



City Council Workshop Development Fee Schedule Update

August 3, 2023

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Agenda



- **Purpose**
- **Background**
- **Current Fees**
 - Where are we under-recovering?
 - What fees are missing?
- **Proposed Fee Changes**
 - Comparison to other cities
- **Next Steps**



Background

- As part of the UDC review process, staff reviewed the Code of Ordinances, Appendix A, Article A8.000 Subdivision/ Land Development Regulation Fees. Key findings include the following:
 - Current fees do not cover the cost to review and process applications
 - Current fees are significantly lower than that of surrounding cities
 - Current fee schedule does not include all application and permit types required by the UDC
- In accordance with the City's Financial Management Policy, for services associated with a user fee or charge, the direct and indirect cost of providing that service will be offset by a fee where possible.



Current Development Related Fees

ARTICLE A8.000 - SUBDIVISION/LAND DEVELOPMENT REGULATION FEES

- (a) Vested rights verification letter\$100.00.
- (b) Zoning verification letter\$100.00.
- (c) Rezoning application\$600.00.
- (d) Zoning board of adjustment variance/appeal application\$300.00.
- (e) Replat\$600.00.
- (f) Amending plat:
 - (1) Administratively\$250.00.
 - (2) Public hearing\$600.00.
- (g) Subdivision plat (includes preliminary and final)\$600.00 + \$50.00 per lot.
- (h) Vacation of subdivision plat\$200.00.
- (i) Development plats\$600.00 + \$50.00 per acre.
- (j) Plat extension\$150.00.
- (k) County recordation feesActual as determined by the county clerk + federal mileage rate.
- (l) Site plan\$100.00.
- (m) Planned unit development:
 - (1) Plan review\$600.00 + \$50.00 per acre.
 - (2) Amendment\$600.00 + \$50.00 per acre.
- (n) Specific use permit\$600.00 + \$50.00 per acre.
- (o) Traffic impact analysis review feeActual cost of consultant.
- (p) Variance application to subdivision/development regulations\$100.00

Adopted 11/15/18 (Ord. 2018-12)

Where are we Under-Recovering ?

Current fee noted in (parenthesis)



- Preliminary & Final Plat (\$600 + \$50 per lot)
 - Often requires multiple rounds of review and revision
 - Supporting documents (Transportation Impact Analysis, drainage studies, tree plans) requires technical review
 - P&Z and CC agenda packet preparation and presentation
- Plat Extension Request (\$150)
 - Requires preparation of plat consideration item in the event the extension request is denied
 - P&Z and CC agenda packet preparation and presentation
- Variance (\$100)
 - Often requires multiple meetings to identify specific requirements being requested
 - Public Hearing scheduling and notification
 - ZBOA (zoning variance) or P&Z/CC (policy variance) agenda packet preparation and presentation

Where are we Under-Recovering ?

Current fee noted in (parenthesis)



- Vested Rights Determination (\$100)
 - Often requires multiple meetings to identify specific requirements being requested
 - Review by planning consultant, legal and other departments
- Amending or Minor Plat (\$250)
 - Often requires multiple rounds of review and revision
- Planned Unit Development (\$600 + \$50 per acre)
 - Often requires multiple meetings and reviews by legal and other departments
 - Requires public hearing and statutory notifications
 - P&Z and CC agenda packet preparation and presentation



What Fees are Missing?

- Annexation
- Comprehensive Plan Amendment (inc. changes to Future Land Use Map or Transportation Map)
- Conservation Development Alternative
- Minor Plat
- Construction Plan Review
- Tree Preservation/Mitigation Plan Review
- Fee in Lieu of Tree Mitigation
- Floodplain Modification Review (CLOMR, LOMR, LOMA, LOMR-F, etc.)
- Various Permits (temporary use permit, floodplain development permit, grading/clearing permit, stormwater permit, etc.)

Proposed Development Related Fees



- Comparison Cities (note each city has different types of permits/fees)
 - Boerne
 - San Antonio
 - Sequin
 - San Marcos
 - Windcrest
 - New Braunfels
 - Bulverde
 - Hollywood Park
 - Helotes
- See Exhibit A (Fee Comparison spreadsheet) for details

Proposed Development Related Fees



	Current	Proposed	Boerne	San Antonio	Bulverde	Helotes
Prelim. Plat	\$600 + \$50 per lot	\$600 + \$50 per lot	\$675 + \$105 per lot	\$625 + \$80 per lot	\$1000 + \$50 per acre	\$665.40 + \$68.30 per lot
Final Plat	\$0	\$600 + \$50 per lot	\$675 + \$105 per lot	\$625 + \$80 per lot	\$1250 + \$100 per acre	\$409.60 + \$68.30 per lot
Variance	\$100	\$650	\$365 + \$105 add. provision	\$350	\$750 each provision	\$176.30
Vested Rights Det.	\$100	\$300	\$1040 per home, \$2600 for subdiv. or commercial	\$200 per home, \$1000 for subdiv. or commercial	NA	NA

Proposed Development Related Fees



	Current	Proposed	Boerne	San Antonio	New Braunfels	Bulverde
Amending Plat	\$250	\$500	\$365	\$600	\$500 + \$100 per acre	\$750 + \$15 per lot
Minor Plat	\$0	\$500	\$365	\$595 (<3 acres) \$805 (3-10 acres) \$1075 (10-20 acres) + \$80 per lot	\$1250 + \$100 per acre	NA
Construction Plan Review	\$0	\$2500 + \$50 per lot or acre	Actual Cost	\$100 per hour	\$2500 + \$50 per lot or acre	\$2500 or actual cost if greater



Proposed Development Related Fees

	Current	Proposed	Boerne	Helotes	Shertz
Fee in Lieu of Tree Mitigation	\$0	Heritage (24-48") - \$200/circumference inch Protected (12-24") - \$100/circumference inch Standard (8-12") - \$50/circumference inch	Heritage (>24") - \$210/circumference inch, Legacy (12-24")- \$105/circumference inch, Standard (8-12")- \$50/circumference inch	Heritage (>24") - \$150/diameter inch Protected (6-24")- \$150/diameter inch	Heritage (>24") - \$100/diameter inch Protected (8-24")- \$100/diameter inch

- Due to soil composition, slope, lot size or other natural constraints that may make replanting trees unfeasible, the UDC allows for other means of mitigation subject to City Manager approval:
 - Replanting on a separate public site within the City or on lands owned by FORHA
 - Payment of a fee if the City's Fee Schedule includes a provision for Fee In Lieu of Mitigation

Next Steps



- 1) Staff provides additional info or analysis (if requested by Council)
- 2) Staff brings back a draft ordinance to amend Fee Schedule
- 3) New Fee Schedule effective upon ordinance adoption