



**CITY OF BENBROOK**

*Community Development  
P.O. Box 26569  
911 Winscott Road  
Benbrook, Texas 76126  
817-249-3000*

**LAND DEVELOPMENT FEES**

**SUBDIVISION AND PLATTING FEES**

**SKETCH PLAT – \$50.00**

**PRELIMINARY PLAT**

The City of Benbrook collects an application fee for submittal of a preliminary plat to cover administrative costs, review costs, and public notice. This fee is dependent on the type and size of land involved. The fee must be paid at the time the preliminary plat application is submitted. The fees are:

**Single-Family Residential Land:**

*“A”, “B”, “BR”, “RE” and “MH” Zoning Districts*

<b>Number of Lots</b>	<b>Review Fee</b>
1 to 50	\$150.00 plus \$3.00 for each lot
51 to 100	\$300.00 plus \$2.50 for each lot over 50
101 to 200	\$425.00 plus \$2.00 for each lot over 100
Over 200	\$625.00 plus \$1.50 for each lot over 200

**Multi-Family, Commercial, Industrial or Other Land:**

*“CR”, “C”, “D”, “E”, “F”, “HC”, “G”, “H”, “SD”, “MU” and “CF” Zoning Districts*

<b>Number of Acres</b>	<b>Review Fee</b>
0 to 12.50	\$150.00 plus \$8.50 for each acre
12.51 to 25.00	\$256.25 plus \$7.00 for each acre over 12.5
25.01 to 50.00	\$343.75 plus \$5.50 for each acre over 25
Over 50	\$481.25 plus \$3.00 for each acre over 50

**FINAL PLAT**

The City also collects an application fee for the review and processing of final plats. This fee is dependent on the type and size of land involved. The fees are:

**Single-Family Residential Land:**

*“A”, “B”, “BR”, “RE” and “MH” Zoning Districts*

<b>Number of Lots</b>	<b>Review Fee</b>
1 to 50	\$150.00 plus \$8.00 for each lot
51 to 100	\$550.00 plus \$6.50 for each lot over 50
101 to 200	\$875.00 plus \$3.00 for each lot over 100
Over 200	\$1,175.00 plus \$2.00 for each lot over 200

**Multi-Family, Commercial, Industrial or Other Land:**

*“CR”, “C”, “D”, “E”, “F”, “HC”, “G”, “H”, “SD”, “MU” and “CF” Zoning Districts*

<b>Number of Acres</b>	<b>Review Fee</b>
0 to 12.50	\$150.00 plus \$26.50 for each acre
12.51 to 25.00	\$475.00 plus \$21.00 for each acre over 12.5
25.01 to 50.00	\$737.50 plus \$9.25 for each acre over 25
Over 50	\$968.75 plus \$5.00 for each acre over 50

**TARRANT COUNTY FINAL PLAT RECORDING FEE**

In addition to the City's application fee, Tarrant County also charges a recording fee depending on the size of the final plat. Tarrant County's current recording fees are:

Size of Sheet	Filing Fee
18" by 24"	\$41.00 plus \$2.00 per page of dedication
24" by 36"	\$56.00 plus \$2.00 per page of dedication

**REPLATS**

For preliminary and final replats that are solely for correcting a drafting error, correcting a boundary line, maintains or reduces the number of lots, vacates all or a portion of a previous plat, or correctly showing changes such as easements, rights-of-way or flood elevation data, the preliminary replat fee is \$150.00 plus the Tarrant County filing fee (see above). Replats that do not meet these conditions are charged at the regular Preliminary or Final plat rate.

**OTHER PLATTING FEES**

**VACATIONS**

Vacation of easement	\$150.00 plus Tarrant County Filing Fee
Vacation of street or alley right-of-way	\$150.00 plus Tarrant County Filing Fee and value of right-of-way

**REZONING**

The filing, processing, and review fee for rezoning each single or contiguous piece of property is:

Acres in Application	Fee
0 to 0.99	\$750.00
1.0 to 9.99	\$775.00
10.0 to 24.99	\$800.00
25.00 to 29.99	\$825.00
40.00 to 74.99	\$850.00
75.00 to 149.99	\$875.00
150.00 to 199.99	\$900.00
200.00 to 249.99	\$925.00
250.00 to 299.99	\$950.00
300 or more	\$975.00 plus \$3.25 per acre over 300 acres

**OTHER ZONING AND DEVELOPMENT RELATED FEES**

* Site Plan	\$150.00
Conditional Use	\$150.00
Special Exception	\$150.00
Variance	\$150.00
Floodplain Permit	\$100.00

\*When filed separately from Zoning or Plat Application

**PUBLIC IMPROVEMENTS CONSTRUCTION**

**REQUIRED PUBLIC IMPROVEMENTS**

The landowner/developer of a piece of property being platted must pay 100-percent of the costs for constructing streets, drainage, street lights, sidewalks and other public improvements within the subdivision. In addition, the developer may be required to pay for a portion of the adjacent street improvements if it is contiguous to the subdivision. The developer will pay the contractor directly for these improvements, but must provide the City with financial assurance (bond, letter of credit) for the total amount until the improvements are completed and accepted by the City.

## **PUBLIC IMPROVEMENTS INSPECTION FEES**

In addition to the construction cost, the developer is required to pay an inspection fee of two-percent of the construction cost, plus any overtime required. The developer is required to pay for all required construction testing as well.

## **EROSION CONTROL DEPOSIT**

Prior to approval of the grading permit, the developer shall submit an Erosion Control Plan for approval by the City and shall pay an erosion control deposit to the City in the amount of one hundred dollars (\$100.00) per lot for Single-Family Residential Subdivisions or two hundred dollars (\$200.00) per acre for Multi-Family Residential and Non-Residential Subdivision.

## **SIDEWALK SURETY**

The developer is required to provide the City with financial assurance (payment bond, letter of credit) from his bank for 20-percent of the sidewalk development cost. If at the end of four years from acceptance of the subdivision, sidewalks are not complete, the developer will be required, or the City will use the funds, to complete all sidewalks.