

§9.02.153 Permits.

(a) Building permits shall be required before any new structure, move-in structure, manufactured home, or other permanent structure is placed on a lot. A valid permit is required before the installation of any utility service or septic system construction is begun. A valid septic system permit from TCEQ is required prior to a building permit being issued by the city, and evidence of acceptable inspections performed before such structure can be inhabited or put into service.

(b) Building permits shall be valid for a period of six (6) months from the date of issuance, and may be renewed and extended for an additional six (6) month period by ruling of the planning and zoning commission.

(c) Fees for building permits are as set forth in the fee schedule in appendix A of this code.

- (d) Multifamily dwellings on any property are by special exemption and permit only.
- (e) Permits are required for RV camping, and are available from city hall. No permit is needed for storage of an RV on an owner's property where a habitable permanent residence is present.

(Ordinance 120, sec. 12.42, adopted 12/10/19; Ordinance adopting 2023 Code)

§9.02.154 On-site sewage disposal systems.

(a) A land owner or person in control of land may not construct, alter, repair, or extend an on- site sewage disposal system that does not comply with the Texas Health and Safety Code as administered by the state commission on environmental quality (TCEQ) through their permitting and inspection processes. Any such actions require a valid permit before any work is done, and an inspection on completion. On-site sewage systems may be installed by the land owner in accordance with permitting and inspections by TCEQ.

(b) All sewage must be disposed of in a dump site specifically designed for receipt of such sewage, or in an approved on-site sewage system, regardless of type of housing or RV. In no instance may raw sewage be dumped on the ground as it creates a serious health hazard. Infractions are cited by city code enforcement and prosecuted by TCEQ or the Environmental Protection Agency and will result in significant penalties. (Texas Health and Safety Code, subtitle B, chapter 366)

(Ordinance 120, sec. 12.43, adopted 12/10/19)