

PLANNING SERVICES FEE SCHEDULE



The information below represents current fees charged by the Town of Flower Mound in relation to Planning Services. Ordinance No. 07-21 for Fee Schedules was adopted on February 1, 2021. Ordinance No. 22-20 for Informational Signs was adopted on August 17, 2020.

APPLICATION FEES

For Master Plan Amendments, Zoning Amendments, Zoning Planned Developments, Specific Use Permits, and Site Plans: A nonrefundable plan review deposit of \$500.00 is due at the time of application submittal, must be paid before reviews are assigned, and will be applied toward the total cost of the application. Remaining application balances must be paid prior to or at the time of second submittal uploads.

Please note the fee per acre is rounded up to the next whole number, e.g. 2.35 acres would be \$25 per acre X 3 = \$75.00

Master Plan Amendment

0 to 5 acres	\$750 + \$25.00/acre + legal fees*
5+ acres to 20 acres	\$1,000 + \$25.00/acre + legal fees*
20+ acres to 50 acres	\$1,250 + \$20.00/acre + legal fees*
50+ acres	\$1,500 + \$15.00/acre + legal fees*

Zoning Change

0 to 5 acres	\$500 + \$25.00/acre + legal fees*
5+ acres to 20 acres	\$750 + \$25.00/acre + legal fees*
20+ acres to 50 acres	\$1,000 + \$20.00/acre + legal fees*
50+ acres	\$1,250 + \$15.00/acre + legal fees*

Zoning Planned Development – Single Family

0 to 5 acres	\$700 + \$25.00/acre + legal fees*
5+ acres to 20 acres	\$950 + \$25.00/acre + legal fees*
20+ acres to 50 acres	\$1,200 + \$20.00/acre + legal fees*
50+ acres	\$1,450 + \$15.00/acre + legal fees*

Zoning Planned Development – Multi-Family and Non-Residential

0 to 5 acres	\$1,000 + \$25.00/acre + legal fees*
5+ acres to 20 acres	\$1,250 + \$25.00/acre + legal fees*
20+ acres to 50 acres	\$1,500 + \$20.00/acre + legal fees*
50+ acres	\$1,750 + \$15.00/acre + legal fees*

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Specific Use Permit

0 to 5 acres	\$500 + \$25.00/acre + legal fees*
5+ acres to 20 acres	\$750 + \$25.00/acre + legal fees*
20+ acres to 50 acres	\$1,000 + \$20.00/acre + legal fees*
50+ acres	\$1,250 + \$15.00/acre + legal fees*

Site Plan

All Except Multi-Family	\$500 + \$25.00 per acre + legal fees*
Multi-Family	\$500 + \$10.00 per dwelling unit + legal fees*

There are legal notification requirements for Site Plans with certain exceptions. Please contact Planning Services for further explanation.

Mixed Use Development

For fees related to Mixed Use developments, please contact Planning Services at 972-874-6350 or email at planning@flower-mound.com.

SMARTGrowth – Application Analysis

Analyses performed within the previous 12 months may be counted towards current fee.

0 to 5 acres	\$500
5+ acres to 20 acres	\$500
20+ acres to 50 acres	\$750
50+ acres	\$1,000

SMARTGrowth – Environmental Survey

Analyses performed within the previous 12 months may be counted towards current fee. Additional fees may be incurred if an Environmental Protection Plan (EPP) is required.

0 to 5 acres	\$100
5+ acres to 20 acres	\$200
20+ acres to 50 acres	\$300
50+ acres	\$500

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SMARTGrowth – Infrastructure Analysis

Analyses performed within the previous 12 months may be counted towards current fees. Additional fees may be assessed, depending on scope of work, if studies are required by third party consultants. These fees must be paid and a request for the study must be included with the first submittal in order for the study to begin. Model update fees for water and wastewater are collected at Site Plan application for commercial projects and at Record Plat application for residential projects.

Transportation Analysis (TA)	\$2,500 ¹
Water Capacity Analysis	\$550 ²
Wastewater Analysis	\$550 ²

- 1) The Town's Traffic Engineer will determine if a Traffic Impact Analysis (TIA) is required.
- 2) Master Plan Amendments (MPA) may require that water and wastewater studies be completed.

Amended Site Plans

Plan Amendment Application Fee	\$250
Plan Amendment Inspection Fee (Landscape Changes)	\$100
Plan Amendment Reinspection Fee (Landscape)	\$50

Plan Amendment Application Fees are applied when requested changes require review by more than one department or impact how or whether a site complies with minimum zoning or development standards. The fee must be paid before review comments are provided.

Landscape Inspection Fees and Reinspection Fees may be assessed for each inspection or reinspection when such portion of work for which the inspection is requested is not in compliance with all local codes or when requested corrections are not made. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Comprehensive Sign Package

	\$200 + legal notices*
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Fees are due before second round review comments are provided.

For Plats, including Development Plans: A nonrefundable plan review deposit of \$250.00 is due at the time of application submittal, must be paid before reviews are assigned, and will be applied toward the total cost of the application. Remaining application balances must be paid prior to or at the time of second submittal uploads.

Please note the fee per acre is rounded up to the next whole number, e.g. 2.35 acres would be \$25 per acre X 3 = \$75.00

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Development Plan

Single Family Residential	\$500 + \$10 per lot
Multi-Family and Non-Residential	\$500 + \$15 per acre

Record Plat

Single Family Residential	\$500 + \$15 per lot
Multi-Family and Non-Residential	\$500 + \$15 per acre

Replats – All Types

Residential and Non-Residential	\$350 + \$20 per lot + legal fees*
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Residential Replats are subject to Property Owner Notification (legal) requirements. Please contact Planning Services for further explanation.

Minor Plats

Single Family Residential	\$250 + \$10 per lot
Multi-Family and Non-Residential	\$300 + \$20 per acre

Amended Plats

Single Family Residential	\$250 + \$10 per lot
Multi-Family and Non-Residential	\$300 + \$20 per acre

Vacating Plats – All Types

Residential and Non-Residential	\$300
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OTHER FEES

Tree Survey Inspection Fee

0 to 10 specimen trees	\$100
11 to 50 specimen trees	\$200
51-100 specimen trees	\$300
101+ specimen trees	\$500

Fees are due before second round review comments are assigned.

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Informational Signs

Master Plan Amendments, Zoning, Zoning Planned Developments, Specific Use Permits, Mixed Use, Tree Removal, and Outdoor Lighting Waiver applications	\$200 per sign
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There shall be one sign for each 500 feet of street frontage. Sign Fees are assessed at the time of application and must be paid before reviews are assigned. For consistency purposes, all signs are fabricated by the Town of Flower Mound.

Legal Fees (*)

Property Owner Notices	\$2.50 per notice mailed
Newspaper Legal Notices	\$40 per notification

Property Owner Notices (PON):

Certain applications require written notification to be sent to adjacent property owners whose property is within two hundred feet (200') of the application property, notifying them of the application and upcoming public hearing/s.

Newspaper Legal Notices / Public Hearing Notifications (PHN):

Certain applications require a legal notice to be placed in the newspaper to advertise the upcoming public hearing/s.

All notification fees (PON and PHN) are due no later than two weeks before the public hearing. If the notification fees are not paid, the application will not be scheduled for the public hearing.

Vested Rights Petition

	\$1500 required upon submittal
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Annexation Petition

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Appeal of Administrative Decision

	\$100
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Development Agreement

	\$500 required upon submittal
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Multiple Plan Review Fee

	\$250
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An additional plan review fee may be applied to any development application when thirty percent (30%) or more of the previously provided written comments are not addressed by the applicant, as determined by the Town Manager or their designee. If a fee is incurred, it must be paid before reviews are assigned.

Subdivision Name Change after Plat Recorded

	\$500 required upon submittal
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Zoning Verification Letter

	\$25
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Please contact the Planning Department at planning@flower-mound.com for instructions on how to submit and pay the fee.

Zoning Withdrawl / Fee Refund

Before Legal Notices	50% Refund (less the non-refundable review deposit)
After Legal Notices	No Refund

Free Website Downloads

Land Development Regulations	http://www.municode.com/resources/gateway.asp?pid=13329&sid=43
SMARTGrowth Manual	http://www.flower-mound.com/index.aspx?nid=945
Master Plan	http://www.flower-mound.com/index.aspx?nid=329
Maps (Interactive & PDFs)	https://www.flower-mound.com/131/GIS-Maps