As proposed, subject residences in the R-1M and RR-A zoning districts would be excluded from this requirement.

Mr. Cason asked if the surface area on the rear of a house were found to be exempt from the exterior finish requirements for approved material use, would its surface area also be excluded from the surface area to which the 65% is applied? After Mr. Jambor replied that it would, Mr. Cason suggested that the draft language be changed to more clearly reflect that. Mr. Jambor agreed.

Mr. Hoover referred to an acquaintance of his who, because he was building in a flood plain, had over 25’ of exterior surface below the bottom of the actual living area of his house. He asked Mr. Jambor if that entire 25’+ surface would be subject to these requirements. Mr. Jambor said he believed it would.

Chairman Cameron asked if the exemption for the rear of a house also applied if that house were adjacent to a golf course? Mr. Jambor replied that, as currently written, it would. However, if the Committee felt that it shouldn’t, he would change the draft. After some discussion, the Committee agreed to recommend that the rear-elevation exclusion not apply to houses on a golf course. Mr. Jambor said he would change the draft to reflect this.

Chairman Cameron reminded Mr. Jambor that, at last month’s meeting, we had discussed making exterior finish requirements the same for both residential and non-residential buildings. Mr. Jambor said he had not done that in the current draft but would do so if the Committee recommended it. After some

discussion the Committee agreed to recommend that the proposed requirement for exterior surface materials on non-residential buildings be 65% approved materials, to match the requirement for residential buildings. Mr. Jambor said he would change the draft to reflect this.

Mr. Cason commented that as currently written, buildings in the R-1M and RR-A zoning districts would be excluded from any exterior surface material requirements, other than durability requirements. He asked if the Committee might want to reconsider that. After some discussion, the Committee decided to recommend that residential buildings in R-1M and RR-A zoning districts not be excluded from the prohibited exterior surface materials requirement. Mr. Jambor said he would change the draft to reflect this.

Mr. Hoover made a motion to recommend to City Council that the draft Code amendments presented by Mr. Jambor, once revised to include the Committee's recommendations, be adopted. Mr. Johnson seconded and the motion was passed unanimously.

BUSINESS ITEM #3: DISCUSSION OF METHODOLOGY TO BE USED BY THE DIRECTOR OF DEVELOPMENT SERVICES TO CONDUCT RESEARCH REGARDING PERMIT FEES USED BY ANALOGOUS COMMUNITIES IN OUR AREA

Mr. Jambor said that he would like to do a spreadsheet showing a comparison of Lago Vista's various permit fees vs. those used by other comparable cities. He said what he was looking for from the Committee were recommendations as to which cities should be used for the comparison.

Mr. Lantz presented Mr. Jambor with two packages containing current fees, one for Cedar Park and one for Leander. Mr. Cason recommended that Marble Falls also be include. Mr. Lantz recommended the inclusion of Lakeway. Mr. Jambor said he would have the comparison available for the next Building Committee meeting.

FUTURE AGENDA ITEMS

Presentation, review, discussion and possible action on the Permit Comparison spreadsheet.

ADJOURNMENT:

Chairman Cameron adjourned the meeting at 8:10 pm.

- H. Scott Cameron, Committee Chair

- Jim Cason, Committee Secretary

On a motion by _____, and seconded by _____,
the foregoing instrument was passed and approved on the ____ day of _____, 2018.

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Development Fees Survey

Fee	Lago Vista
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$175 + .25/sf
Single-Family (over 3,000 sf)	\$175 + .25/sf
Single-Family (floodplain)	\$200 + .25/sf
Industrialized Housing	\$175 + .25/sf
Duplex	\$175 + .25/sf
Multifamily	\$150 + .30/sf
Manufactured Home	\$400
Commercial	
Up to 5,000 sf	\$400 + .35/sf
Over 5,000 sf	\$400 + .30/sf
Renewals (GC)	
First Renewal	\$200
Subsequent Renewals	\$450
Renewals (Subcontractor)	
First Renewal	\$50
Subsequent Renewals	\$100
Engineering Review / Inspection	\$200 + 1.00/100 sf
Residential Accessory Buildings	
Up to 120 sf	\$50
Over 120 sf	\$125 + .25/sf
Remodelings / Room Additions	\$50 + .20/sf
Boat Docks / Decks / Patios	
Up to 100 sf	\$100
Over 100 sf	\$150
Irrigation Systems	
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$75
Pools including electrical, plumbing and fence	\$200

Fee	Lago Vista
Plumbing	
Single-family residence	\$100
Multifamily	\$100/unit
Commercial (Up to 3,000 sf)	\$125
Commercial (Over 3,000 sf)	\$125 + .05/sf
Water Well	\$200
Mechanical	
Single-family residence	\$100
Multifamily	\$100/unit
Commercial (Up to 3,000 sf conditioned space)	\$125
Commercial (Over 3,000 sf conditioned space)	\$125 + .05/sf
Electrical	
Single-family residence	\$100
Multifamily	\$100/unit
Commercial (Up to 3,000 sf)	\$125
Commercial (Over 3,000 sf)	\$125 + .05/sf
Minor plumbing, electric & mechanical repairs	\$25
Building Regulation Appeal or Variance	\$250
First Reinspection	\$50
Subsequent Reinspections	\$100
Utility connection related inspections	no charge
Fire Suppression (sprinklers, alarms, etc.)	\$125
Demolition	no charge
Tenant build-out	\$150 + .30/sf
Third Party Review	actual cost
Nonpoint pollution permit	\$35
Nonpoint pollution plan review	\$250
Temporary CO / CO	no charge

	Fee	Lago Vista
Sign Permits		
Variance or appeal		\$100
Freestanding		
Single business		\$50
Multitenant		\$50
ID or logo		\$50
Projecting wall		\$50
Hanging wall		\$50
Electronic (variable) message		x
Residential subdivision		\$50
Political		no charge
Site Development		
Government, utility, institutional		\$50
Sandwich Board		\$25
Menu Board		\$50
Temporary Banner (no more than 30 days/year)		\$25
Real Estate		no charge
Window signs		\$25
Awning, canopy & marquee signs (lettering)		\$25
Change of business name		\$25

	Fee	Lago Vista
Subdivision		
Appeal		\$200
Easement release/dedication		\$125
Amending plat (includes lot consolidation)		\$250
Minor Plat		\$200 + \$50/lot
Development Agreement		\$5,000 + \$5,000 escrow deposit*
Development Agreement Amendment		\$2,500 + \$2,500 escrow deposit*
Preliminary plat & site development reviews (staff only)		\$200
Concept Plan (master plan)		\$250 + \$50/acre (\$10,000 max.)
Preliminary plat		\$350 + \$50/lot
Construction plans		\$350 + \$50/lot
Final plat		\$350 + \$50/lot
Plat amendment		fee attributable to amendment
Site Development Plan		\$350 + \$1/100 sf impervious surface
Plat vacation		\$300
Engineering Construction plan inspections		1% of approved estimate
In-house development inspections		\$35/hour
ROW license agreement (utility companies)		\$350
Special district approval		\$5,000 + \$5,000 escrow deposit*
Special district approval amendment		\$2,500 + \$2,500 escrow deposit*
Traffic Impact Analysis review		included
Street or alley abandonment request		x
Subdivision variance		x
*used for actual cost + 15%		

Fee	Lago Vista
Zoning and annexation	
Zoning change (one acre or less)	\$250
Zoning change (more than one acre)	\$250 + \$50/acre
Zoning change (PDD)	\$250 + \$50/acre
Zoning change (PDD amendment)	\$250 + \$50/acre (amended area only)
Annexation and zoning request	no charge
Disannexation	\$150
Special use permit	\$250
Conditional use permit	\$250
Short-term occupancy permit	\$50
Variance / special exception application	\$250
Model Home Permit (annual)	\$50
Home Occupation	
Initial Permit	\$50
Permit Renewal (two years)	\$50
Conditional Use Permit or denial appeal	\$250
Protected tree replacement fee	\$50/inch
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	15% + cost
Zoning verification letter	x
Sign posting fee	included
Public notice ad	included
Property owner notice	included
GIS Fee	included
Application postponement	x
Administrative variance approvals	x
Wireless facility application	x
Protected tree removal permit (each)	x
Expiration extension	no charge

Fee	Leander
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$250 + .15/sf
Single-Family (over 3,000 sf)	\$250 + .20/sf
Single-Family (floodplain)	x
Industrialized Housing	x
Duplex	\$250 + .20/sf
Multifamily	\$500 + .38/sf (not including \$100/systems tests)
Manufactured Home	\$180 + .15/sf
Commercial	
Up to 5,000 sf	\$500 + .38/sf (not including \$100/systems tests)
Over 5,000 sf	\$500 + .38/sf (not including \$100/systems tests)
Renewals (GC)	
First Renewal	\$40
Subsequent Renewals	\$40
Renewals (Subcontractor)	
First Renewal	\$40
Subsequent Renewals	\$40
Engineering Review / Inspection	Recovery fee
Residential Accessory Buildings	
Up to 120 sf	\$20 + .15/sf (\$60 min.)
Over 120 sf	\$20 + .15/sf (\$60 min.)
Remodelings / Room Additions	\$90
Boat Docks / Decks / Patios	
Up to 100 sf	\$20 + .15/sf (\$60 min.)
Over 100 sf	\$20 + .15/sf (\$60 min.)
Irrigation Systems	\$50
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$100 (except fences: \$10)
Pools including electrical, plumbing and fence	\$220

Fee	Leander
Plumbing	
Single-family residence	\$.15/sf (\$40 minimum)
Multifamily	\$.15/sf (\$40 minimum)
Commercial (Up to 3,000 sf)	\$.15/sf (\$40 minimum)
Commercial (Over 3,000 sf)	\$.15/sf (\$40 minimum)
Water Well	x
Mechanical	
Single-family residence	\$.15/sf (\$40 minimum)
Multifamily	\$.15/sf (\$40 minimum)
Commercial (Up to 3,000 sf conditioned space)	\$.15/sf (\$40 minimum)
Commercial (Over 3,000 sf conditioned space)	\$.15/sf (\$40 minimum)
Electrical	
Single-family residence	\$.15/sf (\$40 minimum)
Multifamily	\$.15/sf (\$40 minimum)
Commercial (Up to 3,000 sf)	\$.15/sf (\$40 minimum)
Commercial (Over 3,000 sf)	\$.15/sf (\$40 minimum)
Minor plumbing, electric & mechanical repairs	\$40
Building Regulation Appeal or Variance	x
First Reinspection	no charge
Subsequent Reinspections	\$100 (second), \$150 (subsequent)
Utility connection related inspections	\$40
Fire Suppression (sprinklers, alarms, etc.)	\$200 (6,000 sf), \$300 (6,000-12,000 sf), \$400
Demolition	\$100
Tenant build-out	\$100 + .21/sf
Third Party Review	actual cost + \$250
Nonpoint pollution permit	x
Nonpoint pollution plan review	x
Temporary CO / CO	30% of review fee (\$40 min.)

	Fee	Leander
Sign Permits		
Variance or appeal		\$400
Freestanding		
Single business		\$40 + \$2/sf
Multitenant		\$40 + \$2/sf
ID or logo		\$40 + \$2/sf
Projecting wall		\$40 + \$2/sf
Hanging wall		\$40 + \$2/sf
Electronic (variable) message		x
Residential subdivision		\$40 + \$2/sf
Political		no charge
Site Development		
Government, utility, institutional		\$40 + \$2/sf
Sandwich Board		\$40 + \$2/sf
Menu Board		\$40 + \$2/sf
Temporary Banner (no more than 30 days/year)		\$40 + \$2/sf
Real Estate		\$50/office (annual)
Window signs		x
Awning, canopy & marquee signs (lettering)		x
Change of business name		x

	Fee	Leander
Subdivision		
Appeal		\$400
Easement release/dedication		\$250 + \$100/page
Amending plat (includes lot consolidation)		\$400
Minor Plat		\$550
Development Agreement		\$250 + \$100/page
Development Agreement Amendment		\$250 + \$100/page
Preliminary plat & site development reviews (staff only)		x
Concept Plan (master plan)		\$400 + \$6/lot or acre (whichever is greater)
Preliminary plat		\$500 + \$50/lot or acre (whichever is greater)
Construction plans		3.5% of construction cost
Final plat		\$750 + \$20/lot or acre (whichever is greater)
Plat amendment		10% of fee attributable to amendment
Site Development Plan		\$250 + .05/sf of impervious cover + recovery fee
Plat vacation		\$250 + \$100/page
Engineering Construction plan inspections		x
In-house development inspections		x
ROW license agreement (utility companies)		x
Special district approval		\$2,000 + \$100/page
Special district approval amendment		\$2,000 + \$100/page
Traffic Impact Analysis review		\$800 + \$100/page
Street or alley abandonment request		\$250 + .05/sf of ROW
Subdivision variance		\$250
*used for actual cost + 15%		

Fee	Leander
Zoning and annexation	
Zoning change (one acre or less)	\$300 + \$30/acre
Zoning change (more than one acre)	\$300 + \$30/acre
Zoning change (PDD)	\$600 + \$40/acre
Zoning change (PDD amendment)	half full fee or full fee (amended area only)
Annexation and zoning request	\$200
Disannexation	\$200
Special use permit	\$250 + \$30/acre
Conditional use permit	x
Short-term occupancy permit	x
Variance / special exception application	\$400
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	required but missing from ordinance
Permit Renewal (two years)	required but missing from ordinance
Conditional Use Permit or denial appeal	x
Protected tree replacement fee	
Comprehensive plan amendment	\$350
Comprehensive plan amendment with zoning change	\$200
Consultant recovery fee	\$250 + cost
Zoning verification letter	\$50
Sign posting fee	\$30/sign
Public notice ad	\$150/ad
Property owner notice	\$5/owner
GIS Fee	\$75
Application postponement	\$200 + notification fees
Administrative variance approvals	\$100
Wireless facility application	\$300
Protected tree removal permit (each)	\$250 + \$100/each additional tree
Expiration extension	\$200

Fee	Marble Falls
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$60 + .10/sf + \$50/inspection (\$100 after hrs.)
Single-Family (over 3,000 sf)	\$100 + .10/sf + \$50/inspection (\$100 after hrs.)
Single-Family (floodplain)	regular fee + \$100
Industrialized Housing	x
Duplex	\$100 + .10/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$300 + .09/sf + \$100/inspection (plus \$150 if over 30,000 sf)
Manufactured Home	\$300
Commercial	
Up to 5,000 sf	\$150 + .09/sf + \$100/inspection (up to 10,000 sf)
Over 5,000 sf	\$300 (up to 30,000 sf) or \$450 (over 30,000 sf) + .09/sf + \$100/inspection
Renewals (GC)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Renewals (Subcontractor)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Engineering Review / Inspection	
Engineering Review / Inspection	x
Residential Accessory Buildings	
Up to 120 sf	\$40 (guest house = \$.10/sf)
Over 120 sf	\$40 (guest house = \$.10/sf, garage or workshop = \$120)
Remodelings / Room Additions	\$125 (<500 sf), \$165 (> 500 sf) + \$50/inspection (\$100 after hrs.)
Boat Docks / Decks / Patios	
Up to 100 sf	\$85
Over 100 sf	\$85
Irrigation Systems	
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$40 (\$60 retaining wall. \$100 reroofing)
Pools including electrical, plumbing and fence	\$150

Fee	Marble Falls
Plumbing	
Single-family residence	.08/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$100 + \$10/fixture + \$100/inspection
Commercial (Up to 3,000 sf)	\$100 + \$10/fixture + \$100/inspection
Commercial (Over 3,000 sf)	\$100 + \$10/fixture + \$100/inspection
Water Well	\$160
Mechanical	
Single-family residence	.04/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$100 + \$5/ton + \$100/inspection
Commercial (Up to 3,000 sf conditioned space)	\$100 + \$5/ton + \$100/inspection
Commercial (Over 3,000 sf conditioned space)	\$100 + \$5/ton + \$100/inspection
Electrical	
Single-family residence	.06/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$200-\$400 (+ \$10/1,000 sf over 10,000 sf)
Commercial (Up to 3,000 sf)	\$200-\$400 (+ \$10/1,000 sf over 10,000 sf)
Commercial (Over 3,000 sf)	\$200-\$400 (+ \$10/1,000 sf over 10,000 sf)
Minor plumbing, electric & mechanical repairs	varies between \$35-\$120 + \$50/inspection (\$100 after hrs.)
Building Regulation Appeal or Variance	x
First Reinspection	\$50 residential, \$100 commercial (\$100 after hrs.)
Subsequent Reinspections	\$50 residential, \$100 commercial (\$100 after hrs.)
Utility connection related inspections	\$50 residential, \$100 commercial (\$100 after hrs.)
Fire Suppression (sprinklers, alarms, etc.)	\$50
Demolition	\$50
Tenant build-out	\$150-\$450 (varies w/ bldg. size) + .09/sf + \$100/inspection
Third Party Review	x
Nonpoint pollution permit	\$500 + \$70/acre (residential), \$500 + \$350/acre (commercial)
Nonpoint pollution plan review	\$100 (residential), \$250 (commercial)
Temporary CO / CO	\$30 (residential), \$60 (commercial)

Fee	Marble Falls
Subdivision	
Appeal	x
Easement release/dedication	x
Amending plat (includes lot consolidation)	\$265 + \$45/lot
Minor Plat	\$215 + \$45/lot
Development Agreement	\$2,000 (minimum, up to 5 acres) through \$6,000 (maximum, over 20 acres)
Development Agreement Amendment	\$2,000
Preliminary plat & site development reviews (staff only)	x
Concept Plan (master plan)	x
Preliminary plat	\$265 + \$45/lot or \$35/acre (whichever is greater)
Construction plans	\$440 + \$45/lot
Final plat	\$415 + \$45/lot
Plat amendment	\$265 + \$45/lot
Site Development Plan	\$50-\$450 (varies w/ type & bldg. size)
Plat vacation	x
Engineering Construction plan inspections	x
In-house development inspections	x
ROW license agreement (utility companies)	x
Special district approval	x
Special district approval amendment	x
Traffic Impact Analysis review	x
Street or alley abandonment request	\$250
Subdivision variance	x
*used for actual cost + 15%	

Fee	Marble Falls
Sign Permits	
Variance or appeal	\$265
Freestanding	
Single business	\$50 (\$60 illuminated) monument, \$100 (\$150 illuminated) pole + \$2/sf
Multitenant	\$150 (\$175 illuminated) monument + \$2/sf
ID or logo	x
Projecting wall	\$50 (\$60 illuminated) + \$2/sf
Hanging wall	\$50 (\$60 illuminated) + \$2/sf
Electronic (variable) message	\$200 (monument), \$300 (other) + \$2/sf
Residential subdivision	\$500/year (temporary) or \$500 (permanent)
Political	no charge
Site Development	
	\$500/year
Government, utility, institutional	\$50 (\$60 illuminated) monument, \$100 (\$150 illuminated) pole + \$2/sf
Sandwich Board	x
Menu Board	x
Temporary Banner (no more than 30 days/year)	\$40 annually + \$10/sign
Real Estate	no charge
Window signs	\$2/sf
Awning, canopy & marquee signs (lettering)	x
Change of business name	\$30

Fee	Marble Falls
Zoning and annexation	
Zoning change (one acre or less)	\$315
Zoning change (more than one acre)	\$315 (up to 5 acres), \$765 (up to 10 acres), \$1,015 (over 10 acres)
Zoning change (PDD)	\$2,000 (minimum, up to 5 acres) through \$6,000 (maximum, over 20 acres)
Zoning change (PDD amendment)	\$2,000
Annexation and zoning request	\$215
Disannexation	\$215
Special use permit	x
Conditional use permit	\$315
Short-term occupancy permit	x
Variance / special exception application	\$265
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	x
Permit Renewal (two years)	x
Conditional Use Permit or denial appeal	x
Protected tree replacement fee	x
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	x
Zoning verification letter	x
Sign posting fee	included
Public notice ad	included
Property owner notice	included
GIS Fee	included
Application postponement	x
Administrative variance approvals	x
Wireless facility application	x
Protected tree removal permit (each)	no charge
Expiration extension	x

Fee	Cedar Park
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$135 + .10/sf
Single-Family (over 3,000 sf)	\$135 + .10/sf
Single-Family (floodplain)	regular fee + \$500 (commercial also)
Industrialized Housing	x
Duplex	\$135 + .10/sf
Multifamily	\$300+ .10/sf + .0012 x valuation (up to \$3m)
Manufactured Home	\$100 + .10/sf
Commercial	
Up to 5,000 sf	\$350+ .10/sf + .0012 x valuation (up to \$3m)
Over 5,000 sf	\$350+ .10/sf + .0012 x valuation (up to \$3m)
Renewals (GC)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Renewals (Subcontractor)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Engineering Review / Inspection	\$100 + Recovery fee
Residential Accessory Buildings	
Up to 120 sf	\$25 + .10/sf (\$60 minimum)
Over 120 sf	\$25 (\$75 commercial) + .10/sf (\$60 minimum)
Remodelings / Room Additions	\$50
Boat Docks / Decks / Patios	
Up to 100 sf	\$25 + .10/sf (\$60 minimum)
Over 100 sf	\$25 + .10/sf (\$60 minimum)
Irrigation Systems	\$25 (residential), \$50 + \$25 /check valve (commercial)
Fences, driveways and cosmetic	
remodeling / pads 400 sf or less	\$35
Pools including electrical, plumbing and fence	\$75 + .10/sf

Fee	Cedar Park
Plumbing	
Single-family residence	\$.10/sf (\$25 minimum)
Multifamily	\$75 + \$.10/sf (\$35 minimum)
Commercial (Up to 3,000 sf)	\$75 + \$.10/sf (\$35 minimum)
Commercial (Over 3,000 sf)	\$75 + \$.10/sf (\$35 minimum)
Water Well	x
Mechanical	
Single-family residence	\$100 + \$25/floor (above 1st)
Multifamily	\$175/LU + \$25/floor (above 1st)
Commercial (Up to 3,000 sf conditioned space)	\$175 (up to 2,500 sf)
Commercial (Over 3,000 sf conditioned space)	\$75 (each additional 2,500 sf)
Electrical	
Single-family residence	\$.10/sf (\$25 minimum)
Multifamily	\$75 + \$.15/sf
Commercial (Up to 3,000 sf)	\$75 + \$.15/sf
Commercial (Over 3,000 sf)	\$75 + \$.15/sf
Minor plumbing, electric & mechanical repairs	\$50
Building Regulation Appeal or Variance	x
First Reinspection	\$85
Subsequent Reinspections	\$75
Utility connection related inspections	\$25
Fire Suppression (sprinklers, alarms, etc.)	\$150
Demolition	\$50
Tenant build-out	\$250+ .10/sf
Third Party Review	actual cost + \$100 (\$200 for plat)
Nonpoint pollution permit	\$250 + \$25/acre (up to 100 acres) + \$5/acre over 100
Nonpoint pollution plan review	\$25/acre (up to 100 acres) + \$5/acre over 100
Temporary CO / CO	\$35 (commercial only)

Fee	Cedar Park
Sign Permits	
Variance or appeal	\$500 + recovery fee
Freestanding	
Single business	\$2/sf (\$50 minimum)
Multitenant	\$2/sf (\$50 minimum)
ID or logo	\$2/sf (\$50 minimum)
Projecting wall	\$2/sf (\$50 minimum)
Hanging wall	\$2/sf (\$50 minimum)
Electronic (variable) message	\$2/sf (\$50 minimum)
Residential subdivision	\$2/sf (\$50 minimum)
Political	no charge
Site Development	x
Government, utility, institutional	\$2/sf (\$50 minimum)
Sandwich Board	\$2/sf (\$50 minimum)
Menu Board	x
Temporary Banner (no more than 30 days/year)	\$2/sf (\$50 minimum)
Real Estate	no charge
Window signs	no charge
Awning, canopy & marquee signs (lettering)	no charge
Change of business name	\$2/sf (\$50 minimum)

Fee	Cedar Park
Subdivision	
Appeal	\$100
Easement release/dedication	\$50
Amending plat (includes lot consolidation)	\$1,200 + \$13/lot or acre (whichever is greater)
Minor Plat	\$550
Development Agreement	x
Development Agreement Amendment	x
Preliminary plat & site development reviews (staff only)	x
Concept Plan (master plan)	x
Preliminary plat	\$1,300 + \$58/lot or acre (whichever is greater)
Construction plans	\$550 + \$10/lot or acre (whichever is greater)
Final plat	\$1,250 + \$13/lot or acre (whichever is greater)
Plat amendment	\$500 + \$5/lot or acre (whichever is greater)
Site Development Plan	\$500 + .04-.09 (varies)/sf impervious surface
Plat vacation	\$100
Engineering Construction plan inspections	varies between \$500 and 3.5% of approved estimate
In-house development inspections	.04-.09 (varies)/sf impervious surface
ROW license agreement (utility companies)	\$100
Special district approval	x
Special district approval amendment	x
Traffic Impact Analysis review	\$1,500-\$3,700 (varies with trips/day), amendment 50% orig.
Street or alley abandonment request	\$250 (includes name change application)
Subdivision variance	\$100
*used for actual cost + 15%	

Fee	Cedar Park
Zoning and annexation	
Zoning change (one acre or less)	\$300 (up to 3 acres)
Zoning change (more than one acre)	\$300 + \$25/acre (\$2,000 maximum)
Zoning change (PDD)	\$2,000 + \$75/acre (\$10,000 maximum)
Zoning change (PDD amendment)	50% of original fee
Annexation and zoning request	\$400
Disannexation	\$400
Special use permit	x
Conditional use permit	x
Short-term occupancy permit	x
Variance / special exception application	\$500 + recovery fee
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	x
Permit Renewal (two years)	x
Conditional Use Permit or denial appeal	x
Protected tree replacement fee	x
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	\$200 + cost
Zoning verification letter	50 (\$100 for lot research)
Sign posting fee	\$10/sign (up to 45 mph), \$25/sign (over 45 mph)
Public notice ad	\$150/ad
Property owner notice	\$2/owner
GIS Fee	\$25
Application postponement	\$200
Administrative variance approvals	x
Wireless facility application	\$500
Protected tree removal permit (each)	x
Expiration extension	\$300

Fee	Lakeway
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Single-Family (over 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Single-Family (floodplain)	add \$50/hr. to fee outside of floodplain
Industrialized Housing	ICC construction cost x dept. mutliplier** (\$150 min.)
Duplex	ICC construction cost x dept. mutliplier** (\$150 min.)
Multifamily	ICC construction cost x dept. mutliplier** (\$150 min.)
Manufactured Home	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial	
Up to 5,000 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Over 5,000 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Renewals (GC)	
First Renewal	x
Subsequent Renewals	x
Renewals (Subcontractor)	
First Renewal	x
Subsequent Renewals	x
Engineering Review / Inspection	included
Residential Accessory Buildings	
Up to 120 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Over 120 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Remodelings / Room Additions	ICC construction cost x dept. mutliplier** (\$150 min.)
Boat Docks / Decks / Patios	
Up to 100 sf	\$250
Over 100 sf	\$375
Irrigation Systems	
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$150
Pools including electrical, plumbing and fence	\$250

Fee	Lakeway
Plumbing	
Single-family residence	ICC construction cost x dept. mutliplier** (\$150 min.)
Multifamily	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial (Up to 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial (Over 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Water Well	\$150
Mechanical	
Single-family residence	ICC construction cost x dept. mutliplier** (\$150 min.)
Multifamily	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial (Up to 3,000 sf conditioned space)	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial (Over 3,000 sf conditioned space)	ICC construction cost x dept. mutliplier** (\$150 min.)
Electrical	
Single-family residence	ICC construction cost x dept. mutliplier** (\$150 min.)
Multifamily	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial (Up to 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial (Over 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Minor plumbing, electric & mechanical repairs	20% of full fee (\$150 minimum)
Building Regulation Appeal or Variance	10% of construction cost (\$1,000 min., \$10,000 max.)
First Reinspection	\$50
Subsequent Reinspections	\$50
Utility connection related inspections	x
Fire Suppression (sprinklers, alarms, etc.)	ICC construction cost x dept. mutliplier** (\$150 min.)
Demolition	\$150 (residential), \$185 (commercial)
Tenant build-out	ICC construction cost x dept. mutliplier** (\$150 min.)
Third Party Review	x
Nonpoint pollution permit	x
Nonpoint pollution plan review	x
Temporary CO / CO	x

	Fee	Lakeway
Sign Permits		
Variance or appeal		\$250 + notice cost
Freestanding		
Single business		\$6/sf (\$150 minimum)
Multitenant		\$6/sf (\$150 minimum)
ID or logo		\$6/sf (\$150 minimum)
Projecting wall		\$6/sf (\$150 minimum)
Hanging wall		\$6/sf (\$150 minimum)
Electronic (variable) message		\$6/sf (\$150 minimum)
Residential subdivision		\$6/sf (\$150 minimum)
Political		no charge
Site Development		
Government, utility, institutional		\$6/sf (\$150 minimum)
Sandwich Board		\$6/sf (\$150 minimum)
Menu Board		x
Temporary Banner (no more than 30 days/year)		\$3/sf (\$110 minimum)
Real Estate		x
Window signs		x
Awning, canopy & marquee signs (lettering)		x
Change of business name		x

Fee	Lakeway
Subdivision	
Appeal	\$250 + notice cost
Easement release/dedication	x
Amending plat (includes lot consolidation)	\$500 + \$50/lot + notice cost
Minor Plat	\$250 + \$25/lot
Development Agreement	x
Development Agreement Amendment	x
Preliminary plat & site development reviews (staff only)	x
Concept Plan (master plan)	x
Preliminary plat	\$500 + \$50/lot
Construction plans	2% of construction estimate (\$1,000 minimum)
Final plat	\$500 + \$50/lot + notice cost
Plat amendment	\$500 + \$50/lot + notice cost
Site Development Plan	\$185/lot (residential), \$185 + \$85/acre (commercial)
Plat vacation	\$500 + \$50/lot + notice cost
Engineering Construction plan inspections	included (amendments \$100/revised sheet)
In-house development inspections	included
ROW license agreement (utility companies)	\$5,000 + actual cost
Special district approval	x
Special district approval amendment	x
Traffic Impact Analysis review	x
Street or alley abandonment request	\$500 + notice cost
Subdivision variance	\$250 + notice cost
*used for actual cost + 15%	**currently .012319

Fee	Lakeway
Zoning and annexation	
Zoning change (one acre or less)	\$250 + notice cost
Zoning change (more than one acre)	\$250 + notice cost
Zoning change (PDD)	\$250 + notice cost
Zoning change (PDD amendment)	\$250 + notice cost
Annexation and zoning request	\$250 + notice cost (zoning included)
Disannexation	\$250 + notice cost
Special use permit	\$250 + notice cost
Conditional use permit	x
Short-term occupancy permit	\$750/year
Variance / special exception application	\$500 + notice cost
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	\$150
Permit Renewal (two years)	\$110 (annual renewal)
Conditional Use Permit or denial appeal	\$250 + notice cost
Protected tree replacement fee	x
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	x
Zoning verification letter	x
Sign posting fee	included
Public notice ad	actual cost
Property owner notice	actual cost
GIS Fee	included
Application postponement	x
Administrative variance approvals	x
Wireless facility application	x
Protected tree removal permit (each)	\$150 (residential) \$185 (commercial)
Expiration extension	x