

ORDINANCE NO. 2025-09-08 (3)

AN ORDINANCE AMENDING CHAPTER 3 – BUILDING REGULATIONS, BY AMENDING SECTION 3.03.002 SUBDIVISION FEES, 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, Chapter 212 of the Texas Local Government Code specifies regulations regarding platting that cities such as Rockdale must follow; and

WHEREAS, Chapter 212 of the Texas Local Government Code received significant revisions over several past legislative sessions; 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;

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 3.03.002 Subdivision fees. Section 3.03.002 Subdivision fees is hereby amended as follows:

Sec. 3.03.002 Subdivision fees.

See “Exhibit A” for Subdivision fees.

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or parts of ordinances, and sections of the City Code of Ordinances, in conflict with this ordinance are hereby repealed to the extent of such conflict.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.

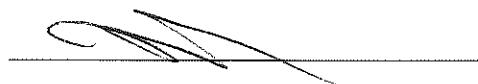
PASSED AND APPROVED on second reading on this the September 8th, 2025.

ATTEST

THE CITY OF ROCKDALE



Shanna Johnson
City Secretary


Ward Roddam, Mayor

“Exhibit A”

Subdivision fees

§ 3.03.002 Subdivision fees.

The following guidelines for fees and charges are established and fees shall be collected for the subdivision of land within the city or its extraterritorial jurisdiction according to the schedule in appendix A of this code:

(1) Concept or master plan. A fee plus a per-lot fee shall be charged for the filing and review of any concept or master plan. Such fee shall be in addition to the engineer review fee as found in subsection 10 of this article. ~~provided hereinafter in subsection (5) and shall be paid, together with the estimated amount of the engineer review fee, when the concept plan or master plan is filed. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.~~

(2) Development plat. A fee plus a per-lot fee shall be paid for each development plat that is filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.

(3) Short form subdivision plat. A fee plus a per-lot fee shall be paid for each short form subdivision plat filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. ~~provided hereinafter in subsection (5) and shall be paid, together with the estimated amount of the engineer review fee, when the plat plan is filed. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.~~

(4) Preliminary subdivision plat-plan. A fee plus a per-lot fee shall be paid for each preliminary subdivision plat filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. ~~provided hereinafter in subsection (5) and shall be paid, together with the then-estimated amount of the engineer review fee, when the plat plan is filed. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.~~

(5) Final subdivision plat-plan. A fee plus a per-lot fee shall be paid for each final subdivision plat filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. ~~provided hereinafter in subsection (5) and shall be paid, together with the then-estimated amount of the engineer review fee, prior to the plat plan being finally approved by the city and filed of record. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.~~

(5) Engineer review fee. In addition to the fees set forth and required pursuant to this section, every person or entity filing a concept plan, master plan, or preliminary

~~subdivision plat-plan, and every person filing a final subdivision plat-plan, or any other application specified herein, shall pay to the city an amount equal to all engineering fees billed to the city for and with respect to such plat-plan, plus an amount equal to ten percent (10%) of the total of such engineering fees billed to the city. The deposit made and applicable to such plan shall be credited against the final amount of such fee.~~

(6) Plat vacation. A fee plus all estimated county recording fees shall be charged for each plat-plan vacation request. Such fee shall be in addition to any engineer review fee, if any, that may be applicable and charged pursuant to subsection (10). A deposit shall be paid to apply against the engineer review fee. **All fees shall be paid once the application as been submitted to the city.**

(7) Subdivision replat-amending plat. A fee plus a per-lot fee shall be paid for each replat or resubdivision of a plat, or part thereof, filed for review by the city. Such fee shall be in addition to the engineer review fee **as found in subsection 10.** ~~provided hereinabove in subsection (5) and shall be paid, together with the then-estimated amount of the engineer review fee, when such request is filed.~~ A deposit shall be paid to apply against the engineer review fee. **All fees shall be paid once the application has been submitted to the city.**

(8) Subdivision variance request. In addition to all other applicable fees and charges, a fee shall be paid in advance for each variance requested from the subdivision ordinance or any applicable design and/or construction standards. A deposit may be required to apply against the engineer review fee should an engineer review be required.

(9) Construction inspection. A fee to be calculated on a percentage of the total estimated cost for construction of all streets, water, wastewater, drainage and other infrastructure required to be constructed for the approval and final acceptance of any subdivision or section thereof shall be paid, together with all other applicable fees and charges, prior to any approved plat-plan being finally approved by the city and filed of record. The total estimated amount of such fee shall be paid as a deposit prior to the start of construction.

(10) Engineer review fee. In addition to the fees set forth and required pursuant to this section, every person or entity filing **documentation as specified in the prior subsections a concept plan, master plan, or preliminary subdivision plat-plan, and every person filing a final subdivision plat-plan, or any other application specified herein,** shall pay to the city an amount equal to all engineering fees billed to the city for and with respect to such plat-plan, plus an amount equal to ten percent (10%) of the total of such engineering fees billed to the city. The deposit made and applicable to such plan shall be credited against the final amount of such fee.

(11) Professional fees. In addition to the fees and charges, and engineer review fee, above set forth in this section, the proposer, developer or subdivider of land, a subdivision, plat, or municipal utility district shall reimburse and pay to the city the actual cost and expense for professional services, including but not limited to consulting engineers, attorneys and land planners, incurred by the city with respect to such subdivision, plat, development or municipal utility district.

§ 3.03.002 Subdivision fees.

The following guidelines for fees and charges are established and fees shall be collected for the subdivision of land within the city or its extraterritorial jurisdiction according to the schedule in appendix A of this code:

- (1) Concept or master plan. A fee plus a per-lot fee shall be charged for the filing and review of any concept or master plan. Such fee shall be in addition to the engineer review fee as found in subsection 10 of this article. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.
- (2) Development plat. A fee plus a per-lot fee shall be paid for each development plat that is filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.
- (3) Short form subdivision plat. A fee plus a per-lot fee shall be paid for each short form subdivision plat filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.
- (4) Preliminary subdivision plat-plan. A fee plus a per-lot fee shall be paid for each preliminary subdivision plat filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.
- (5) Final subdivision plat-plan. A fee plus a per-lot fee shall be paid for each final subdivision plat filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.
- (6) Plat vacation. A fee plus all estimated county recording fees shall be charged for each plat-plan vacation request. Such fee shall be in addition to any engineer review fee, if any, that may be applicable and charged pursuant to subsection 10. A deposit shall be paid to apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.
- (7) Subdivision replat-amending plat. A fee plus a per-lot fee shall be paid for each replat or resubdivision of a plat, or part thereof, filed for review by the city. Such fee shall be in addition to the engineer review fee as found in subsection 10. A deposit shall be paid to

apply against the engineer review fee. All fees shall be paid once the application has been submitted to the city.

(8) Subdivision variance request. In addition to all other applicable fees and charges, a fee shall be paid in advance for each variance requested from the subdivision ordinance or any applicable design and/or construction standards. A deposit may be required to apply against the engineer review fee should an engineer review be required.

(9) Construction inspection. A fee to be calculated on a percentage of the total estimated cost for construction of all streets, water, wastewater, drainage and other infrastructure required to be constructed for the approval and final acceptance of any subdivision or section thereof shall be paid, together with all other applicable fees and charges, prior to any approved plat-plan being finally approved by the city and filed of record. The total estimated amount of such fee shall be paid as a deposit prior to the start of construction.

(10) Engineer review fee. In addition to the fees set forth and required pursuant to this section, every person or entity filing documentation as specified in the prior subsections shall pay to the city an amount equal to all engineering fees billed to the city for and with respect to such plat-plan, plus an amount equal to ten percent (10%) of the total of such engineering fees billed to the city. The deposit made and applicable to such plan shall be credited against the final amount of such fee.

(11) Professional fees. In addition to the fees and charges, and engineer review fee, above set forth in this section, the proposer, developer or subdivider of land, a subdivision, plat, or municipal utility district shall reimburse and pay to the city the actual cost and expense for professional services, including but not limited to consulting engineers, attorneys and land planners, incurred by the city with respect to such subdivision, plat, development or municipal utility district.