



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: March 31, 2026
SUBJECT: Z2026-012; *Fee Schedule Update*

The current *Fee Schedule* for development related application fees was adopted on June 6, 2005 by *Resolution 05-22*. Since that time, the City has experienced significant growth in both development activity and administrative complexity associated with processing applications, conducting technical reviews, and facilitating public hearings. Despite these changes, the *Fee Schedule* has not been comprehensively updated to reflect current costs or to be comparable to the City's market cities.

Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) established that development related fees are intended solely to recover the administrative costs associated with processing applications, advertising zoning requests, and conducting the required public hearings, and are not intended to generate revenue beyond cost recovery. Based on staff's review, the City's current fee structure is substantially short of recovering the actual administrative costs associated with processing and administering development related cases. In addition, the existing fees are significantly lower than those of comparable municipalities.

To evaluate and compare the City's current fees, staff conducted a survey of peer and market-area cities. The results of this analysis demonstrate that the City of Rockwall's current fees -- *while not always being the lowest* -- are consistently below those of surrounding jurisdictions for similar application types. This disparity indicates that the City is not fully recovering the administrative costs associated with development review and related administrative processes associated with development cases. In addition, it is worth noting that the costs associated with notifications and advertising have significantly increased over the past 20-years. Specifically, the cost of postage has increased from \$0.37 in 2005 to \$0.78 in 2025 (*i.e. an increase of 110.81%*). In addition, staff estimates the average cost per caption for a newspaper notice -- *which is required by State Law for all zoning related cases* -- to be between \$85.34 – \$194.18 (*or an average per caption price of \$109.84*) [*estimated over the last six (6) newspaper notices*].

To correct the disparities in cost, staff is proposing a comprehensive update to the *Fee Schedule* that will better align the current market conditions and administrative cost recovery objectives. The proposed adjustments are outlined in the attached *Fee Schedule Comparison*. In general, the proposed revisions maintain the existing fee structure and methodology (*including a base fee and acreage-based calculation*), while increasing and standardizing the fee amounts to levels more consistent with peer cities and current operational demands. Staff should note, that the proposed *Fee Schedule* does make a distinction between applications for residential and non-residential Specific Use Permits (SUPs) and variances. This was done to ensure that the costs that citizens are expected to pay is significantly less than the costs developers and businesses are expected to pay.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: March 31, 2026
Planning and Zoning Commission Public Hearing: April 14, 2026
City Council Public Hearing/First Reading: April 20, 2026
City Council Second Reading: May 4, 2026

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on March 31, 2026.



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$100 500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200 500.00 + \$4520.00/Acre
(c) Final Plat	\$300 500.00 + \$20.00/Acre
(d) Replat	\$300 500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$150 500.00
(f) Plat Reinstatement Request	\$100 200.00
(2) SITE PLAN	
(a) Site Plan*	\$250 1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$100 500.00
(3) ZONING	
(a) Zoning Change	\$200 1,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP)* Residential Property	Specific Use Permit (SUP)* \$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$200 1,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests*	\$100.00
Residential Property	\$200.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75 200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00

(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00
(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
 *: SEE SECTION (D) BELOW.

- (C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$23,730.00 + \$200,800.00 [\text{Base Fee}] = \$249,530.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

- (D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by ~~\$1,000~~2,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$23,730.00 + \$200.00 [\text{Base Fee}] = \$23,930.00 [\text{Typical Application Fee}] + \$1,000,2,500.00 [\text{Forgiveness} - \text{Fee Non-Compliant Structure Fee}] = \$1,223,930.00 [\text{Fee Due}]$$



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

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- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$500.00 + \$20.00/Acre
(b) Preliminary Plat	\$500.00 + \$20.00/Acre
(c) Final Plat	\$500.00 + \$20.00/Acre
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(e) Amending or Minor Plat	\$500.00
(f) Plat Reinstatement Request	\$200.00
(2) SITE PLAN	
(a) Site Plan*	\$1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$500.00
(3) ZONING	
(a) Zoning Change	\$1,000.00 + \$20.00/Acre
(b) Specific Use Permit (SUP)*	
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$1,500.00 + \$20.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests*	
Residential Property	\$200.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00
(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(6) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
* SEE SECTION (D) BELOW.

- (C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acre} = \$105.00 + \$800.00 \text{ [Base Fee]} = \$905.00 \text{ [Fee Due]}$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

- (D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$2,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acre} = \$105.00 + \$200.00 \text{ [Base Fee]} = \$305.00 \text{ [Typical Application Fee]} + \$2,500.00 \text{ [Non-Compliant Structure Fee]} = \$2,805.00 \text{ [Fee Due]}$$

FEE SCHEDULE COMPARISON

PLATTING FEES

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT	MASTER PLAT
ROCKWALL PROPOSED	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00	\$500.00	\$500.00 + \$20.00/ACRE
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$300.00 + \$20.00/ACRE	\$300.00 + \$20.00/ACRE	\$150.00	\$150.00	\$100.00 + \$15.00/ACRE
FATE	\$400.00 + \$20.00/ACRE	\$400.00 + \$20.00/ACRE	\$750.00	\$750.00	\$750.00	N/A
ROYSE CITY	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00	\$500.00	N/A
ROWLETT	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	N/A
GARLAND	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	N/A
WYLIE	\$300.00 + \$15.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	N/A
FRISCO	\$750.00 + \$20.00/LOT	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE CONVEYANCE: \$435.00	RESIDENTIAL: \$600.00 + \$20.00/LOT MULTI-FAMILY: \$300.00 + \$40.00/ACRE NON-RESIDENTIAL: \$300.00 + \$40.00/ACRE	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE AMENDING: \$270.00 + \$20.00/LOT	RESIDENTIAL: \$100.00 + \$20.00/LOT MULTI-FAMILY: \$100.00 + \$5.00/UNIT NON-RESIDENTIAL: \$100.00 + \$40.00/ACRE	N/A
MESQUITE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00	N/A
SUNNYVALE	\$800.00 + \$10.00/LOT	\$800.00 + \$15.00/LOT	\$800.00	\$500.00	\$500.00	N/A
TERRELL	RESIDENTIAL: \$265.00/LOT COMMERCIAL: \$400.00/ACRE	RESIDENTIAL: \$265/LOT MULTI-FAMILY: \$50.00/UNIT (\$400.00 MIN) COMMERCIAL: \$400.00/ACRE	\$300.00	\$300.00	\$300.00	N/A
GREENVILLE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	N/A

EXAMPLE: 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT
ROCKWALL PROPOSED	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROCKWALL CURRENT	\$ 350.00	\$ 500.00	\$ 500.00	\$ 150.00	\$ 150.00
FATE	\$ 600.00	\$ 600.00	\$ 750.00	\$ 750.00	\$ 750.00
ROYSE CITY	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROWLETT	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
GARLAND	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
WYLIE	\$ 450.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
FRISCO	\$ 1,150.00	\$ 900.00	\$ 1,000.00	\$ 900.00	\$ 500.00
MESQUITE	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 500.00
SUNNYVALE	\$ 1,000.00	\$ 1,100.00	\$ 800.00	\$ 500.00	\$ 500.00
TERRELL	\$ 5,300.00	\$ 5,300.00	\$ 300.00	\$ 300.00	\$ 300.00
GREENVILLE	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00

ZONING FEES

CITY	ZONING	PLANNED DEVELOPMENT	SPECIFIC USE PERMIT	ZONING VERIFICATION
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$1,500.00 + \$20.00/ACRE	RESIDENTIAL: \$200.00 + \$20.00/ACRE COMMERCIAL: \$1,000.00 + \$20.00/ACRE	\$100.00
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$25.00
FATE	\$500.00 + \$20.00/ACRE ** & ***	\$1,500.00 + \$100.00/ACRE **	\$1,000.00 **	\$75.00 *
ROYSE CITY	\$750.00	\$2,500.00/BASE ZONE REQUESTED	\$750.00	\$50.00
ROWLETT	\$1,250.00	\$3,800.00	\$1,300.00	\$100.00
GARLAND	\$2,000.00	\$4,600.00 + \$50.00/ACRE	COMMERCIAL OR RES. GREATER THAN 1- ACRE: \$2,000.00 RESIDENTIAL LESS THAN 1-ACRE: \$500.00	\$200.00
WYLIE	\$600.00 + \$15.00/ACRE	\$1,000.00 + \$25.00/ACRE	\$750.00 + \$20.00/ACRE	\$75.00
FRISCO	LESS THAN 49.9-ACRES: \$1,050.00 MORE THAN 49.9-ACRES: \$1,500.00	\$3,800.00 + \$10.00/ACRE	\$1,800.00 + \$10.00/ACRE	\$50.00
MESQUITE	\$1,250.00 + \$15.00/ACRE	\$1,500.00 + \$15.00/ACRE	\$1,250.00	\$75.00
SUNNYVALE	\$950.00 + \$25.00/ACRE	\$950.00 + \$25.00/ACRE	\$950.00 + \$10.00/ACRE	\$100.00
TERRELL	\$800.00	\$800.00	\$1,050.00	\$25.00
GREENVILLE	\$225.00	\$225.00	\$225.00	NO CHARGE

NOTES:

*: \$150.00 ZONING INTERPRETATION FEE

**: PLUS NOTIFICATION FEE OF \$150.00 + \$2.50/NOTICE

***: ZONING CHANGES REQUIRING A FUTURE LAND USE MAP AMENDMENT ADD \$500.00 + \$20.00/ACRE **

EXAMPLE: 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	ZONING	PLANNED DEVELOPMENT DISTRICT
ROCKWALL PROPOSED	\$ 1,200.00	\$ 1,700.00
ROCKWALL CURRENT	\$ 350.00	\$ 350.00
FATE	\$ 700.00	\$ 1,650.00
ROYSE CITY	\$ 750.00	\$ 2,500.00
ROWLETT	\$ 1,250.00	\$ 3,800.00
GARLAND	\$ 2,000.00	\$ 5,100.00
WYLIE	\$ 750.00	\$ 1,250.00
FRISCO	\$ 1,050.00	\$ 3,900.00
MESQUITE	\$ 1,400.00	\$ 1,650.00
SUNNYVALE	\$ 1,200.00	\$ 1,200.00
TERRELL	\$ 800.00	\$ 800.00
GREENVILLE	\$ 225.00	\$ 225.00

SITE PLAN FEES

CITY	SITE PLAN	AMENDED SITE PLAN/ELEVATIONS/ LANDSCAPING PLAN	VARIANCE (NON-SITE PLAN)	NON-COMPLIANT STRUCTURE FEE
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$500.00	RESIDENTIAL: \$200.00 COMMERCIAL: \$1,000.00	\$2,500.00
ROCKWALL CURRENT	\$250.00 + \$20.00/ACRE	\$100.00	\$100.00	\$1,000.00
FATE	TYPE 1: \$1,000.00 + \$10.00/ACRE TYPE 2: \$1,500.00 + \$50.00/ACRE	\$200.00	\$450.00	N/A
ROYSE CITY	LESS THAN 5-ACRES: \$500.00 MORE THAN 5-ACRES: \$500.00 + \$25.00/ACRE	\$250.00		N/A
ROWLETT	\$2,250.00	\$300.00		N/A
GARLAND	\$2,200.00 to \$3,400.00	\$500.00	\$350.00	N/A
WYLIE	\$400.00 + \$10.00/ACRE	\$400.00 + \$10.00/ACRE		N/A
FRISCO	PRELIMINARY SITE PLAN: \$1,000.00 + \$50.00/ACRE SITE PLAN: \$750.00 + \$100.00/ACRE	\$200.00		N/A
MESQUITE	\$800.00	\$600.00		N/A
SUNNYVALE	\$1,300.00 + \$10.00/ACRE	\$1,300.00 + \$10.00/ACRE	\$720.00	N/A
TERRELL	\$250.00	\$250.00	\$500.00	N/A
GREENVILLE	10.00% of Building Permit Fee	10.00% of Building Permit Fee	\$55.00	N/A

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, FEE SCHEDULE, OF ARTICLE 11, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] to update the City's development related application fees; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined 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 *Open Meetings Act*.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
**Section 10, Fee Schedule, of Article 11, Development Applications
and Review Procedures, of the Unified Development Code (UDC)**



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200500.00 + \$4520.00/Acre
(c) Final Plat	\$300500.00 + \$20.00/Acre
(d) Replat	\$300500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$400500.00
(f) Plat Reinstatement Request	\$400200.00
(2) SITE PLAN	
(a) Site Plan*	\$2501,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400500.00
(3) ZONING	
(a) Zoning Change	\$2001,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP)* Residential Property	\$200.00 + \$15.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$2001,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests*	\$100.00
Residential Property	\$200.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00

(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00
(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:

* SEE SECTION (D) BELOW.

- (C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78,75105.00 + \$200800.00 [\text{Base Fee}] = \$278,75905.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

- (D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$4,0002,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78,75105.00 + \$200.00 [\text{Base Fee}] = \$278,75305.00 [\text{Typical Application Fee}] + \$4,0002,500.00 [\text{Forgiveness Fee Non-Compliant Structure Fee}] = \$4,278,752,805.00 [\text{Fee Due}].$$



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: April 14, 2026
SUBJECT: Z2026-012; *Fee Schedule Update*

The current *Fee Schedule* for development related application fees was adopted on June 6, 2005 by *Resolution 05-22*. Since that time, the City has experienced significant growth in both development activity and administrative complexity associated with processing applications, conducting technical reviews, and facilitating public hearings. Despite these changes, the *Fee Schedule* has not been comprehensively updated to reflect current costs or to be comparable to the City's market cities.

Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) established that development related fees are intended solely to recover the administrative costs associated with processing applications, advertising zoning requests, and conducting the required public hearings, and are not intended to generate revenue beyond cost recovery. Based on staff's review, the City's current fee structure is substantially short of recovering the actual administrative costs associated with processing and administering development related cases. In addition, the existing fees are significantly lower than those of comparable municipalities.

To evaluate and compare the City's current fees, staff conducted a survey of peer and market-area cities. The results of this analysis demonstrate that the City of Rockwall's current fees -- *while not always being the lowest* -- are consistently below those of surrounding jurisdictions for similar application types. This disparity indicates that the City is not fully recovering the administrative costs associated with development review and related administrative processes associated with development cases. In addition, it is worth noting that the costs associated with notifications and advertising have significantly increased over the past 20-years. Specifically, the cost of postage has increased from \$0.37 in 2005 to \$0.78 in 2025 (*i.e. an increase of 110.81%*). In addition, staff estimates the average cost per caption for a newspaper notice -- *which is required by State Law for all zoning related cases* -- to be between \$85.34 – \$194.18 (*or an average per caption price of \$109.84*) [*estimated over the last six (6) newspaper notices*].

To correct the disparities in cost, staff is proposing a comprehensive update to the *Fee Schedule* that will better align with current market conditions and administrative cost recovery objectives. The proposed adjustments are outlined in the attached *Fee Schedule Comparison*. In general, the proposed revisions maintain the existing fee structure and methodology (*including a base fee and acreage-based calculation*), while increasing and standardizing the fee amounts to levels more consistent with peer cities and current operational demands. Staff should note, that the proposed *Fee Schedule* does make a distinction between applications for residential and non-residential Specific Use Permits (SUPs) and variances. This was done to ensure that the costs that citizens are expected to pay is significantly less than the costs developers and businesses are expected to pay.

During the *Work Session Meeting* on March 31, 2026, the Planning and Zoning Commission recommended to staff that [1] the fee for variances for residential properties be lowered from \$200.00 to \$100.00, and [2] that a notification fee be established in addition to the base fee for all cases that require public notification. Based on this, staff has logged all notification fees associated with development cases over the past year and determined that the average fee for notification (*i.e. newspaper and property owner notifications*) was \$149.78. Based on this, staff is proposing a notification fee of \$150.00 that will be assessed in addition to the base application fee for all cases that require public notification. Staff also lowered the fees associated with variances for residential properties in accordance with the Planning and Zoning Commission's recommendation.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review*

Procedures, of the Unified Development Code (UDC) -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council.

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on April 14, 2026.



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400 500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200 500.00 + \$4520.00/Acre
(c) Final Plat	\$300 500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$300 500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$150 500.00
(f) Plat Reinstatement Request	\$100 200.00
(2) SITE PLAN	
(a) Site Plan ^{(1) ±}	\$250 1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400 500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$200 1,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP) ⁽¹⁾ Specific Use Permit (SUP)*	\$200.00 + \$15.00/Acre
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$200 1,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ^{(1)±}	\$400.00
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75 200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00

(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00

(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
⁽¹⁾: SEE SECTION (D) BELOW.
⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

~~(D)~~(C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$1520.00/\text{Acre} = \$78.75105.00 + \$200800.00 [\text{Base Fee}] = \$278.75905.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

~~(E)~~(D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by ~~\$1,000~~2,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$1520.00/\text{Acre} = \$78.75105.00 + \$200.00 [\text{Base Fee}] = \$278.75305.00 [\text{Typical Application Fee}] + \$1,0002,500.00 [\text{Forgiveness} - \text{FeeNon-Compliant Structure Fee}] = \$1,278.752,805.00 [\text{Fee Due}].$$



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$500.00 + \$20.00/Acre
(b) Preliminary Plat	\$500.00 + \$20.00/Acre
(c) Final Plat	\$500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$500.00
(f) Plat Reinstatement Request	\$200.00
(2) SITE PLAN	
(a) Site Plan ⁽¹⁾	\$1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$1,000.00 + \$20.00/Acre
(b) Specific Use Permit (SUP) ⁽¹⁾	
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$1,500.00 + \$20.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ⁽¹⁾	
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00
(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(6) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
⁽¹⁾: SEE SECTION (D) BELOW.
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- (C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acres} = \$105.00 + \$800.00 \text{ [Base Fee]} = \$905.00 \text{ [Fee Due]}$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

- (D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$2,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acres} = \$105.00 + \$200.00 \text{ [Base Fee]} = \$305.00 \text{ [Typical Application Fee]} + \$2,500.00 \text{ [Non-Compliant Structure Fee]} = \$2,805.00 \text{ [Fee Due]}$$

NOTIFICATION COSTS (2025)

Case Number	Number of Notices	Mailing Cost	Newspaper Cost	Total Cost Per Case
Z2025-002	108	\$ 84.24	\$ 122.69	\$ 206.93
Z2025-003	78	\$ 60.84	\$ 122.69	\$ 183.53
Z2025-004	4	\$ 3.12	\$ 87.50	\$ 90.62
Z2025-005	125	\$ 97.50	\$ 87.50	\$ 185.00
Z2025-006	71	\$ 55.38	\$ 87.50	\$ 142.88
Z2025-007	109	\$ 85.02	\$ 87.50	\$ 172.52
Z2025-008	8	\$ 6.24	\$ 87.50	\$ 93.74
Z2025-009	137	\$ 106.86	\$ 87.50	\$ 194.36
Z2025-010	409	\$ 319.02	\$ 87.50	\$ 406.52
Z2025-011	47	\$ 36.66	\$ 87.50	\$ 124.16
Z2025-012	76	\$ 59.28	\$ 83.19	\$ 142.47
Z2025-013	82	\$ 63.96	\$ 83.19	\$ 147.15
Z2025-014	16	\$ 12.48	\$ 83.19	\$ 95.67
Z2025-015	84	\$ 65.52	\$ 83.19	\$ 148.71
Z2025-016	24	\$ 18.72	\$ 83.19	\$ 101.91
Z2025-017	35	\$ 27.30	\$ 81.32	\$ 108.62
Z2025-018	62	\$ 48.36	\$ 81.32	\$ 129.68
Z2025-019	173	\$ 134.94	\$ 81.32	\$ 216.26
Z2025-020	75	\$ 58.50	\$ 81.32	\$ 139.82
Z2025-021	8	\$ 6.24	\$ 81.32	\$ 87.56
Z2025-022	66	\$ 51.48	\$ 81.32	\$ 132.80
Z2025-023	68	\$ 53.04	\$ 80.96	\$ 134.00
Z2025-024	11	\$ 8.58	\$ 80.96	\$ 89.54
Z2025-025	34	\$ 26.52	\$ 80.96	\$ 107.48
Z2025-026	46	\$ 35.88	\$ 80.96	\$ 116.84
Z2025-027	33	\$ 25.74	\$ 80.96	\$ 106.70
Z2025-028	27	\$ 21.06	\$ 80.96	\$ 102.02
Z2025-029	86	\$ 67.08	\$ 78.22	\$ 145.30
Z2025-030	406	\$ 316.68	\$ 78.22	\$ 394.90
Z2025-031	25	\$ 19.50	\$ 78.22	\$ 97.72
Z2025-032	658	\$ 513.24	\$ 78.22	\$ 591.46
Z2025-033	142	\$ 110.76	\$ 78.22	\$ 188.98
Z2025-034	113	\$ 88.14	\$ 78.22	\$ 166.36
Z2025-035	140	\$ 109.20	\$ 78.22	\$ 187.42
Z2025-036	112	\$ 87.36	\$ 78.22	\$ 165.58
Z2025-037	107	\$ 83.46	\$ 78.22	\$ 161.68
Z2025-038	66	\$ 51.48	\$ 78.22	\$ 129.70
Z2025-039	79	\$ 61.62	\$ 78.22	\$ 139.84
Z2025-040	36	\$ 28.08	\$ 78.22	\$ 106.30

Z2025-041	85 \$	66.30 \$	78.22 \$	144.52
Z2025-042	50 \$	39.00 \$	78.22 \$	117.22
Z2025-043	5 \$	3.90 \$	78.22 \$	82.12
Z2025-044	132 \$	102.96 \$	83.44 \$	186.40
Z2025-045	92 \$	71.76 \$	83.44 \$	155.20
Z2025-046	49 \$	38.22 \$	83.44 \$	121.66
Z2025-047	69 \$	53.82 \$	83.44 \$	137.26
Z2025-048	10 \$	7.80 \$	83.44 \$	91.24
Z2025-049	25 \$	19.50 \$	103.75 \$	123.25
Z2025-053	62 \$	48.36 \$	70.33 \$	118.69
Z2025-054	37 \$	28.86 \$	70.33 \$	99.19
Z2025-055	42 \$	32.76 \$	70.33 \$	103.09
Z2025-056	92 \$	71.76 \$	70.33 \$	142.09
Z2025-057	9 \$	7.02 \$	70.33 \$	77.35
Z2025-058	52 \$	40.56 \$	70.33 \$	110.89
Z2025-059	9 \$	7.02 \$	70.33 \$	77.35
Z2025-060	75 \$	58.50 \$	70.33 \$	128.83
Z2025-061	164 \$	127.92 \$	70.33 \$	198.25
Z2025-062	78 \$	60.84 \$	102.19 \$	163.03
Z2025-063	72 \$	56.16 \$	102.19 \$	158.35
Z2025-064	58 \$	45.24 \$	102.19 \$	147.43
Z2025-065	16 \$	12.48 \$	102.19 \$	114.67
Z2025-066	57 \$	44.46 \$	85.34 \$	129.80
Z2025-067	69 \$	53.82 \$	85.34 \$	139.16
Z2025-068	134 \$	104.52 \$	85.34 \$	189.86
Z2025-069	89 \$	69.42 \$	85.34 \$	154.76
Z2025-070	28 \$	21.84 \$	85.34 \$	107.18
Z2025-071	60 \$	46.80 \$	85.34 \$	132.14
Z2025-072	35 \$	27.30 \$	85.34 \$	112.64
Z2025-073	41 \$	31.98 \$	85.34 \$	117.32
Z2025-074	91 \$	70.98 \$	100.94 \$	171.92
Z2025-075	222 \$	173.16 \$	100.94 \$	274.10
Z2025-076	20 \$	15.60 \$	100.94 \$	116.54
Z2025-077	20 \$	15.60 \$	100.94 \$	116.54
Z2025-078	81 \$	63.18 \$	100.94 \$	164.12
Z2025-079	33 \$	25.74 \$	100.94 \$	126.68
AVERAGE	\$	64.99 \$	84.79 \$	149.78

FEE SCHEDULE COMPARISON

PLATTING FEES

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT	MASTER PLAT
ROCKWALL PROPOSED	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00	\$500.00	\$500.00 + \$20.00/ACRE
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$300.00 + \$20.00/ACRE	\$300.00 + \$20.00/ACRE	\$150.00	\$150.00	\$100.00 + \$15.00/ACRE
FATE	\$400.00 + \$20.00/ACRE	\$400.00 + \$20.00/ACRE	\$750.00	\$750.00	\$750.00	N/A
ROYSE CITY	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00	\$500.00	N/A
ROWLETT	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	N/A
GARLAND	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	N/A
WYLIE	\$300.00 + \$15.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	N/A
FRISCO	\$750.00 + \$20.00/LOT	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE CONVEYANCE: \$435.00	RESIDENTIAL: \$600.00 + \$20.00/LOT MULTI-FAMILY: \$300.00 + \$40.00/ACRE NON-RESIDENTIAL: \$300.00 + \$40.00/ACRE	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE AMENDING: \$270.00 + \$20.00/LOT	RESIDENTIAL: \$100.00 + \$20.00/LOT MULTI-FAMILY: \$100.00 + \$5.00/UNIT NON-RESIDENTIAL: \$100.00 + \$40.00/ACRE	N/A
MESQUITE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00	N/A
SUNNYVALE	\$800.00 + \$10.00/LOT	\$800.00 + \$15.00/LOT	\$800.00	\$500.00	\$500.00	N/A
TERRELL	RESIDENTIAL: \$265.00/LOT COMMERCIAL: \$400.00/ACRE	RESIDENTIAL: \$265/LOT MULTI-FAMILY: \$50.00/UNIT (\$400.00 MIN) COMMERCIAL: \$400.00/ACRE	\$300.00	\$300.00	\$300.00	N/A
GREENVILLE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	N/A

EXAMPLE : 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT
ROCKWALL PROPOSED	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROCKWALL CURRENT	\$ 350.00	\$ 500.00	\$ 500.00	\$ 150.00	\$ 150.00
FATE	\$ 600.00	\$ 600.00	\$ 750.00	\$ 750.00	\$ 750.00
ROYSE CITY	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROWLETT	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
GARLAND	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
WYLIE	\$ 450.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
FRISCO	\$ 1,150.00	\$ 900.00	\$ 1,000.00	\$ 900.00	\$ 500.00
MESQUITE	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 500.00
SUNNYVALE	\$ 1,000.00	\$ 1,100.00	\$ 800.00	\$ 500.00	\$ 500.00
TERRELL	\$ 5,300.00	\$ 5,300.00	\$ 300.00	\$ 300.00	\$ 300.00
GREENVILLE	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00

ZONING FEES

CITY	ZONING	PLANNED DEVELOPMENT	SPECIFIC USE PERMIT	ZONING VERIFICATION
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$1,500.00 + \$20.00/ACRE	RESIDENTIAL: \$200.00 + \$20.00/ACRE COMMERCIAL: \$1,000.00 + \$20.00/ACRE	\$100.00
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$25.00
FATE	\$500.00 + \$20.00/ACRE ** & ***	\$1,500.00 + \$100.00/ACRE **	\$1,000.00 **	\$75.00 *
ROYSE CITY	\$750.00	\$2,500.00/BASE ZONE REQUESTED	\$750.00	\$50.00
ROWLETT	\$1,250.00	\$3,800.00	\$1,300.00	\$100.00
GARLAND	\$2,000.00	\$4,600.00 + \$50.00/ACRE	COMMERCIAL OR RES. GREATER THAN 1- ACRE: \$2,000.00 RESIDENTIAL LESS THAN 1-ACRE: \$500.00	\$200.00
WYLIE	\$600.00 + \$15.00/ACRE	\$1,000.00 + \$25.00/ACRE	\$750.00 + \$20.00/ACRE	\$75.00
FRISCO	LESS THAN 49.9-ACRES: \$1,050.00 MORE THAN 49.9-ACRES: \$1,500.00	\$3,800.00 + \$10.00/ACRE	\$1,800.00 + \$10.00/ACRE	\$50.00
MESQUITE	\$1,250.00 + \$15.00/ACRE	\$1,500.00 + \$15.00/ACRE	\$1,250.00	\$75.00
SUNNYVALE	\$950.00 + \$25.00/ACRE	\$950.00 + \$25.00/ACRE	\$950.00 + \$10.00/ACRE	\$100.00
TERRELL	\$800.00	\$800.00	\$1,050.00	\$25.00
GREENVILLE	\$225.00	\$225.00	\$225.00	NO CHARGE

NOTES:

*: \$150.00 ZONING INTERPRETATION FEE

**: PLUS NOTIFICATION FEE OF \$150.00 + \$2.50/NOTICE

***: ZONING CHANGES REQUIRING A FUTURE LAND USE MAP AMENDMENT ADD \$500.00 + \$20.00/ACRE **

EXAMPLE: 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	ZONING	PLANNED DEVELOPMENT DISTRICT
ROCKWALL PROPOSED	\$ 1,200.00	\$ 1,700.00
ROCKWALL CURRENT	\$ 350.00	\$ 350.00
FATE	\$ 700.00	\$ 1,650.00
ROYSE CITY	\$ 750.00	\$ 2,500.00
ROWLETT	\$ 1,250.00	\$ 3,800.00
GARLAND	\$ 2,000.00	\$ 5,100.00
WYLIE	\$ 750.00	\$ 1,250.00
FRISCO	\$ 1,050.00	\$ 3,900.00
MESQUITE	\$ 1,400.00	\$ 1,650.00
SUNNYVALE	\$ 1,200.00	\$ 1,200.00
TERRELL	\$ 800.00	\$ 800.00
GREENVILLE	\$ 225.00	\$ 225.00

SITE PLAN FEES

CITY	SITE PLAN	AMENDED SITE PLAN/ELEVATIONS/ LANDSCAPING PLAN	VARIANCE (NON-SITE PLAN)	NON-COMPLIANT STRUCTURE FEE
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$500.00	RESIDENTIAL: \$200.00 COMMERCIAL: \$1,000.00	\$2,500.00
ROCKWALL CURRENT	\$250.00 + \$20.00/ACRE	\$100.00	\$100.00	\$1,000.00
FATE	TYPE 1: \$1,000.00 + \$10.00/ACRE TYPE 2: \$1,500.00 + \$50.00/ACRE	\$200.00	\$450.00	N/A
ROYSE CITY	LESS THAN 5-ACRES: \$500.00 MORE THAN 5-ACRES: \$500.00 + \$25.00/ACRE	\$250.00		N/A
ROWLETT	\$2,250.00	\$300.00		N/A
GARLAND	\$2,200.00 to \$3,400.00	\$500.00	\$350.00	N/A
WYLIE	\$400.00 + \$10.00/ACRE	\$400.00 + \$10.00/ACRE		N/A
FRISCO	PRELIMINARY SITE PLAN: \$1,000.00 + \$50.00/ACRE SITE PLAN: \$750.00 + \$100.00/ACRE	\$200.00		N/A
MESQUITE	\$800.00	\$600.00		N/A
SUNNYVALE	\$1,300.00 + \$10.00/ACRE	\$1,300.00 + \$10.00/ACRE	\$720.00	N/A
TERRELL	\$250.00	\$250.00	\$500.00	N/A
GREENVILLE	10.00% of Building Permit Fee	10.00% of Building Permit Fee	\$55.00	N/A

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, FEE SCHEDULE, OF ARTICLE 11, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] to update the City's development related application fees; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined 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 *Open Meetings Act*.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
**Section 10, Fee Schedule, of Article 11, Development Applications
and Review Procedures, of the Unified Development Code (UDC)**



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200500.00 + \$4520.00/Acre
(c) Final Plat	\$300500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$300500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$450500.00
(f) Plat Reinstatement Request	\$400200.00
(2) SITE PLAN	
(a) Site Plan ^{(1) ±}	\$2501,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$2001,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP) ^{(1) Specific Use Permit (SUP)*}	\$200.00 + \$15.00/Acre
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$2001,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ^{(1) ±}	\$400.00
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00

(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00

(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:

⁽¹⁾: SEE SECTION (D) BELOW.

⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

~~(D)~~(C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$23,730.00 + \$200.00 [\text{Base Fee}] = \$23,930.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

~~(E)~~(D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$4,000,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$23,730.00 + \$200.00 [\text{Base Fee}] = \$23,930.00 [\text{Typical Application Fee}] + \$4,000,500.00 [\text{Forgiveness Fee Non-Compliant Structure Fee}] = \$4,234,430.00 [\text{Fee Due}]$$



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: April 20, 2026
SUBJECT: Z2026-012; *Text Amendment to Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) to Update the Fee Schedule*

The current *Fee Schedule* for development related application fees was adopted on June 6, 2005 by *Resolution 05-22*. Since that time, the City has experienced significant growth in both development activity and administrative complexity associated with processing applications, conducting technical reviews, and facilitating public hearings. Despite these changes, the *Fee Schedule* has not been comprehensively updated to reflect current costs or to be comparable to the City's market cities.

Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) established that development related fees are intended solely to recover the administrative costs associated with processing applications, advertising zoning requests, and conducting the required public hearings, and are not intended to generate revenue beyond cost recovery. Based on staff's review, the City's current fee structure is substantially short of recovering the actual administrative costs associated with processing and administering development related cases. In addition, the existing fees are significantly lower than those of comparable municipalities.

To evaluate and compare the City's current fees, staff conducted a survey of peer and market-area cities. The results of this analysis demonstrate that the City of Rockwall's current fees -- *while not always being the lowest* -- are consistently below those of surrounding jurisdictions for similar application types. This disparity indicates that the City is not fully recovering the administrative costs associated with development review and related administrative processes associated with development cases. In addition, it is worth noting that the costs associated with notifications and advertising have significantly increased over the past 20-years. Specifically, the cost of postage has increased from \$0.37 in 2005 to \$0.78 in 2025 (*i.e. an increase of 110.81%*). In addition, staff estimates the average cost per caption for a newspaper notice -- *which is required by State Law for all zoning related cases* -- to be between \$85.34 – \$194.18 (*or an average per caption price of \$109.84*) [*estimated over the last six (6) newspaper notices*].

To correct the disparities in cost, staff is proposing a comprehensive update to the *Fee Schedule* that will better align with current market conditions and administrative cost recovery objectives. The proposed adjustments are outlined in the attached *Fee Schedule Comparison*. In general, the proposed revisions maintain the existing fee structure and methodology (*including a base fee and acreage-based calculation*), while increasing and standardizing the fee amounts to levels more consistent with peer cities and current operational demands. Staff should note, that the proposed *Fee Schedule* does make a distinction between applications for residential and non-residential Specific Use Permits (SUPs) and variances. This was done to ensure that the costs that citizens are expected to pay is significantly less than the costs developers and businesses are expected to pay.

During the *Work Session Meeting* on March 31, 2026, the Planning and Zoning Commission recommended to staff that [1] the fee for variances for residential properties be lowered from \$200.00 to \$100.00, and [2] that a notification fee be established in addition to the base fee for all cases that require public notification. Based on this, staff has logged all notification fees associated with development cases over the past year and determined that the average fee for notification (*i.e. newspaper and property owner notifications*) was \$149.78. Based on this, staff is proposing a notification fee of \$150.00 that will be assessed in addition to the base application fee for all cases that require public notification. Staff also lowered the fees associated with variances for residential properties in accordance with the Planning and Zoning Commission's recommendation.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City

Council for consideration. In accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council, and on April 14, 2026 the Planning and Zoning Commission approved a motion to recommend approval of the fee changes by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on April 20, 2026.



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400 500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200 500.00 + \$4520.00/Acre
(c) Final Plat	\$300 500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$300 500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$150 500.00
(f) Plat Reinstatement Request	\$100 200.00
(2) SITE PLAN	
(a) Site Plan ^{(1) ±}	\$250 1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400 500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$200 1,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP) ⁽¹⁾ Specific Use Permit (SUP)*	\$200.00 + \$15.00/Acre
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$200 1,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ^{(1)±}	\$400.00
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75 200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00

(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00

(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
⁽¹⁾: SEE SECTION (D) BELOW.
⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

(D)(C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$1520.00/\text{Acre} = \$78.75105.00 + \$200800.00 [\text{Base Fee}] = \$278.75905.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

(E)(D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were *not* constructed in conformance with an approved building permit shall be increased by ~~\$1,000~~2,500.00. For example, a 5.25-acre *residential* property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$1520.00/\text{Acre} = \$78.75105.00 + \$200.00 [\text{Base Fee}] = \$278.75305.00 [\text{Typical Application Fee}] + \$1,0002,500.00 [\text{Forgiveness} - \text{FeeNon-Compliant Structure Fee}] = \$1,278.752,805.00 [\text{Fee Due}].$$



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
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- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

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(b) Preliminary Plat	\$500.00 + \$20.00/Acre
(c) Final Plat	\$500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$500.00
(f) Plat Reinstatement Request	\$200.00
(2) SITE PLAN	
(a) Site Plan ⁽¹⁾	\$1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$1,000.00 + \$20.00/Acre
(b) Specific Use Permit (SUP) ⁽¹⁾	
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$1,500.00 + \$20.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ⁽¹⁾	
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00
(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(6) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
⁽¹⁾: SEE SECTION (D) BELOW.
⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

- (C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acres} = \$105.00 + \$800.00 \text{ [Base Fee]} = \$905.00 \text{ [Fee Due]}$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

- (D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$2,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acres} = \$105.00 + \$200.00 \text{ [Base Fee]} = \$305.00 \text{ [Typical Application Fee]} + \$2,500.00 \text{ [Non-Compliant Structure Fee]} = \$2,805.00 \text{ [Fee Due]}$$

NOTIFICATION COSTS (2025)

Case Number	Number of Notices	Mailing Cost	Newspaper Cost	Total Cost Per Case
Z2025-002	108	\$ 84.24	\$ 122.69	\$ 206.93
Z2025-003	78	\$ 60.84	\$ 122.69	\$ 183.53
Z2025-004	4	\$ 3.12	\$ 87.50	\$ 90.62
Z2025-005	125	\$ 97.50	\$ 87.50	\$ 185.00
Z2025-006	71	\$ 55.38	\$ 87.50	\$ 142.88
Z2025-007	109	\$ 85.02	\$ 87.50	\$ 172.52
Z2025-008	8	\$ 6.24	\$ 87.50	\$ 93.74
Z2025-009	137	\$ 106.86	\$ 87.50	\$ 194.36
Z2025-010	409	\$ 319.02	\$ 87.50	\$ 406.52
Z2025-011	47	\$ 36.66	\$ 87.50	\$ 124.16
Z2025-012	76	\$ 59.28	\$ 83.19	\$ 142.47
Z2025-013	82	\$ 63.96	\$ 83.19	\$ 147.15
Z2025-014	16	\$ 12.48	\$ 83.19	\$ 95.67
Z2025-015	84	\$ 65.52	\$ 83.19	\$ 148.71
Z2025-016	24	\$ 18.72	\$ 83.19	\$ 101.91
Z2025-017	35	\$ 27.30	\$ 81.32	\$ 108.62
Z2025-018	62	\$ 48.36	\$ 81.32	\$ 129.68
Z2025-019	173	\$ 134.94	\$ 81.32	\$ 216.26
Z2025-020	75	\$ 58.50	\$ 81.32	\$ 139.82
Z2025-021	8	\$ 6.24	\$ 81.32	\$ 87.56
Z2025-022	66	\$ 51.48	\$ 81.32	\$ 132.80
Z2025-023	68	\$ 53.04	\$ 80.96	\$ 134.00
Z2025-024	11	\$ 8.58	\$ 80.96	\$ 89.54
Z2025-025	34	\$ 26.52	\$ 80.96	\$ 107.48
Z2025-026	46	\$ 35.88	\$ 80.96	\$ 116.84
Z2025-027	33	\$ 25.74	\$ 80.96	\$ 106.70
Z2025-028	27	\$ 21.06	\$ 80.96	\$ 102.02
Z2025-029	86	\$ 67.08	\$ 78.22	\$ 145.30
Z2025-030	406	\$ 316.68	\$ 78.22	\$ 394.90
Z2025-031	25	\$ 19.50	\$ 78.22	\$ 97.72
Z2025-032	658	\$ 513.24	\$ 78.22	\$ 591.46
Z2025-033	142	\$ 110.76	\$ 78.22	\$ 188.98
Z2025-034	113	\$ 88.14	\$ 78.22	\$ 166.36
Z2025-035	140	\$ 109.20	\$ 78.22	\$ 187.42
Z2025-036	112	\$ 87.36	\$ 78.22	\$ 165.58
Z2025-037	107	\$ 83.46	\$ 78.22	\$ 161.68
Z2025-038	66	\$ 51.48	\$ 78.22	\$ 129.70
Z2025-039	79	\$ 61.62	\$ 78.22	\$ 139.84
Z2025-040	36	\$ 28.08	\$ 78.22	\$ 106.30

Z2025-041	85 \$	66.30 \$	78.22 \$	144.52
Z2025-042	50 \$	39.00 \$	78.22 \$	117.22
Z2025-043	5 \$	3.90 \$	78.22 \$	82.12
Z2025-044	132 \$	102.96 \$	83.44 \$	186.40
Z2025-045	92 \$	71.76 \$	83.44 \$	155.20
Z2025-046	49 \$	38.22 \$	83.44 \$	121.66
Z2025-047	69 \$	53.82 \$	83.44 \$	137.26
Z2025-048	10 \$	7.80 \$	83.44 \$	91.24
Z2025-049	25 \$	19.50 \$	103.75 \$	123.25
Z2025-053	62 \$	48.36 \$	70.33 \$	118.69
Z2025-054	37 \$	28.86 \$	70.33 \$	99.19
Z2025-055	42 \$	32.76 \$	70.33 \$	103.09
Z2025-056	92 \$	71.76 \$	70.33 \$	142.09
Z2025-057	9 \$	7.02 \$	70.33 \$	77.35
Z2025-058	52 \$	40.56 \$	70.33 \$	110.89
Z2025-059	9 \$	7.02 \$	70.33 \$	77.35
Z2025-060	75 \$	58.50 \$	70.33 \$	128.83
Z2025-061	164 \$	127.92 \$	70.33 \$	198.25
Z2025-062	78 \$	60.84 \$	102.19 \$	163.03
Z2025-063	72 \$	56.16 \$	102.19 \$	158.35
Z2025-064	58 \$	45.24 \$	102.19 \$	147.43
Z2025-065	16 \$	12.48 \$	102.19 \$	114.67
Z2025-066	57 \$	44.46 \$	85.34 \$	129.80
Z2025-067	69 \$	53.82 \$	85.34 \$	139.16
Z2025-068	134 \$	104.52 \$	85.34 \$	189.86
Z2025-069	89 \$	69.42 \$	85.34 \$	154.76
Z2025-070	28 \$	21.84 \$	85.34 \$	107.18
Z2025-071	60 \$	46.80 \$	85.34 \$	132.14
Z2025-072	35 \$	27.30 \$	85.34 \$	112.64
Z2025-073	41 \$	31.98 \$	85.34 \$	117.32
Z2025-074	91 \$	70.98 \$	100.94 \$	171.92
Z2025-075	222 \$	173.16 \$	100.94 \$	274.10
Z2025-076	20 \$	15.60 \$	100.94 \$	116.54
Z2025-077	20 \$	15.60 \$	100.94 \$	116.54
Z2025-078	81 \$	63.18 \$	100.94 \$	164.12
Z2025-079	33 \$	25.74 \$	100.94 \$	126.68
AVERAGE	\$	64.99 \$	84.79 \$	149.78

FEE SCHEDULE COMPARISON

PLATTING FEES

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT	MASTER PLAT
ROCKWALL PROPOSED	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00	\$500.00	\$500.00 + \$20.00/ACRE
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$300.00 + \$20.00/ACRE	\$300.00 + \$20.00/ACRE	\$150.00	\$150.00	\$100.00 + \$15.00/ACRE
FATE	\$400.00 + \$20.00/ACRE	\$400.00 + \$20.00/ACRE	\$750.00	\$750.00	\$750.00	N/A
ROYSE CITY	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00	\$500.00	N/A
ROWLETT	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	N/A
GARLAND	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	N/A
WYLIE	\$300.00 + \$15.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	N/A
FRISCO	\$750.00 + \$20.00/LOT	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE CONVEYANCE: \$435.00	RESIDENTIAL: \$600.00 + \$20.00/LOT MULTI-FAMILY: \$300.00 + \$40.00/ACRE NON-RESIDENTIAL: \$300.00 + \$40.00/ACRE	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE AMENDING: \$270.00 + \$20.00/LOT	RESIDENTIAL: \$100.00 + \$20.00/LOT MULTI-FAMILY: \$100.00 + \$5.00/UNIT NON-RESIDENTIAL: \$100.00 + \$40.00/ACRE	N/A
MESQUITE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00	N/A
SUNNYVALE	\$800.00 + \$10.00/LOT	\$800.00 + \$15.00/LOT	\$800.00	\$500.00	\$500.00	N/A
TERRELL	RESIDENTIAL: \$265.00/LOT COMMERCIAL: \$400.00/ACRE	RESIDENTIAL: \$265/LOT MULTI-FAMILY: \$50.00/UNIT (\$400.00 MIN) COMMERCIAL: \$400.00/ACRE	\$300.00	\$300.00	\$300.00	N/A
GREENVILLE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	N/A

EXAMPLE: 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT
ROCKWALL PROPOSED	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROCKWALL CURRENT	\$ 350.00	\$ 500.00	\$ 500.00	\$ 150.00	\$ 150.00
FATE	\$ 600.00	\$ 600.00	\$ 750.00	\$ 750.00	\$ 750.00
ROYSE CITY	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROWLETT	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
GARLAND	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
WYLIE	\$ 450.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
FRISCO	\$ 1,150.00	\$ 900.00	\$ 1,000.00	\$ 900.00	\$ 500.00
MESQUITE	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 500.00
SUNNYVALE	\$ 1,000.00	\$ 1,100.00	\$ 800.00	\$ 500.00	\$ 500.00
TERRELL	\$ 5,300.00	\$ 5,300.00	\$ 300.00	\$ 300.00	\$ 300.00
GREENVILLE	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00

ZONING FEES

CITY	ZONING	PLANNED DEVELOPMENT	SPECIFIC USE PERMIT	ZONING VERIFICATION
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$1,500.00 + \$20.00/ACRE	RESIDENTIAL: \$200.00 + \$20.00/ACRE COMMERCIAL: \$1,000.00 + \$20.00/ACRE	\$100.00
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$25.00
FATE	\$500.00 + \$20.00/ACRE ** & ***	\$1,500.00 + \$100.00/ACRE **	\$1,000.00 **	\$75.00 *
ROYSE CITY	\$750.00	\$2,500.00/BASE ZONE REQUESTED	\$750.00	\$50.00
ROWLETT	\$1,250.00	\$3,800.00	\$1,300.00	\$100.00
GARLAND	\$2,000.00	\$4,600.00 + \$50.00/ACRE	COMMERCIAL OR RES. GREATER THAN 1- ACRE: \$2,000.00 RESIDENTIAL LESS THAN 1-ACRE: \$500.00	\$200.00
WYLIE	\$600.00 + \$15.00/ACRE	\$1,000.00 + \$25.00/ACRE	\$750.00 + \$20.00/ACRE	\$75.00
FRISCO	LESS THAN 49.9-ACRES: \$1,050.00 MORE THAN 49.9-ACRES: \$1,500.00	\$3,800.00 + \$10.00/ACRE	\$1,800.00 + \$10.00/ACRE	\$50.00
MESQUITE	\$1,250.00 + \$15.00/ACRE	\$1,500.00 + \$15.00/ACRE	\$1,250.00	\$75.00
SUNNYVALE	\$950.00 + \$25.00/ACRE	\$950.00 + \$25.00/ACRE	\$950.00 + \$10.00/ACRE	\$100.00
TERRELL	\$800.00	\$800.00	\$1,050.00	\$25.00
GREENVILLE	\$225.00	\$225.00	\$225.00	NO CHARGE

NOTES:

*: \$150.00 ZONING INTERPRETATION FEE

**: PLUS NOTIFICATION FEE OF \$150.00 + \$2.50/NOTICE

***: ZONING CHANGES REQUIRING A FUTURE LAND USE MAP AMENDMENT ADD \$500.00 + \$20.00/ACRE **

EXAMPLE: 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	ZONING	PLANNED DEVELOPMENT	DISTRICT
ROCKWALL PROPOSED	\$	1,200.00	\$ 1,700.00
ROCKWALL CURRENT	\$	350.00	\$ 350.00
FATE	\$	700.00	\$ 1,650.00
ROYSE CITY	\$	750.00	\$ 2,500.00
ROWLETT	\$	1,250.00	\$ 3,800.00
GARLAND	\$	2,000.00	\$ 5,100.00
WYLIE	\$	750.00	\$ 1,250.00
FRISCO	\$	1,050.00	\$ 3,900.00
MESQUITE	\$	1,400.00	\$ 1,650.00
SUNNYVALE	\$	1,200.00	\$ 1,200.00
TERRELL	\$	800.00	\$ 800.00
GREENVILLE	\$	225.00	\$ 225.00

SITE PLAN FEES

CITY	SITE PLAN	AMENDED SITE PLAN/ELEVATIONS/ LANDSCAPING PLAN	VARIANCE (NON-SITE PLAN)	NON-COMPLIANT STRUCTURE FEE
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$500.00	RESIDENTIAL: \$200.00 COMMERCIAL: \$1,000.00	\$2,500.00
ROCKWALL CURRENT	\$250.00 + \$20.00/ACRE	\$100.00	\$100.00	\$1,000.00
FATE	TYPE 1: \$1,000.00 + \$10.00/ACRE TYPE 2: \$1,500.00 + \$50.00/ACRE	\$200.00	\$450.00	N/A
ROYSE CITY	LESS THAN 5-ACRES: \$500.00 MORE THAN 5-ACRES: \$500.00 + \$25.00/ACRE	\$250.00		N/A
ROWLETT	\$2,250.00	\$300.00		N/A
GARLAND	\$2,200.00 to \$3,400.00	\$500.00	\$350.00	N/A
WYLIE	\$400.00 + \$10.00/ACRE	\$400.00 + \$10.00/ACRE		N/A
FRISCO	PRELIMINARY SITE PLAN: \$1,000.00 + \$50.00/ACRE SITE PLAN: \$750.00 + \$100.00/ACRE	\$200.00		N/A
MESQUITE	\$800.00	\$600.00		N/A
SUNNYVALE	\$1,300.00 + \$10.00/ACRE	\$1,300.00 + \$10.00/ACRE	\$720.00	N/A
TERRELL	\$250.00	\$250.00	\$500.00	N/A
GREENVILLE	10.00% of Building Permit Fee	10.00% of Building Permit Fee	\$55.00	N/A

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, FEE SCHEDULE, OF ARTICLE 11, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] to update the City's development related application fees; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined 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 *Open Meetings Act*.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
**Section 10, Fee Schedule, of Article 11, Development Applications
and Review Procedures, of the Unified Development Code (UDC)**



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200500.00 + \$4520.00/Acre
(c) Final Plat	\$300500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$300500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$450500.00
(f) Plat Reinstatement Request	\$400200.00
(2) SITE PLAN	
(a) Site Plan ^{(1) ±}	\$2501,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$2001,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP) ^{(1) Specific Use Permit (SUP)*}	\$200.00 + \$15.00/Acre
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$2001,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ^{(1)±}	\$400.00
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00

(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:

⁽¹⁾: SEE SECTION (D) BELOW.

⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

~~(D)~~(C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78,75105.00 + \$200800.00 [\text{Base Fee}] = \$278,75905.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

~~(E)~~(D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$4,0002,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78,75105.00 + \$200.00 [\text{Base Fee}] = \$278,75305.00 [\text{Typical Application Fee}] + \$4,0002,500.00 [\text{Forgiveness} - \text{Fee Non-Compliant Structure Fee}] = \$4,278,752,805.00 [\text{Fee Due}].$$