



Planning & Development FY2023 Fee Schedules

*Planning & Development Department
Commissioners Court Regular Session
June 27, 2022*

Planning & Development Fee Schedules

- **County Subdivision Order**
 - Regulates New Development
 - Fees Cover Inspection of Plans & Construction Activity
 - Last Fee Update: 2005
- **Right-of-Way Cut & Entry Regulations**
 - Commonly Referred to as “Road-Cut” Policy
 - Road Inspection & Maintenance Fund (All Road Cuts)
 - Road Entry & Access Permit (Larger Projects that Disturb More Roadway)
 - Last Fee Update: June 2021 (Updated Annually with Budget Development)
- **Flood Damage Prevention Order**
 - Regulates Development in Special Flood Hazard Areas
 - Fees Cover Administering Local Floodplain Management Program
 - Order Adopted 2007, No Fees Included



El Paso County

Subdivision Fee Update

June 16, 2022

DEC

ENGINEERING
EXCELLENCE

DEC – El Paso, LLC



El Paso County Subdivision Fees

- Review of subdivisions is a critical charge of the County
- Review of subdivisions assures the public that Developers are complying with County Subdivision Regulations
- County reviews approximately 91 subdivisions per year (3-Yr Avg)
- Subdivision Fees help offset cost for County personnel to review proposed subdivisions Plans and Plats
- The El Paso County Subdivision Fees last update was in 2005



El Paso County Subdivision Fees

Basis of New Fees

- Evaluated costed to perform review services
 - Labor
 - Mileage
- Reviewed current fees from other Counties and Municipalities
- Goal was to keep fees at or below other Counties or Municipalities
- Inflation has risen substantially over nearly 20 years



El Paso County Subdivision Review Schedule Update

Draft 2022 El Paso County Subdivision Review Fee Schedule Update		
Plat Review Fees	Current El Paso County Fees	Proposed County Fee Revisions
Major Preliminary (Residential)	\$150 + (\$5.00 Per lot)	\$250 + (\$6.00 Per Lot)
Major Final (Residential)	\$250 + (\$5.00 Per Lot)	\$350 + (\$6.00 Per Lot)
Major Preliminary (Non - Residential)		\$500 + (\$6.00 Per Lot)
Major Final (Non - Residential)		\$600 + (\$6.00 Per Lot)
5 Day Review		\$250
Supplemental Review		\$250
Amending Plat	\$250	\$350
Variance Request	\$100 Per Variance	\$150 Per Variance
Engineering Report Review (1-4 Lots)	\$200	\$300
Engineering Report Review (more than 4 Lots)	\$500	\$700
Public Improvement District		Refer to PID Order
Re-Plat Subdivision Final (Residential)	\$150 + (\$5.00 Per Lot)	\$250 + (\$6.00 Per Lot)
Re-Plat Subdivision Preliminary (Residential)	\$250 + (\$5.00 Per Lot)	\$350 + (\$6.00 Per Lot)
Re-Plat Subdivision Final (Non-Residential)		\$500 + (\$6.00 Per Lot)
Re-Plat Subdivision Preliminary (Non-Residential)		\$600 + (\$6.00 Per Lot)
Street Name Change	\$200	\$300
Vacation of Public Easements	\$250	\$300
Vacation of Public Right of Way	\$500	\$700
Vacation of Recorded Plat	\$125	\$175
Subdivision Construction Inspection	\$500	Refer to Inspection Fee schedule
Rezoning Application (San Elizario District)	\$250	n/a
Subdivision Regulations & Standards Set	\$25 x (# of Sets)	Online (free)
24"x36" Map Copies	\$6 x (# Copies)	\$8.50 Per Copy



El Paso County Subdivision Review Schedule Update

Subdivision Improvement Review Fees*	Proposed County Fee
1 -10 Acres	\$1,000
Cost Per Acre over 10 Acres	\$75

*ROW Improvements and/or Regional Ponding Developments

Grading Review Fees	Proposed County Fee
Individual Lot Grading & Drainage Review **	
Residential	\$300 Per Lot
Non-Residential	\$800 Per Lot
Commercial / Residential Subdivision Preliminary Grading	
0 - 5 acres	\$450
5.1- 10 acres	\$550
10.1 - 20 acres	\$600
20.1 - 30 acres	\$700
30.1 - 40 acres	\$800
40.1- 50 acres	\$900
More than 50.1 acres	\$1,000

** Residential lots in Regional Ponding Developments not subject to fee

Parks Review Fees	Proposed County Fee
Review Park Plans (If Park is dedicated to the County)	\$500 Per Park





El Paso County Subdivision Review Schedule Update

Draft 2022 El Paso County Subdivision Construction Inspection Fee Schedule	
Subdivision Inspection with Sanitary Sewer System	\$1 Per Linear Feet of Roadway Improvements
Subdivision Inspection without Sanitary Sewer System	\$0.75 Per Linear Feet of Roadway Improvements
***Subdivision Completion	\$360
Storm Drain System Inspection Dedicated to County	\$0.35 per Linear Feet Storm Drain
Storm Drain System Inspection not Dedicated to County	\$0.10 per Linear Feet Storm Drain
Retention Basin Inspection (For Basins dedicated to County)	\$345 per Basin
Park Inspection (For Parks dedicated to County)	\$1500 per Park
Inspection Fees - Other than Regular Duty Hours	\$80 Per Hour (2 Hour Minimum)
****Miscellaneous Items	\$400 per Subdivision
Individual Lot Grading and Drainage Inspections	
Residential	\$50 per Inspection / \$25 Re-inspection
Non Residential	\$100 per Inspection / \$50 Re-inspection

*** Include close-out of Subdivision, Final Inspection, Punch List Verification, Warranty Inspection.

**** Miscellaneous Item includes Inspection of Items such as County Monuments, ADA Ramps, Concrete Collars and Concrete Flumes.



Subdivision Review Fee Comparison

SUBDIVISION REVIEW FEE COMPARISONS						
Plat Reviews	Proposed County Fee Revisions	City of El Paso	Travis County Jan 2017	Travis County (Shared Austin) Oct 2013	City of Socorro Nov 2013	City of Horizon Jun 2019
Major Preliminary	\$250 + (\$6.00 Per Lot)	\$2,043.00	(\$58 Per Acre (\$326 Min.)	\$3,414 + \$242 Per Acre	\$2,013 + Engr. Fee	\$100
Major Final	\$350 + (\$6.00 Per Lot)	\$1,932.00	\$64/Ac.	\$2,392 + \$152 Per Lot	\$1,902 + Engr. Fee	\$150
5 Day Review	\$250	\$239.00				
Amending Plat	\$350	\$732.00	\$904 Per lot	\$1,455.00	\$668 + Engr. Fee	
Variance Request	\$150 Per Variance				\$728 + Engr. Fee	
Replat subdivision Final	\$250 + (\$6.00 Per Lot)	\$1,887.00	\$315			\$75
Replat subdivision Preliminary	\$350 + (\$6.00 Per Lot)	\$1,725.00	\$680			\$150
Street Name Change	\$300	\$2,086.00				
Vacation of Public Easements	\$300	\$1,968.00				
Vacation of Public Right of Way	\$700	\$1,968.00				
Vacation of Recorded Plat	\$175	\$1,231.00			\$2,013 + Engr. Fee	

Subdivision Fee – Example Analysis

- Compare Subdivision Fees for Review & Inspection
- Based on Existing County Subdivision
 - Major Residential Subdivision
 - 304 Lots
 - 67.32 Acres
 - 17,093 Linear Feet of Roadways
 - 15 Roadways
 - One Regional Pond (Not Dedicated to County)
 - One Park (Not Dedicated to County)
 - Water & Sanitary Sewer

Hypothetical Fee Schedule Analysis



Hypothetical Subdivision – Fee Comparison



City of El Paso

- **Plat Review:**
 - Preliminary: \$2,043
 - Final: \$1,932
 - Subtotal: \$3,975
- **Improvement Plan Review**
 - \$5,399
- **Construction Inspection:**
 - Base Fee: \$815
 - 300 Hours @\$60/HR
 - Subtotal: \$18,815
- **Total Estimated Cost:**
 - \$28,189 All Fees
 - Approximately \$93/Lot



City of Socorro

- **Plat Review:**
 - Preliminary: \$2,013
 - Final: \$1,902
 - Engineering Fee: ~\$800
 - Subtotal: \$4,715
- **Improvement Plan Review**
 - \$1,800
- **Construction Inspection**
 - No Fee Assessed
- **Total Estimated Cost:**
 - \$6,515



El Paso County

- **Plat Inspection:**
 - Preliminary: \$2,074
 - Final: \$2,174
 - Subtotal: \$4,248
- **Improvement Plan Review**
 - \$5,299
- **Construction Inspection:**
 - Based on Roadway LF
 - Subtotal: \$17,093
- **Total Estimated Cost:**
 - \$21,431 All Fees
 - Approximately \$70/Lot

Summary of Subdivision Review Times

Fiscal Year	Plat Reviews		Improvement Plans	
	Calendar Days	Est. Business Days	Calendar Days	Est. Business Days
2019	15.5	10.0	30.2	22.0
2020	15.4	10.0	24.1	18.0
2021	12.5	10.0	23.1	17.0
2022	10.3	7.0	Pending	-

- Plat Review Department Goals
 - First Review: 7 Business Days
 - Subsequent Reviews: 5 Business Days
- Improvement Plan Departmental Goals
 - First Review: 15 Business Days
 - Subsequent Reviews: 10 Business Days

An aerial photograph of a city skyline, likely San Francisco, showing a mix of residential houses in the foreground and taller commercial buildings in the background. A dark horizontal band is overlaid on the top half of the image, containing the main title in a large, bold, italicized serif font. Below the title, the subtitle 'Proposed FY2023 Fee Schedule' is written in a smaller, white, sans-serif font.

Right-of-Way Cut & Entry Regulations

Proposed FY2023 Fee Schedule

Right-of-Way Cut & Entry Regulations

Road Inspection & Maintenance Fund

	Driveway	Unpaved ROW	Pot Hole (Each)	Paved ROW (75 ft ² or Less)	Paved ROW (Over 75 ft ²)
Preliminary Fee	\$60	\$100	\$150	\$250	\$400
Standard Fee	\$120	\$200	\$250	\$350	\$500

- Accommodates new *County Right-of-Way Access Management Order*
- Staggered Fee Schedule Provides Incentive for Proactive Residents
- No Other Changes Proposed to Existing Order



Flood Damage Prevention Order

Proposed FY2023 Fee Schedule

Flood Damage Prevention Order

Activities Related to New Fee Schedule

- Floodplain Administrative Activities
 - Floodplain Determination by County Floodplain Administrator
 - Floodplain Development Permit Fee
- Site Development Plan Review
 - Letter of Map Change Review (Submission to FEMA)
 - Individual Lot Grading & Drainage Review
- Construction Inspection & Reinspection

Flood Damage Prevention Order

Flood Hazard Geographic Area Categories

■ Class I

- Areas Contributing to Special Flood Hazard Area (SFHA)
- Not Subject to Subdivision Order
- No Permit Required, Fee for Plan Review & Inspection
- Example: Single Lot Requiring On-Site Ponding

■ Class II

- Area Within SFHA
- Not Subject to Subdivision Order
- Permit Required, Fee for Plan Review & Inspection
- Example: Single Lot Requiring On-Site Ponding, Flood-Proofing Construction

■ Class III

- Area Within SFHA
- Subject to Subdivision Order
- Permit Required, Fee for Inspection
- Example: Multiple Lot Subdivision, Flood-Proof Construction, Permit Required

Flood Damage Prevention Order

Comparative Analysis

- No Listed Fees in Existing Order
 - Permit & Inspection Fees
 - Site Development Review Fees
- Comparative Criteria
 - National Flood Insurance Program Participation
 - Diversity of Land Area
 - Diversity of Size of Population
 - Diversity of CRS Participation
 - Diversity of County Location (Border, Coastal, In-Land)

■ Comparative Counties

- Bastrop County
- Cameron County*
- Denton County*
- El Paso County
- Galveston County*
- Guadalupe County*
- Harris County*
- Hidalgo County
- Nueces County
- Orange County
- Webb County*
- City of El Paso

**Include Fee Schedule in Order*

Flood Damage Prevention Order Comparative Analysis – Permit & Inspection Fees

Fee Category	Cameron	Denton	Galveston	Guadalupe	Harris	Webb	Average	El Paso County (Proposed)
Residential Permit Fee	\$45.00	\$50.00	\$30.00	\$150.00	\$285.00	\$48.00	\$101.33	\$50.00
Commercial Permit Fee	\$45.00	\$50.00	\$30.00	\$250.00	\$200.00	\$150.00	\$120.83	\$150.00
Inspection Fee	-	-	-	-	\$40.00	-	\$40.00	\$50.00
Reinspection Fee	\$75.00	-	\$35.00	-	\$40.00	-	\$50.00	\$25.00

Source: Walter P. Moore, Comparative Analysis Memo & Report to El Paso County (2022)

Flood Damage Prevention Order

Comparative Analysis – Site Development Fees

Cameron County Site Development Fee **Section 4.01(D) of Building Standards, NFIP**

D. Site Development Fee

A site development fee shall be charged for developments exempt from the County's Platting process and where the valuation of all the site improvements is or exceeds \$100,000.00. The valuation of the site improvements is based on estimated construction cost for the site. The Site Development fees for improvement values exceeding \$100,000.00:

1. Where the valuation is up to and including \$500,000.00 the fee shall be \$500.00 for the first \$100,000.00 plus \$4.00 for each additional thousand or fraction thereof.
2. Where the valuation exceeds \$500,000.00 up to and including \$1,000,000.00 the fee shall be \$2,100.00 for the first \$500,000.00 plus \$3.00 for each additional thousand or fraction thereof.
3. Where the valuation exceeds \$1,000,000.00 the fee shall be \$3,600.00 for the first \$1,000,000.00 plus \$2.00 for each additional thousand or fraction thereof, with a maximum fee of \$100,000.00

Galveston County All Development Fee **Article 4, Sec. J(4) of Floodplain Management Order**

- (4) Schedule of Permit Fees- On all buildings, developments, structures, or alterations requiring a permit, as set forth in these regulations, above, fees shall be paid at the time of filing application, in accordance with the following schedule:
 - (a) General application fee is \$10.00. If application must be submitted to the Texas General Land Office and the Attorney General's office the application fee will be \$25.00.
 - (b) For a valuation of improvements up to and including \$10,000.00 the fee shall be \$3.00 per thousand or a major fraction thereof. The minimum fee for a permit will be \$30.00.
 - (c) For a valuation of improvements over \$10,000.00 up to and including \$100,000.00 the fee shall be \$30.00 for the first \$10,000.00 plus \$2.00 for each additional thousand or a fraction thereof.
 - (d) For valuation over \$100,000.00 the fee shall be \$215.00 for the first \$100,000.00 plus \$0.50 for each additional thousand or a fraction thereof.
 - (e) In the event no application for permit was filed, or where work was begun without a permit, the permit fee shall be doubled.
- (5) Permit Valuations- \$30.00 per sq. ft. for residential living areas, commercial structures, and manufactured homes. \$12.50 per sq. ft. for storage areas, barns, garages, decks, and boat houses.
- (6) Permit/Review Fees for Subdivisions and Mobil Home/RV Parks:

(a) 1-10 lots	\$250/ea.
(b) 10-20 lots	\$500/ea.
(c) Greater than 20 lots	\$500/ea. + \$25/lot over 20
(d) Commercial	\$750/ea.
(e) Replat	\$500/ea.
(f) Metes and Bounds	\$250/ea.
- (7) A re-inspection fee of \$35.00 will be charged for any re-inspections.
- (8) A certification of non-compliance fee is \$100.00

Flood Damage Prevention Order

Comparative Analysis – Proposed Site Development Fees

- Based on Plan Review & Not Value of Site/Building Improvements
- Letter of Map Change Review (Submission to FEMA)
 - Base Fee of \$150
 - Third Party Review Costs (As Needed)
- Individual Lot Grading & Drainage Review
 - Residential: \$300
 - Non-Residential: \$800
 - Same Proposed Fee in Subdivision Order Fee Schedule

Flood Damage Prevention Order

Examples of Fee Schedule Costs (\$130,000 Residential Home)



Cameron

• Permit & Inspections:

- Permit: \$45
- Inspection: \$0
- Reinspection: \$75

• Site Development:

- \$500 (First Valuation of \$100,00)
- \$120 (\$4 for Each Additional \$1,000)

• Total Estimated Cost:

\$740



Galveston

• Permit & Inspections:

- Permit: \$30
- Inspection: \$0
- Reinspection: \$35

• Site Development:

- \$215 (First Valuation of \$100,000)
- \$15 (\$0.50 for Each Additional \$1,000)
- \$250 (1 Lot Review Fee)

• Total Estimated Cost:

\$545



El Paso

• Permit & Inspections:

- Permit: \$50
- Inspection: \$50
- Reinspection: \$25

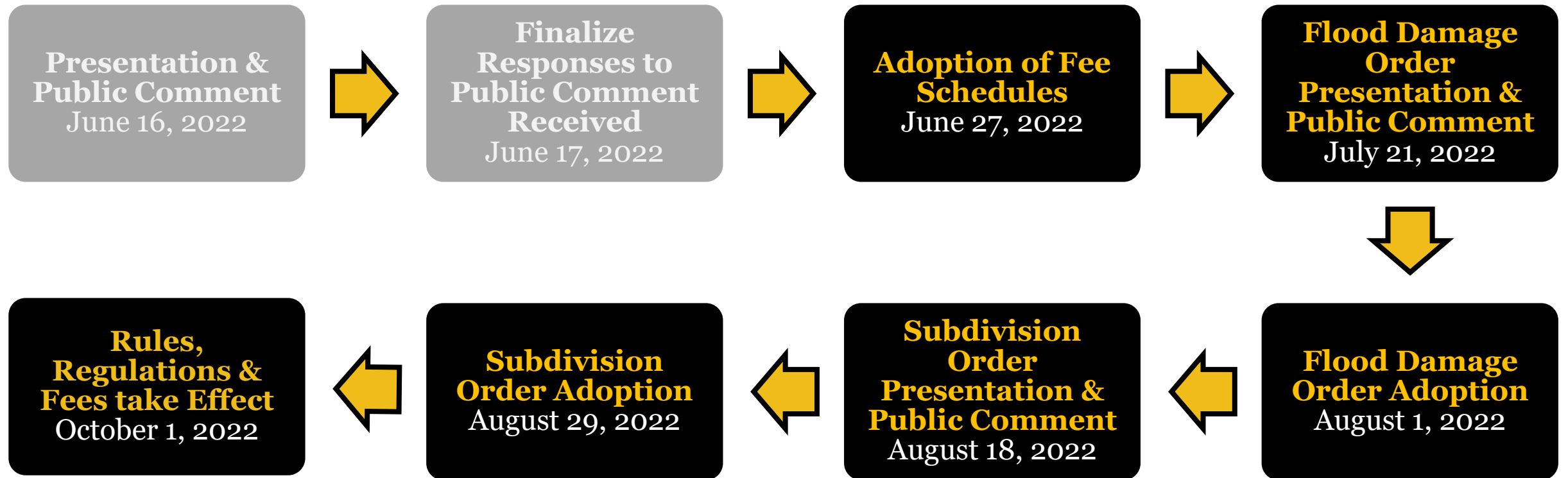
• Site Development:

- \$300 (Lot Grading & Drainage Review)
- \$150 (Letter of Map Change Review)

• Total Estimated Cost:

\$575

Next Steps for Court Consideration & Action



Note: Subject to Change Due – for Planning Purposes

Recommended Motions

County Subdivision Order (88-OP)

Pursuant to Texas Local Government Code Sections 232.0021 and 232.0305, approve and adopt the revised El Paso County Subdivision Order Fee Schedule, as presented by staff and included in this presentation, effective October 1, 2022.

County Right-of-Way Cut & Entry Regulations (89-OP)

Approve and authorize the re-adoption of the Road Entry & Access Permit (REAP), including the applicable fees and procedures, related to the disturbance of County rights-of-way caused by granting entry and access to facilities, as part of the County's development of the FY 2023 budget. Further, approve and authorize the re-adoption of the Road Inspection & Maintenance Fund (RIM) fees and procedures related to the cutting of County rights-of-way, including the new Preliminary & Standard Residential Driveway fees, as presented by staff and included in this presentation, as authorized by Texas Local Government Code Chapter 240.907. All fees shall take effect October 1, 2022.

County Flood Damage Prevention Order (90-OP)

Pursuant to Texas Water Code Section 16.315(16), approve and adopt the El Paso County Flood Damage Prevention Order Fee Schedule, as presented by staff and included in this presentation, related to covering the cost of administering a local floodplain management program, effective October 1, 2022.

Questions?

