



Zoning & Development Fee Schedule

City of Richardson, Texas

Development

- Preliminary Plat (Single-Family Residential only) \$400.00+\$25/Lot
- Final Plat, Amending Plat, Replat or Plat Vacation \$500.00+\$25/Lot
(Single-Family, Duplex, or Townhome Residential)
- Final Plat, Replat or Plat Vacation \$500.00+\$35/Acre
(Non-Residential or Apartment)
- Civil Engineering Plans \$700.00+\$50/Acre
- Development Inspection Fees 3.5% of all Public Improvements
- Concept Plan \$500.00
- Site Plan \$600.00
- Building Elevation Plan \$250.00
- Landscape Plan (Non-Residential or Apartment) \$500.00
- Parkway and Common Area Landscape Plan and \$500.00
Irrigation Plan (Single-Family Residential only)
- Administrative Site Plan Review \$500.00
- Administrative Landscape Plan Review \$500.00
- Property Owners' Association Documents \$750.00
- Easement by Separate Instrument \$250.00
- Right-of-Way Abandonment \$500.00
- Master Transportation Plan Amendment \$500.00
- Traffic Impact Analysis with modeling \$1,500.00
- Traffic Impact Analysis without modeling \$500.00
- Annexation \$1,500.00
- Utility Verification Letter \$100.00
- Re-Submittal of Application 50% of the Original Fee



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City of Richardson, Texas

Zoning Requests

▪ All Designations except Planned Development (PD)	\$1,500.00
▪ Planned Development (PD)	\$2,500.00
▪ PD Concept Plan Amendment.....	\$1,350.00
▪ Revision of Special Conditions	\$1,000.00
▪ Special Permit.....	\$1,500.00
▪ Traffic Impact Analysis with modeling.....	\$1,500.00
▪ Traffic Impact Analysis without modeling.....	\$500.00
▪ Zoning Verification Letter	\$50.00
▪ Comprehensive Plan Amendment	\$1,500.00

Variances

▪ Subdivision and Development Ordinance	\$250.00
(Chapter 21, Code of Ordinances)	
▪ Zoning Ordinance – Non-Residential	\$325.00
(Appendix A, Code of Ordinances)	
▪ Zoning Ordinance – Residential	\$250.00
(Appendix A, Code of Ordinances)	
▪ Fence Regulations.....	\$250.00
(Chapter 6, Article IV, Code of Ordinances)	

Requests for variances to Chapter 21 (Subdivision and Development Ordinance) are heard by the City Plan Commission and City Council. Requests for variances to Appendix A (Zoning Ordinance) and Chapter 6, Article IV (Fence Regulations) are heard by the Zoning Board of Adjustment.