



## BUILDING CODE ORDINANCE

**ORDINANCE NO.** 2020-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANJENO, HIDALGO COUNTY, TEXAS, ADOPTING BUILDING CODES BY REFERENCE; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT; ESTABLISHING PERMIT REQUIREMENTS AND FEES; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

### WHEREAS

WHEREAS, the City Council of the City of Granjeno, Hidalgo County, Texas, desires to promote the public health, safety, and general welfare of its residents; and

WHEREAS, the adoption of uniform construction standards is necessary to ensure safe buildings, protect property, and promote orderly development; and

WHEREAS, the City of Granjeno finds it necessary and in the best interest of the City to

adopt

nationally recognized model construction codes consistent with Texas law;

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

## ARTICLE I

### ADOPTION OF CODES BY REFERENCE

#### Section 1.1 Codes Adopted

The following codes are hereby adopted by reference and shall be enforced within the corporate limits of the City of Granjeno, Texas:

1. **International Building Code (IBC), 2024 Edition**
2. **International Residential Code (IRC), 2018 Edition**
3. **International Fire Code (IFC), 2018 Edition**
4. **International Mechanical Code (IMC), 2021 Edition**
5. **International Plumbing Code (IPC), 2021 Edition**
6. **International Fuel Gas Code (IFGC), 2018 Edition**
7. **International Energy Conservation Code (IECC), 2021 Edition**
8. **National Electrical Code (NEC), 2020 Edition**
9. **International Property Maintenance Code (IPMC), 2018 Edition**

Copies of all adopted codes shall be maintained on file at City Hall for public inspection.

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## **ARTICLE II**

### **LOCAL AMENDMENTS**

#### **Section 2.1 Residential Skirting Requirement**

All manufactured homes, modular homes, and pier-and-beam residential structures shall be equipped with permanent professional-grade skirting. At least one utility access panel shall be provided. The property owner shall be responsible for perpetual maintenance of the skirting.

#### **Section 2.2 Minimum Dwelling Size**

All relocated or newly placed residential structures shall contain a minimum of **800 square feet of habitable living area**.

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## **ARTICLE III**

### **ADMINISTRATION AND ENFORCEMENT**

#### **Section 3.1 Enforcing Officials**

The City Administrator, Building Official, or their authorized designee shall serve as the enforcing official for all codes adopted herein.

#### **Section 3.2 Permits Required**

### **Section 3.3 Certificate of Occupancy**

No building shall be occupied until a Certificate of Occupancy has been issued by the City.

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## **ARTICLE IV**

### **PERMIT FEES**

#### **Section 4.1 Building Permit Fees**

Building permit fees shall be assessed in accordance with the fee schedule adopted by the City Council and maintained by the City Secretary. Fees may be updated by resolution.

#### **Section 4.2 Plan Review Fees**

Plan review fees for nonresidential construction shall be assessed at **25 percent (25%)** of the calculated permit fee.

#### **Section 4.3 Inspections and Re-inspections**

Inspection and re-inspection fees shall be assessed in accordance with the adopted fee schedule.

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## **ARTICLE V**

### **MOVING, DEMOLITION, AND SPECIAL PERMITS**

#### **Section 5.1 Moving Structures**

A moving permit is required prior to relocation of any structure within or into the City. A site plan, inspection report, and compliance verification shall be submitted prior to approval.

#### **Section 5.2 Demolition**

A demolition permit is required prior to removal of any structure. All applicable safety and environmental regulations shall be complied with.

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### **Section 5.3 Asbestos Surveys**

Asbestos surveys shall be required for commercial demolition or renovation in accordance with state law.

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## **ARTICLE VI**

### **CITY SERVICES AND LIENS**

The City may withhold permits or services for properties with outstanding municipal liens, unpaid fees, or unresolved code enforcement actions.

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## **ARTICLE VII**

### **PENALTIES**

Any person violating this ordinance shall be guilty of a Class C misdemeanor and subject to a fine not to exceed **\$2,000.00 per day per violation**, as authorized by Texas law. Each day shall constitute a separate offense.

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## **ARTICLE VIII**

### **SEVERABILITY**

If any section or provision of this ordinance is declared invalid, such decision shall not affect the validity of the remaining portions.

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# EXHIBIT A

## BUILDING PERMIT FEE SCHEDULE

The following fee schedule is hereby adopted as Exhibit A to the City of Granjeno Building Code Ordinance. All fees shall be payable prior to issuance of any permit unless otherwise approved by the City.

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### A. BUILDING PERMIT FEES

#### 1. Residential Construction (New)

Single-Family, Duplex, Triplex, and Fourplex:

- Total square feet × **\$0.32**
- Plus inspection fee
- Plus curb cut fee (if applicable)
- Plus REScheck review fee

#### 2. Residential Additions

- Total square feet × **\$0.32**
- Plus inspection fee

#### 3. Residential Remodeling

- Total square feet × **\$0.10**
- Plus \$30.00 permit fee
- Plus inspection fee

#### 4. Non-Residential & Multi-Family (5 or More Units)

| Occupancy Type             | Valuation Rate      |
|----------------------------|---------------------|
| Commercial Office / Retail | \$90.00 per sq. ft. |
| Warehouse / Open Canopy    | \$60.00 per sq. ft. |
| Multi-Family Residential   | \$70.00 per sq. ft. |

## 5. Valuation-Based Permit Fees

| Valuation                | Fee   |
|--------------------------|---|
| \$999.00 and less        | No fee unless inspection required (\$15 per inspection) |
| \$1,000 – \$50,000       | \$15.00 first \$1,000 + \$5.00 per additional \$1,000   |
| \$50,000.01 – \$100,000  | \$260.00 + \$4.00 per additional \$1,000                |
| \$100,000.01 – \$500,000 | \$460.00 + \$3.00 per additional \$1,000                |
| \$500,000.01 and up      | \$1,660.00 + \$2.00 per additional \$1,000              |

## 6. Plan Review Fees (Non-Residential)

- 25% of calculated permit fee
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## B. INSPECTION FEES

- Standard inspection: **\$25.00**
  - Reinspection: **\$50.00**
- 

## C. MOVING PERMITS

- Moving permit: **\$100.00**
- Facility inspection: **\$25.00**
- Out-of-city inspection: **\$50.00 + \$0.50 per mile**

Bond requirement: **\$2,000.00**

Minimum residential size: **800 square feet**

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## D. DEMOLITION FEES

| Structure Size              | Fee                   |
|-----------------------------|-----------------------|
| 0 – 1,000 sq. ft.           | \$100.00 + inspection |
| Each additional 500 sq. ft. | \$20.00 + inspection  |

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## **E. PLUMBING FEES**

- Permit issuance: \$15.00
  - Reinspection: \$25.00
  - Each plumbing fixture: \$5.00
  - House sewer: \$25.00
  - Sewer tap (residential): \$50.00
  - Sewer tap (commercial): \$100.00
  - Sewer tap (industrial): \$300.00
  - Sewer tap (multi-family): \$200.00
  - Septic tank: \$25.00
  - Water heater: \$5.00
  - Vent: \$5.00
  - Grease trap: \$10.00
  - Trap: \$5.00
  - Gas piping: \$25.00
  - Gas test inspection: \$25.00
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## **F. ELECTRICAL FEES**

- Permit issuance: \$15.00
- Reinspection: \$25.00

### **Service:**

- Up to 400 amps: \$10.00
- 401–1,000 amps: \$15.00
- 1,001–2,000 amps: \$20.00
- Over 2,000 amps: \$25.00

Temporary pole: \$20.00

New service: \$15.00

Service upgrade: \$20.00

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## **G. MECHANICAL FEES**

- Permit issuance: \$15.00
- Reinspection: \$25.00

### **HVAC systems:**

- First 4 tons: \$6.00 per ton
- 4–10 tons: \$3.00 per ton
- Over 10 tons: \$1.50 per ton

### **Boilers:**

- Up to 165,000 Btu: \$5.00
  - 165,001–330,000 Btu: \$10.00
  - 330,001–1,165,000 Btu: \$15.00
  - 1,165,001–3,300,000 Btu: \$20.00
  - Over 3,300,000 Btu: \$25.00
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## **H. CERTIFICATES AND ADMINISTRATIVE FEES**

- Certificate of Occupancy:
    - 0–1,999 sq. ft.: \$75.00
    - 2,000–4,999 sq. ft.: \$150.00
    - 5,000–7,999 sq. ft.: \$250.00
    - Over 8,000 sq. ft.: \$400.00
  - Permit renewal: based on percent complete
  - Reprint of permit: \$30.00
  - Facility inspection: \$25.00
  - Lien processing: \$85.00
- 

## **I. ZONING AND LAND USE FEES**

- Conditional Use Permit: \$250.00
  - Rezoning: \$250.00
  - Variance: \$250.00
-

## **J. GENERAL PROVISIONS**

1. Work commenced without a permit shall result in **double permit fees**.
2. Fees are non-refundable once inspections begin.
3. The City reserves the right to amend this Exhibit by resolution.



**CITY OF  
GRANJENO**

FOUNDED 1767

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## **CITY OF GRANJENO, TEXAS FLOOD DAMAGE PREVENTION ORDINANCE**

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### **ORDINANCE NO. 2026-18**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANJENO, HIDALGO COUNTY, TEXAS, PROVIDING FOR FLOOD DAMAGE PREVENTION; ADOPTING FLOODPLAIN MANAGEMENT REGULATIONS; ESTABLISHING METHODS FOR REDUCING FLOOD LOSSES; PROVIDING FOR ADMINISTRATION, ENFORCEMENT, AND PENALTIES; AND PROVIDING FOR SEVERABILITY.

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### **WHEREAS**

The City Council of the City of Granjeno, Texas finds that:

1. Flood hazard areas within the City are subject to periodic inundation resulting in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; and
2. These flood losses are caused by the cumulative effect of obstructions in floodplains and by uses vulnerable to flooding; and
3. The City of Granjeno desires to maintain eligibility in the **National Flood Insurance Program (NFIP)** administered by the Federal Emergency Management Agency (FEMA);

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

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## **ARTICLE 1 STATUTORY AUTHORIZATION, FINDINGS, PURPOSE, AND OBJECTIVES**

### **Section 1.1 Statutory Authorization**

This ordinance is adopted pursuant to:

- Article XI, Section 5 of the Texas Constitution
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- Texas Local Government Code Chapters 54, 211, and 212
- Title 44, Code of Federal Regulations, Parts 59 and 60

which authorize municipalities to enact floodplain management regulations to promote public health, safety, and general welfare.

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## **Section 1.2 Findings of Fact**

The flood hazard areas of the City of Granjeno are subject to periodic flooding that results in:

- Danger to life and property
  - Health and safety hazards
  - Economic hardship and disruption
  - Increased public costs for emergency response
- 

## **Section 1.3 Statement of Purpose**

The purpose of this ordinance is to promote public health, safety, and general welfare and to minimize flood losses by:

1. Restricting development in flood-prone areas
  2. Requiring flood-resistant construction
  3. Controlling alteration of floodplains and drainage systems
  4. Ensuring safe development practices
  5. Maintaining eligibility for flood insurance
- 

## **Section 1.4 Objectives**

The objectives include:

- Protecting human life and health
  - Reducing public expenditures for flood control
  - Minimizing damage to public utilities and infrastructure
  - Maintaining a stable tax base
  - Making flood insurance available through NFIP
-

# ARTICLE 2

## DEFINITIONS

Unless otherwise defined, words shall have their common meaning.

**Area of Special Flood Hazard (SFHA):**

Land subject to a one-percent (1%) or greater annual chance of flooding.

**Base Flood:**

The flood having a one-percent (1%) chance of being equaled or exceeded in any year.

**Base Flood Elevation (BFE):**

The elevation of the base flood as shown on the Flood Insurance Rate Map (FIRM).

**Development:**

Any man-made change to real property including buildings, filling, grading, excavation, paving, or storage.

**Floodplain Administrator:**

The City official designated to administer and enforce this ordinance.

**Floodway:**

The channel and adjacent land required to convey the base flood without increasing flood elevations more than one (1) foot.

**Lowest Floor:**

The lowest enclosed floor of a structure, including basement.

**Regulatory Flood Protection Elevation (RFPE):**

The Base Flood Elevation plus **four (4) feet of freeboard**.

**Structure:**

A walled and roofed building, including manufactured homes.

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# ARTICLE 3

## GENERAL PROVISIONS

### Section 3.1 Lands to Which This Ordinance Applies

This ordinance shall apply to all areas within the corporate limits of the City of Granjeno identified as Special Flood Hazard Areas.

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## **Section 3.2 Basis for Establishing Flood Hazard Areas**

Flood hazard areas are identified on:

- FEMA Flood Insurance Study (FIS)
- Flood Insurance Rate Maps (FIRM)
- All Letters of Map Change (LOMA, LOMR)

as issued by FEMA and adopted by reference.

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## **Section 3.3 Establishment of Floodplain Development Permit**

A **Floodplain Development Permit** shall be required prior to any development within an SFHA.

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## **Section 3.4 Compliance**

No structure or development shall be located or altered without full compliance with this ordinance.

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# **ARTICLE 4**

## **ADMINISTRATION**

### **Section 4.1 Floodplain Administrator**

The **City Administrator, Building Official, or designee** is hereby appointed Floodplain Administrator.

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### **Section 4.2 Duties and Responsibilities**

The Floodplain Administrator shall:

- Review permit applications
  - Ensure compliance with FEMA standards
  - Maintain floodplain records
  - Issue stop-work orders
  - Enforce violations
  - Coordinate with FEMA and TDEM
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## **Section 4.3 Permit Requirements**

Permit applications shall include:

- Site plans
  - Flood zone determination
  - Elevation data
  - Utility protection details
  - Engineering certifications if required
- 

# **ARTICLE 5**

## **FLOOD HAZARD REDUCTION STANDARDS**

### **Section 5.1 General Standards**

All development shall:

- Be anchored to resist flotation
  - Use flood-resistant materials
  - Protect utilities from flood damage
  - Minimize flood impacts
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### **Section 5.2 Residential Construction**

Residential structures shall have the **lowest floor elevated to or above the RFPE.**

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### **Section 5.3 Non-Residential Construction**

Non-residential structures shall be elevated or floodproofed to the RFPE and certified by a Texas-licensed professional engineer.

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### **Section 5.4 Manufactured Homes**

Manufactured homes shall be:

- Elevated to the RFPE
  - Anchored per Texas Department of Housing and Community Affairs standards
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## **Section 5.5 Floodways**

Encroachments in floodways are prohibited unless engineering certification demonstrates **no rise in BFE**.

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# **ARTICLE 6**

## **VARIANCES**

### **Section 6.1 Appeals Board**

The **City of Granjeno Board of Adjustment**, pursuant to Texas Local Government Code Chapter 211, shall hear variance requests.

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### **Section 6.2 Conditions for Variances**

Variances shall:

- Be the minimum necessary
- Not increase flood risk
- Not create public safety hazards

Written notice shall be provided that flood insurance premiums may increase.

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# **ARTICLE 7**

## **ENFORCEMENT AND PENALTIES**

### **Section 7.1 Violations**

Violation of this ordinance constitutes a misdemeanor.

### **Section 7.2 Penalties**

A fine not to exceed **\$2,000 per day per violation** may be imposed. Each day constitutes a separate offense.

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# CITY OF GRANJENO, TEXAS

## ZONING ORDINANCE

### TITLE 1 — ZONING REGULATIONS

ORDINANCE NO. 2026-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANJENO, HIDALGO COUNTY, TEXAS, ADOPTING COMPREHENSIVE ZONING REGULATIONS; ESTABLISHING ZONING DISTRICTS; ADOPTING AN OFFICIAL ZONING MAP; REGULATING LAND USES; ESTABLISHING LOT SIZE, HEIGHT, AND SETBACK REQUIREMENTS; PROVIDING PARKING, LANDSCAPING, BUFFERING, AND PERFORMANCE STANDARDS; REGULATING ACCESSORY USES, HOME OCCUPATIONS, TEMPORARY USES, OUTDOOR STORAGE, FENCING, MANUFACTURED HOUSING, AND NONCONFORMING USES; ESTABLISHING SITE PLAN REVIEW; PROVIDING ADMINISTRATIVE ADJUSTMENTS; CREATING A PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT; PROVIDING PROCEDURES FOR AMENDMENTS AND REZONING; PROVIDING ENFORCEMENT AUTHORITY AND PENALTIES; PROVIDING FOR INTEGRATION WITH BUILDING AND FLOODPLAIN CODES; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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# **CHAPTER 1.01**

## **AUTHORITY, PURPOSE, AND APPLICABILITY**

### **1.01.001 Authority**

These regulations are adopted pursuant to Texas Local Government Code Chapter 211.

### **1.01.002 Purpose**

The purpose of this Title is to promote the public health, safety, morals, and general welfare of the City of Granjeno by regulating land use and development.

### **1.01.003 Applicability**

These regulations apply to all land, structures, and uses within the corporate limits of the City.

### **1.01.004 Interpretation**

These provisions establish minimum standards. Where conflicts exist, the more restrictive regulation shall govern.

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# **CHAPTER 1.02**

## **DEFINITIONS**

For purposes of this Title, words and phrases shall have their customary meanings unless otherwise defined. Definitions include, but are not limited to:

- Accessory Structure
  - Administrative Adjustment
  - Building Height
  - Dwelling Unit
  - Fence
  - Floodplain
  - Manufactured Home
  - Nonconforming Use
  - Outdoor Storage
  - Setback
  - Structure
  - Temporary Use
  - Zoning Administrator
- 

# **CHAPTER 1.03**

## **ZONING DISTRICTS**

The City is divided into the following zoning districts:

- R-1 Single-Family Residential
  - R-2 Two-Family Residential
  - R-3 Multi-Family Residential
  - C-1 Neighborhood Commercial
  - C-2 General Commercial
  - I-1 Light Industrial
  - I-2 Heavy Industrial
  - P Public / Institutional
-

# CHAPTER 1.04

# CHAPTER 1.05

## USE REGULATIONS

### 1.05.001 Use Classification

P = Permitted | C = Conditional | X = Prohibited

### 1.05.002 Zoning Use Table

| Use                  | R-1 | R-2 | R-3 | C-1 | C-2 | I-1 | I-2 | P |
|----------------------|-----|-----|-----|-----|-----|-----|-----|---|
| Single-family        | P   | P   | C   | X   | X   | X   | X   | X |
| Duplex               | X   | P   | P   | X   | X   | X   | X   | X |
| Multi-family         | X   | X   | P   | C   | C   | X   | X   | X |
| Manufactured housing | C   | P   | P   | X   | X   | X   | X   | X |
| Retail               | X   | X   | X   | P   | P   | X   | X   | X |
| Office               | X   | X   | X   | P   | P   | X   | X   | X |
| Restaurant           | X   | X   | X   | C   | P   | X   | X   | X |
| Warehouse            | X   | X   | X   | X   | C   | P   | P   | X |
| Manufacturing        | X   | X   | X   | X   | X   | P   | P   | X |
| Public facilities    | C   | C   | C   | C   | C   | C   | C   | P |

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# CHAPTER 1.06

## LOT SIZE, HEIGHT, AND SETBACKS

| District | Min Lot Size | Front | Side  | Rear  | Max Height |
|----------|--------------|-------|-------|-------|------------|
| R-1      | 6,000 sf     | 25 ft | 5 ft  | 15 ft | 35 ft      |
| R-2      | 5,000 sf     | 25 ft | 5 ft  | 15 ft | 35 ft      |
| R-3      | 4,000 sf     | 20 ft | 5 ft  | 15 ft | 45 ft      |
| C-1      | 10,000 sf    | 30 ft | 10 ft | 20 ft | 45 ft      |
| C-2      | 15,000 sf    | 40 ft | 15 ft | 30 ft | 60 ft      |
| I-1      | 20,000 sf    | 50 ft | 20 ft | 30 ft | 60 ft      |
| I-2      | 30,000 sf    | 75 ft | 30 ft | 50 ft | 75 ft      |

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## **CHAPTER 1.07**

### **ACCESSORY USES AND STRUCTURES**

Accessory structures shall be subordinate to the principal use, located in rear or side yards, not exceed fifteen (15) feet in height, and shall not be used for residential occupancy.

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## **CHAPTER 1.08**

### **HOME OCCUPATIONS**

Home occupations shall be incidental to residential use and shall not create traffic, noise, outdoor storage, or nuisance conditions.

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## **CHAPTER 1.09**

### **MANUFACTURED HOUSING STANDARDS**

Manufactured homes shall be installed on permanent foundations with required anchoring, skirting, and compliance with state and federal standards.

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## **CHAPTER 1.10**

### **FENCES AND VISIBILITY**

Front yard fences shall not exceed four (4) feet in height. Side and rear yard fences shall not exceed eight (8) feet. No fence or structure shall obstruct visibility at street intersections.

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## **CHAPTER 1.11**

### **OUTDOOR STORAGE**

Outdoor storage is prohibited in residential districts and shall be screened in commercial and industrial districts.

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## **CHAPTER 1.12**

### **TEMPORARY USES**

Temporary uses may be approved administratively for a period not to exceed ninety (90) days.

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## **CHAPTER 1.13**

### **NONCONFORMING USES AND LOTS**

Lawful nonconforming uses and lots may continue but shall not be expanded. Discontinuance exceeding six (6) months shall terminate nonconforming status.

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## **CHAPTER 1.14**

### **SITE PLAN REVIEW**

Site plan review is required for commercial, multi-family, and industrial development prior to issuance of building permits.

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## **CHAPTER 1.15**

### **OFF-STREET PARKING**

Minimum off-street parking shall be provided in accordance with adopted standards and ADA requirements.

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## **CHAPTER 1.16**

### **LANDSCAPING AND BUFFERING**

A minimum of ten percent (10%) of the site shall be landscaped for non-residential uses. Buffering and screening shall be required adjacent to residential zoning.

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## **CHAPTER 1.17**

### **PERFORMANCE STANDARDS**

All uses shall control noise, dust, glare, vibration, and emissions so as not to adversely affect adjoining properties.

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## **CHAPTER 1.18**

### **ADMINISTRATIVE ADJUSTMENTS**

The Zoning Administrator may approve dimensional adjustments not exceeding ten percent (10%) where no adverse impact occurs.

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## **CHAPTER 1.19**

### **PLANNED DEVELOPMENT AND OVERLAY DISTRICTS**

The City Council may establish planned development or overlay districts by ordinance.

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## **CHAPTER 1.20**

### **ADMINISTRATION**

The City Administrator or designee shall serve as Zoning Administrator and enforce this Title.

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## **CHAPTER 1.21**

### **PLANNING AND ZONING COMMISSION**

A Planning and Zoning Commission consisting of five (5) members shall serve in an advisory capacity.

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## **CHAPTER 1.22**

### **BOARD OF ADJUSTMENT**

The Board of Adjustment shall hear appeals and variances pursuant to Texas Local Government Code §211.008.

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## **CHAPTER 1.23**

### **AMENDMENTS AND REZONING**

Zoning amendments shall require application, notice, public hearing, and City Council action.

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## **CHAPTER 1.24**

### **ENFORCEMENT AND PENALTIES**

Violations shall constitute a misdemeanor punishable by a fine not to exceed two thousand dollars (\$2,000) per day per violation.

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## **CHAPTER 1.25**

### **FLOODPLAIN AND BUILDING CODE INTEGRATION**

All development shall comply with the City's Flood Damage Prevention Ordinance and Building Code.

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## **CHAPTER 1.26**

### **SEVERABILITY**

If any provision is declared invalid, the remaining provisions shall remain in effect.

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