



Planning Division  
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**PLANNING**  
 Planning is a Division of the Department of Planning & Development Services  
<http://www.cosatx.us/departments-services/planning>

# DEVELOPMENT FEES

These fees are effective as of July 1, 2019.

## PLANNING RELATED FEES

Amendment to Approved Case	\$200.00 (+ possible)
<b>Amendment: Administratively Eligible</b>	<b>\$130.00</b>
Annexation	\$1,000.00 (+)
Appeal by third party. No Fee for original Applicant	\$200.00 (+ possible)
Certificate of Appropriateness	\$100.00
Comprehensive Plan Amendment	\$500.00 (+)
Conditional Use	\$385.00 (*)
<b>Design &amp; Historic Review: Administratively-Eligible</b>	<b>\$195.00</b>
<b>Design &amp; Historic Review: DHRC Approval Required</b>	<b>\$385.00</b>
<b>Design &amp; Historic Review: painting-only, like for like replacement, and single-family residential properties</b>	<b>\$90.00</b>
Dis-Annexation	\$600.00 (+)
Easement Release	<b>\$500.00 (+)</b>
Non-Conforming Use: Expansion	\$353.00
Planned Development Amendment	\$225.00 (*) (+)
Planned Development Zoning	\$600.00 (*) (+)
Rezoning	\$500.00 (*) (+)
ROW Abandonment or Encroachment (a)	\$450.00 (+ possible)
Sign Variance	\$200.00
Special Use	\$400.00 (*) (+)
Street Name Change	\$500 (+) & COSA Signage Cost
Temporary Permit	\$118.75
Urban Design Review	\$125.00
Variance from Zoning Ordinance: Administratively Eligible	\$170.00
Variance from Zoning Ordinance: ZBA Approval Required	\$250.00
<b>(*) Zoning Sign Fee (b)</b>	<b>\$20.00</b>
Zoning Verification Letter	\$25.00

## MISCELLANEOUS FEES

(+) Cases Requiring Newspaper Notice	\$125.00
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## PLAT/SUBDIVISION FEES

Administrative Plat or Replat	\$250.00
Plats - Preliminary Plat, Replat, or Final Plat	\$275.00
Plat – First Variance request	\$125.00
Plat – Each Additional Variance request	\$75.00
Replats requiring notification	\$106.25

a – Plus additional cost of applicable assessment formula

b- Large tracts may require multiple signs & deposits, at the Director's discretion

## ASSESSMENT FORMULAS FOR RIGHT-OF-WAY ABANDONMENTS

(1) For Improved Streets and Alleys. Three quarters (3/4, or 75%) of the average assessed value of abutting land, by square foot, according to the most recently approved property tax roll compiled by the Tom Green County Appraisal District, multiplied by the number of square feet of land in the right-of-way abandoned and to be conveyed to the applicant as an abutting owner of property, plus an administrative processing fee of \$434.00.

For example, if the average assessed value of abutting land is \$20.00/square foot, and 250 square feet is being abandoned, then  $20 * 250 = \$5000.00$ . 75%, or 3/4, of this amount must be paid, which would be  $\$5000.00 * 0.75 = \$3750.00$ , plus the administrative processing fee of \$434.00, for a total of \$4184.00, due before the abandonment can be finalized.

(2) For Unimproved Streets and Alleys. One half (1/2) of the average assessed value of abutting land, by square foot, according to the most recently approved property tax roll compiled by the Tom Green County Appraisal District, multiplied by the number of square feet of land in the right of way abandoned and to be conveyed to the applicant as an owner of abutting property, plus an administrative processing fee of \$434.00.

For example, if the average assessed value of abutting land is \$20.00/square foot, and 250 square feet is being abandoned, then  $20 * 250 = \$5000.00$ . 50%, or 1/2, of this amount must be paid, which would be  $\$5000.00 * 0.50 = \$2500.00$ , plus the administrative processing fee of \$434.00, for a total of \$2934.00, due before the abandonment can be finalized.

(3) For Streets and Alleys Where Significant Easements for Access by the Public and/or Utilities Are Reserved. One half (1/2) of the cost applicable to either circumstance described in items (1) or (2) above, plus an administrative processing fee of \$434.00.

For example, if significant easements are reserved and the right-of-way is improved, and the average assessed value of abutting land is \$20.00/square foot, and 250 square feet is being abandoned, then  $20 * 250 = \$5000.00$ . Half of the applicable cost of 75%, or 37.5%, of this amount must be paid, which would be  $\$5000.00 * 0.375 = \$1875.00$ , plus the administrative processing fee of \$434.00, for a total of \$2309.00, due before the abandonment can be finalized.

For example, if significant easements are reserved and the right-of-way is unimproved, and the average assessed value of abutting land is \$20.00/square foot, and 250 square feet is being abandoned, then  $20 * 250 = \$5000.00$ . Half of the applicable cost of 50%, or 25%, of this amount must be paid, which would be  $\$5000.00 * 0.25 = \$1250.00$ , plus the administrative processing fee of \$434.00, for a total of \$1684.00, due before the abandonment can be finalized.