

ORDINANCE NO. 2025-09-08 (5)

AN ORDINANCE AMENDING CHAPTER 10 – SUBDIVISION REGULATIONS, BY AMENDING SECTION 10.02.111 FILING FEES AND CHARGES, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council (“Council”) is the governing body for the City of Rockdale, Texas, and therefore, it must bear initial responsibility for the integrity of governance; and

WHEREAS, The city is the body responsible for reviewing and approving all plats within its jurisdiction and must by ordinance, establish fees for review and administrative costs; and

WHEREAS, The city, to ensure consistency, is updating ordinances to have them cross reference the fee schedule instead of individually listing fees in separate sections;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKDALE, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Amendment of Section 10.02.111 Filing fees and charges. Section 10.02.111 Filing fees and charges is hereby amended as follows:

Sec. 10.02.111 Filing fees and charges.

- (a) Fees and charges shall be paid to the city when any plat is tendered to the planning and zoning commission. Each of the fees and charges shall be paid in advance, and no action of the planning and zoning commission or any other board or agency shall be valid until the fee or fees shall have been paid to the officer designated therein.
- (b) The city shall calculate all platting fees based on the currently adopted fee schedule found in appendix A “fee schedule”.
- (c) Fees shall be charged on all plats, regardless of the action taken by the city staff and the planning and zoning commission and whether the plat is approved or denied by the city council. All fees are non-refundable.
 - (1) The subdivider shall be charged a capital improvement recovery (CIP) fee per lot for payment of a proportionate share of capacity in all major facilities that the city has

previously constructed and/or will need to add to serve the additional lots. This impact fee will cover such improvements as elevated and ground storage reservoirs, high service pumping station, water supply and treatment facilities, major transmission mains, outfall sewer mains, wastewater pumping stations, and wastewater treatment plants.

(2) The amount of the CIP fee shall be calculated by the city and shall be based upon current construction costs for the development of the improvements. The developer shall pay for the cost of all construction and material tests required or ordered by the city on his development.

(d) Before commencing construction, there shall be a fee paid to the city by the subdivider/developer equal to one and three-quarters percent (1.75%) of the total costs of all site development work which shall include the total cost for water, sanitary sewer, paving, and drainage improvements. Said fee shall cover the cost of construction observation and quality control required by the standard specifications and performed by outside laboratories.

Section 3. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances, and sections of the City Code of Ordinances, in conflict with this ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 4. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, unlawful, unenforceable, or unconstitutional, the same shall not affect other provisions or application hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 5. Savings Clause. All rights and remedies of the City of Rockdale are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning and all other codes affected hereby including permit issuance, or vendor registration within the City 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 6. Effective Date. This ordinance shall take effect immediately upon its adoption by the City Council and publication as required by the City Charter and the Texas Local Government Code.

Section 7. Open Meeting Act. It is officially found and determine that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED on first reading on this the August 11th, 2025.

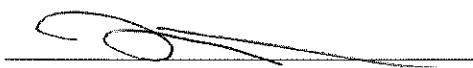
PASSED AND APPROVED on second reading on this the September 8th, 2025.

ATTEST



Shanna Johnson
City Secretary

THE CITY OF ROCKDALE



Ward Roddam, Mayor

§ 10.02.111. Filing fees and charges.

(a) Fees and charges shall be paid to the city manager when any plat is tendered to the planning and zoning commission. Each of the fees and charges shall be paid in advance, and no action of the planning and zoning commission or any other board or agency shall be valid until the fee or fees shall have been paid to the officer designated therein.

(b) The city shall calculate ~~all platting fees based on the currently adopted fee schedule found in appendix A “fee schedule”.~~ ~~the following basic fees and charges for plat review.~~

(1) ~~Platting fees:~~

~~(A) Review and general discussion of concept plan (pre-application conference): \$250.00.~~

~~(B) Preliminary plat: \$500.00 plus \$25.00 per lot.~~

~~(C) Final plat: \$250.00 plus \$25.00 per lot.~~

~~(c) Fees shall be charged on all preliminary and final plats, regardless of the action taken by the city staff and the planning and zoning commission and whether the plat is approved or denied by the city council. and are nonrefundable. All fees are non-refundable.~~

(1) The subdivider shall be charged a capital improvement recovery (CIP) fee per lot for payment of a proportionate share of capacity in all major facilities that the city has previously constructed and/or will need to add to serve the additional lots. This impact fee will cover such improvements as elevated and ground storage reservoirs, high service pumping station, water supply and treatment facilities, major transmission mains, outfall sewer mains, wastewater pumping stations, and wastewater treatment plants.

(2) The amount of the CIP fee shall be calculated by the city and shall be based upon current construction costs for the development of the improvements. The developer shall pay for the cost of all construction and material tests required or ordered by the city on his development.

~~(d) Before commencing construction, there shall be a fee paid to the city by the subdivider/developer equal to one and three-quarters percent (1.75%) of the total costs of all site development work which shall include two and one-half percent (2.5%) of the total cost for water, sanitary sewer, paving, and drainage improvements. Said fee shall cover the cost of construction observation and quality control required by the standard specifications and performed by outside laboratories. After determination of the actual cost of said quality control paid to the outside laboratories by the city, the difference, if any, between the two~~

~~and one-half percent (2.5%) fee and the actual cost shall be refunded to the subdivider/developer. If the actual cost exceeds the two and one-half percent (2.5%) fee, no additional fee shall be paid by the subdivider/developer.~~

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(b) The city shall calculate all platting fees based on the currently adopted fee schedule found in appendix A “fee schedule”.

(c) Fees shall be charged on all plats, regardless of the action taken by the city staff and the planning and zoning commission and whether the plat is approved or denied by the city council. All fees are non-refundable.

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