

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEON VALLEY, TEXAS, CITY COUNCIL, AMENDING THE LEON VALLEY CODE OF ORDINANCES, CHAPTER 14 UTILITIES TO AMEND ARTICLE 14.05 SEWERS, TO ALLOW ON SITE SEWAGE FACILITIES ON LOTS LARGER THAN ONE-HALF ACRE IN SIZE, AND TO AMEND APPENDIX A SCHEDULE OF FEES, ARTICLE A8.000 BUILDING AND CONSTRUCTION RELATED FEES, SECTION A8.014 PLUMBING, GAS, SEWER AND TRENCH FEES TO ADD A SUBSECTION (D) ON SITE SEWAGE FACILITY (SEPTIC TANK) FEES; PROVIDING AN EFFECTIVE DATE OF THE REVISION WITH PUBLICATION, AS REQUIRED BY LAW, PROVIDING A SAVINGS CLAUSE; AND PROVIDING A CONFLICTS PROVISION.

WHEREAS, several areas of the City contain properties that have a private on-site sewage facility (OSSF) (septic tank); and

WHEREAS, State law allows property owners of properties that are connected to a public water supply to install and maintain OSSF's if the properties are over one-half acre in size; and

WHEREAS, there are several areas of the city developed and undeveloped that are or could be over one-half acre in size and the installation of an OSSF may be of economic advantage to the property owner;

WHEREAS the city currently has no mechanism for permitting or inspecting the installation of such systems and desires to permit and inspect to affirm such systems are installed properly and according to local, state, and federal laws and regulations;

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

SECTION 1. That the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.05 Sewers be amended as follows:

"Sec. 14.05.001 - Connection

(a) Required. Every residence, place of business, or other building or place where persons reside, congregate, or are employed, which abuts a street in which there is a public sanitary sewer, or the lot or tract of land which is at any point within 300 feet of a public sanitary sewer, within the city, shall be connected to the sewer, by the owner or agent of the premises, in the most direct manner possible, and with a separate connection for each home, building or place except for lots which meet all of the following criteria:

- (1) The lot is a minimum of one-half acre in area;

(2) The lot is served by a public water source; ~~and~~

~~(3) The lot is located in the Monte Robles Subdivision.~~ The proposed OSSF is designed, constructed, inspected, and maintained in accordance with local, state, and federal laws and regulations.

(b) Permit. A permit fee shall be charged for connection of the plumbing fixtures of any house, residence, structure or building equipped with one or more plumbing fixtures to any sewer line or pipe, ~~or septic system~~ connected with or destined to be connected with the sanitary system of any franchisee of this city or to the sewer system of the City of San Antonio, and connection of such fixtures, without first paying said fee and obtaining such permit is hereby declared to be an offense.

(c) Penalty. The connection of any plumbing fixture in any building to a sanitary sewer line in the city connected to any franchisee of this city or to the sewer system of the City of San Antonio without first paying said fee and obtaining such permit is hereby declared to be an offense.

SECTION 2. That the Leon Valley Code of Ordinances, Appendix A Schedule of Fees, Article A8.000 – Building and Construction Related Fees, Subsection (d) On Site Sewage Facilities (OSSF) (Septic Tanks) Fees be added as follows:

“(d) On Site Sewage Facilities (OSSF) (Septic Tank) Fees:

- | | |
|-------------------------------------|----------|
| (1) Base fee (includes inspection): | \$100.00 |
| (2) Sanitarian Plan Review Fee: | \$65.00 |
| (3) Reinspection fee: | \$65.00” |

SECTION 3. This ordinance shall become effective on and after its passage, approval and the meeting of all publication requirements as provided by law.

SECTION 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict. All provisions, sections and sub-sections set forth in the Leon Valley Code of Ordinances, Appendix A Fee Schedule not revised or amended herein shall remain in effect.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 4th day of June 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

NICOLE WARREN
City Attorney