

ORDINANCE NO. 2024-005

STATE OF TEXAS §

CITY OF IVANHOE §

AN ORDINANCE OF THE CITY OF IVANHOE, TEXAS AMENDING TITLE XV:: AND USAGE TO INCLUDE SITE PLAN REQUIREMENTS AND TCEQ INSPECTION IN CONJUNCTION WITH A BUILDING PERMIT APPLICATION.

PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The existing ordinances do not require site plans that include electric, water and septic locations; and

WHEREAS, The City Council has found it to be in the best interest of the City's residents to confirm there are no utility conflicts and lot size is sufficient to accommodate intended construction outlined in the permit.

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

Section 152.111 of the Code of Ordinances of the City of Ivanhoe is hereby amended to read as follows:

§ 152.111 PERMIT REQUIRED.

Permits are required for all new construction and additions within the city.

- A. Permits are also required for a new roof, installation of any concrete slab, or any other permanent structure. A dimensioned drawing of placement or proposed placement of all structure and utilities must be provided. A TCEQ inspection of the property is required with the city permit to assure compliance with current city codes and determine that the lot size can accommodate all existing and proposed construction including distances from property lines and easements.

- B. All permit fees and TCEQ fees must be paid before construction begins. Permit applications are available at City Hall. Applications will only be approved after the City Secretary or Code Enforcement Official evaluates and approves the submitted site plan for compliance with current city codes. Permit fees will include City Building Inspection fees for two on-site inspections during construction and a final inspection to issue a Certificate of Occupancy. Failure to acquire the required construction permit(s) prior to the start of construction will result in a penalty, not to exceed \$2,000.00. See 10.99 Penalty.

Repealer Clause: Any existing ordinance or parts of existing ordinances in conflict with any terms of this ordinance are hereby repealed to the extent of their conflict with this ordinance.

Savings Clause: If any part or provision of this ordinance is declared to be invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect to the extent practical.

Severability Clause: That all ordinances of the City of Ivanhoe, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

Effective Date: MAY 24th, 2024

PASSED AND ADOPTED ON FIRST READING by the City Council of the City of Ivanhoe on this 24th day of MAY 2024.

Skip Blackstone, Mayor
City of Ivanhoe

ATTEST:

Hailey Williams, City Secretary
City of Ivanhoe