

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 05/13/25M&C FILE NUMBER: M&C 25-0445

LOG NAME: 21DEVELOPMENT FEE WAIVERS FOR CFW FIRE STATIONS 26 & 37

SUBJECT

(CD 6 and CD 4) Authorize Waiver for Development Related Fees in the Estimated Amount of \$89,372.09 for Fire Station 26 and Fire Station 37, and Find that the Waiver of Fees Serves a Public Purpose and that Adequate Controls are in Place to Ensure the Public Purpose is Met

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the waiver of development related fees in the estimated amount of \$89,372.09 for Fire Station 26 and Fire Station 37; and
2. Find that the waiver of the development related fees serves a public purpose and that adequate controls are in place to carry out such public purpose.

DISCUSSION:

The 2018 Bond Program allocated \$5,341,000.00 for the design and construction of the new Fire Station 26. On January 10, 2023, Mayor & Council Communication (M&C) 23-0031 approved the purchase of 4915 South Drive West, Fort Worth, TX 76132. After the property was purchased, Property Management Department moved forward with the single-story design prototype for this fire station. On October 10, 2024, Mayor and Council authorized a construction contract with Steele & Freeman, Inc. (M&C 24-0899).

The 2022 Bond Program allocated \$9,500,000.00 for the design and construction of the new Fire Station 37. On January 10, 2023, M&C 23-0032 approved the purchase of 10600 Alta Vista, Fort Worth, TX 76244. After this the property was purchased, Property Management Department moved forward with the single-story design prototype for this fire station. On October 10, 2024, Mayor and Council authorized a construction contract with Steele & Freeman, Inc. (M&C 24-0898).

City staff recommends that the City Council waive development related fees for construction of these two fire stations. In the event any of these fees were previously paid, approval of this M&C authorizes City staff to refund such payments. The amounts listed are estimated fees, but this M&C authorizes the waiver of the actual amount of any listed fees once such fees are determined.

A summary of the development fees that may apply to these projects include, but are not limited to, the following:

Fee Type	Fire Station #26	Fire Station #37
Platting Fees (Application + per acre charge)	\$0.00	\$0.00
Zoning Change	\$0.00	\$0.00
Infrastructure Plan Review Center (IPRC) Fees (Application, Pre-Submittal Conference and Additional Plan Sheets) <i>*\$1,125.00 per application + \$435.37 per sheet. Estimate only.</i>	\$15,000.00	\$3,737.22
IPRC Easement Application Fees <i>*\$787.50 per application. Estimate only.</i>	\$7,875.00	\$7,875.00
Community Facilities Agreement Application Fee	\$2,230.00	\$2,230.00
All Building Permit related Fees (Includes Plan Review and Inspections) <i>*Estimate can vary.</i>	\$7,172.17	\$7,417.41
Permanent Encroachment Application Fee	\$1,102.50	\$1,102.50
Stromwater Facilities Maintenance Agreement Application Fee	\$635.00	\$635.00
Sign Permit Fee (Application + permittable frontage) <i>*\$37.12 application, \$16.87 Technology Fee + \$26.88 per sq ft display surface. Estimate only.</i>	\$322.79	\$322.79
Study Application and Review Fees (Drainage, Water, Sewer and/or Flood) <i>*Does not include Water and Sewer Impact fees</i>	\$11,628.00	\$11,628.00
Commercial Grading Permit Fees (Application + per acreage) <i>*Estimate can vary.</i>	\$1,041.87	\$1,041.87

Urban Forestry Application Fees	\$281.25	\$281.25
Temporary Street Closure Permit Application Fees *\$42.80 per day of closure. Estimate Only.	\$1,000.00	\$1,000.00
Floodplain Development Permit Application Fee	\$0.00	\$100.00
Transportation Impact Fees	\$0.00	\$3,712.47
TOTAL ESTIMATED FEES WAIVED	\$48,288.58	\$41,083.51

By approval of this M&C, the City Council finds that the waiver of fees serve a public purpose because the fees are for the construction of two fire stations that will be owned and operated by the City and sufficient contractual controls are in place to ensure the public purpose is met.

Fire Station 26 is located in Council District 6 and Fire Station 37 is located in Council District 4.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the development related fee waivers, a loss of an estimated \$89,372.09 in revenue will occur. This reduction in revenue will be incorporated upon the waivers being officially granted.

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