

DEVELOPMENT FEE WORKSHOP (EXHIBIT A)

Name of Application	Current Fee	Proposed Fee	Justification	Boerne	San Antonio	Seguin	San Marcos	Windcrest	New Braunfels	Bulverde	Hollywood Park	Helotes
LAND USE POLICY RELATED												
Specific Application Form – Annexation	\$0.00	\$0.00	City's goal is to encourage annexation.	\$520.00	\$3,000.00		\$1,181.00		\$1,000.00			
Specific Application Form – Rezoning and Future Land Use Map, Thoroughfare Plan, and other Comp. Plan Amendments	\$600.00	\$850.00	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area	\$675.00	0 – 0.5 acres: \$795.00 0.51 – 5 acres: \$1,770.00 5.01 – 10 acres: \$3,182.00 10.01 – 25 acres: \$5,620.00 25.01 – 50.0 acres: \$5,814.00 More than 50 acres: \$5,930.00 Plus, per acreage charge for each acre over 25: \$120.00 Maximum Zoning Fee: \$11,500.00	\$500.00	\$1,057.00 plus \$100 /acre (\$3,000 max)		Future Land Use Map Amendment : \$500 Zoning: \$1000.00 +100.00/acre max. \$3000.00	\$750.00 + \$100.00 per acre (\$3,000.00 max)	1 acre or less \$600.00 1.1 - 5 acres \$800.00 5.1 - 10 acres \$1,000.00 10.1 - 25 acres \$1,100.00 25.1 - or greater \$1,200.00	\$384.30
Specific Application Form – Special Use Permit	\$600.00 + \$50.00 per acre	\$800.00 + \$50.00 per acre	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area	\$520.00	Specific Use: \$500	\$400.00	Permit: \$793.00 Renew/amend: \$423.00 Renotification:\$91.00 Revocation proceeding: \$175.00		\$1,500.00 plus \$100.00/acre (max. \$4,000.00)	\$750.00 + \$100.00 per acre (\$3,000.00 max)	1 acre or less \$600.00 1.1 - 5 acres \$800.00 5.1 - 10 acres \$1,000.00 10.1 - 25 acres \$1,100.00 25.1 - or greater \$1,200.00	
Specific Application Form – Planned Unit Development, and Substantial Amendment	\$600.00 + \$50.00 per acre	\$2,000.00	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area. The process also involves review and drafting of regulations. Similar to the fees being charged by other cities in the area. Substantial amendments must be approved by CC and follow the same process as PUD.	Review Fee: \$415.00 Budget review: Actual cost of consultant	MDP/PUD/MAOZ/MHPP Plan Review \$700.00 MDP/POADP/ PUD Notification \$250.00 MDP/POADP/PUD Plan Amendment \$500.00 MDP/POADP/PUD Validity Verification \$500.00				\$2,000.00 plus \$100.00/acre (max. \$5,000.00)	\$2,000.00 + \$100.00 per acre (\$5,000.00 max)		
Planned Unit Development Amendment (non-substantial)	\$600 + \$50.00 per acre	\$500	Non-substantial amendments can be approved administratively						NA	\$2,000 + \$100.00 per acre (\$5,000.00 max)	NA	NA
Specific Application Form – Conservation Development Alternative	\$0.00	\$1,500.00	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area. The process also involves review and drafting of regulations. Similar to the fees being charged by other cities in the area.	LID plan review : \$1500								
SUBDIVISION AND DEVELOPMENT RELATED												
Specific Application Form – Amending Plat (Administratively)	\$250.00	\$500.00	Review of submittals and resubmittals, application processing. Similar to the fees being charged by other cities in the area.	\$365.00	Amending Plat fees to eliminate a lot line: \$250.00 Amending Plat fee: \$600.00	\$500.00	\$ 529.00 + \$ 100.00 per acre \$1000.00 Max	\$650 engineer review fee: varies	\$500.00 plus \$100.00/acre (\$1,000.00 max)	Base fee: \$750.00 Plus per lot fee for single-family: \$15.00 per acre fee for non single-family: \$30.00 Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.	With public hearing \$150.00 Without public hearing \$50.00	\$591.70

Name of Application	Current Fee	Proposed Fee	Justification	Boerne	San Antonio	Seguin	San Marcos	Windcrest	New Braunfels	Bulverde	Hollywood Park	Helotes
Specific Application Form – Minor Plat	\$0.00	\$500.00	Review of submittals and resubmittals, application processing, Similar to the fees being charged by other cities in the area	\$365.00	All Fees include a per Lot Fee: \$80 plus, a flat fee based upon the number of acres 0 – 3 acres: \$595.00 3.01 – 10 acres: \$805.00 10.01 – 20 acres: \$1,075.00 >20 acres (fee includes the below base and per acre fee, plus the lot fee)☐ Base Fee :\$1,610.00 Plus, per acre fee for each acre over 20 acres: \$110.00 subdivision filing fee : \$250	0-5 acres: \$500 More than 5 acres:\$500.00 plus \$50.00 per acre	\$ 529.00 + \$ 100.00 per acre \$1000.00 Max	\$650 engineer review fee: varies	\$1,250.00 plus \$100.00/acre (\$2,500.00 max)			Actual Cost + 10%
Specific Application Form – Development Plat	\$600.00 + \$50.00 per acre	\$500.00	Review of submittals and resubmittals, application processing, Similar to the fees being charged by other cities in the area	Minor: \$365.00 Major: \$675.00 per plat plus \$50.00 per acre	\$600 per plat				\$1,250.00 plus \$100.00/acre (\$2,500.00 max)			
Specific Application Form – Preliminary Plat	Prelim & Final \$600.00 + \$50.00 per Lot	\$600.00 + \$50.00 per lot	Submittal and resubmittal reviews, review of drainage plan if needed, agenda packets for P & Z and CC meetings. Similar to the fees being charged by other cities in the area	\$675.00 per plat plus \$105.00 per lot	Single-Family Development Base Fee: \$625.00 Plus, a per lot: \$80.00 Non-Single-Family Development Base Fee: \$625.00 Plus, a per Acre Fee: \$550.00 Per Lot Addressing Fee: \$5.00	NA	\$1057.00 + \$50.00 per acre \$2500.00 Max	0-5 acres: \$650 More than 5 acres: additional \$50 per acre engineer review fee: varies	\$1,000.00 plus \$50.00/acre (\$2,500.00 max)	Base fee: \$1,250.00 Plus per lot fee for single-family: \$15.00 per acre fee for non single-family: \$30.00 Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee	Plat filing fees: Per plat Plus \$10.00 Per residential lot \$5.00 An acre per other tracts \$10.00 Minimum per plat \$200.00 Plat process fee deposit \$600.00 Plat recording fee (Bexar County) \$85.00 Sewer platting/connection fee \$200.00	Base Preliminary Platting Fee \$ 665.40 per plat Single Family Residential Development \$ 68.30 per lot iv. Non-single Family Residential Development \$ 495.00 per acre Processing Fee \$ 125.20
Specific Application Form – Final Plat (same as Preliminary Plat Fee)	\$0.00	\$600.00 + \$50.00 per lot	Submittal and resubmittal reviews, review of drainage plan if needed, agenda packets for P & Z and CC meetings. Similar to the fees being charged by other cities in the area	\$675.00 per plat plus \$105.00 per lot		0-5 acres: \$500 More than 5 acres:\$500.00 plus \$50.00 per acre	\$1321.00 + \$100.00 per acre (\$2500.00 Max)	0-5 acres \$ 650.00 +5 Acres (including Minor Plats) \$650.00 + \$50.00/acre engineer review fee: varies	\$1,250.00 plus \$100.00/acre (\$2,500.00 max)	Base fee: \$1,250.00 Plus per lot fee for single-family: \$15.00 per acre fee for non single-family: \$30.00 Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.	Plat filing fees: Per plat Plus \$10.00 Per residential lot \$5.00 An acre per other tracts \$10.00 Minimum per plat \$200.00 Plat process fee deposit \$600.00 Plat recording fee (Bexar County) \$85.00 Sewer platting/connection fee \$200.00	Base Final Platting Fee \$ 409.60 per plat Single Family Residential Development \$ 68.30 per lot iv. Non-single Family Residential Development \$ 495.00 per acre Processing Fee \$ 125.00
Specific Application Form – Replat	\$600.00	\$800.00 + \$50.00 per lot	Submittal and resubmittal reviews, review of drainage plan if needed, public hearing*agenda packets for P & Z and CC meetings	\$650.00 per plat plus \$100.00 per lot	Public hearing: \$250 Notification for long public hearing: \$600	0-5 acres: \$500 More than 5 acres:\$500.00 plus \$5.00 per acre	Non Admin. \$1057. + \$50.00 per acre (\$3000.00 Max)	0-5 acres: \$650 More than 5 acres: additional \$5 per lot engineer review fee: varies	Not administrative: \$1,000.00 plus \$50.00/acre (\$3,000.00 max)	Base fee: \$750.00 Plus per lot fee for single-family: \$15.00 per acre fee for -family: \$30.00 Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.	With public hearing \$150.00 Without public hearing \$50.00	Not clear
Specific Application Form – Construction Plans	\$0.00	\$2,500.00 plus \$50.00/acre or lot whichever is greater	No cost in place. Involves several resubmittals. Similar pricing of surrounding cities, extensive technical review, encourage applicants to resubmit a complete packet addressing all the comments and minimize resubmittals	Actual cost	Plat& plan review: \$100/per hour	0-5 acres:\$500.00 plus \$50.00 per acre More than 5 acres:\$1500.00 plus \$50.00 per acre	\$2378.00 + \$50.00/acre (\$3000.00 Max)		Site preparation: \$2,500.00 plus \$50.00/acre or lot whichever is greater	more than one type of infrastructure:Base fee: \$2,500.00 Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee. Individual infrastructure: Base fee: \$1,250.00 plus \$5.00 per linear foot of each infrastructure improvement.	NA	\$449.40

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Each review after 2nd review of Plat or Construction Plans	\$0.00	\$500.00	Encourage the reduction of plat and construction plan reviews and resubmittals		\$ 50.00 per resubmittal Plat & Plan Review per hour/reviewer \$100.00		\$296.00 each resubmittal after the 2nd		3rd \$1500.00, 4th \$1500.00 +10% of Original Review 5th \$1500.00 + 20% of original review, 6th \$1500.00 + 30% of Original Review Fee Accessory permits (signs, fences, etc.: \$250.00			
SITE DEVELOPMENT RELATED												
Specific Application Form – Temporary Use Permit	\$0.00	\$100.00	Staff review, application processing, (e.g. temporary parking)	\$115.00	NA		NA		NA	NA	NA	NA
Specific Application Form – Special Exception	\$0.00	\$650.00	Same as ZBOA variance fee	NA	Non-Homestead: \$600.00 Homestead Exemption: \$400		\$740.00		\$700.00	\$750.00 for each provision	NA	NA
Specific Application Form – Site Development Permit same as S23	\$100.00	\$150+\$25/acre	Technical review, application processing	NA			NA		NA	NA	NA	NA
Specific Application Form – Floodplain Development Permit	\$0.00	Residential: \$75.00 Commercial: \$250.00	Technical review, application processing	Residential: \$75.00 Commercial: \$250.00	\$50 (SAWS Fee)		permit application (Single Family) \$31.00 permit application (Commercial) \$178.00 Single Family Infill - City Flood Analysis Fee \$1,057.00 Floodplain Development Flood Analysis Review Fee: \$1,585.00 plus \$50 / acre (for acreage within floodplain)		Residential: \$100.00 Commercial: \$250.00	Base fee: \$700.00 (includes a maximum of four hours of outside consultant review time). Supplemental fee: Actual cost for all outside consultant review time required in excess of hours included in base fee.	NA	Permit: 301.60 Elevation Certificate \$ 125.20
Specific Application Form – Stormwater Permit	\$0.00	Residential: \$75.00 Commercial: \$250.00	Technical review, application processing	NA	Storm Water Fees Based on Square Footage of Impervious Cover Land Use (fee categories) 2015 Fee Rate Single Family Residential \$0.15 Multi-Family \$0.20 Industrial \$0.20 Public Facilities \$0.20 Commercial \$0.25		NA		NA	NA	NA	NA
Specific Application Form – Certificate of Design Compliance	\$0.00	\$100.00	Future, for historical structures				NA		NA	NA	NA	NA
Specific Application Form – Variance (to subdivision / Development Regulations)	\$100.00	\$650.00	Staff review, public hearing, notifications, agenda packet	subdivision ordinance:\$365.00 1st request \$105.00 each for additional requests heard at the same meeting	\$350	\$400.00	\$740.00		\$150.00	\$750.00 for each provision	NA	\$176.30
Specific Application Form – Group Living Operation License	\$0.00	\$200.00	Review, inspection, application processing				NA		NA	NA	NA	NA
Specific Application Form – Grading/Clearance Permit	\$100.00	\$150.00 + \$25.00 per acre	Technical review, application processing	\$150.00 + \$25.00 per acre			NA		NA	NA	NA	NA
OTHER DEVELOPMENT RELATED ITEMS												
County Recordation Fees	Actual Fees + Fed. Mileage	Actual Fees + Fed. Mileage	No change proposed	No additional fee	Mylar: \$82 instrument -1st page: \$26, each additional page \$4 handling g fee: \$50		NA	County Filing Fees + 20%	NA	NA	\$85.00	Actual Cost per Bexar County
Plat submittal Extension Request	\$150.00	50% of original plat fee	Staff review, agenda packet	\$1,040.00			NA		\$200.00	NA	NA	NA

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Traffic Impact Analysis Review Fee	Actual Cost of Consultant	Base fee \$500 + actual cost of consultant	Similar to near by cities, extensive staff review, cost of consultant	Level 1: \$2000 Level 2: \$3000 Level 3: \$4000 Master Plan: \$2500	Level 1 \$400.00 Level 2 \$1,600.00 Level 3 \$1,800.00	Level 1 TIA \$500.00 Level 2 TIA \$750.00 Level 3 TIA \$1000.00			TIA Worksheet : \$100.00 Level 1 : \$500.00 Level 2 : \$750.00 Level 3 : \$1,250.00 Revision review: \$500.00	Minor base fee: \$1,250.00 Major base fee: \$2,500.00 Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.	NA	Traffic Impact Analysis and Review (Level 1) \$ 301.60 Traffic Impact Analysis and Review (Level 2) \$ 602.90 aa. Traffic Impact Analysis and Review (Level 3) \$ 904.30
Vacation of Subdivision Plat	\$200.00	\$200.00	No change proposed	\$365.00	Vacating Declaration (not in conjunction with replat) \$350.00		\$178.00	\$650 engineer review fee: varies	\$200.00	NA	With public hearing \$150.00 Without public hearing \$50.00	NA
Vested Rights Verification Letter	\$100.00	\$300.00	Similar to near by cities, extensive staff, consultant and legal review.	\$1,040.00 per lot for homestead property; \$2,600 + attorney fees for multiple lot/residential subdivision, multifamily or commercial properties	Homestead (1 lot or less than 3 acres) \$200.00 Residential (over 1 lot or 3 acres or more) and Commercial Property \$1,000.00 Abbreviated Staff Review for Duration & Phasing of Rights (determined by staff) \$700.00 Rights Determination Appeal \$500.00 Rights Determination Validation (Commercial) \$250.00 Rights Determination Validation (Residential) per lot \$35.00 Consent Agreement Rights Determination \$500.00				\$200.00	NA	NA	NA
Zoning Verification Letter	\$100.00	\$100.00	No change proposed	\$30.00	\$350.00 per letter	\$50.00			Basic: \$25.00 Detailed: \$100.00	NA	NA	NA
Appeal Application or Variance (to the decision of administrative official)	\$300.00	\$650.00	Same as ZBOA variance fee	\$260.00 for first request & \$80.00 each for additional requests heard at the same meeting	Non-Homestead: \$600.00 Homestead Exemption: \$400	\$400.00	\$740.00		Homestead: \$350.00 (plus \$50.00 for each additional variance request) Non-homestead: \$700.00 (plus \$50.00 for each additional variance request) case signs: \$15.00 each	\$750.00	\$500.00	\$454.80
Development Agreement (see breakdown below)									\$500.00			
Development Agreement Application Fee	\$0.00	\$500.00	Staff review, application processing						\$5,000.00			
Agreement Processing / Legal Review	\$0.00	Actual cost	Actual cost of legal consultant						\$2,500.00			
Development Agreement Amendment Review	\$0.00	\$500.00	Actual cost of legal consultant						\$100.00 Reinspection \$150.00			
Tree Preservation/Mitigation Plan Review and Inspection	\$0.00	\$200 plus \$10 per acre	Staff review, application processing, agenda packet	Actual cost		Tree Survey & Mitigation Study Fee \$200 plus \$5.00 per acre						
Tree Removal Fee in Lieu (heritage/protected/standard)	\$0.00	Heritage- \$200/circumference inch Legacy/Protected- \$100/circumference inch Standard - \$50/circumference inch	As recommended by P & Z, fees being charged by surrounding cities	Heritage - \$210/circumference inch, Legacy - \$105/circumference inch, Standard - \$50/circumference inch								Protected - \$150/diameter inch Heritage - \$150/diameter inch

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Tree Removal (without an approved plan)	\$0.00	\$250/circumference inch	To limit tree removal without an approved tree plan	\$250/circumference inch or replacement								
Mail Notification (per mailed notice)	\$0.00	Actual cost	Actual cost									
Postage and Shipping	\$0.00	Actual cost	Actual cost									
Home Occupation Certification	\$0.00	\$25.00	Processing, records keeping				\$25.00					
Floodplain Plan Review	\$0.00	\$1,500.00	Technical review, nature and extent									
CLOMR	\$0.00	\$2,500.00	Technical review, nature and extent	\$3,500.00					\$1,500.00			
LOMR without CLOMR	\$0.00	\$3,000.00	Technical review, nature and extent	4,500.00					\$2,500.00			
LOMR with CLOMR	\$0.00	\$1,500.00	Technical review, nature and extent	2,500.00					\$3,000.00			
LOMA	\$0.00	\$500.00	Technical review, nature and extent						\$1,500.00			
LOMA, CLOMR-F & LOMR-F REVIEW	\$0.00	\$250.00	Technical review, nature and extent	\$250.00					\$500.00			
Flood Zone Verification Letter	\$0.00	\$25.00	Processing						\$500.00			
Engineering Fees (labor)	\$0.00	\$100 per hour or actual consultant cost	City Engineer or consultant					Based on Billable Hours to City				
Engineering Staff Fees (labor)		\$50 per hour	GIS, infrastructure, environmental, etc.									
Weekend or After-Hours Fees (labor)	\$0.00	150% of the staff hourly rate	To compensate for the overtime related expenses									
No Inspection Prior to Installation	\$0.00	200% of permit fee or staff fees which ever is greater	To discourage unmonitored developments, ensure that they will meet the city standards	\$100.00					\$25.00			