

PLANNING SERVICES FEE SCHEDULE



The information below represents current fees charged by the
 Town of Flower Mound in relation to Planning Services.
 Ordinance No. 22-20 for Informational Signs was adopted on August 17, 2020.
 Ordinance No. 07-21 for Fee Schedules was adopted on February 1, 2021.
 Ordinance No. 63-22 – Development Fee Updates was adopted on December 19, 2022.

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 20 acres	\$1,355 + \$25/acre
20+ acres to 50 acres	\$1,835 + \$20/acre over 20
50+ acres	\$2,530 + \$15/acre over 50

Zoning Change*	
0 to 20 acres	\$500 + \$25/acre
20+ acres to 50 acres	\$1,270
50+ acres	\$1,310

Zoning Planned Development – Single Family*	
0 to 20 acres	\$2,935 + \$25/acre
20+ acres to 50 acres	\$3,525 + \$20/acre over 20
50+ acres	\$4,965 + \$15/acre over 50

Zoning Planned Development – Conservation*	
0 to 20 acres	\$4,320 + \$25/acre
20+ acres to 50 acres	\$5,295 + \$20/acre over 20
50+ acres	\$6,735 + \$15/acre over 50

Zoning PD – Multi-Family & Non-Residential/Mixed Use (MU)*	
0 to 20 acres	\$4,005 + \$25/acre
20+ acres to 50 acres	\$4,690 + \$20/acre over 20
50+ acres	\$5,440 + \$15/acre over 50

Zoning – Minor Amendment (includes minor PD and MU)*	
0 to 50+acres	\$1,000

Specific Use Permit*	
0 to 5 acres	\$625
5+ acres	\$2,635

Specific Use Permit ADU or Existing Building*	
0 to 50+acres	\$625

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Site Plan*	
All Except Multi-Family	\$2,115 + \$210/additional building
Multi-Family	\$2,455 + \$105/additional building

*Legal notification fees also apply. 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	
0 to 20 acres	\$500
20+ acres to 50 acres	\$500
50+ acres	\$500

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

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

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.

- 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.

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Comprehensive Sign Package*	
	\$2,320

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

Development Plan	
Single Family Residential (0-50 acres)	\$1,285 + \$10/acre
Single Family Residential (50+ acres)	\$1,805 + \$10/acre over 50
Multi-Family and Non-Residential	\$1,680

Record Plat	
Single Family Residential (0-50 acres)	\$1,140 + \$10/acre
Single Family Residential (50+ acres)	\$1,735 + \$10/acre over 50
Multi-Family and Non-Residential	\$1,535

Replats – All Types*	
Residential and Non-Residential	\$400

*Residential Replats are subject to Property Owner Notification (legal) requirements. Please contact Planning Services for further explanation.

Minor Plats	
Single Family Residential	\$300
Multi-Family and Non-Residential	\$350

Amended Plats	
Single Family Residential	\$300
Multi-Family and Non-Residential	\$350

Vacating Plats – All Types	
Residential and Non-Residential	\$1,960

OTHER FEES

Informational Signs	
Master Plan Amendments, Zoning, Zoning Planned Developments, Specific Use Permits, Mixed Use, Tree Removal, and Outdoor Lighting Waiver applications	\$200 per sign

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. All signs are fabricated by the Town of Flower Mound.

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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

Annexation Petition	
All Acreages	Cost of legal notices

Development Agreement	
	\$500 required upon submittal

Multiple Plan Review Fee	
	\$140

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

Zoning Verification Letter	
	\$25

Contact the Planning Department at planning@flower-mound.com for instructions on submitting & paying fee.

Zoning Withdrawl / Fee Refund	
Before Legal Notices	50% Refund (less the non-refundable review deposit)
After Legal Notices	No Refund unless P&Z recommends denial, then 25%

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