

ORDINANCE 2026- 1

AN ORDINANCE OF THE CITY OF PATTISON, TEXAS, AMENDING ORDINANCE NO. 176, AMENDING THE MASTER FEE SCHEDULE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Pattison, Texas ("City") finds that establishing a Master Fee Schedule will be for the good of the government and ensures that the City is capturing reasonable and appropriate revenues; and

WHEREAS, the City Council finds it must amend the Master Fee Schedule regarding permit fees;

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

Section 1. The facts and recitations set forth in the preamble of this Ordinance are found to be true and correct.

Section 2. The City of Pattison, Texas, amends the permit fees of Ordinance 176 as provided for in Exhibit "A" which is attached hereto and incorporated herein for all purposes.


Section 3. *Repeal.* All Ordinances or parts of Ordinances in conflict herewith are repealed.

Section 4. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate the Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Pattison, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one of more parts.

Section 5. *Penalty.* Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed five hundred dollars (\$500.00). If such rule, ordinance, or police regulations governs fire safety, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00). If such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

Section 6. *Effective Date.* This Ordinance shall become effective immediately and enforceable when published as required by law.

PASSED, APPROVED, AND ADOPTED on the 23 day of April
2026.



Daphney Kirby, Mayor

ATTEST:



Ariel Harris, City Secretary



*City of Pattison
P.O. Box 223
Pattison, TX 77466
281-934-3715
Website: www.pattison.texas.gov*

**City of Pattison
Master Fee Schedule
Ordinance 2026-1**

Construction or Improvement of a Residential Dwelling

New Residential Construction	
Square Footage (S.F.)	Fee
0-1,500 S.F.	\$785.00
1,501 – 10,000	\$785.00 for the first 1,500 S.F. plus \$0.50 for each additional S.F. to and including 10,000 S.F.
Over 10,000 S.F.	\$3,760.00 for the first 10,000 S.F. plus \$0.15 for each additional S.F. over 10,000 S.F.

Trades for Residential Construction	
Type	Fee
Mechanical (HVAC)	\$100.00
Electrical	\$100.00
Plumbing	\$100.00
Solar	\$160.00
Generator	\$160.00
New Roof	\$100.00

Other Fees	
Re-Inspection Fee (required for failed inspections and must be paid prior to the re-inspection)	\$75.00 1 st Inspection \$75.00 2 nd Inspection \$75.00 3 rd Inspection
Penalty for starting work prior to obtaining a valid permit.	All permit fees are doubled.
Administrative Processing Fee	\$35.00

Exception
Homeowners can do own repairs without a permit if a licensed person is not required.



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Construction or Improvement for Commercial

Type	Fee
Valuation of \$0-\$20,000.00	\$100.00
Valuation of \$21,000.00 to \$50,000.00	\$100.00 the 1 st \$21,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
Valuation of \$50,001.00 to \$100,000.00	\$260.00 for the 1 st \$50,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
Valuation of \$100,001.00 to \$500,000.00	\$460.00 for the 1 st \$100,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00
Valuation of \$500,001.00 and up	\$1,660.00 for the 1 st \$500,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof
Re-Inspection fee (required for failed inspections and must be paid prior to the re-inspection)	\$100.00 1 st Inspection \$100.00 2 nd Inspection \$100.00 3 rd Inspection
Penalty for starting work prior to obtaining a valid permit.	All permit fees are doubled
Plan-checking fee: When valuation of the proposed commercial construction exceeds \$1,000.00 and a plan is required to be submitted (This provision and fee are not applicable to single-family or two family (duplex) residential structures)	One-half of building permit fee

Other Fees For Commercial Construction

Type	Fee
Mechanical (HVAC)	\$160.00
Electrical	\$160.00
Plumbing	\$160.00
Solar	\$160.00
Generator	\$160.00
New Roof	\$160.00

Culvert and Driveway Fees (Residential & Commercial)



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Type	Fee
Initial Review and Site Visit	\$150.00
Inspections	\$100.00 per inspection

Atlas 14 Flood Plain Administration

Type	Fee
Areas wholly outside of a flood plain	\$125.00
Areas or parts of areas inside a flood plain	\$250.00
<i>No fill dirt is allowed in the city limits without proper permitting from the Flood Plain Administrator.</i>	

Sign Fees

Type	Fee
Permit application fee per application	\$50.00
Attached Sign (Non-Illuminated)	\$50.00 & \$2.00 per sq ft
Attached Sign (Illuminated)	\$60.00 & \$2.00 per sq ft
Monument Sign (Non-Illuminated)	\$50.00 & \$2.00 per sq ft
Monument Sign (Illuminated)	\$60.00 & \$2.00 per sq ft
Monument Sign, Multi-Tenant (Non-Illuminated)	\$150.00 & \$2.00 per sq ft
Monument Sign, Multi-Tenant (Illuminated)	\$175.00 & \$2.00 per sq ft
Freestanding/Pole Sign (Non-Illuminated)	\$100.00 & \$2.00 per sq ft
Freestanding/Pole Sign (Illuminated)	\$150.00 & \$2.00 per sq ft
Electronic Message Sign, Monument	\$200.00 & \$2.00 per sq ft
Electronic Message Sign, Standard	\$300.00 & \$2.00 per sq ft
Window Signage	\$2.00 per sq ft
Wall Signage	\$2.00 per sq ft
Development Sign	\$500.00 annually
Temporary Sign (all types)	\$40.00 annually
Commercial Real Estate Sign	No fee – need application
Residential Real Estate Sign	No fee – need application
Commercial Contractor Sign	No fee – need application
Community or Public Service	No fee – need application
<ul style="list-style-type: none"> • <i>Each sign requires a separate application and separate fee and permit fee.</i> • <i>Illuminated signs: Also requires an electrical permit.</i> 	



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Retail Food Establishment

Type	Fee
Plan Review	\$150.00
Certificate of Occupancy – Food Service	\$150.00
Certificate of Occupancy – Fire	\$150.00

Mobile Food Unit

Type	Fee
Initial Mobile Food Unit & Establishment	\$400.00
Mobile Food Establishment Re-Inspection	\$150.00
Mobile Food Unit for Nonprofit Event	Fee Waived
Mobile Food Unit Medallion	\$50.00

Plan Review Fees (Plat)

Type	Fee
Land Plan or Conceptual Plan	\$500.00 plus \$10.00 per acre
Preliminary Plat, Residential	\$750.00 plus \$2.00 per lot plus \$50.00 per acre
Preliminary Plat, Commercial or other	\$750.00 plus \$50.00 per acre
Preliminary Plat, Multi Family	\$750.00 plus \$10.00 per unit
Final Plat, Multi Family	\$500.00 plus \$10.00 per unit
Final Plat, Residential	\$500.00 plus \$50.00 per acre
Final Plat, Commercial or other	\$500.00 plus \$50.00 per acre
Plat Amendment, Replat, Short Form Plat or Minor Plat	\$350.00
Variance Request	\$250.00 per each individual item
Infrastructure Plan Review Fees	
a. <u>Initial Submittal</u>	
(1) 0-5.99 Acres	\$300.00
(2) 6.0 – 15.99 Acres	\$350.00
(3) 16.0 – 99.99 Acres	\$400.00
(4) 100 Acres or More	\$600.00
b. <u>First Submittal</u>	
(1) 0-5.99 Acres	\$150.00
(2) 6.0 – 15.99 Acres	\$115.00
(3) 16.0 – 99.99 Acres	\$200.00
(4) 100 Acres or More	\$300.00

(Plan Review Fees (Plat) continued)



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c. <u>Additional Resubmittal</u>	
(1) 0-5.99 Acres	\$75.00 each
(2) 6.0 – 15.99 Acres	\$90.00 each
(3) 16.0 – 99.99 Acres	\$100.00 each
(4) 100 Acres or More	\$150.00 each
<u>Grading Plan Review Fee</u>	
a. <u>Area being recontoured</u>	
(1) 1-2.99 Acres	\$100.00 each
(2) 3.0 – 14.99 Acres	\$200.00 each
(3) 15 Acres or More	\$300.00 each
<u>Commercial Development Plan Review Fee</u>	
<u>Submittal</u>	
(1) Initial Submittal	\$350.00
(2) First Submittal	\$150.00
(3) Additional Submittals	\$100.00 each
<i>(Plan review fees continued)</i>	
City Inspection fees for water, sanitary sewer, storm sewer, drainage, levee, and street improvements shall be:	
(a) One percent (1%) of actual construction cost on Projects of \$10,000.00 or less.	
(b) One hundred dollars (\$100.00) plus three fourths of one percent (3/4 of 1%) of actual construction cost on Projects over \$10,000.00 but less than \$50,000.00.	
(c) Four hundred dollars (\$400.00) plus one-half percent (1/2 of 1%) of actual construction costs on Projects \$50,000.00 and higher.	

Mobile Home Park Fees

Type	Fee
Manufactured Home Placement Permit Application Fee, non-refundable	\$500.00
New Park, License Application Fee, non-refundable	\$750.00
New Park, First Year Permit Fee, per space	\$50.00
Annual Park License Renewal Application/Registration Fee	\$150.00
Park Permit Renewal Annual Fee, per space	\$20.00
Park Inspection Fee per space	\$50.00
Park Re-Inspection Fee per space	\$20.00

(Mobile Home Park Fees continued)



'Exhibit A'

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Additional fees shall be collected for the purpose of defraying the costs of administrative, clerical, inspection services and professional such as engineer services or legal services, necessary to properly investigate the request as required prior to any final approval