



Estimated Time Frames & Fees

HEARING - MEETING DATES

CITY COUNCIL: 1st & 3rd Monday @ 7:00 p.m.
PLANNING & ZONING: 2nd & 4th Tuesday @ 6:30 p.m.
BUILDING & SITE DESIGN STANDARDS: 2nd Monday @ 12:30 p.m.

PLEASE NOTE:

Time frame from submittal date to hearing date is subject to availability of space on upcoming meeting agendas.

ANNEXATION AND ZONING, REZONE, and COMP PLAN AMENDMENT Applications*:

Annexation	(less than one acre)	\$452.00
	(more than one acre)	\$910.00
Rezone	(less than one acre)	\$406.00
	(more than one acre)	\$811.00
Comprehensive Plan Amendment		
Map	(less than one acre)	\$421.00
	(more than one acre)	\$842.00
Text		\$213.00
Appeal		\$239.00

Timeline: Notices of hearing are sent 10-14 days prior to hearing to properties within 300' of the subject property.

- 1) Planning and Zoning Commission Public Hearing (*subject to availability*)
- 2) City Council Public Hearing (*approx. 4 - 6 weeks after P & Z Commission Meeting*)

TOTAL = 9-12 weeks depending on available hearing dates.

**When running two applications consecutively, only the greater fee applies.*

BUILDING AND SITE DESIGN STANDARDS:

(less than 5,000 sq. ft.)	\$210.00
(5,000 sq. ft. or greater)	\$835.00

CONDITIONAL USE PERMIT:

(less than one acre)	\$234.00
(more than one acre)	\$463.00

Timeline: Notices of hearing are sent 10-14 days prior to hearing to properties within 300' of the subject property.

- 1) Planning and Zoning Commission Public Hearing (*subject to availability*)
- 2) 15-day appeal period before permit is granted.

TOTAL = 6-8 weeks, depending on available hearing dates.



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VARIANCE: \$255.00

Timeline: Notices of hearing are sent 10-14 days prior to hearing to adjacent properties.

- 1) City Council Public Hearing.

TOTAL = 6-8 weeks from submittal date.

VACATION: \$505.00

Timeline: Notices of hearing are sent 10-14 days prior to the hearing to properties within 300' of the subject property via certified mail.

- 1) City Council Public Hearing
- 2) The City Council dispenses with the 3 readings rule for all Planning & Zoning Ordinances with passage after the first reading at the next City Council meeting (approximately 2-3 weeks).

TOTAL = 6-8 weeks from submittal date.

SUBDIVISIONS:

PRELIMINARY (Time frame may be contingent upon the annexation process):

- 1) Planning and Zoning Commission Public Hearing (60 days max. after submittal date).
- 2) If APPROVED, move on to Final Platting process.
- 3) If DENIED, appeal may be made to City Council (4 weeks after P & Z Public Hearing).

PRELIMINARY= 60 days

FINAL (Times are contingent on corrections needed and Engineering turnaround):

- 1) Planning and Zoning Commission Business Item (41 days min. after submittal date).
- 2) City Council Consent Item (next CC mtg after P & Z meeting).
- 3) Recording of Final Plat, after all corrections and amendments are made.

FINAL= 45-52 days

TOTAL for Preliminary & Final: 105-112 days

SHORT (Times are contingent on corrections needed and Engineering turnaround):

- 1) Planning and Zoning Commission Business Item (60 days max. after submittal date).
- 2) City Council Consent Item (next CC meeting after P & Z Commission meeting).
- 3) Recording of Short Plat, after all corrections and amendments are made.

TOTAL: 2-3 months (66-75 days)

CONDO (Times are contingent on corrections needed and Engineering turnaround):

- 1) City Council Business item (30 days after submittal date).
- 2) If APPROVED, recording of Condo Plat, after all corrections and amendments are made.
- 3) If DENIED, appeal may be made to City Council (4 weeks after hearing).

TOTAL CONDO: 45-52 days

Subdivision Plat Hearing Dates:	
Short Plat	Scheduled 60 days after submittal date
Condo Plat	Scheduled 30 days after submittal date
Preliminary Plat	Scheduled 60 days after submittal date
Final Plat	Scheduled 41 days after submittal date