

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
<u>Zoning Applications:</u>	
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 & 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
<u>Development Applications:</u>	
	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 + \$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
<u>Variance & Waiver Applications:</u>		
Zoning Variance <i>(or any other BOA application)</i>	Pre-Development	\$500 each variance
	Post-Development	\$1,500 each variance
Variance to any non-zoning UDC Design Standards <i>(Design & Construction Manual)</i>	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
<u>City Plan Amendment:</u>		
City Comprehensive Plan		\$500
Future Land Use Map (FLUM)		\$500
Future Thoroughfare Plan (FTP)		\$500
Unified Development Code (UDC)		\$500
<u>Plat Related Applications:</u>		
Minor Plat and/or Amended Plat <i>(Administratively reviewed & approved)</i>	Single & Two-Family Residential	\$500 + \$20/DU
	Non-residential, Mixed Use, Other residential	\$750 + \$25/acre
Redline Amended Plat <i>(Administrative or P&Z approval prior to recordation)</i>		50% of Amended Plat Fee
Preliminary Plat, Final Plat, Replat, Development Plat	<u>Single and Two Family Residential</u> 0 to 5 acres 5+ to 10 acres 10+ to 20 acres 20+ to 50 acres 50+ acres	\$750 + \$25/DU \$1,000 + \$25/DU \$1,250 + \$25/DU \$1,500 + \$25/DU \$2,000 + \$25/DU
<i>All plats require Consultant Fee</i>		
<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 <i>Dwelling Unit (DU) per residential and/or acres per non-residential</i>
<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

<p>Plat Recordation</p>	<p>Guadalupe County Recordation Fee</p> <p>Cibolo Recordation Fee</p>	<p>As required by Guadalupe County</p> <p>\$150/plat</p>
<p>Park Land & Improvement Fees</p>	<p>Park Land Fees paid by developer (at platting)</p> <p>Park Improvement Fee paid by builder (at bldg permit)</p> <p>Park Land & Improvement Fees by developer/builder of multi-family units</p>	<p>\$600 per single or two-family unit or Council approved 8% Park Land dedication</p> <p>\$600 per single or two-family unit or Council approved 8% dedication</p> <p>\$400/Dwelling Unit</p>
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<p><u>City Agreements:</u></p>		
<p>Public Improvement Agreement</p> <p>Development Agreement</p> <p>Other Agreements</p>		<p>\$1,500 + \$100/acre</p> <p><i>Max \$4,000 + City Attorney Fees</i></p>
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<p><u>Consultant Fees:</u></p>		
<p>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</p>	<p>Professional fees as billed by Engineering and Planning consultants, or any consultant utilized by the City to review development applications</p>	<p>\$1,500, 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.</p>
<p><u>Legal Fees:</u></p>		
<p>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.</p>	<p>City Attorney</p>	<p>Reimbursement due to City based on actual legal fees incurred by the City.</p>
<p><u>Public Notification Fees:</u></p>		
<p>All fees associated for the cost of publication, site signage & public notice by certified mail.</p>		<p>Reimbursement due to City based on actual notice fees.</p>
<p><u>Extension of Time:</u></p>		
<p>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.</p>	<p>Each</p>	<p>\$2,000</p>

<p>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.</p>	<p>\$1,000 + new notice publication & mailing</p>						
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<p>Codes, Manuals, Maps Unified Development Code (UDC), Cibolo Design & Construction Manual, Comprehensive/Master Plan, Parks Master Plan, Zoning Map, City Limits/ETJ Map, Other</p>	<table border="0"> <tr> <td data-bbox="673 483 812 514">DVD or CD</td> <td data-bbox="1161 483 1218 514">\$10</td> </tr> <tr> <td data-bbox="673 520 836 552">24 x 36 print</td> <td data-bbox="1161 520 1218 552">\$30</td> </tr> <tr> <td data-bbox="673 558 917 590">11 X 17 Color Maps</td> <td data-bbox="1161 558 1218 590">\$10</td> </tr> </table>	DVD or CD	\$10	24 x 36 print	\$30	11 X 17 Color Maps	\$10
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<p>Special Request Map (GIS Fees)</p>	<p>Per hour</p>						
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