



## Site Plan 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.

**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 site plan review is **\$400**.

**Please refer to the attached Development Fee Schedule.**

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



# City of Crandall Development Application

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Land                | <input type="checkbox"/> Variance      |
| <input type="checkbox"/> Final Plat       | <input type="checkbox"/> Study/Subdivision   | <input type="checkbox"/> Zoning Change |
| <input type="checkbox"/> Replat           | <input type="checkbox"/> Master Plan         | <input type="checkbox"/> Annexation    |
| <input type="checkbox"/> Amending Plat    | <input type="checkbox"/> Specific Use Permit |  |
| <input type="checkbox"/> Minor Plat       | <input type="checkbox"/> Site Plan           |  |

### **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: \_\_\_\_\_  
(Letter of Authorization is required if signature is other than property owner)

Project#: \_\_\_\_\_

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 \_\_\_\_\_ 2026

\_\_\_\_\_  
Notary Public

Commission present at the meeting. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the replat application and extending two hundred feet (200') from that area, but within the original subdivision, must be filed with the Commission prior to the close of the public hearing. In computing the percentage of land area under this section, the area of streets and alleys shall be included.

(7) Expiration and Extension

(a) Expiration

The approval of a replat shall remain in effect for a period of two (2) years from the date the application was approved or conditionally recommended by the Commission and approved by the Council, during which period the applicant shall submit any required revisions for approval and recordation of the plat. If the replat has not been recorded within the two (2)-year period, the plat approval shall expire and the plat shall be deemed null and void.

(b) Extension

At the request of the property owners or their representative, the expiration date for approval of a replat may be extended by the Commission for a period not to exceed six (6) months. A replat is not subject to reinstatement following expiration.

(8) Plat Recordation

The property owner shall submit the approved replat, following any required revisions, to the City Manager, who shall cause the plat to be recorded in the property records of the county in which the land is located.

N. SITE PLAN PROCESS

(1) Purpose and Applicability

(a) Purpose

This section establishes a site plan review process for certain proposed residential, nonresidential, and mixed-use developments. The purpose of site plan approval is:

- 1) To ensure compliance with the requirements of this UDC;
- 2) To promote better site design;
- 3) To integrate projects more effectively into their surrounding environment;
- 4) To prevent the impairment or depreciation of property values;
- 5) To improve internal vehicular and pedestrian circulation;
- 6) To encourage quality and innovative site-planning techniques;
- 7) To project and enhance the overall general public health, safety and welfare;

- 8) To ensure efficient and safe land development;
- 9) To ensure harmonious use of land;
- 10) To ensure compliance with the Comprehensive Plan and other appropriate design standards; and
- 11) To ensure adequate parking and loading, water supply, drainage and storm water management, sanitary sewer facilities, and other utilities and services.

(b) Applicability

Site plan review and approval shall be required as follows:

- 1) For any development that contains two (2) or more residential dwelling units on a single tract, lot, or parcel of land;
- 2) For any development that contains single-family attached dwelling units;
- 3) For any nonresidential development;
- 4) Any increase in an existing nonresidential structure or a residential structure that contains two (2) or more residential dwelling units that is greater than twenty-five percent (25%) of the existing building square footage;
- 5) For any PD or SUP;
- 6) For any single-family residential development that includes a private amenity or facility or a golf course; and
- 7) No building permit shall be issued for any of the above developments until a site plan and all other required engineering/construction plans are first approved by the City. No certificate of occupancy shall be issued until all construction and development conforms to the approved site plan and associated engineering/construction plans. The site plan review process shall include, but not be limited to, the following steps:
  - a) Pre-application conference;
  - b) Site plan review and approval; and
  - c) Construction of project (after City approval of required site plan and other associated plans, including platting and engineering plans).

(c) Exempted Uses

The following land use activities are exempted from the requirements of this SECTION 8N:

- 1) Construction of one- or two-family dwellings, ordinary accessory structures and related land use activities;
- 2) Ordinary repair and maintenance of existing structures or uses;

- 3) Agricultural land use;
- 4) Incidental landscaping or grading;
- 5) Individual manufactured homes; and
- 6) Interior alterations that do not substantially change the nature or use of the structure.

(2) Application Requirements

Any request for site plan approval shall be accompanied by an application prepared in accordance with the Development Standards.

(3) Processing of Application and Decision

(a) Submittal

An application for a site plan shall be submitted to the City Manager. The City Manager shall review the application for completeness in accordance with SECTION 4B(2) of this UDC. The City Manager may, at his/her option, request a recommendation from any other City Department or consultant. The City Manager shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager shall forward a recommendation to the Commission for consideration.

(b) Decision by the Planning and Zoning Commission

The Commission shall receive the recommendation of the City Manager and shall consider the proposed site plan. The Commission may vote to recommend approval, recommend approval with conditions or recommend to deny the proposed site plan. The City Council shall act on an appeal within thirty (30) days after the date of the Commission's action.

(4) Contents of a Site Plan

An application for a site plan shall include the following information and documents:

(a) Completeness Requirements

- 1) Appropriate fees;
- 2) Application signed and notarized by owner;
- 3) Agent authorization letter, as required;
- 4) Legal metes-and-bounds description;
- 5) Site plan checklist;
- 6) Traffic Impact Analysis Determination form;
- 7) Tree survey;
- 8) 15 folded black-line or blue-line copies at 18"X24" or 24"X36" as required in the development application;

- 9) One (1) folded 11"X17" reduction of each exhibit;
  - 10) One (1) CD containing a digital copy of the plan in PDF format; and
  - 11) Completed application for street name approval.
- (b) Technical Requirements
- 1) Location/Vicinity map with north arrow;
  - 2) North arrow;
  - 3) Graphic and written scale (minimum 1"=20');
  - 4) Approximate distance to the nearest cross street;
  - 5) Site boundaries, bearings and dimensions, lot lines, site acreage and square footage;
  - 6) Title block located in lower right corner including subdivision name with lot and block number, acreage, complete legal description including survey name and abstract number, City, county and preparation date;
  - 7) Legend, if abbreviations or symbols are used;
  - 8) Name, address and phone number of owner, developer, applicant, and surveyor;
  - 9) Parking areas and structures with typical parking detail;
  - 10) Site data summary table providing the following information:
    - a) Zoning;
    - b) Proposed use;
    - c) Building area (gross square footage);
    - d) Building height (feet and number of stories);
    - e) Square footage of impervious surface;
    - f) Total parking: required/provided (e.g., 44 required/45 provided);
    - g) Number of handicap spaces: required/provided (per ADA standards); and
    - h) Number of dwelling units and number of bedrooms for multi-family development (if applicable);
- (c) Existing improvements within seventy-five feet (75') of the subject property;
- (d) Land use, zoning, subdivision name, recording information and owner of adjacent unplatted property;
- (e) Building locations, size and dimensions, dimensions between buildings on the same lot, building lines and setbacks and use;
- (f) Dimensions of all drive lanes;
- (g) FEMA 100-year floodplain with elevation including finished floor elevation. Include floodplain note provided as part of plat;

- (h) Public streets, private drives and fire lanes with pavement widths, rights-of-way, median openings, turn lanes, existing driveways of adjacent property and driveways shown on approved plans for adjacent property with dimensions, radii and surface type;
  - (i) Distances between existing and proposed driveways;
  - (j) Loading and unloading areas, the location of ramps, crosswalks, sidewalks and barrier free ramps with typical dimensions;
  - (k) Location of off-street loading areas, dumpsters and trash compactors with height and material of screening;
  - (l) Size, location, dimensions and details of all signs and exterior lighting of signs, including type of standards, locations and radius of light and intensity of foot-candles, subject to approval by the Building Official;
  - (m) Location of existing and proposed water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes and other structures on site and adjacent to the site;
  - (n) Show traffic flow arrows and dimensions of drive isles;
  - (o) Inlets, culverts and other drainage structures on-site and adjacent to the site;
  - (p) Existing and proposed easements (utility, floodway and drainage, access, visibility and maintenance, fire lane, etc.);
  - (q) Provide an elevation of all four (4) sides of the building including building materials, colors and dimensions at an architectural scale of  $\frac{1}{4}'' = 1' 0''$ ; and
  - (r) Landscape plan provided on separate sheet and including the following:
    - 1) Natural features including tree masses and anticipated tree loss, floodplains, drainage ways and creeks;
    - 2) Screening walls, fences, living screens, retaining walls, headlight screens and service area screens, including height and type of construction and/or planting specification;
    - 3) Existing/preserved trees including location, size and species;
    - 4) Landscaping materials including location, size, etc.;
    - 5) Proposed plant materials including locations, species, spacing (if applicable) and size (at time of planting and at maturity); and
    - 6) Note irrigation, sprinkler or water systems, including placement of water sources, including the following note: "All green space and landscaping will be maintained by (type) watering system"; and
  - (s) Any additional information as requested to clarify the proposed development.
- (5) Criteria for Approval

The Commission, in considering action on a site plan, should consider the following criteria:

- (a) The site plan is consistent with the general purpose and intent of the applicable zoning district regulations;
- (b) The site plan is compatible with adjacent developments and neighborhoods and includes improvements to mitigate development-related adverse impacts;
- (c) The site plan does not generate pedestrian or vehicular traffic, which will be hazardous or conflict with the existing traffic patterns in the area;
- (d) The site plan incorporates features to minimize adverse effects on adjacent properties;
- (e) Adequate capacity of public or private facilities for water, sewer, electricity and transportation to and through the development are provided to the site;
- (f) The proposed use and associated site plan promote the health, safety and general welfare of the City and the safe, orderly, efficient and healthful development of the City.

(6) Revisions to Approved Site Plan

Changes to an approved site plan shall be processed in the same manner as the original approved site plan; however, changes of details within a site plan which do not alter the basic physical relationship of the property to adjacent property, alter the use permitted, increase the density, floor area or height, or reduce the yards provided at the boundary of the site as indicated on the approved site plan, may be authorized by the City Manager. An aggrieved party may appeal the decision of the City Manager to the BOA in accordance with the provisions of this UDC.

(7) Expiration of Site Plan

A site plan shall expire if any of the following occurs:

- (a) A building permit, if any, for the use has not been approved within two (2) years of the approval of a SUP;
- (b) A building permit has not been approved within two (2) years of the approval of a site plan as part of a PD;
- (c) A building permit has not been approved within two (2) years of the approval for the construction of any building on the property for which the site plan was approved; or
- (d) A building permit that was approved as a result of an approved site plan expires within two (2) years of approval of the site plan.

O. WAIVERS

(1) General

The Commission may recommend and the City Council may authorize waivers from the provisions of this section when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the City Council shall prescribe only conditions that it deems necessary or desirable to the public interest. In making its findings, the City Council shall

PENALTY FOR WORKING WITHOUT A PERMIT (BUILDING CODE VIOLATION):	
First Offense: A fine of double the standard permit/plan review fee, plus the cost of the original permit/plan review fee.	
Second Offense: A fine of \$500, plus double the standard permit/plan review fee, plus the cost of the original permit/plan review fee.	
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	\$100.00 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 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)
Reinspection / Additional Inspections:	\$100.00
Culverts:	\$150.00
*Itinerant merchants:	\$250.00 (Renewal \$100.00 every 60 days)
**Certificate of occupancy:	See below
Residential	\$150.00
Commercial	\$250.00
***Rental property registration and inspection:	\$150.00
****Contractor registration:	\$50.00
First Responder Fee (Residential)	\$375.00 Per Dwelling Unit
First Responder Fee (Non-Residential)	\$0.30 Per Square Foot
Plan Revision:	\$200.00
Garage Sale Permits	\$0.00
*Food Establishment Permit: All food merchants must obtain a valid food establishment permit.	
**Commercial and Occupancy Changes: A permit is required for all new commercial properties and any change in occupancy.	
***Reinspection Requirement: A reinspection is required with any occupancy change or at least once every two years.	
****Annual Renewal: All applicable permits must be renewed annually.	
SPECIAL EVENT FEES	
Registration Fee (3 days max.)	\$100.00 (Non Refundable)
Food Truck:	\$75.00
All Other Vendors:	\$25.00
VALUATION PERMITS	
Accessory Buildings:	See Valuation Schedule below
Accessory Structure (ex: carport, pergola, deck)	See Valuation Schedule below
Demolition:	See Valuation Schedule below
Electrical:	See Valuation Schedule below
Fences (new, repair and/or replacement):	See Valuation Schedule below
Flat Work (new, repair and/or replacement):	See Valuation Schedule below
Gas:	See Valuation Schedule below
Landscape/Irrigation:	See Valuation Schedule below
Mechanical:	See Valuation Schedule below
Plumbing:	See Valuation Schedule below
Remodels:	See Valuation Schedule below
Retaining Wall (new, repair and/or replacement):	See Valuation Schedule below
Roof (new, repair and/or replacement):	See Valuation Schedule below
Sign:	See Valuation Schedule below
Solar Panels:	See Valuation Schedule below
Swimming pools:	See Valuation Schedule below
RESIDENTIAL VALUATION PERMIT FEE SCHEDULE	
Valuation Project Cost Range	
\$1 to \$10,000	\$100.00
\$10,001 to \$25,000	\$100.00 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 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 are 65% of permit fee costs	
COMMERCIAL VALUATION PERMIT FEE SCHEDULE	
Valuation Project Cost Range	
\$1.00 to \$10,000.00	\$100.00
\$10,001.00 to \$25,000.00	\$100.00 for the first \$10,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional 1,000, or fraction thereof, to and including \$100,000
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$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
\$1,000,000.00 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 are 65% of permit fee costs	

FIRE CODE ANNUAL INSPECTION EXISTING COMMERCIAL 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	\$325.00
\$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	\$2,400.00 plus \$0.25 for each additional \$1,000.00
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 \$1,000.00
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:	\$400.00 + \$15.00 per acre
Final Plat:	\$350.00 + \$10.00 per acre + County Filing Fees
Replat:	\$300.00 + \$15.00 per lot + County Filing Fees
Property owner notification	\$3.00 per property owner within 200ft
Amended Plat:	\$250.00 + \$15.00 per lot + County Filing Fees
Minor Plat:	\$250.00 + \$15.00 per lot + County Filing Fees
Specific Use Permit:	\$400.00
Property owner notification	\$3.00 per property owner within 200ft
Site Plans:	\$400.00
Variance Request:	\$300.00
Property owner notification	\$3.00 per property owner within 200ft
Zoning Change:	\$400.00
Property owner notification	\$3.00 per property owner within 200ft
Zoning Verification Letter:	\$200.00
Civil/Construction Reviews:	Actual cost of the review by the city contracted engineering company.
Land Study:	\$300.00
Traffic Impact Analysis:	Actual cost of the review by the city contracted engineering company.
City Administrative/Processing Fee:	\$100.00
County Fees:	\$75.00 per page of a plat + \$25.00 per Tax Certificate
OTHER DEVELOPMENT SERVICES FEES:	
Pre-Development Meeting (Virtual or In-Person)	\$200.00
Pre-Construction Meeting (Virtual)	\$400.00
Pre-Construction Meeting (In-Person)	\$600.00
Consultation Meeting with City Planner (Virtual)	\$150.00 per hour
Consultation Meeting with City Planner (In-Person)	\$150.00 per hour
Consultation Meeting with City Engineer (Virtual)	\$250.00
Consultation Meeting with City Engineer (In-Person)	\$500.00
INFRASTRUCTURE INSPECTIONS	
Third-party Engineering Inspection actual costs + City Review	
The following Infrastructure Inspection Fees are hereby adopted with City review time charged at \$100.00 per hour, except overtime requested by the applicant, and agreed to by the City, which shall be charged at \$125.00 per hour.	
APPLICABLE CITY INSPECTIONS	
Grading Improvements:	\$100.00 Hourly Rate or \$0.40 per 250 square foot
Paving Improvements:	\$100.00 Hourly Rate or \$0.40 per 250 square foot
Sidewalk Improvements:	\$100.00 Hourly Rate or \$0.40 per 250 square foot
Drainage Improvements:	\$100.00 Hourly Rate or \$0.50 per linear foot
Water and/or Wastewater Improvements:	\$100.00 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, Court Costs, Forfeited Bonds and Restitution Ordered by the Crandall Municipal Court:	30% additional fees
Special Expense for Issuance & Service of Warrant of Arrest:	\$75.00
Transcript Preparation Fee - Does not include the fee for actual transcript of the proceedings:	\$25.00
Special Expense 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
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
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 18,500 gallons:	\$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
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

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:	Up to \$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:	\$3,727.00
1" Meter:	\$6,212.00
2" Meter:	\$19,879.00
3" Meter:	\$43,484.00
4" Meter:	\$74,545.00
6" Meter:	\$167,725.00
Wastewater Impact Fee	
3/4 Meter:	\$5,559.00
1" Meter:	\$9,265.00
2" Meter:	\$29,650.00
3" Meter:	\$64,858.00
4" Meter:	\$111,186.00
6" Meter:	\$250,168.00
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
Maintenance for each day or portion thereof of impoundment:	\$2.00