

CITY OF STARBASE, TEXAS

ORDINANCE NO. 2025-05-29-K03-DR

AN ORDINANCE OF THE CITY OF STARBASE, APPROVING THE CITY'S COMPREHENSIVE FEE SCHEDULE TO ESTABLISH MISCELLANEOUS FEES AND BUILDING AND DEVELOPMENT FEES; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR SEVERABILITY, REPEALER AND ENGROSSMENT AND ENROLLMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas, ("City"), is a Type C general-law municipality created in accordance with the provisions of Chapter 8 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Commission has approved various regulatory ordinances that require applicants to pay the City application fees; and

WHEREAS, the City Commission has determined that the fees set forth herein are reasonable and provide a basis for reimbursement to the City for costs incurred when administering the various regulatory ordinances and that the adoption of this Ordinance establishing the fees is in the best interest of the citizens of Starbase and serves public health, safety and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

SECTION 1. Incorporation of Premises. The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2. Fee Schedule. The City's Fee Schedule is hereby approved and attached as **Exhibit A**.

SECTION 3. Severability. It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Commission without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.


SECTION 4. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 5. Engrossment/Enrollment. The City Clerk is hereby directed to enroll and engross this Ordinance by reflecting the passage of this Ordinance in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.


SECTION 6. Effective Date. This Ordinance shall take effect upon its passage and approval.

PASSED AND APPROVED by the City Commission of the City of Starbase, Texas, on this 29th day of May, 2025.

CITY OF STARBASE, TEXAS


Bobby Peden, Mayor

ATTEST:


Caroline Cole, City Clerk



APPROVED AS TO FORM:


Wm. Andrew Messer, City Attorney

Exhibit A

City of Starbase Comprehensive Fee Schedule

Residential Permits (includes plan review)

	<u>Fee</u>
Application Fee	\$150
Single-Family Home – New Home Construction (Up to 3,500 sf)	\$1,085
Single-Family Home – New Home (3,501 to 7,000 sf)	\$1,540
Single-Family Home – New Home (7,001 sf and up)	\$1,995
Single-Family Home – Addition to Existing	\$855
Single-Family Home – Remodel w/Mech, Elec, or Plumb	\$685
Single-Family Home – Remodel NO Mech, Elec, or Plumb	\$405
Auxiliary Building – w/Mech, Elec, or Plumb	\$685
Auxiliary Building – NO Mech, Elec, or Plumb	\$335
Swimming Pool	\$405
Generator or Solar Panel Additions	\$265
Irrigation / Fence	\$195
Single Trade Permit w/out Plan Review	\$70
Plan Reviews after 3 rounds of plan review comments	\$125 per hour
Reinspection Fee - Residential (per trade)	\$70

Commercial Projects - Plan Review Fee

	<u>Fee</u>
Application Fee	\$300
\$1 to \$100,000 project valuation (p.v.)	\$225
\$100,001 to \$500,000 p.v.	\$225 for 1st \$100,000 plus \$2.29 each addt'l \$1,000
\$500,001 to \$1,000,000 p.v.	\$1,141 for 1st \$500,000 plus \$1.75 each addt'l \$1,000
\$1,000,001 to \$5,000,000 p.v.	\$2,016 for 1st \$1,000,000 plus \$1.20 each addt'l \$1,000
\$5,000,001 and up	\$6,816 for 1st \$5,000,000 plus \$1.10 each addt'l \$1,000
Plan Reviews after 3 rounds of plan review comments	\$125 per hour

Commercial Projects - Inspection Fees

	Fee
\$1 to \$100,000 project valuation (p.v.)	\$340
\$100,001 to \$500,000 p.v.	\$340 for 1st \$100,000 plus \$3.59 each add'l \$1,000
\$500,001 to \$1,000,000 p.v.	\$1,776 for 1st \$500,000 plus \$2.62 each add'l \$1,000
\$1,000,001 to \$5,000,000 p.v.	\$3,086 for 1st \$1,000,000 plus \$1.98 each add'l \$1,000
\$5,000,001 and up	\$11,006 for 1st \$5,000,000 plus \$1.65 each add'l \$1,000
Single Trade Application Fee	\$50
Single Trade Inspection	\$115 per hour (1-hr minimum)
Reinspection Fee - Commercial (per trade)	\$115 per hour (1-hr minimum)

The construction valuation for commercial and multi-family projects is determined by the greater of the declared valuation of the project or the valuation calculated using the International Code Council Building Valuation Data table, first update of each calendar year.

Fire Code - Plan Review (Alarm and/or Sprinkler)

	Fee
Application Fee	\$150
Fire - Life Safety Plan Review	\$125 per plan review
Fire - Underground Plan Review	\$ 275 per plan review
\$1 to \$6,250 system valuation (s.v.)	\$190
\$6,251 to \$250,000 s.v.	\$230
\$250,001 to \$500,000 s.v.	\$310
\$500,001 to \$1,000,000 s.v.	\$440
\$1,000,001 to \$3,000,000 s.v.	\$620
\$3,000,001 and up s.v.	\$1,940 + \$0.10 each add'l \$1,000
Plan Reviews after 3 rounds of plan review comments	\$125 per hour

Fire Code - Inspections (Alarm and/or Sprinkler)

	Fee
\$1 to \$6,250 system valuation (s.v.)	\$285
\$6,251 to \$250,000 s.v.	\$345
\$250,001 to \$500,000 s.v.	\$465
\$500,001 to \$1,000,000 s.v.	\$660
\$1,000,001 to \$3,000,000 s.v.	\$930
\$3,000,001 and up s.v.	\$2,910 + \$0.15 each add'l \$1,000

Fire Code - Miscellaneous Permits

Application Fee	\$150
Underground Plan Review & Inspection	\$400
Underground/Above Ground Fuel Storage Plan Review & Inspection	\$525
Annual Inspection- Day Care, Foster Home, Commercial, Multi-Family	\$125
Annual Inspection - Nursing Home, Assisted Living, School	\$250
Certificate of Occupancy	\$ 125 per hour (1-hour minimum)
Re-Inspection	\$150

Food Establishments

	Fee
Application Fee	\$100
Annual Food Service Permit	\$150 + Inspection fee below for Category A, B or C
<u>Category A</u> – TCS foods or non-TCS foods are processed and prepared or commercial kitchen with extensive preparation and processing	\$250
<u>Category B</u> – Pre-packaged TCS foods are sold and/or limited to non-TCS foods including sliced citrus beverage garnishments, crushed ice mixed with a sugar water-based syrup are sold. Limited preparation and processing	\$188
<u>Category C</u> – Non-TCS foods such as farmers market (whole produce), convenience store with no preparation, snow cone or pop-a-top bar with set-ups. Limited to no food preparation or processing	\$125
Mobile Vending Unit Permit	\$250
One Day Temporary Food Service Permit (per event)	\$95
14-Day Temporary Food Service Permit (per event)	\$95
Daycare Center Food Service Permit	\$150
Follow-up/Re-inspection	\$50
Requested Non-Scheduled Inspection	\$125 per hour (1-hr minimum)
Complaint Investigation (per compliant/per hour)	\$125 per hour (1-hr minimum)

On-Site Sewage Facility

	Fee
Application Fee	\$100
Residential OSSF Permit, Renewal, Upgrade Permit and Probe Inspections	\$405
Commercial OSSF Permit, Renewal, Upgrade Permit and Probe Inspections	\$725
On-Site Evaluation (Inspect for properly functioning system)	\$125 per hour (2-hour minimum)
Plan Reviews after 3 rounds of plan review comments	\$125 per hour

Development Permits

	Fee
Commercial Zoning Processing Fees	
0-1 Acres	\$500
1 to 5 Acres	\$750
5 to 10 Acres	\$1,000
10 and up Acres	\$1,500
Commercial Specific Use Processing Fees	
0-1 Acres	\$500
1 to 5 Acres	\$750
5 to 10 Acres	\$1,000
10 and up Acres	\$1,250
Residential Zoning Processing Fees	
0-1 Acres	\$250
1 to 10 Acres	\$500
10 and up Acres	\$1,000
Residential Specific Use Processing Fees	
Single Family	\$250

Platting Fees

	Fee
Minor	\$1,500 + Hourly Professional Service Fee
Preliminary	\$1,500 + Hourly Professional Service Fee
Final	\$1,500 + Hourly Professional Service Fee
Replat	\$1,500 + Hourly Professional Service Fee
Amending Plat	\$500 + Hourly Professional Service Fees
Conveyance/Vacating	\$750
Survey Plat	\$1,500
Annexation Request	\$250

Engineering Review and Inspection Fees

Subdivision Improvement & Site Development Construction Plan Review	\$2,500 + Hourly Professional Services Fees
Subdivision Improvement Construction Inspections, per Inspection	\$50 + Hourly Professional Service Fee
Subdivision Improvement Construction Cost Estimate	\$700
Civil-site plan review, including, but not limited to, drainage, grading, paving, erosion and sedimentation control, and access improvements associated with nonresidential building permit requests.	\$1,000 + Hourly Professional Services Fee
Civil-site construction inspection	\$50 + Hourly Professional Service Fee
Reinspection due to failed inspection	Hourly Professional Service Fee
Any review, authorization, approval, inspection, or permit not otherwise provided for.	Hourly Professional Services Fee

Miscellaneous Permits**Fee**

Certificate of Occupancy	\$125 + Commercial Application Fee
Occupancy Permit for Change of Use/Tenant Change	\$125 + Commercial Application Fee
Culvert Permit (per crossing)	\$250 + Residential or Commercial Application Fee
Demolition Permit - Residential	\$100
Demolition Permit - Commercial <5,000.00 S.F.	\$200
Demolition Permit - Commercial >5,000.00 S.F.	\$400
Moving Permit	\$100
Fence Permit	\$195+ Residential or Commercial Application Fee
Gate Permit	\$195+ Residential or Commercial Application Fee
Roof Permit (Residential)	\$140 + Residential Application Fee
Roof Permit (Commercial)	\$345 + Commercial Application Fee
Sign Permit (Commercial) - includes Plan Review and Inspections	\$230 + Commercial Application Fee