

## **ZONING AND DEVELOPMENT FEES**

Application Type	Related Fees
Pre-Application Meeting	Per Meeting with Staff \$0 First \$100 Second \$100 Subsequent
Discussion Only Agenda Item	City Staff Fee \$200
Voluntary Annexation	<i>(temporary agriculture zoning)</i> \$0 <i>(permanent zoning request)</i> \$750
Non-Annexation Agreement	\$200
<b><u>Zoning Applications:</u></b>	
Conditional Use Permit (CUP), Planned Unit Development (PUD) and Zoning Change	0 to 2 acres \$750 + \$25/acre
	2+ to 5 acres \$1,000 + \$25/acre
	5+ to 20 acres \$1,500 + \$25/acre
	20+ to 50 acres \$2,000 + \$20/acre
	50+ to 100 acres \$3,000 + \$20/acre
	100+ acres \$4,000 + \$15/acre
	PUD As above + \$1,200
	CUP/PUD Amendment <i>(per amended acreage)</i> 50% of zoning fee  <i>The maximum zoning, PUD &amp; CUP fee shall not exceed \$7,500, excluding any additional fees for any other application listed heron.</i>
Detail PUD	\$1,500
Detail PUD Amendment	\$750
Vested Rights Petition	City Attorney and Staff Fees \$2,500 + Attorney Fees
Development Rights Determination	City Attorney and Staff Fees \$2,500 + Attorney Fees
Zoning Verification Letter	City Staff Fee \$150
<b><u>Development Applications:</u></b>	
	Any Site Plan 0-2 acres \$750 + \$15/DU and/or \$50/acre <i>Dwelling Unit (DU) per residential and/or acres per non-residential</i>
	All other Site Plans \$1,200 + \$15/DU and/or \$50/acre <i>Dwelling Unit (DU) per residential and/or acres per non-residential</i>  <i>With a maximum fee of \$5,000 excluding additional fees for any item listed in this section below.</i>
	Appeal of Denied Site Plan to the P&Z Commission Additional \$1,000
Land Study	\$1,500 + Consultant Fee

Master Plan		\$1,500
Mixed Use Concept Plan		\$1,500
Amendment to: Land Study, Master Plan, Mixed Use Concept Plan		\$500
	Tree Deferral (postponement of tree mitigation to a later phase)	\$500
	Tree Removal Permit	\$50
	Tree Affidavit	\$50
<b><u>Variance &amp; Waiver Applications:</u></b>		
Zoning Variance (or any other BOA application)	Pre-Development	\$500 each variance
	Post-Development	\$1,500 each variance
Variance to any non-zoning UDC Design Standards (Design & Construction Manual)	Each Exception	\$1,200 first \$500 each additional
		<i>Variance fee may be reduced 50% for requests that result from actions of previous owners of an affected property, i.e. private access easement.</i>
Vested Rights Petition	City Attorney and Staff Fees	\$2,500 + Attorney Fees
Development Rights Determination	City Attorney and Staff Fees	\$2,500 + Attorney Fees
<b><u>City Plan Amendment:</u></b>		
City Comprehensive Plan		\$500
Future Land Use Map (FLUM)		\$500
Future Thoroughfare Plan (FTP)		\$500
Unified Development Code (UDC)		\$500
<b><u>Plat Related Applications:</u></b>		
Minor Plat and/or Amended Plat (Administratively reviewed & approved)	Single & Two-Family Residential	\$500 + \$20/DU
	Non-residential, Mixed Use, Other residential	\$750 + \$25/acre
Redline Amended Plat (Administrative or P&Z approval prior to recordation)		50% of Amended Plat Fee
	<b><u>Single and Two Family Residential</u></b>	
Preliminary Plat, Final Plat, Replat, Development Plat	0 to 5 acres	\$750 + \$25/DU
	5+ to 10 acres	\$1,000 + \$25/DU
	10+ to 20 acres	\$1,250 + \$25/DU
<i>All plats require Consultant Fee</i>	20+ to 50 acres	\$1,500 + \$25/DU
	50+ acres	\$2,000 + \$25/DU
<i>A replat that requires a public hearing must pre-pay</i>	Other and Non-Residential, Mixed Use, PUD	\$1,500 + \$25/DU and/or \$50/acre Dwelling Unit (DU) per residential and/or acres per non-residential
<i>Preliminary/Final Plats pay full plat fees and only one consultant fee</i>		

Conveyance Plat or Legal Instrument	Construction Plan Review	\$100
	Each	\$500
	Plat Recordation	Guadalupe County Recordation Fee
	Cibolo Recordation Fee	\$150/plat
Floodplain Permit	Residential	\$50
	Non-Residential	\$150
CLOMR		\$200
LOMR without CLOMR		\$200
LOMR with CLOMR		\$200
LOMA		\$100
Flood zone verification letter		\$25
Master Drainage Plan	<i>With PUDs and Master Plans</i>	\$200
Traffic Impact Analysis Study Review		\$200
TIA Revision Review		\$100
TIA Scoping Meeting		\$0
Park Land & Improvement Fees	Park Land Fees paid by developer (at platting)	\$600 per single or two-family unit or Council approved 8% Park Land dedication
	Park Improvement Fee paid by builder (at bldg permit)	\$600 per single or two-family unit or Council approved 8% dedication
	Park Land & Improvement Fees by developer/builder of multi-family units	\$400/Dwelling Unit
<b>City Agreements:</b>		
Public Improvement Agreement		\$1,500 + \$100/acre
Development Agreement		<i>Max \$4,000 + City Attorney Fees</i>
Other Agreements		
	Amendment to an Agreement	<i>50% of Agreement fee</i>
<b>Consultant Fees:</b>		
Review of construction plans, reports, drainage studies, TIAs & any other documents associated with plats, site plans, mixed use concept plans or special legal instruments or submittals as necessary per application submitted	Professional fees as billed by Engineering and Planning consultants, or any consultant utilized by the City to review development applications	\$2,000, minimum as a deposit against consultant fees. Staff may reduce this deposit to \$750 against consultant fees if a project is of minor nature where limited engineering review is anticipated.

**Legal Fees:**

All legal fees incurred by the City in the review, preparation and/or amendment of any legal document associated with a development application i.e. Private Street Agreement or Public Infrastructure Agreement.

City Attorney

Reimbursement due to City based on actual legal fees incurred by the City.

**Public Notification Fees:**

All fees associated for the cost of publication, site signage & public notice by certified mail.

Reimbursement due to City based on actual notice fees.

**Extension of Time:**

Fee may be waived by the City Council if extension is requested prior to any approval expiring & subject to the applicant proving cause for the extension. Granting an extension of time, the applicant will be subject to new UDC regulations & standards adopted by the City.

Each

\$2,000

**Postponement:** on a posted agenda for which a public hearing was scheduled. Applicant shall be required to pay the cost for additional notice and legal publication.

\$1,000 + new notice publication & mailing

**Codes, Manuals, Maps**

Unified Development Code (UDC), Cibolo Design & Construction Manual, Comprehensive/Master Plan, Parks Master Plan, Zoning Map, City Limits/ETJ Map, Other

DVD or CD	\$10
24 x 36 Color Map Print	\$30
11 X 17 Color Map Print	\$10

**Custom Map Request (GIS Fees)**

Minimum 1/2 hour	\$40 Per hour
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