



Zoning Change Checklist Requirements

Application: Original completed application signed and notarized by the owner of the property. All documents on this checklist must be submitted electronically.

Proof of Ownership: Proof of ownership of the property will need to be provided. This could be closing documentation from purchasing the property or a copy of the deed to the property.

Survey: A copy of the property survey will be required.

Legal Description of the property: Documentation stating the legal metes and bounds of the property is required.

Current Tax Certificate: A current original tax certificate obtained from the Kaufman County Clerk's office will be required as proof that all taxes are current on the property.

Application Fee: The application fee for a zoning change request review is **\$400 plus \$3 per lot** that must receive the notice of publication

Please refer to the attached Development Fee Schedule.

Public Hearing: A public hearing will be scheduled prior to review by the City Council. The city will require 30 days from the date the application is considered complete to publish notices of the public hearing and mailing notices to landowners in the 200-foot buffer zone.

If you have any questions, please call 972-427-3771 and speak to the Planning & Zoning Department.



City of Crandall Development Application

- | | |
|---|--|
| ☐ Preliminary Plat | ☐ Specific Use Permit |
| ☐ Final Plat | ☐ Site Plan |
| ☐ Replat | ☐ Variance |
| ☐ Amending Plat | ☐ Zoning Change |
| ☐ Minor Plat | |

Project Information:

Project Name: _____

Project Address: _____

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____

Gross Acres: _____

Applicant Information:

Applicant: _____ Phone: _____

Company: _____ Email: _____

Address: _____

Property Owner: _____

Company: _____ Email: _____

Address: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT:

Departmental Use Only:

Signature: _____

Project#: _____

(Letter of Authorization is required if signature is other than property owner)

Payment Date: _____

Print Name: _____

Total Fee(s): _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

Receipt#: _____

Date sent to
City Planner/City Engineer: _____

Accepted By: _____

Given under my hand and seal of office on this _____ day of _____ 2025.

Notary Public

- boundary of the planned development area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is used in drafting the final development plan. 192
- c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the City Manager. If an agreement cannot be reached regarding whether or not a change of detail conforms to the original concept plan, the City Council shall determine the conformity..... 192
- 2) Development Plan: This plan shall set forth the final plans for development of the PD and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. The development plan shall be acted on by the City Council, upon recommendation of the Commission. The development plan may be submitted for the total area or any section of the planned development. The development plan shall include: 193
- a) A site inventory analysis including a scale drawing of existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development and including a delineation of any flood prone areas; 193
- b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; sidewalks and trails; the points of ingress and egress from existing and proposed streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five feet (5'); 193
- c) A site plan in accordance with SECTION 8N of this UDC; 193
- d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted; and 193
- e) An architectural plan showing elevations and signage style to be used throughout the development. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by City staff, the Commission and the City Council. 193
- (f) Criteria for Approval 193
- 1) Whether the proposed PD implements and conforms to the policies of the adopted Comprehensive Plan;.. 193
- 2) Whether the proposed PD promotes the health, safety, and general welfare of the City and the safe, orderly, efficient and healthful development of the City;..... 193
- 3) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified; 194
- 4) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area; 194
- 5) The extent to which the proposed PD will result in a more superior development than could be achieved through conventional zoning; 194
- 6) Whether all of the applicant's taxes owed to the City on the subject property have been paid in full (no application will receive final approval until all taxes due are paid in full); and..... 194
- 7) Whether other criteria are met which, at the discretion of the Commission and City Council, are deemed relevant and important in the consideration of the PD. 194
- (g) Amendments..... 194
- 1) Corrections in spelling, distances and other labeling that do not affect the overall development concept; ... 194
- 2) Changes in building position or layout that are less than ten feet (10') or ten percent (10%) of the total building project or area; 194
- 3) Changes in proposed property lines as long as the original total project acreage is not exceeded, and the area of any base zoning district is not changed by more than five percent (5%); and 194
- 4) Changes in parking layouts as long as the number of required spaces and general original design are maintained. 194

F. INITIAL ZONING UPON ANNEXATION 194

- (1) Newly annexed property shall be deemed to be zoned Agricultural ("A") until such a time that the property becomes zoned to another permanent zoning district. However, as soon as practical following annexation, but in no event more than one hundred and eighty (180) calendar days thereafter, the City Council shall, on its own motion or by property owners of the annexed area, initiate proceedings to formally and legislatively establish Agricultural District zoning on the newly

annexed territory, whereupon the City Manager shall commence public notification and other standard procedures for zoning amendments as set forth in this UDC. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.); however, zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the City Council, after due consideration of the zoning request has been considered by the Commission. 194

(2) The initial zoning of a land parcel, whether it is interim in nature, by initiation of the landowner or by initiation of the City, must meet the requirements for notification and public hearings as set forth in this UDC and all other applicable State laws. 195

(3) The owner of land to be annexed may submit an application for zoning the property simultaneously with submission of the petition for annexation, but no such annexation application may be made conditioned upon the approval of any particular zoning classification. The Commission may consider the request for zoning and make a recommendation to the City Council prior to final adoption of the annexation ordinance. Any recommendation by the Commission shall be conditioned upon approval of the annexation of the property by the City Council. The City Council may act on an ordinance to establish the initial zoning of the property being annexed at the same meeting as the action on the annexation ordinance so long as final approval of the annexation ordinance occurs prior to final approval of the ordinance to establish the zoning and provided further that both the annexation of the property and the zoning of the property have been properly noticed pursuant to SECTION 4C of this UDC. 195

(4) Within an area classified as A-Agricultural: 195

(a) No permit for the construction of a building or use of land shall be issued by the Building Official, other than a permit which will allow the construction of a building or use permitted in the Agricultural District, unless and until such territory has been classified in a zoning district other than the Agricultural District by the City Council in the manner prescribed in this UDC, except as provided in paragraph (b). 195

(b) If plans and preparations for developing a property for a use other than those specified in the Agricultural District were already in progress prior to annexation of the property into the City, then the City Council may, at its discretion, authorize construction of the project by a majority vote. Application of this subsection is contingent upon the following: 195

1) An application for a building permit for the proposed building or use must be made to the Building Official within ninety (90) days after annexation of the property into the City; and 195

2) The applicant must be able to demonstrate that plans and other preparations for developing the property commenced prior to (i.e., were already in progress at the time of) annexation into the City. 196

(c) In its deliberations concerning authorization to proceed with construction of a project which meets the above criteria, the City Council shall take into consideration the appropriate land use for the area as shown on the Comprehensive Plan. Upon approval by the City Council, the City Manager shall notify the Building Official of such approval. 196

G. ZONING CHANGE/ZONING MAP AMENDMENT 196

(1) Applicability 196

(a) The City Council, from time to time, on its own motion, by request of the City Manager or by application from a property owner, may establish or amend the boundaries shown on the Official Zoning Map of the City. A zoning change or Zoning Map amendment is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable and desirable development within the City. 196

(b) Approval of a zoning change or Zoning Map amendment authorizes a property owner to submit subsequent development applications consistent with the amendment. 196

(2)	Application Requirements.....	196
(a)	Application Required.....	196
(b)	Accompanying Applications	196
(c)	Tax Certificate Required	196
(3)	Processing of Application and Decision.....	196
(a)	Submittal	196
(b)	Notification Requirements.....	197
1)	Written notice prior to consideration by the Commission; and	197
2)	Published notice prior to consideration by the City Council.	197
(c)	Commission Recommendation.....	197
(d)	Decision by City Council	197
(e)	Consideration of Previously Denied Amendments	197
(4)	Criteria for Approval	198
(a)	Whether the proposed zoning change or Zoning Map amendment implements and conforms to the policies of the City's Comprehensive Plan;.....	198
(b)	Whether the proposed zoning change or Zoning Map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;.....	198
(c)	Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;	198
(d)	Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;.....	198
(e)	Whether there have been environmental and/or economical changes which warrant the requested change;.....	198
(f)	Whether there is an error in the original zoning of the property for which a change is requested;	198
(g)	Whether all of the applicant's taxes owed to the City on the subject property have been paid in full (no application will receive final approval until all taxes due and owing are paid in full); and	198
(h)	Whether other criteria are met, which, at the discretion of the Commission and the City Council, are deemed relevant and important in the consideration of the amendment.	198
(5)	Protests	198
(a)	If a proposed zoning change or Zoning Map amendment is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths (3/4) of all members of the City Council according to LGC Section 211.006(d), as amended. The protest must be written and signed by the owners of at least twenty percent (20%) of either:	198
1)	The area of the lots or land covered by the proposed zoning change or Zoning Map amendment; or.....	198
2)	The area of the lots or land immediately adjoining the area covered by the proposed zoning change or Zoning Map amendment and extending two hundred feet (200') from that area.	198
(b)	In computing the percentage of land area under SECTION 5G(5)(a) above, the area of streets and alleys shall be included.....	199

H. PERMITTED USE TABLE 199

(1)	Use of Land and Buildings.....	199
(2)	Permitted Principal Uses	199
(3)	Uses Not Listed	204
(4)	New and Unlisted Uses	204
(a)	It is recognized that new or unlisted types of land use may seek to locate in the City. In order to provide for such contingencies, a determination of any new or unlisted form of land use shall be made in accordance with this section. 204	
(b)	It is recognized that the Permitted Use Table may require amendment, from time to time, to allow for uses that are not permitted. In the event an amendment to the Permitted Use Table is required, the procedure for the amendment shall be the same as required for an amendment to the text of the UDC in accordance with SECTION 4G of this UDC. 204	

I. SPECIFIC USE PERMIT (SUP) 204

(1)	Applicability	204
(2)	Application Requirements.....	204
(a)	Application Required.....	204
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(3)	Processing of Application and Decision.....	204
(a)	Submittal	204

Table 12.5.3 Permitted Uses - Uses by Alphabetical Order

PERMITTED USES																						
	A	SF-E	SF-20	SF-12.5	SF-9	SF-6.5	SF-PH	SF-TH	MF-15	SF-MH	MHP		O	NS	R	BP	OTC	HB	C	LI	IP	PD
Accessory Building, Residential	P	P	P	P	P	P	P	P	P	P	P											
Agricultural/Field Crops	P																					
Airport, Heliport or Landing Field	S																			S	S	
Antenna and/or Antenna Support Structure, Commercial	Please see Section XXX.XX																					
Antique Shop														P	P		P	P	P			
Appliances, Furniture and Home Furnishings Store														P	P		P	P	P			
Art Gallery/Library/Museum													P	P	P		P	P	P			
Assisted Care or Living Facility										S				S	P							
Automobile Parts Sales															P			P	P			
Automobile Repairs & Service, Major															S			S	S	P	P	
Automobile Repairs & Service, Minor															S				P	P	P	
Automobile Sales																			P	P		
Bakery														S	P		P	P	P	P		
Bank, Savings and Loan, Credit Union													P	P	P	S	P	P	P			
Beauty Salon/Barber Shop													P	P	P		P	P	P			
Bed and Breakfast Inn		S	S	S	S	S											P					
Building Material and Hardware Sales														S	S		S	P	P	P		

Cabinet or Upholstery Shop																			S	P	P	
Car Wash, Automated														S	S				S	P	P	
Car Wash, Self Serve														S	S				S	P	P	
Cemetery or Mausoleum	S																					
Church, Temple, Synagogue, Mosque, or Other Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	S	P	P	P	P	P
Civic/Convention Center														P	S	S		S	P	P	S	S
Civic Club or Lodge	S													P	S	S		P	S	S		
College, University, Trade, or Private Boarding School														P	S	S	S	S	P	P		
Commercial Amusement, Indoor														S				S	P	P		

Table 12.5.3 Permitted Uses - Uses by Alphabetical Order

PERMITTED USES																						
	A	SF-E	SF-20	SF-12.5	SF-9	SF-6.5	SF-PH	SF-TH	MF-15	SF-MH	MHP		O	NS	R	BP	OTC	HB	C	LI	IP	PD
Commercial Amusement Outdoor														S			S	S	S			
Community Center	S	S	S	S	S	S	S	S	S	S	S		P	S	P	S	S	S	P	P		
Concrete/Asphalt Batching Plant													S	S					S	S	S	
Convenience Store w/o Gas Pumps														S	R	S	S	P	P	P	P	
Convenience Store w/ Gas Pumps														S	S	S	S	S	S	S	P	
Dance Hall/Night Club																			S	S	S	
Day Care Center													P	P	P	S	S	S	P			
Dry Cleaning													S	P	P	S	S	P	P			
Esthetician/Microblading																		S				

[illegible]

	A	SF-E	SF-20	SF-12.5	SF-9	SF-6.5	SF-PH	SF-TH	MF-15	SF-MH	MHP		O	NS	R	BP	OTC	HB	C	LI	IP	PD
Museum	S												S	P	P	S	P	S	P			
Office- Warehouse/Distribution Center																P		P		P	P	
One-Family Dwelling Attached							P	P	P								P					
One-Family Dwelling Detached	P	P	P	P	P	P	P	P	P	P	P						P					
Park/Playground/Similar Public Site	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P			
Pawn Shop															S			S	P			
Pharmacy														S	S		S	P	P			
Private Club														S	S		S	S	S			
Recreational Vehicle Park	S																	S	S			
Recreational Vehicle Sales and Service																		S	S			
Recycling Facility	S																		S	P	S	
Rehabilitation Care Facility													S	S	S			P	P			
Restaurant, Drive-In														S	S			P	P			
Restaurant or Cafeteria														S	P		P	P	P	S	S	
Retail Stores and Shops													S	P	P	S	P	P	P	S		
School, Public or Private	P	P	P	P	P	P	P	P					S	S								
Sexually Oriented Business	(refer to Ordinance No. 02-L-16)																					
Stable, Commercial	P																					
Storage or Wholesale Warehouse																			S	P	P	
Theater, Outdoor	S																S	S	S			
Theater, Indoor															P	S	S	P	P			

Tool Rental																				S	P	P	
Trailer/Manufactured Homes Sales																				S	S	S	
Truck Sales, Heavy Equipment																			S	S	S		
Truck Terminal																			S	S	S	S	
Two-Family Dwelling									P	P								P					
Veterinarian Clinic/Kennel, Indoor	S													S	P	S	S	P	P	P			
Veterinarian Clinic/Kennel, Outdoor	S													S	S		S	S	S				
Welding/Machine Shop																				P	P		
Wrecking or Salvage Yard																				S	S		

CITY OF CRANDALL
MASTER FEE SCHEDULE - FY 2024-2025

RESIDENTIAL BUILDING PERMIT FEE SCHEDULE	
New Residential Construction:	\$1.20 per square foot
Residential alteration/addition/remodel:	\$1.20 per square foot
Plan Review Fees:	65% of permit fees
COMMERCIAL BUILDING PERMIT FEES	
\$1 to \$2,000	\$50.00
\$2,001 to \$10,000	\$100
\$10,001 to \$25,000	\$100 for the first \$10,000 plus \$14 for each additional \$1,000, or fraction thereof, two and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, two and including \$50,000
\$50,001 to 100,000	\$643.75 for the first \$50,000 plus \$7 for each additional 1,000, or fraction thereof, two and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, two and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000, or fraction thereof
Plan Review Fees:	65% of permit fees
FLAT PERMIT FEES	
Chicken coop:	\$50.00 (max 2 inspections)
Fences (new, replacement)/retain wall:	\$75.00 (max 2 inspections)
All flat work:	\$150.00 (max 2 inspections)
Reinspection:	\$100.00
Additional inspections:	\$100.00
Culverts:	\$100.00
Roof replacement/repair:	\$100.00
Demolition:	\$100.00
*Itinerant merchants:	\$100.00
**Certificate of occupancy:	\$200.00
***Rental property registration and inspection:	\$150.00
****Contractor registration:	\$50.00
First Responder Fee (Residential)	\$375 Per Dwelling Unit
First Responder Fee (Non-Residential)	\$0.30 Per Square Foot
*Food merchants are required to have a food establishment permit.	
**Required on all new commercial and any change of occupancy.	
***Reinspection due upon occupancy change or minimum of every 2 years.	
****Annual renewal required.	
SPECIAL EVENT FEES	
Registration Fee (3 days max.)	\$100.00 (Non Refundable)
Food Truck:	\$75.00
All Other Vendors:	\$25.00
VALUATION PERMITS	
Swimming pools:	See Valuation Schedule below
Accessory Buildings:	See Valuation Schedule below
Sign:	See Valuation Schedule below
Landscape/Irrigation:	See Valuation Schedule below
Solar Panels:	See Valuation Schedule below
Electrical:	See Valuation Schedule below
Mechanical:	See Valuation Schedule below
Plumbing:	See Valuation Schedule below
Accessory Structure (ex: carport, pergola, deck)	See Valuation Schedule below

CITY OF CRANDALL
MASTER FEE SCHEDULE - FY 2024-2025

RESIDENTIAL VALUATION PERMIT FEE SCHEDULE	
Valuation Project Cost Range	
\$1 to \$10,000	\$100
\$10,001 to \$25,000	\$100 for the first \$10,000 plus \$14 for each additional \$1,000, or fraction thereof, two and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, two and including \$50,000
\$50,001 to 100,000	\$643.75 for the first \$50,000 plus \$7 for each additional 1,000, or faction thereof, two and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, two and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000, or fraction thereof
<i>Plan review fees are 65% of permit fee costs</i>	
COMMERCIAL VALUATION PERMIT FEE SCHEDULE	
\$1.00 to \$10,000.00	\$100.00
\$10,001.00 to \$25,000.00	\$100.00 for the first \$10,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional 1,000.00, or faction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
<i>Plan review fees are 65% of permit fee costs</i>	
FIRE CODE ANNUAL INSPECTION EXISTING COMMERICAL PROPERTIES	
Initial Inspection:	\$150.00
Re-inspection:	\$75.00
Annual Renewal:	\$100.00
FIRE CODE PLAN REVIEW	
\$1,000 and less	\$50.00
\$1,001 to \$25,000	\$200.00
\$25,001 to \$50,000	\$325
\$50,001 to \$100,000	\$525.00
\$100,001 to \$500,000	\$850.00
\$500,001 to \$1,000,000	\$1,200.00
\$1,000,000 to \$3,000,000	\$1,600.00
\$3,000,001 to \$6,000,000	\$2,400.00
\$6,000,001 and up	\$2,400 plus \$0.25 for each additional \$1,000.00

CITY OF CRANDALL
MASTER FEE SCHEDULE - FY 2024-2025

FIRE CODE INSPECTION SERVICES NEW CONSTRUCTION	
\$1,000 and less	\$50.00
\$1,001 to \$25,000	\$300.00
\$25,001 to \$50,000	\$400.00
\$50,001 to \$100,000	\$800.00
\$100,001 to \$500,000	\$1,000.00
\$500,001 to \$1,000,000	\$1,100.00
\$1,000,000 to \$3,000,000	\$1,600.00
\$3,000,000 to \$6,000,000	2,500.00
\$6,000,001 and up	\$2,850.00 plus \$0.25 for each additional \$1,000.
FIRE UNDERGROUND	
Fire Code Plan Review:	\$300.00
Fire Code Plan Inspection:	\$300.00
FIRE EXTINGUISHER SUPPRESSION SYSTEM	
Per Permit, One Inspection:	\$500.00
Each Re-inspection:	\$150.00
UNDERGROUND / ABOVEGROUND FUEL STORAGE TANKS	
Fire Code Plan Review:	\$400.00
Fire Code Inspection:	\$500.00
FIRE CODE SECTION 105 INSPECTIONS	
Initial inspection (operational, construction or annual permit)	\$150.00
Reinspection (if initial inspection fails)	\$75.00
Annual renewal (if annual permit)	\$100.00
DEVELOPMENT FEES	
Preliminary Plat:	\$400 + \$15 per acre
Final Plat:	\$350 + \$10 per acre + County Filing Fees
Replat:	\$300 + \$15 per lot + County Filing Fees
Property owner notification	\$3.00 per property owner within 200ft
Amended Plat:	\$250 + \$15 per lot + County Filing Fees
Minor Plat:	\$250 + \$15 per lot + County Filing Fees
Specifice Use Permit:	\$400
Property owner notification	\$3.00 per property owner within 200ft
Site Plans:	\$400
Variance Request:	\$300
Property owner notification	\$3.00 per property owner within 200ft
Zoning Change:	\$400
Property owner notification	\$3.00 per property owner within 200ft
Zoning Verification Letter:	\$200
Civil/Construction Reviews:	Actual cost of the review by the city contracted engineering company.
Land Study:	\$300
Traffic Impact Analysis:	Actual cost of the review by the city contracted engineering company.
City Administrative/Processing Fee:	\$100
County Fees:	\$75 per page of a plat + \$25 per Tax Certificate

CITY OF CRANDALL
MASTER FEE SCHEDULE - FY 2024-2025

OTHER DEVELOPMENT SERVICES FEES:	
Pre-Development Meeting (Virtual or In-Person)	\$200
Pre-Construction Meeting (Virtual)	\$400
Pre-Construction Meeting (In-Person)	\$600
Consultation Meeting with City Planner (Virtual)	\$150 per hour
Consultation Meeting with City Planner (In-Person)	\$150 per hour
Consultation Meeting with City Engineer (Virtual)	\$250
Consultation Meeting with City Engineer (In-Person)	\$500
INFRASTRUCTURE INSPECTIONS	
Third-party Engineering Inspection actual costs + City Review	
The following Infrastructure Inspection Fees are hereby adopted with City review time charged at \$100 per hour, except overtime requested by the applicant, and agreed to by the City, which shall be charged at \$125 per hour.	
APPLICABLE CITY INSPECTIONS	
Grading Improvements:	\$100 Hourly Rate or \$0.40 per 250 square foot
Paving Improvements:	\$100 Hourly Rate or \$0.40 per 250 square foot
Sidewalk Improvements:	\$100 Hourly Rate or \$0.40 per 250 square foot
Drainage Improvements:	\$100 Hourly Rate or \$0.50 per linear foot
Water and/or Wastewater Improvements:	\$100 Hourly Rate or \$0.50 per linear foot
Per square footage or linear foot charges are billed in advance at time of civil plan review	
Hourly rates are billed as incurred if not billed in advance	
POLICE DEPARTMENT FEE SCHEDULE	
Accident Report:	\$6.00 / Copy
Offense/Incident Report:	\$5.00 / Copy
Clearance Letter:	\$10.00 / Letter
DVD:	\$3.00 / Disc
CD:	\$1.00 / Disc
Body Worn/ Dash Camera:	\$10.00 Base Fee + (\$1.00 fee per additional minute)
Fingerprints:	\$5.00 / Card
MUNICIPAL COURT	
Unpaid Debts & Accounts receivable such as unpaid Fines, Fees, CourtCosts, Forfeited Bonds and Restitution Ordered by the Crandall Municipal Court:	30% additional fees
Special Expense for Issuance & Service of Warrant of Arrest:	\$50.00
Transcript Preparation Fee - Does not include the fee for actual transcript of the proceedings:	\$25.00
Special Expnse for Processing Request for Defensive Driving School:	\$10.00 (non-refundable)
Municipal Court Technology Fund:	\$4.00
Municipal Court Building Security Fund:	\$4.90
Local Youth Diversion Fund:	\$5.00
Municipal Court Jury Fund:	\$0.10

CITY OF CRANDALL
MASTER FEE SCHEDULE - FY 2024-2025

UTILITY FEE SCHEDULE	
Utility Billing -Deposits	
Refundable Water Deposit for a homeowner:	\$125.00
Refundable Water Deposit for a renter:	\$200.00
Refundable Water Deposit for Commercial:	\$250.00
Refundable Water Deposit for Construction:	\$500.00
Utility Billing -Other Fees	
Water Connection Fee:	\$30.00
After Hour Reconnect:	\$75.00
NSF:	\$30.00
Meter Re-Read:	\$15.00
Late Fee:	\$15.00
Disconnection Fee:	\$30.00
Data Verification Fee:	\$2.50
Credit Card Fee:	\$5.00
Utility Billing -Water Rates	
Residential Inside City Limits	
3/4" Meter Base Rate	\$41.29
8,500 Gallons or Less:	\$5.46
More than 8,500 up to 13,500 gallons or less:	\$6.01
More than 13,500 up to 18,500 gallons or less:	\$6.28
More than 18,500 gallons:	\$6.55
1" Meter Base Rate	\$67.79
8,500 Gallons or Less:	\$5.46
More than 8,500 up to 13,500 gallons or less:	\$6.01
More than 13,500 up to 18,500 gallons or less:	\$6.28
More than 18,500 gallons:	\$6.55
Usage Charge per 1,000 gallons or portion thereof for residential non-irrigation meters:	\$5.46
Commercial Inside City Limits	
3/4" Meter Base Rate	\$63.73
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91
More than 18,500 gallons:	\$7.21
1" Meter Base Rate	\$71.02
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91
More than 18,500 gallons:	\$7.21
2" Meter Base Rate	\$81.93
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91
More than 18,500 gallons:	\$7.21
3" Meter Base Rate	\$100.12
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91
More than 18,500 gallons:	\$7.21
4" Meter Base Rate	\$118.32
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91
More than 18,500 gallons:	\$7.21
6" Meter Base Rate	\$154.69
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91

CITY OF CRANDALL
MASTER FEE SCHEDULE - FY 2024-2025

More than 18,500 gallons:	\$7.21
Usage charge per 1,000 gallons or portion thereof for commercial non-irrigation meters:	\$6.01
Residential Inside City Limits -Irrigation	
3/4" Irrigation Base Rate	
8,500 Gallons or Less:	\$6.20
More than 8,500 up to 13,500 gallons or less:	\$6.82
More than 13,500 up to 18,500 gallons or less:	\$7.13
More than 18,500 gallons:	\$7.44
Usage Charge per 1,000 gallons or portion thereof for residential irrigation meters:	\$5.46
Commercial Inside City Limits -Irrigation	
3/4" Irrigation Base Rate	
8,500 Gallons or Less:	\$6.20
More than 8,500 up to 13,500 gallons or less:	\$6.82
More than 13,500 up to 18,500 gallons or less:	\$7.13
More than 18,500 gallons:	\$7.44
1" Irrigation Base Rate	
8,500 Gallons or Less:	\$6.82
More than 8,500 up to 13,500 gallons or less:	\$7.50
More than 13,500 up to 18,500 gallons or less:	\$7.84
More than 13,500 up to 18,500 gallons or less:	\$8.18
2" Meter Irrigation Base Rate	
8,500 Gallons or Less:	\$6.82
More than 8,500 up to 13,500 gallons or less:	\$7.50
More than 13,500 up to 18,500 gallons or less:	\$7.84
More than 18,500 gallons:	\$8.18
Usage charge per 1,000 gallons or portion thereof for commercial irrigation meters:	\$6.01
Construction Meters	
2" Construction Meter Base Rate	\$81.93
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91
More than 18,500 gallons:	\$7.21
3" Construction Meter Base Rate	\$100.12
8,500 Gallons or Less:	\$6.01
More than 8,500 up to 13,500 gallons or less:	\$6.61
More than 13,500 up to 18,500 gallons or less:	\$6.91
More than 18,500 gallons:	\$7.21
Residential Out-of-City Limits	
3/4" Meter Base Rate	\$45.41
8,500 Gallons or Less:	\$5.46
More than 8,500 up to 13,500 gallons or less:	\$6.01
More than 13,500 up to 18,500 gallons or less:	\$6.28
More than 18,500 gallons:	\$6.55
1" Meter Base Rate	\$74.57
8,500 Gallons or Less:	\$5.46
More than 8,500 up to 13,500 gallons or less:	\$6.01
More than 13,500 up to 18,500 gallons or less:	\$6.28
More than 18,500 gallons:	\$6.55
Usage charge per 1,000 gallons or portion thereof for residential meters:	\$5.46

CITY OF CRANDALL
MASTER FEE SCHEDULE - FY 2024-2025

Commercial Out-of-City Limits	
3/4" Meter Base Rate	\$63.73
8,500 Gallon or less:	\$6.61
More than 8,500 up to 13,500 gallons or less:	\$7.27
More than 13,500 up to 18,500 gallons or less:	\$7.60
More than 18,500 gallons:	\$7.93
1" Meter Base Rate	\$71.02
8,500 Gallons or Less:	\$6.61
More than 8,500 up to 13,500 gallons or less:	\$7.27
More than 13,500 up to 18,500 gallons or less:	\$7.60
More than 18,500 gallons:	\$7.93
2" Meter Base Rate	\$90.12
8,500 Gallons or Less:	\$6.61
More than 8,500 up to 13,500 gallons or less:	\$7.27
More than 13,500 up to 18,500 gallons or less:	\$7.60
More than 18,500 gallons:	\$7.93
3" Meter Base Rate:	\$110.13
8,500 Gallons or Less:	\$6.61
More than 8,500 up to 13,500 gallons or less:	\$7.27
More than 13,500 up to 18,500 gallons or less:	\$7.60
More than 18,500 gallons:	\$7.93
4" Meter Base Rate	\$118.32
8,500 Gallons or Less:	\$6.61
More than 8,500 up to 13,500 gallons or less:	\$7.27
More than 13,500 up to 18,500 gallons or less:	\$7.60
More than 18,500 gallons:	\$7.93
6" Meter Base Rate	\$154.69
8,500 Gallons or Less:	\$6.61
More than 8,500 up to 13,500 gallons or less:	\$7.27
More than 13,500 up to 18,500 gallons or less:	\$7.60
More than 18,500 gallons:	\$7.93
Usage charge per 1,000 gallons or portion thereof for commercial meters:	\$6.61
Sewer Rates	
3/4" Meter Residential:	\$44.37
3/4" Meter Senior:	\$27.54
3/4" Meter Commercial:	\$61.30
1" Meter Residential:	\$65.51
1" Meter Commercial:	\$68.63
2" Meter Commercial:	\$74.28
4" Meter Commercial:	\$83.53
6" Meter Commercial:	\$96.40
Usage charge per 1,000 gallons or portion thereof exceeding 2,000 gallons for all ratepayers outside the summer billing months:	\$3.97
Usage charge per 1,000 gallons thereof exceeding 2,000 gallons for residential ratepayers during the summer billing months:	\$3.63
Usage charge per 1,000 gallons or portion thereof for commercial ratepayers for usage between 2,000 and 75,000 gallons during the summer billing months:	\$4.37
Usage charge per 1,000 gallons or portion thereof for commercial ratepayers for usage exceeding 75,000 gallons during the summer billing months:	\$3.18

CITY OF CRANDALL
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Meter Change	
5/8" Meter:	\$15.00
1 1/2" Meter - 2" Meter:	\$30.00
Larger than 2" Meter:	Actual cost of change & test
Meter Relocation:	\$1,000.00
Meter Tampering:	\$1,000.00
Water & Sewer Taps (Each)	
3/4"	\$1,250.00
1"	\$1,850.00
2"	\$6,650.00
3"	\$16,250.00
4"	\$25,850.00
6"	\$57,850.00
Water Impact Fee	
3/4 Meter:	\$4,700.00
1" Meter:	\$7,849.00
2" Meter:	\$25,051.00
3" Meter:	\$54,849.00
4" Meter:	\$94,000.00
6" Meter:	\$211,500.00
Wastewater Impact Fee	
3/4 Meter:	\$2,200.00
1" Meter:	\$3,674.00
2" Meter:	\$11,726.00
3" Meter:	\$25,674.00
4" Meter:	\$44,000.00
6" Meter:	\$99,000.00
Residential Trash	
1 Cart:	\$19.71
2 Carts:	\$24.32
3 Carts:	\$28.94
Commercial Trash	
1 Cart:	\$37.40
2 Carts:	\$42.46
3 Carts:	\$47.52
Animal Control	
Animals other than dogs	
First Offense:	\$25.00
Second Offense:	\$50.00
Subsequent Offenses:	\$75.00
Dog Impounded	
First Offense:	\$20.00
Second Offense:	\$30.00
Maintenace for each day or portion thereof of impoundment:	\$2.00