

Land Development Fees

Chapter 1.12 of the Benbrook Municipal Code



REZONING FEES

0 to 0.99 acres	\$750
1.0 to 9.99 acres	\$775
10 to 24.99 acres	\$800
25 to 39.99 acres	\$825
40 to 74.99 acres	\$850
75 to 149.99 acres	\$875
150 to 199.99 acres	\$900
200 to 249.99 acres	\$825
250 to 299.99 acres	\$950
300 or more acres	\$975 plus \$3.25 per acre over 300 acres

OTHER ZONING FEES

Site Plan, filed separately from rezoning or plat application	\$250
Conditional Use Permit	\$250
Special Exception	\$250
Variance Request - Single Family or Community Facilities (CF)	\$150
Variance Request - Multiple Family, Commercial, Industrial	\$250
Comprehensive Plan Amendment	\$250
Zoning Ordinance Text Amendment	\$250
Meritorious Exception	\$250

PRELIMINARY PLATS

Single Family Residential

(zoned A, B, BR, RE, and MH)

1 to 50 lots	\$300 plus \$3.00 per lot
51 to 100 lots	\$450 plus \$2.50 per lot over 50 lots
101 to 200 lots	\$575 plus \$2.00 per lot over 100 lots
Over 200 lots	\$775 plus \$1.50 per lot over 200 Lots

Multifamily, Commercial, Industrial

(zoned CR, C, D, E, F, HC, G, H, SD, and CF)

0 to 12.5 acres	\$300 plus \$8.50 per acre
12.51 to 25 acres	\$406.25 plus \$7.00 per acre over 12.5 acres
25.01 to 50 acres	\$493.75 plus \$5.50 per acre over 25 acres
Over 50 acres	\$631.25 plus \$3.00 per acre over 50 acres

FINAL PLATS

Single Family Residential

(zoned A, B, BR, RE, and MH)

1 to 50 lots	\$300 plus \$8.00 per lot
51 to 100 lots	\$700 plus \$6.50 per lot over 50 lots
101 to 200 lots	\$1025 plus \$3.00 per lot over 100 lots
Over 200 lots	\$1325 plus \$2.00 per lot over 200 lots

Multifamily, Commercial, Industrial

(zoned CR, C, D, E, F, HC, G, H, SD, and CF)

0 to 12.5 acres	\$300 plus \$26.50 per acre
12.51 to 25 acres	\$625 plus \$21.00 per acre over 12.5 acres
25.01 to 50 acres	\$887.50 plus \$9.25 per acre over 25 acres
Over 50 acres	\$1118.75 plus \$5.00 per acre over 50 acres

OTHER PLATS

Vacating or Amending Plat	\$150
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OTHER RELATED FEES

1	Vacation of Easement	\$250
2	Vacation of Street or Alley	\$250
3	Sketch Plat Review	\$150
4	Park Land Dedication Fee per Lot or Dwelling Unit	\$600
5	Tree permit, Removal and Mitigation Fees	
a	Tree Removal Permit Application	\$50
b	Tree Removal and/or mitigation fees	
1	Protected or quality trees	\$100/caliper inch dbh
2	Secondary trees	\$25/caliper inch dbh

TARRANT COUNTY FINAL PLAT RECORDING FEE

In addition to the City's application fee, Tarrant County also charges a recording fee and is subject to change. Contact Benbrook Planning Staff or Tarrant County for up to date recording fees.

PUBLIC IMPROVEMENTS CONSTRUCTION

REQUIRED PUBLIC IMPROVEMENTS

The landowner/developer of a piece of property being platted must pay 100-percent (100%) 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.

PUBLIC IMPROVEMENTS INSPECTION FEES

In addition to the construction cost, the developer is required to pay an inspection fee of two-percent (2%) 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

In lieu of construction of all sidewalks, the developer may provide the City with financial assurance (payment bond, letter of credit) from his bank for 20-percent (20%) 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 to complete all sidewalks.

UPDATED: March 2018