

"City of Choice"

ORDINANCE NO. 1049

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, ADOPTING THE CITY OF CIBOLO COMMUNITY DEVELOPMENT FEE SCHEDULE; PROVIDING FOR INCORPORATION; PROVIDING FOR ADOPTION; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES OF THE CITY OF CIBOLO NOT IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING SAVINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Cibolo has duly adopted Ordinance No. 1048, referred to as the City of Cibolo Unified Development Code, which requires certain permitting and procedural steps; and

WHEREAS, the City has estimated the cost to the community to meet the permitting and procedural steps required in Ordinance No. 1048 ; and

WHEREAS, the City has instituted new development processes and procedures implementing the permitting and procedural steps required Unified Development Code duly adopted by Ordinance No. 1048; and

WHEREAS, the City Council has considered the merits of this Ordinance and has determined that this Ordinance is necessary to protect the health, safety, morals, and welfare of the community.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS...

SECTION 1. REPEAL AND ADOPTION

- (a) The following enacted section of the City of Cibolo Code of Ordinances is hereby repealed: Appendix "C" Community Development Fee Schedule.
- (b) City of Cibolo Code of Ordinances Appendix "C", "Community Development Fee Schedule" shall read as follows in attached "Exhibit A."

(c) All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed insofar as the same is in conflict with the provisions hereof.

**SECTION 2.
SEVERABILITY**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance; and

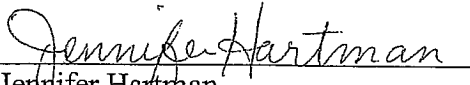
**SECTION 3.
SAVINGS**

That all rights and privileges of the City of Cibolo are expressly saved as to any and all violations of the provisions of any Ordinances affecting land development, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 4.
EFFECTIVE DATE**


That this Ordinance shall be effective upon the approval of the City Council of the City of Cibolo, Texas, and the publication of the fees twice in the newspaper of record.

PASSED AND APPROVED ON this, the 26th day of February, 2013.



Jennifer Hartman
Mayor

Attest:



Peggy Cimics
City Secretary

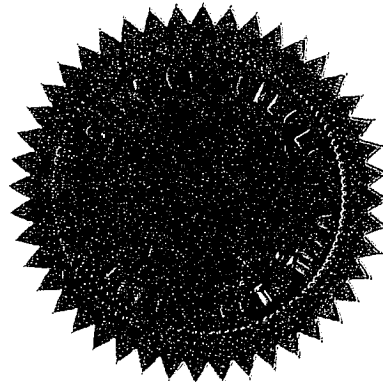


EXHIBIT A

CITY OF CIBOLO SCHEDULE OF COMMUNITY DEVELOPMENT FEES

APPLICATION TYPE	RELATED FEES	
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Voluntary Annexation	None	None
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*Applicants shall be responsible for cost of publication in newspaper for voluntary annexation and associated permanent zoning.

Zoning Change & Conditional Use Permit	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
	Planned Development	As above + \$1,200

The maximum zoning & CUP fee shall not exceed \$7,500, excluding any additional fees for any other application listed herein.

Site Plan/Staff Appeals/Master Sign Program/Trees Deferral and Removal Permits	Any Site Plan 0-2 acres	\$750 + \$15/DU or \$50/acre
	All other Site Plans	\$1,200 + \$15/DU or \$50/acre, with a maximum fee of \$5,000, excluding additional fees for any item listed in this section below.
	Appeal of Denied Site Plan to the P&Z Commission	Additional \$1,000.00
	Appeal of Administrative Decision	Additional \$1,000.00
	Master Sign Program	\$1,000.00
	Tree Deferral	\$500.00
	Tree Removal Permit	\$50.00
	Tree Affidavit	\$50.00

Zoning Variance (or any other Board of Adjustment application)	Pre-development	\$500 each variance
Applicant is also responsible for the cost of publication and the mailing of public notice by certified mail for any zoning variance.	Post-development	\$1,500 each variance
Variance to any non-zoning UDC Design Standard	Each exception	\$1,200 first exception, \$500 each additional exception
*Fee may be reduced by 50% for requests that resulted from the actions of previous owners of an affected property, such as a private access easement.		
Waiver of Engineering Standards (Design & Construction Manual)	Each waiver	\$500 each waiver
Vested Rights Petition or Development Rights Determination	City Attorney & Staff Fees	\$2,500 + City Attorney Fees
Zoning Verification Letter	City Staff Fee	\$100

SUBDIVISION APPLICATIONS

Land Study/Mixed Use Concept Plan	Consultant Deposit (Land Study Only)	\$1,500
Minor Plat/Amended Plat	Single- & Two-family Residential	\$500 + \$20/DU
**Plats administratively reviewed & approved only	Non-residential/Mixed Use/Other Residential	\$750 + \$25/acre
Preliminary/Final Plat/Replat	1 and 2 Family Residential	
**All plats require Consultant Fee	0 to 5 acres	\$750 + \$25/DU
**A Replat that requires a public hearing must pre-pay any associated publication and property owner notification fees.	5+ to 10 acres	\$1,000 + \$25/DU
***A combined Preliminary/Final Plat will be assessed the application fees for a Preliminary & Final plat but only one (1) Engineering Consultant Fee.	10+ to 20 acres	\$1,250 + \$25/DU
	20+ to 50 acres	\$1,500 + \$25/DU
	50+ acres	\$2,000+ \$25/DU

Other Residential, Non-Residential, Mixed Use, PUD

\$1,500 + \$50/acre and/or \$25/DU

APPLICATION	RELATED FEES	
<p>Consultant Fees: review of construction plans, reports, drainage studies, TIA's & any other document 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 a minor nature where limited engineering review is anticipated</p>
<p>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, such as, but not limited to 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>Conveyance Plat or Legal Instrument</p>	<p>Each</p>	<p>\$500</p>
<p>Extension of Time</p>	<p>Each</p>	<p>\$2,000</p>
<p>Fee may be waived by the City Council if the extension is requested prior to any approval expiring & subject to the applicant proving cause for the extension. In granting an extension of time, the applicant will be subject to any new regulations and standards adopted by the City in its UDC.</p>		
Miscellaneous Fees		
<p>Park Land & Improvement Fees</p>	<p>Park Land Fees paid by developer</p>	<p>\$600 per single- or 2-family unit</p>
	<p>Park Improvement Fees paid by builder</p>	<p>\$600 per single- or 2-family unit</p>
	<p>Park Land & Improvement Fees by developer builder of multi-family units</p>	<p>\$400 per dwelling unit</p>
<p>Plat Recordation</p>	<p>Guadalupe County Recordation Fee</p>	<p>As required by Guadalupe County</p>
	<p>Cibolo Recordation Fee</p>	<p>\$150/plat</p>

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

\$1,000 + cost of new notice publication and mailing.

Ordinances, Manuals & Maps		
Cibolo Unified Development Code (UDC)	Electronic/Online	No Charge
	DVD or CD	\$10.00
Cibolo Design & Construction Manual	Electronic/Online	No Charge
	DVD or CD	\$10.00 each manual
Cibolo Master Plan	Electronic/Online	No Charge
	DVD or CD	\$10.00
Cibolo Parks Master Plan	Electronic/Online	No Charge
	DVD or CD	\$10.00
Cibolo Zoning Map, City Limits/ ETJ Map	Electronic/Online	No Charge
	Paper 11" x 17"	\$10.00
	Paper – 24" x 36"	\$30.00

Adopted 2-26-13