

**TOWN OF LAKEWOOD VILLAGE
CONSOLIDATED FEE ORDINANCE 15-09**

AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ESTABLISHING A CONSOLIDATED FEE ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Lakewood Village ("Town Council") has investigated and determined that it would be advantageous and beneficial to the citizens of Lakewood Village to establish a consolidated fee ordinance for the citizens to determine fees with greater convenience and for the town Council to more easily amend fees as necessary; and

WHEREAS, the effective operation of the Town of Lakewood Village ("Town") requires the collection of fees for services the Town provides.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:

Section 1: Findings

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein

Section 2: Savings / Repealing Clause

All ordinances that are in conflict with the provisions of this ordinance, and the same are hereby repealed and all other ordinances of the town not in conflict with the provisions of this ordinance shall remain in full force and effect.

Fee Ordinance 14-05 is hereby repealed in its entirety.

Section 3: Adoption

The Consolidated Fee Ordinance attached hereto as Exhibit A is hereby adopted as the consolidated fee ordinance for the Town.

Section 4: Penalty Clause

A. Violation

A person who knowingly violates any provision of this chapter is guilty of separate offense for each day during which the violation is continued after notification.

B. Fine

Each offense is punishable by a fine of not more than two-thousand (\$2,000) nor less than two-hundred (\$200). The minimum fine established in this paragraph shall be doubled for the

second conviction of the same offense within any 24-month period and tripled for the third and subsequent convictions of the same offense within any 24-month period. At no time shall the minimum fine exceed the maximum fine established in this paragraph.

C. Legal Rights

The penal provision imposed under this Ordinance shall not preclude the Town of Lakewood Village from filing suit to enjoin the violation. The Town of Lakewood Village retains all legal rights and remedies available to it pursuant to local, state, and federal law.

Section 5: Severability

A. Unconstitutional or Invalid Section

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect.

B. Independent Sections

The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

Section 6: Effective Date

The amendments to this Ordinance shall become effective from and after its date of passage and publication as provided by law.

PASSED AND APPROVED by the Town Council of the Town of Lakewood Village, Texas this the 9th day of July, 2015.

Dr. Mark E. Vargus
Mayor

ATTEST:

Linda Asbell, TRMC
Town Secretary

Exhibit A



CONSOLIDATED FEE ORDINANCE

Adopted: July 9, 2015

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SECTION 1: BUILDING / CONSTRUCTION

1.1. RESIDENTIAL BUILDING PERMIT

1.1.1. Scope

Defined in the Residential Code and as amended by the Town of Lakewood Village residential new home construction permits consist of five (5) components:

- 1) Application for Building Permit;
- 2) Mechanical;
- 3) Electrical;
- 4) Plumbing; and
- 5) Concrete / Flatwork.

Pool and/or Spa, fencing and irrigation permits are not included in the new home construction-building permit. Detached garages are not included in the permit for the dwelling. Conversion of non-conditioned space to conditioned space within 24 months of the initial CO of the dwelling will be charged a permit fee of the greater of \$2/sq. ft. or \$75 per required inspection.

1.1.2. Fee Rate

New construction fee rate is assessed on the total conditioned space, cooled and/or heated area of the dwelling. New construction fees do not include detached garages, which are permitted as accessory buildings. A remodel fee depends upon the number of inspections required. Fees for accessory buildings are also dependent upon the number of inspections required.

New Construction	\$ 2 / sq. ft.
Remodel	\$ 75 / Inspection
Accessory Building > 250 sq. ft.	\$ 75 / Inspection

1.2. POOL AND/OR SPA PERMIT

1.2.1. Fee Schedule

Pool and Spa	\$ 525
Pool Only	\$ 525
Spa Only (In-Ground)	\$ 525
Spa (Pre-Fabricated)	\$ 75 / Inspection
Pool Enclosures	\$ 75

1.3. PROJECT PERMIT

1.3.1. Scope

Refer to Building or Residential Code as amended by the Town of Lakewood Village for types of projects that require a permit.

1.3.2. Fee Schedule

Electrical	\$ 75
Plumbing	\$ 75
Mechanical	\$ 75
Sprinkler / Irrigation	\$ 125
Fence / Screening Wall	\$ 25
Flatwork < 50 sq. ft.	\$ 0
Flatwork – Small Storage Unit	\$ 0
Flatwork – Driveway	\$ 200
Flatwork – All Other	\$ 200

Small storage units are less than 250 sq. ft. in size, are detached from the driveway, and will not house any automobiles or similar motor vehicles. Flatwork which connects to the driveway or that which is intended or used for ingress/egress by automobiles or similar shall be permitted as a driveway.

1.4. PLAN REVIEW

1.4.1. Fee Schedule

New Home	Included
Remodel	\$ 75
Accessory Building > 250 sq. ft.	\$ 0

1.5. RE-INSPECTIONS

1.5.1. Fee Schedule

The payment for a re-inspection shall be paid in full prior to scheduling the subsequent inspection.

New Home Construction	4 th and beyond = \$ 75 ea.
CSI	\$ 50 ea.
All other	\$ 75 ea.

1.6. CONTRACTOR REGISTRATION

1.6.1. Scope

The General Contractor (new home construction) and all licensed contractors must register with the Town of Lakewood Village before applying for permits.

1.6.2. Fee Schedule

General Contractors, Building	\$ 25
Electrical	\$ 25
Plumbing	\$ 0
Mechanical	\$ 25
Irrigation	\$ 25
Third Party Back-Flow Inspector	\$ 25

1.7. CERTIFICATE OF OCCUPANCY & CUSTOMER SERVICE INSPECTION

1.7.1. Scope

The fee for the CO applies to all inspections within the Town of Lakewood Village. The CSI inspection applies to all the Town's utility service areas within the Town and ETJ.

1.7.2. Fee Schedule

CO and CSI	\$ 100
CO Only	\$ 75
CSI Only	\$ 50



SECTION 2: UTILITIES

2.1. DEPOSITS

2.1.1. Town of Lakewood Village (Corporate Boundaries)

Deposit	\$ 200
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2.1.2. Rocky Point (ETJ)

Deposit	\$ 100
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2.2. WATER RATES

2.2.1. Residential - Town of Lakewood Village (Corporate Boundaries)

0 → 2,000 Gallons / Month	\$ 21.00
2,001 → 20,000 Gallons / Month	\$ 3.70
20,001 → 50,000 Gallons / Month	\$ 4.00
> 50,000 Gallons / Month	\$ 10.00

2.2.2. Commercial – Town of Lakewood Village (Corporate Boundaries)

0 → 2,000 Gallons / Month	\$ 39.00
> 2,000 Gallons / Month	\$ 6.00

2.2.3. Rocky Point (ETJ)

0 → 3,000 Gallons / Month	\$ 37.00
> 3,000 Gallons / Month	\$ 8.00

2.2.4. Water Leaks at Residences

1. Leaks in a service line from property owner’s side of the meter will be charged average bill plus \$1.50 (inside the town limits) or \$4.00 (outside the town) per thousand gallons above the average monthly usage. This adjustment shall only apply to one leak/billing cycle in a twelve-month period.
2. In order for the above to apply, plumber repair invoices (including location of leak) must be provided as proof or an agent of the Town must be notified if the owner wishes to make the repair.
3. The basis for computing the average bill and average usage for 1 and 2 (above) shall be the preceding three months
4. The Town will be responsible for making repairs for leaks that occur within the confines of the meter box. The property owner will be responsible for payment for water consumption due to any leak on the owner’s side of the meter regardless if the leak is inside the meter box.

2.2.5. North Texas Groundwater District Fee



The cost of the North Texas Groundwater District Fee will be computed annually and will be charged to each water customer based on water consumption.

2.3. SEWER RATES

2.3.1. Town of Lakewood Village (Corporate Boundaries)

Flat Rate / Month	\$ 41.00
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2.4. WATER DISCONNECT / RECONNECT

Weekdays between 8 a.m. and 5 p.m.	\$ 50.00
Weekends / Holidays / After Hours	\$ 50.00

Unauthorized resumption of service by the customer may result in meter removal and an additional fee of \$100.00 to be paid prior to the resumption of service.



2.5. GARBAGE COLLECTION

2.5.1. Town of Lakewood Village (Corporate Boundaries)

Flat Rate / Month	\$ 17.50
Additional Collection Container / Month	\$ 6.50
Franchise Fee	\$ 2.00

2.6. BULK TRASH

2.6.1. Town of Lakewood Village (Corporate Boundaries)

Included in Monthly Fee	\$ 0
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2.7. TAPS

2.7.1. Water – Town of Lakewood Village (Corporate Boundaries)

Water Tap	\$ 1,575
Meter Set Fee	\$ 390

2.7.2. Water – Rocky Point (ETJ)

Water Tap	\$ 1,575
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2.7.3. Sewer – Town of Lakewood Village (Corporate Boundaries)

Sewer Tap	\$ 1,275
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SECTION 3: ZONING

3.1. ZONING CHANGE APPLICATION

3.1.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

3.2. PLANNED DEVELOPMENT (PD)

3.2.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

3.3. SPECIFIC USE PERMIT (SUP)

3.3.1. Fee Schedule

Administrative Review	\$ 100
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

3.4. VARIANCE

3.4.1. Fee Schedule

Per Request	\$ 0
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3.5. ANNEXATION REQUEST

3.5.1. Application Form

Submittal information shall meet the requirements of Texas Local Government Code, Chapter 43.

3.5.2. Fee Schedule

Staff Review	\$ 0
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SECTION 4: PLAT

4.1. PRELIMINARY PLAT

4.1.1. Fee Schedule

< 100 Lots	\$ 1,400
≥ 100 Lots	\$ 1,700

4.2. FINAL PLAT OR DEVELOPMENT PLAT

4.2.1. Fee Schedule

< 100 Lots	\$ 600
≥ 100 Lots	\$ 900

4.3. REPLAT

4.3.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	Actual Costs Incurred

4.4. AMENDING PLAT

4.4.1. Fee Schedule

Administrative Review	\$100
Professional Services	Actual Costs Incurred

SECTION 5: CONSTRUCTION PLANS

5.1. PLAN APPROVAL

Prior to approval of the Final Plat, all construction plans must be approved by the Town engineers. Construction plan components include drainage plans, roadway, utility plans, and any additional required submittals.

5.1.1. Fee Schedule

< 100 Lots	\$ 4,000
≥ 100 Lots	\$ 5,500



SECTION 6: GENERAL

6.1. RETURNED CHECK

Administration	\$ 30 / Check
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6.2. ANIMAL CONTROL

Pet Registration	\$ 5 / Pet
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6.3. TOWN HALL RENTAL

\$50 per day - \$100 Deposit Required

6.4. PEDDLER / ITINERANT VENDOR

Application	\$ 150
License	\$ 100 / Employee

6.5. SIGNS – RESERVED FOR FUTURE USE

\$

6.6. OPEN RECORDS REQUEST

Fees for open records request shall be in accordance with Subchapter F of the Public Information Act, sections 552.261 through 552.275, as amended.

All information requests shall be submitted in writing to the Town of Lakewood Village, attention Town Secretary. No verbal requests shall be accepted.

SECTION 7: MUNICIPAL COURT – RESERVED FOR FUTURE USE

SECTION 8: DEFINITIONS

8.1. GENERAL

Terms that are used in this Ordinance and are not specifically defined shall be given their ordinary meaning, unless the context requires or suggests otherwise. In the case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Town staff shall have the authority to assign an interpretation that is consistent with the intent and purpose of this Ordinance, or an interpretation that is consistent with previous usage or interpretation.

8.2. WORDS AND TERMS DEFINED

CSI: Customer Service Inspection.

CO: Certification of Occupancy

Conditioned Space: the area devoted to the living area in a residence or dwelling and is exclusive of porches, enclosed or open breezeways or other non-living space.

ETJ: Extraterritorial Jurisdiction

End of Exhibit A

Adoption and Summary of Amendments

Ordinance Number	Date	Summary
15-09	July 9, 2015	<ul style="list-style-type: none">Added utility fees.
14-05	June 12, 2014	<ul style="list-style-type: none">First step in consolidating fees into a single ordinance; reserved sections will require amendments to other ordinances to remove fees.
11-10	May 12, 2011	REPEALED