CITY OF RICHLAND

CITY OF RICHLAND, TEXAS

2026 CODE OF ORDINANCES

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CHAPTER 1 — GENERAL PROVISIONS

ARTICLE 1.100 — CODE OF ORDINANCES

Sec. 1.101. Designation and citation of Code.

The ordinances of a general and permanent nature included in this Code shall constitute and be designated as the "Code of Ordinances, City of Richland, Texas," and may be cited as the "Richland Code" or "Code of Ordinances."

Sec. 1.102. Organization; headings and catchlines.

Chapter, article, division, section, subsection, heading, and catchline designations are provided for orderly arrangement and convenience. Unless the text expressly provides otherwise, headings and catchlines do not limit or expand the substantive meaning of a provision.

Sec. 1.103. Rules of construction and definitions.

Unless the context requires otherwise: (1) words in the singular include the plural and words in the plural include the singular; (2) words of any gender include all genders; (3) "City" means the City of Richland, Texas; (4) "Council" or "City Council" means the governing body of the City; (5) "Mayor" means the Mayor of the City; (6) "City Secretary" means the City Secretary or an authorized designee; (7) "person" includes an individual and any legally recognized entity; (8) "state law" includes the Texas Constitution, statutes, and valid rules and regulations applicable to the City; (9) "shall" is mandatory and "may" is permissive; and (10) computation of time shall be governed by applicable law. References to a state statute include lawful amendments and successor provisions.

Sec. 1.104. Amendments to Code.

Ordinances amending this Code should identify the chapter, article, section, or subsection affected. The failure of an amending ordinance to follow a preferred codification format does not invalidate an otherwise valid ordinance. The City Secretary and authorized codifier may make nonsubstantive editorial changes, including renumbering, correcting obvious typographical errors, updating cross-references, and conforming headings, provided no substantive meaning is changed.

Sec. 1.105. Supplements and republication.

The City may periodically supplement, recodify, or republish this Code. The City Secretary shall maintain the official legislative history and shall preserve adopted ordinances and other records as required by law and the City's records-management program.

Sec. 1.106. General penalty; continuing violations.

Unless a different penalty is expressly provided by law or by a specific ordinance, a person who violates a provision of this Code commits an offense and, upon conviction, is subject to a fine not exceeding the maximum amount authorized by Texas law for the category of violation involved. Each day a violation continues may constitute a separate offense when authorized by law and the applicable ordinance. No penalty shall exceed a limitation imposed by state or federal law.

Sec. 1.107. Severability.

If any provision of this Code, or its application to any person or circumstance, is held invalid or unenforceable, the remaining provisions and applications shall remain in effect to the fullest extent permitted by law.

ARTICLE 1.200 — AUTHORITY AND POWERS OF A TYPE A GENERAL-LAW MUNICIPALITY

Sec. 1.201. Status and authority.

The City is a Type A general-law municipality and shall exercise only those powers granted or necessarily implied by the Texas Constitution and laws of this state. Nothing in this Code shall be construed as asserting home-rule authority or any power preempted or withheld by state or federal law.

Sec. 1.202. Construction consistent with superior law.

Every provision of this Code shall be construed, when reasonably possible, in a manner consistent with applicable state and federal law. A state-law reference in this Code is informational and does not limit other lawful authority of the City.

ARTICLE 1.300 — OFFICIAL DEPOSITORY

Sec. 1.301. Selection and designation.

The official depository or depositories for municipal funds shall be selected, designated, secured, and administered in accordance with Chapter 105, Texas Local Government Code. The designation of a particular financial institution shall be made by separate ordinance, resolution, contract, or other lawful Council action and shall not be permanently codified by institution name in this article.

Sec. 1.302. Deposit and security of municipal funds.

City funds shall be deposited, invested, collateralized, and accounted for as required by applicable law, City investment policy, depository agreements, and duly adopted financial controls.

ARTICLE 1.400 — OFFICIAL SEAL

Sec. 1.401. Corporate seal.

The City may adopt and use a corporate seal as authorized by state law. The form of the seal shall be approved by the City Council and maintained by the City Secretary. Use of the seal shall be limited to official municipal purposes.

ARTICLE 1.500 — FISCAL YEAR

Sec. 1.501. Fiscal year established.

The fiscal year of the City begins January 1 and ends December 31 of each year, unless changed by ordinance or other lawful Council action.

ARTICLE 1.600 — TAX ASSESSMENT AND COLLECTION

Sec. 1.601. Administration.

Assessment and collection of ad valorem taxes shall be performed under applicable Texas law and any valid interlocal agreement or contract approved by the City Council. No provision of this article creates a tax, penalty, interest charge, or collection remedy beyond that authorized by law.

Sec. 1.602. Conflicting legacy provisions.

Any legacy provision purporting to impose a locally created delinquency penalty, collection fee, or collection procedure shall be applied only to the extent expressly authorized by current law and approved by the City Attorney.

ARTICLE 1.700 — CLAIMS AND NOTICES

Sec. 1.701. Compliance with applicable law.

Claims against the City, including presentment, notice, limitations, immunities, defenses, and procedures, are governed by applicable state and federal law. Nothing in this article waives governmental immunity, immunity from suit, immunity from liability, a statutory defense, or any other protection available to the City or its officers or employees.

Sec. 1.702. Delivery of claim notices.

Any written notice of claim required by an applicable ordinance or law should be delivered to the City Secretary at the City's official business address, unless another method or recipient is required by controlling law. The City Secretary shall promptly route the notice for administrative and legal review.

Sec. 1.703. No unauthorized waiver.

No officer, employee, or agent may waive a notice requirement, limitation, defense, or immunity on behalf of the City unless the waiver is expressly authorized by law and approved through lawful City action.

ARTICLE 1.800 — WARRANTS AND LAW-ENFORCEMENT AUTHORITY

Sec. 1.801. Authority governed by law.

City peace officers shall exercise arrest, detention, search, seizure, citation, and other law-enforcement authority only as authorized by the United States Constitution, Texas Constitution, Texas Code of Criminal Procedure, and other applicable law.

Sec. 1.802. Warrantless arrests.

A City peace officer may make a warrantless arrest only when authorized by applicable law. This Code does not create an independent or broader municipal power of warrantless arrest.

Sec. 1.803. Custody and procedure.

Persons taken into custody shall be handled in accordance with applicable law, lawful departmental policy, and judicial requirements. Evidence and property shall be preserved and processed according to law and approved policy.

ARTICLE 1.900 — ELECTION ADMINISTRATION

Sec. 1.901. Elections governed by law.

City elections shall be ordered, noticed, administered, canvassed, and certified in accordance with the Texas Election Code, Texas Local Government Code, applicable joint-election or election-services agreements, and other controlling law.

Sec. 1.902. Election officers.

Election judges, alternate judges, clerks, early-voting officials, and other election personnel shall be appointed or designated in the manner required by the Texas Election Code and any valid election-services agreement. No legacy provision shall be construed to authorize appointment procedures inconsistent with controlling election law.

ARTICLE 1.1000 — RECORDS MANAGEMENT AND PUBLIC INFORMATION

Sec. 1.1001. Purpose and policy.

The City shall maintain a records-management program consistent with the Texas Local Government Records Act. City records are public property and shall be created, maintained, retained, preserved, disclosed, and destroyed only as authorized by law.

Sec. 1.1002. Records Management Officer.

The City Secretary is designated Records Management Officer unless the City Council lawfully designates another officer. The Records Management Officer shall administer the program, coordinate with departments, maintain required plans and schedules, and perform duties imposed by applicable law.

Sec. 1.1003. Department responsibilities.

Each department head and employee shall cooperate with the Records Management Officer; preserve records in the employee's custody; follow approved retention schedules, litigation holds, public-information holds, and destruction procedures; and promptly report threatened loss, unauthorized destruction, or improper removal of City records.

Sec. 1.1004. Retention schedules and destruction.

Records shall be retained for at least the minimum period required by an applicable records retention schedule. No record may be destroyed while subject to a litigation hold, audit hold, public-information request, subpoena, investigation, or other legal preservation duty. Destruction shall occur only under an authorized procedure documented by the City.

Sec. 1.1005. Public information.

Requests for public information shall be processed under the Texas Public Information Act and other applicable law. Nothing in the records-management program authorizes withholding public information except as permitted or required by law.

Sec. 1.1006. Electronic records and cybersecurity.

Electronic records, including email and other electronically stored information, are subject to the same retention and legal-preservation requirements applicable to City records generally. The City may adopt administrative policies for secure storage, access control, backup, disaster recovery, and lawful disposition.

ARTICLE 1.1100 — EMERGENCY MANAGEMENT

Sec. 1.1101. Program established.

The City shall maintain an emergency-management program consistent with Chapter 418, Texas Government Code, the state emergency-management framework, and applicable regional and county coordination arrangements.

Sec. 1.1102. Emergency Management Director.

The Mayor shall serve in the role assigned by state law to the presiding officer of the governing body with respect to the municipal emergency-management program. The Mayor may appoint or designate an Emergency Management Coordinator as authorized by law. Duties may be delegated, but ultimate legal responsibility remains as provided by state law.

Sec. 1.1103. Plan and coordination.

The City shall develop, maintain, and periodically review an emergency-management plan appropriate to local hazards and capabilities. The plan should address mitigation, preparedness, response, recovery, continuity of

operations, communications, resource management, mutual aid, and coordination with county, regional, state, federal, volunteer, and private-sector partners as appropriate.

Sec. 1.1104. Disaster declarations and emergency orders.

A local disaster declaration, renewal, emergency order, directive, or regulation shall be issued, continued, filed, publicized, and terminated only in the manner and for the duration authorized by applicable law. Emergency actions shall remain subject to constitutional and statutory limitations.

Sec. 1.1105. Interjurisdictional cooperation and mutual aid.

The City may participate in lawful interjurisdictional emergency-management arrangements and mutual-aid agreements approved or authorized in accordance with applicable law.

Sec. 1.1106. Expenditures and procurement.

Emergency expenditures, procurement, contracts, donations, and use of public resources shall comply with applicable law and duly adopted City policies, including any lawful emergency exceptions. Nothing in this article authorizes an expenditure or commitment of public funds beyond lawful authority.

Sec. 1.1107. Protection of emergency operations.

No person may knowingly obstruct lawful emergency-management operations, impersonate emergency personnel, misuse official emergency identification or insignia, or interfere with emergency equipment or property, when such conduct is prohibited by applicable law or another enforceable provision of this Code.

Sec. 1.1108. Penalties.

A violation of a lawful emergency order or enforceable provision of this article is punishable only to the extent authorized by applicable law. No provision shall be construed to create a penalty exceeding state-law limits or to criminalize conduct protected by the United States or Texas Constitution.

CHAPTER 2 — ANIMAL CONTROL

ARTICLE 2.100 — GENERAL PROVISIONS

Sec. 2.101. Purpose and authority.

This chapter is adopted to protect public health and safety, promote humane treatment of animals, prevent nuisances, and exercise municipal authority granted by Texas law. This chapter shall be construed consistently with state and federal law.

Sec. 2.102. Definitions.

For purposes of this chapter, terms defined by controlling Texas law have the meanings assigned by that law. "Animal control authority" means the City department, officer, contractor, or other lawful entity authorized to enforce this chapter. "Owner" includes a person who owns, keeps, harbors, possesses, or has custody or control of an animal, except where controlling law provides a different definition.

Sec. 2.103. Enforcement authority.

The Animal Control Officer, peace officers, local rabies control authority, and other authorized City representatives may enforce this chapter within the scope of their lawful authority. Entry onto private property, seizure, impoundment, inspection, citation, and disposition shall comply with applicable constitutional and statutory requirements.

Sec. 2.104. Interference prohibited.

A person may not knowingly obstruct or interfere with an authorized officer performing a lawful duty under this chapter, or knowingly conceal or remove an animal to evade a lawful quarantine, seizure, impoundment, or court order.

Sec. 2.105. General penalty.

A violation of this chapter is punishable only to the extent authorized by applicable law and Chapter 1 of this Code. Each day of a continuing violation may constitute a separate offense when authorized by law. A criminal penalty does not preclude lawful civil, administrative, or injunctive remedies.

ARTICLE 2.200 — RABIES CONTROL

Sec. 2.201. Local rabies control authority.

The City Council shall designate a local rabies control authority as required by Chapter 826, Texas Health and Safety Code. The designated authority shall perform duties imposed by state law, applicable rules, and this Code.

Sec. 2.202. Vaccination required.

The owner or custodian of a dog or cat shall have the animal vaccinated against rabies by the age and at the intervals required by Chapter 826, Texas Health and Safety Code, and applicable rules of the Texas Department of State Health Services.

Sec. 2.203. Vaccination certificate and identification.

Rabies vaccination certificates, tags, and other proof of vaccination shall be issued, maintained, displayed, or produced as required by state law and applicable rules. The City shall protect confidential vaccination-certificate information to the extent required by law.

Sec. 2.204. Reporting and surrender for quarantine or testing.

An owner or custodian shall report suspected rabies exposure and surrender or make an animal available for quarantine, observation, or testing when required by lawful order or applicable law. The local rabies control authority shall determine the lawful method and location of quarantine or testing.

Sec. 2.205. Quarantine standards.

Quarantine, observation, testing, release, and disposition of animals shall comply with Chapter 826, Texas Health and Safety Code, and applicable state rules. Any facility used by or for the City shall meet applicable legal standards.

Sec. 2.206. Costs.

The owner or person legally responsible for an animal may be charged lawful and reasonable costs of quarantine, testing, veterinary care, boarding, transport, and disposition as authorized by law and the City's duly adopted fee schedule or contract.

Sec. 2.207. Rabid or exposed animals.

The local rabies control authority may take action regarding animals believed to be rabid or exposed to rabies only as authorized by state law and applicable rules. Humane destruction and laboratory submission shall be performed when required or authorized by law.

Sec. 2.208. Protection of quarantine.

No person may unlawfully remove, release, conceal, kill, transfer, or otherwise interfere with an animal subject to lawful rabies quarantine, observation, testing, or seizure.

ARTICLE 2.300 — DOGS AND CATS; RESTRAINT AND NUISANCES

Sec. 2.301. Running at large prohibited.

An owner shall not knowingly or negligently permit a dog to run at large within the City. A dog is restrained when controlled by a person through a leash or other humane means, or confined within a secure enclosure adequate to prevent escape. Lawful exceptions may be recognized for authorized governmental service, veterinary care, training, or other circumstances approved by law.

Sec. 2.302. Impoundment of animals at large.

An animal found running at large may be impounded by an authorized officer. Capture and impoundment shall be performed humanely and consistently with law and City policy.

Sec. 2.303. Nuisance animals.

An owner shall not knowingly permit an animal to create a continuing unreasonable disturbance, damage property, repeatedly trespass, threaten public safety, or create unsanitary conditions. Enforcement should consider the nature, duration, frequency, and circumstances of the conduct.

Sec. 2.304. Humane restraint and care.

No animal may be restrained, confined, housed, or transported in a manner prohibited by Texas law. This section shall not be construed to conflict with state animal-cruelty, unlawful-restraint, or tethering laws.

Sec. 2.305. Female animals in heat.

An owner shall confine a female dog or cat in heat in a secure enclosure that prevents unintended contact with other animals, except for controlled breeding or veterinary care.

Sec. 2.306. Numerical limits.

Any numerical limit on dogs, cats, or other household animals should be established only after the City Council determines that the limit is lawful, enforceable, and appropriate to local conditions. Until then, nuisance, sanitation, cruelty, zoning, and public-safety provisions remain enforceable.

ARTICLE 2.400 — LIVESTOCK, POULTRY, AND SWINE

Sec. 2.401. General requirements.

Livestock and swine may be kept only where permitted by Chapter 12 and applicable state law and in compliance with applicable nuisance, sanitation, and animal-health requirements. An owner shall provide adequate food, potable water, shelter, space, drainage, and sanitary conditions. Poultry is governed by Section 2.403.

Sec. 2.402. Enclosures and setbacks.

Animal pens, lots, stables, and other lawful enclosures shall be secure, sanitary, and maintained so as not to create a public nuisance or health hazard. Applicable setbacks and land-use requirements shall be those expressly established in Chapter 12 or other duly adopted City ordinances.

Sec. 2.403. Poultry.

Residents may keep up to six (6) hens on each residential lot within the City, subject to Section 12.701. Roosters are prohibited. Chickens shall be maintained in a sanitary manner and shall not create a nuisance because of odor, excessive noise, insects, rodents, or other conditions detrimental to public health or neighboring property.

Sec. 2.404. Swine.

Keeping swine within the City is permitted only where allowed under Chapter 12 and other applicable law, and is subject to applicable nuisance, sanitation, animal-health, and public-health requirements.

ARTICLE 2.500 — DANGEROUS DOGS AND OTHER DANGEROUS ANIMALS

Sec. 2.501. State dangerous-dog law incorporated by reference.

Dangerous-dog determinations, owner requirements, registration, hearings, appeals, seizure, and disposition shall be governed by Chapter 822, Texas Health and Safety Code, as amended, together with any valid local regulation that is not inconsistent with state law.

Sec. 2.502. No conflicting local deadlines or remedies.

No City official shall apply a local deadline, appeal requirement, bond requirement, destruction procedure, or other remedy that conflicts with Chapter 822, Texas Health and Safety Code. An animal protected from destruction during a statutory appeal shall not be destroyed contrary to law.

Sec. 2.503. Local regulation of dangerous dogs.

To the extent authorized by state law, the City may impose lawful local requirements concerning dangerous dogs. Any registration fee, insurance or financial-responsibility requirement, secure-enclosure standard, signage requirement, inspection requirement, or additional restriction shall be administered consistently with controlling law.

Sec. 2.504. Other dangerous or vicious animals.

An animal other than a dog that presents a demonstrable threat to persons or domestic animals may be restrained, seized, impounded, or subjected to judicial proceedings as authorized by law. Emergency action may be taken only when legally justified by the circumstances.

Sec. 2.505. Due process.

Before final deprivation or destruction of an animal, the City shall provide the notice, hearing, and appeal rights required by applicable law, except when immediate action is lawfully authorized by an emergency or other statutory circumstance.

ARTICLE 2.600 — IMPOUNDMENT, REDEMPTION, ADOPTION, AND DISPOSITION

Sec. 2.601. Grounds for impoundment.

An authorized officer may impound an animal when authorized by this Code or other law, including an animal lawfully seized for running at large, rabies control, dangerous-dog proceedings, cruelty investigation, abandonment, nuisance abatement, or protection of the animal or public.

Sec. 2.602. Notice and owner identification.

The City or its contractor shall make reasonable efforts to identify and notify an owner when required by law or City policy. Microchip, tag, license, veterinary, and other reasonably available identifying information may be used for that purpose consistent with law.

Sec. 2.603. Care of impounded animals.

Impounded animals shall receive humane care appropriate to their condition. The City may obtain necessary veterinary treatment when authorized by law, contract, or policy.

Sec. 2.604. Redemption.

An owner may redeem an impounded animal during the lawful holding period by establishing ownership or lawful custody, satisfying applicable legal requirements, and paying lawful fees and charges, unless release is prohibited by quarantine, court order, dangerous-dog law, cruelty proceedings, or other law.

Sec. 2.605. Fees.

Impoundment, boarding, quarantine, veterinary, microchip, vaccination, sterilization, adoption, and other animal-control fees shall be established in Chapter 11 — Municipal Fees or by other lawful City Council action. No fee shall be imposed except as authorized by law.

Sec. 2.606. Holding periods.

Holding periods shall comply with applicable state law, court orders, contractual obligations, and duly adopted City policy. Animals subject to rabies quarantine, dangerous-dog proceedings, cruelty proceedings, evidentiary holds, or ownership disputes shall be handled under the controlling legal process.

Sec. 2.607. Adoption and transfer.

The City or its authorized contractor may place eligible animals for adoption or transfer to an appropriate rescue organization, shelter, or other lawful recipient. Adoption requirements may include vaccination, microchipping, sterilization, licensing, and payment of fees as authorized by law and City policy.

Sec. 2.608. Humane disposition.

An animal may be humanely euthanized only when authorized by law and performed by a legally authorized person using a lawful method. No animal shall be destroyed in violation of a statutory holding period, quarantine requirement, court order, or pending appeal.

Sec. 2.609. Emergency veterinary care.

When an impounded animal is suffering from severe injury or illness, the City or its contractor may obtain emergency veterinary care or humane euthanasia when authorized by law and reasonably necessary to prevent suffering.

CHAPTER 3 — BUILDING AND CONSTRUCTION

ARTICLE 3.100 — CONSTRUCTION CODES AND ADMINISTRATION

Sec. 3.101. Adoption of Construction Codes.

(a) Codes Adopted. The City of Richland, Texas, hereby adopts by reference the following construction codes, as published by their respective issuing organizations, subject to applicable Texas and federal law:

1. International Building Code (IBC), 2021 Edition.
2. International Residential Code (IRC), 2021 Edition.
3. International Fire Code (IFC), 2021 Edition.
4. International Plumbing Code (IPC), 2021 Edition.
5. International Mechanical Code (IMC), 2021 Edition.
6. International Fuel Gas Code (IFGC), 2021 Edition.
7. International Swimming Pool and Spa Code (ISPSC), 2021 Edition.
8. International Energy Conservation Code (IECC), 2018 Edition.
9. National Electrical Code (NEC), NFPA 70, 2020 Edition.
10. Uniform Administrative Code, 1997 Edition.

(b) Applicability. The adopted codes shall govern construction, alteration, repair, installation, occupancy, and related activities within the City to the extent applicable to the particular work and permitted by law.

(c) Administration and Enforcement. The Building Official, City Inspector, or other duly authorized City representative shall administer and enforce the adopted codes in accordance with applicable Texas law and City ordinances.

(d) Local Amendments. Existing local amendments shall remain effective only to the extent expressly preserved or readopted and consistent with controlling law. Future amendments shall be adopted by ordinance following any legally required procedures.

(e) Code Editions. The editions specifically identified in this section are adopted. Future editions and supplements shall not be automatically adopted unless otherwise required by controlling law.

(f) Availability. The City Secretary shall maintain copies of the adopted codes and applicable local amendments for public inspection as required by law.

(g) Conflicts. Where an adopted code conflicts with applicable Texas or federal law, the controlling law shall prevail. Manufactured housing regulated under Texas Occupations Code Chapter 1201 shall remain subject to applicable state and federal requirements.

Sec. 3.102. Administration.

The Building Official or authorized designee shall administer and enforce the adopted construction codes. Permits shall be approved or denied by applying objective requirements of this Code and applicable law. No permit requiring only ministerial review shall be conditioned on case-by-case City Council approval.

Sec. 3.103. Conflicts and state law.

Where a provision of an adopted model code conflicts with controlling Texas or federal law, controlling law governs. Manufactured housing regulated under Texas Occupations Code Chapter 1201 shall be treated as provided by that chapter and applicable federal standards.

Sec. 3.104. Permits Required; Exemptions.

(a) Permit Required.
Unless otherwise exempted by this Code, no person shall commence any of the following work without first obtaining the required permit from the City:

1. Construction of any new residential building or structure.

2. Construction of any new commercial building or structure.

3. Any addition or expansion to an existing residential or commercial building.

4. Construction, replacement, reconstruction, or overlay of any driveway or approach connecting to a public street.

5. Construction, conversion, or installation of any habitable or livable space, regardless of square footage.

6. Demolition or removal of any building or structure, in whole or in part.

7. Installation or replacement of roofing materials on any residential or commercial structure.

8. Any other work requiring a permit under the adopted construction codes or applicable state law.

(b) Exemptions.
A building permit shall not be required for the following activities, provided the work does not alter the structural integrity of the building, change occupancy, create habitable space, or violate any adopted code:

1. Interior maintenance, repairs, or remodeling that does not involve structural alterations or regulated electrical, plumbing, mechanical, or life-safety systems.

2. Exterior maintenance or cosmetic improvements, including painting, siding repair, trim replacement, and replacement windows of the same size.

3. Utility or storage sheds not designed or used for human habitation.

4. Fences.

5. Other maintenance activities specifically exempted by the adopted construction codes.

(c) Certificate of Occupancy.
A Certificate of Occupancy shall be required before any newly constructed building, addition creating habitable space, or commercial building may be occupied.

(d) Authority.
Nothing in this section limits the City's authority to require permits, inspections, or approvals where required by adopted construction codes, Texas law, floodplain regulations, or other applicable ordinances.

Sec. 3.105. Appeals and interpretations.

Administrative interpretations may be appealed through the process established by ordinance or applicable code. An appeal does not authorize a variance from a requirement imposed by state or federal law.

Sec. 3.106. Contractor Registration and Verification.

(a) Registration. A contractor performing construction or other regulated work within the City shall register with the City before commencing work only to the extent that municipal registration is authorized by applicable Texas law and this Code. This section does not impose registration on persons or activities exempt from local registration by controlling law.

(b) Application and verification. Where lawful, the City may request the contractor's name, business and contact information, description of work, applicable state license information, and evidence or verification of insurance

required by applicable law. The City shall not impose additional local licensing, bonding, or insurance requirements prohibited by state law.

(c) State-regulated trades. Plumbing, electrical, air-conditioning and refrigeration, manufactured-housing installation, and other state-regulated work shall be administered in accordance with the applicable Texas licensing statutes and their limitations on municipal registration, fees, and insurance requirements. The City shall not charge a registration fee where prohibited by law.

(d) Fees and duration. Lawful initial registration and renewal fees, and the period of validity of a registration, shall be governed by Chapter 11 — Municipal Fees. No registration fee shall be charged to a category of contractor for which such a fee is prohibited by state law.

(e) Permits and inspections. Registration or verification under this section does not replace a building permit, inspection, state license, or other approval required by applicable law.

(f) Records. The City may maintain administrative records of registrations and lawful license or insurance verifications, including verification dates and applicable expiration dates. A City verification card or record number is evidence of the City's administrative record only and does not constitute a professional license or authorization to perform work otherwise prohibited by law.

Sec. 3.107. Septic System Requirements and Navarro County Approval.

(a) County Jurisdiction. All septic-system permitting, review, inspections, and approvals for properties within the City of Richland shall be administered through Navarro County, as the authorized governmental entity responsible for on-site sewage facilities.
(b) Required Approval. Any person proposing new construction, installation of a manufactured home, or other development requiring a new or modified septic system shall obtain all applicable approvals from Navarro County.
(c) Documentation. Before issuing a City building permit or manufactured-home placement approval, the City shall require documentation from Navarro County establishing that the proposed septic system or continued use of an existing system has received the approval required at that stage of development.
(d) Final Approval. When Navarro County requires a final septic inspection or authorization before use or occupancy, the applicant shall provide documentation of that approval before the City issues any required final occupancy authorization.
(e) Separate City Requirements. Approval by Navarro County does not replace any building permit, manufactured-home placement approval, or other authorization lawfully required by the City of Richland.
(f) Existing Systems. Nothing in this section requires an existing, lawfully operating septic system to obtain a new permit solely because of the adoption of this ordinance. Any modifications, replacements, or changes requiring County approval shall be handled through Navarro County.

ARTICLE 3.200 — BUILDING NUMBERING REQUIREMENTS

Sec. 3.201. Address numbers required.

Each occupied building shall display its assigned address number in a position visible and legible from the street or other approved access point. Where a building is not visible from the street, additional numbers shall be placed at the driveway, mailbox, gate, or other approved location.

Sec. 3.202. Size and visibility.

Address numbers shall contrast with their background and be of sufficient size and placement for emergency responders to identify the premises under ordinary nighttime conditions.

Sec. 3.203. Enforcement.

The Building Official, Fire Marshal, or authorized officer may require correction of missing, obscured, or inadequate address identification.

ARTICLE 3.300 — SIGNS AND OFF-PREMISE ADVERTISING

Sec. 3.301. Purpose.

This article regulates signs to protect traffic safety, public safety, and community welfare while respecting constitutional protections and applicable state and federal law.

Sec. 3.302. Permit required.

A sign permit is required when provided by this article or other applicable law. Applications shall be reviewed administratively under objective standards. Permit fees shall be set by the consolidated fee schedule.

Sec. 3.303. General standards.

Signs shall comply with applicable setback, height, structural, electrical, visibility, and traffic-safety requirements. No sign may obstruct an official traffic-control device or create an unlawful traffic hazard.

Sec. 3.304. Off-premise signs.

Off-premise advertising signs are subject to lawful municipal regulations and applicable state and federal permitting requirements. The City shall not issue a local approval that purports to replace a required state or federal permit.

Sec. 3.305. Enforcement and penalties.

Violations may be enforced through lawful criminal, civil, administrative, and injunctive remedies. Penalties shall not exceed limits imposed by law.

ARTICLE 3.400 — MANUFACTURED HOMES AND MOBILE HOMES

Sec. 3.401. Purpose and policy.

The purpose of this article is to provide a clear, objective, and nondiscretionary process for placement of qualifying HUD-code manufactured homes in areas where that residential use is permitted. A qualifying application that satisfies this Code and applicable law shall be approved administratively and shall not require individual City Council approval.

Sec. 3.402. Definitions.

"HUD-code manufactured home," "manufactured housing," "mobile home," "new HUD-code manufactured home," "retailer," and "installer" have the meanings assigned by Texas Occupations Code Chapter 1201 and applicable federal law. A recreational vehicle is not a manufactured home.

Sec. 3.403. Permitted placement; zoning coordination.

A new HUD-code manufactured home may be installed as a dwelling by right in each zoning district or geographic area identified in Chapter 12 and the official zoning map as permitting that use. Placement is subject to objective lot, setback, utility, access, floodplain, and other generally applicable standards lawfully adopted by the City. The City Council establishes those standards legislatively; it does not approve individual applications that comply with them.

Sec. 3.404. Administrative application.

An applicant shall submit the information reasonably necessary to determine compliance, including applicant and property information; legal description or address; home classification and identifying information; site plan; utility plan; access information; floodplain information when applicable; and evidence of lawful installation by a licensed installer when required. The Building Official may request only information reasonably related to applicable requirements.

Sec. 3.405. Administrative decision; no Council approval.

The Building Official or authorized designee shall approve a complete application when the proposed placement complies with applicable law and objective City requirements. City Council approval, a specific-use permit, or a similar discretionary hearing shall not be required for a new HUD-code manufactured home where such a requirement is prohibited by state law or where the home is permitted by right under Chapter 12. A denial shall be in writing, identify each reason for denial, and be issued within the period required by Texas law. An application shall be treated as approved when state law provides for deemed approval.

Sec. 3.406. Installation and foundation systems.

Installation, anchoring, support, stabilization, utility connections, and site preparation shall comply with Texas Occupations Code Chapter 1201, applicable federal standards, state rules, and other lawful local requirements that are not preempted. The City shall not require a local transportation or installation permit, fee, bond, or insurance from a licensed retailer or installer except as authorized by law.

Sec. 3.407. Objective site standards.

A manufactured-home site shall comply with the zoning district standards applicable to the lot, including lawful setbacks, lot coverage, drainage, access, utility availability, and floodplain requirements. Any standard directed specifically at manufactured homes shall be reviewed for consistency with Texas law and shall not be administered as a discretionary aesthetic approval.

Sec. 3.408. Utilities and occupancy.

No manufactured home shall be occupied until required water, wastewater, electrical, and other utility connections are lawfully completed and any required inspections or certificates are issued. Nothing in this section authorizes the City to inspect or regulate factory construction preempted by federal or state law.

Sec. 3.409. Replacement rights.

Replacement of an existing mobile home or manufactured home shall be permitted to the extent required by Texas Occupations Code Section 1201.008 and other applicable law. The City shall not apply a local prohibition, nonconforming-use rule, or discretionary approval process in a manner inconsistent with statutory replacement rights.

Sec. 3.410. Existing manufactured-home communities.

Manufactured-home communities and lots with lawful nonconforming protections shall be governed by Texas Local Government Code Section 211.018 and other applicable law. The City shall not require abandonment, reduction of protected lots, or replacement restrictions contrary to state law.

Sec. 3.411. Mobile homes constructed before federal HUD standards.

A mobile home that is not a HUD-code manufactured home may be prohibited from new installation as a dwelling to the extent authorized by Texas law, subject to statutory protections for previously lawful dwellings and replacement rights.

Sec. 3.412. Temporary storage and construction use.

Temporary presence of an unoccupied manufactured home for lawful delivery, installation, repair, sale, or construction staging may be regulated by objective time, location, and safety requirements. Human occupancy is prohibited unless the home is lawfully approved for residential occupancy.

Sec. 3.413. Manufactured-home sales lots and manufacturing facilities.

Commercial sales lots and manufacturing facilities are permitted only in zoning districts where those commercial or industrial uses are allowed. This section does not prohibit lawful residential placement of a manufactured home under Sections 3.403 through 3.410.

Sec. 3.414. Administrative appeal.

An applicant aggrieved by an administrative denial may use the appeal procedure established by the City, without waiving any right or remedy available under state or federal law. The appeal body shall apply the adopted standards and may not require political or discretionary approval where the law provides a by-right entitlement.

The Building Official may suspend or revoke a permit for a material false statement, fraud, material deviation from approved plans, or violation of an applicable requirement, after notice and an opportunity to respond except where immediate action is authorized by law to address an imminent threat. A suspension or revocation decision shall be in writing and may be appealed through the City's administrative appeal procedure. City Council action is not required for administrative enforcement of a permit.

Sec. 3.415. Issuance of manufactured-home placement permit.

After the Building Official determines that a complete application complies with this article, Chapter 12, and other applicable law, the Building Official shall issue the manufactured-home placement permit administratively. Issuance shall not require approval, ratification, consent, or a vote of the City Council. The permit may contain only conditions necessary to document or enforce requirements already imposed by law or ordinance.

Sec. 3.416. Permit review procedure and decision.

The Building Official shall review each complete application promptly and within every deadline imposed by Texas law. Approval shall be evidenced by issuance of the permit. A denial shall be written and shall identify each specific ordinance or legal requirement not satisfied and the factual basis for the denial. The applicant may submit corrections without being required to seek City Council approval. Any deemed-approval remedy provided by state law is preserved.

Sec. 3.417. Permit validity; commencement and completion.

A manufactured-home placement permit shall remain valid for the period stated in the permit or administrative regulations adopted under this Code. The Building Official may grant a reasonable administrative extension when substantial work has commenced or circumstances beyond the permit holder's control justify additional time. Expiration or extension shall be administered under objective standards and shall not require City Council approval.

Sec. 3.418. Inspections and authorization for occupancy.

The Building Official or authorized inspector may conduct lawful site inspections necessary to verify compliance with site preparation, setbacks, utility connections, drainage, access, anchoring or installation documentation, and other requirements within the City's lawful jurisdiction. A home shall not be occupied until required utility approvals and any certificate of occupancy or final approval required by the City have been issued. The City shall not inspect factory construction or otherwise regulate matters preempted by federal or state manufactured-housing law.

Sec. 3.419. Manufactured-Home Residential Site and Location Review Fees.

Only fees lawfully authorized by Texas law and adopted in Chapter 11 — Municipal Fees may be charged for manufactured-home residential site and location review, including any applicable utility-connection or other lawful development fees. No manufactured-home-specific review or fee shall be required where prohibited by applicable state law. No fee is established by this section independently of Chapter 11.

Sec. 3.420. No prohibited installer or transportation fees.

Nothing in this article authorizes the City to require a local installation or transportation permit, license, bond, insurance requirement, or fee from a licensed manufactured-housing retailer, installer, or other person when such local requirement is prohibited or preempted by Texas law. This section does not prohibit lawful permits and fees relating to land use, site development, utility connections, driveway access, floodplain administration, or other matters within the City's lawful jurisdiction.

Sec. 3.421. Refunds and reinspection fees.

Refunds, reinspection fees, and fees for revised plans or repeat inspections shall be governed by the consolidated fee schedule and written administrative policy. No reinspection fee shall be charged unless authorized by duly adopted City action.

Sec. 3.422. Permit suspension or revocation.

The Building Official may suspend or revoke a permit for a material false statement, fraud, material deviation from approved plans, or violation of an applicable requirement, after notice and an opportunity to respond except where immediate action is authorized by law to address an imminent threat. A suspension or revocation decision shall be in writing and may be appealed through the City's administrative appeal procedure. City Council action is not required for administrative enforcement of a permit.

ARTICLE 3.450— RECREATIONAL VEHICLES

Sec. 3.451. Definitions and distinction.

Recreational vehicles are temporary-use vehicles and are distinct from HUD-code manufactured homes. Definitions shall be construed consistently with applicable Texas law.

Sec. 3.452. Recreational vehicles outside designated recreational-vehicle parks.

A recreational vehicle may not be used as a permanent dwelling except where expressly authorized by zoning and other applicable law. Temporary occupancy may be permitted in a designated recreational-vehicle park or under a lawful temporary-use provision.

Sec. 3.453. Storage of recreational vehicles.

Storage of a recreational vehicle on private property shall comply with zoning, setback, nuisance, and access requirements and shall not obstruct public rights-of-way or emergency access.

Sec. 3.454. Utility connections and permanent installation.

Permanent utility connections for a recreational vehicle are prohibited except in an approved facility or other location expressly authorized by law.

ARTICLE 3.500 — MOVING BUILDINGS

Sec. 3.501. Permit required.

No person may move a building over a City street or right-of-way without a permit issued by the City, except for transportation and installation of manufactured housing to the extent local permitting is preempted or restricted by state law.

Sec. 3.502. Application.

The application shall identify the applicant, origin, destination, dimensions, route, approximate time of movement, moving contractor, and any utility or traffic coordination required.

Sec. 3.503. Protection of public property.

The permittee is responsible for lawful coordination concerning streets, signs, trees, utilities, and other public facilities and for repair of damage caused by the move as allowed by law.

Sec. 3.504. Route and time.

The City may establish a safe route and reasonable time conditions based on traffic, infrastructure, emergency access, and public safety.

Sec. 3.505. Unsafe structures.

A structure that cannot be moved or placed safely or lawfully may be denied a moving permit, with written reasons for denial.

Sec. 3.506. Inspections and destination compliance.

Placement at the destination shall comply with applicable zoning, building, utility, floodplain, and other lawful requirements.

ARTICLE 3.600 — RADIO, TELEVISION, WIRELESS, AND COMMUNICATION FACILITIES

Sec. 3.601. Applicability.

Communication towers, antennas, and related facilities are subject to applicable federal law, Texas law, zoning, and this Code.

Sec. 3.602. Administrative permits.

Applications shall be processed under objective standards and within deadlines required by law. Eligible facilities requests and other federally protected applications shall receive the treatment required by federal law.

Sec. 3.603. Safety and construction.

Facilities shall comply with applicable structural, electrical, fall-zone, access, and safety requirements to the extent not preempted.

Sec. 3.604. Rights-of-way.

Facilities in public rights-of-way are subject to applicable state and federal law and lawful municipal right-of-way management requirements.

ARTICLE 3.700 — DANGEROUS AND SUBSTANDARD BUILDINGS

Sec. 3.701. Purpose.

This article establishes procedures for identifying and abating buildings that are dangerous, substandard, unsecured, or unfit for human occupancy while providing notice and hearing protections required by law.

Sec. 3.702. Minimum standards.

A building may be declared substandard when conditions authorized by Texas law exist, including serious structural failure, fire damage, unsafe means of egress, dangerous deterioration, unlawful occupancy conditions, inadequate sanitation, hazardous electrical or mechanical systems, infestation, or other conditions that materially threaten health or safety.

Sec. 3.703. Inspection authority.

Authorized officials may inspect premises as permitted by consent, an administrative or judicial warrant, an emergency, or other lawful authority. Nothing in this article authorizes unconstitutional entry.

Sec. 3.704. Notice.

Before an order for repair, vacation, securing, removal, or demolition, the City shall provide notice to owners, lienholders, and mortgagees in the manner required by Texas Local Government Code Chapter 214 and other applicable law.

Sec. 3.705. Hearing.

The City shall provide a hearing before the body or official lawfully designated to determine whether minimum standards have been violated and to order lawful corrective action. The record shall include evidence supporting the findings and order.

Sec. 3.706. Orders.

An order may require repair, securing, vacation, removal, or demolition within a reasonable period allowed by law. The order shall identify the property, violations, required corrective action, deadlines, and consequences of noncompliance.

Sec. 3.707. Emergency securing.

An unsecured building may be secured before a full hearing only under authority and procedures provided by Texas law. Required post-action notice and hearing rights shall be provided.

Sec. 3.708. City performance of work.

If an owner fails to comply with a lawful final order, the City may perform or contract for authorized work and recover costs as provided by law.

Sec. 3.709. Liens and cost recovery.

Costs, assessments, and liens shall be imposed, recorded, collected, and released only as authorized by law. The City Secretary and City Attorney shall ensure statutory notice and filing requirements are followed.

Sec. 3.710. Civil and criminal enforcement.

The City may pursue civil penalties, injunctions, criminal enforcement, and other remedies authorized by law. Penalties and procedures shall comply with statutory limitations and due process.

Sec. 3.711. Preservation of remedies.

Remedies under this article are cumulative to the extent permitted by law and do not limit emergency authority or other lawful nuisance-abatement powers.

ARTICLE 3.800 — SHIPPING CONTAINERS

Sec. 3.801. Definition.

A shipping container is a standardized reusable freight container originally designed for intermodal transportation. A container converted into a building or occupied space is also subject to applicable zoning and construction-code requirements.

Sec. 3.802. Placement.

Shipping-container placement shall comply with Chapter 12 zoning regulations, setbacks, fire access, drainage, screening, and applicable building-code requirements

Sec. 3.803. Permit and conversion.

A permit is required when a shipping container is converted to or used as a building, occupied structure, or other use requiring a permit under adopted codes.

Sec. 3.804. Enforcement.

Violations are subject to remedies and penalties authorized by this Code and applicable law.

CHAPTER 4 — BUSINESS AND COMMERCE

ARTICLE 4.100 — ELECTRIC UTILITY RATE JURISDICTION

Sec. 4.101. Regulatory authority.

The City retains and exercises original jurisdiction over the rates, operations, and services of an electric utility within the City to the extent provided by the Texas Utilities Code and other applicable law, unless the City Council lawfully takes action to surrender or modify that jurisdiction as authorized by law.

Sec. 4.102. Proceedings and filings.

Utility rate filings, notices, hearings, suspensions, interventions, appeals, and other regulatory proceedings shall be handled in accordance with applicable law and lawful City Council action. The City may participate in coalitions or retain consultants and counsel when authorized by law.

Sec. 4.103. No codification of obsolete utility names or dates.

Prior ordinances, utility franchises, and regulatory actions remain effective only to the extent preserved by the ordinance adopting this Code or otherwise required by law. The City Secretary shall maintain the official records of those actions.

ARTICLE 4.200 — FAIR HOUSING

Sec. 4.201. Policy.

It is the policy of the City to support equal housing opportunity and to prohibit unlawful housing discrimination to the extent authorized by applicable federal and Texas law.

Sec. 4.202. Protected conduct and classes.

No person may engage in housing discrimination prohibited by the federal Fair Housing Act, applicable Texas law, or other controlling law. This article shall be construed consistently with current protected classes, exemptions, defenses, and remedies established by controlling law.

Sec. 4.203. Sale or rental of housing.

Unlawful refusal to sell or rent, discriminatory terms or conditions, discriminatory advertising, false representations concerning availability, unlawful steering, blockbusting, and other prohibited practices are unlawful to the extent provided by controlling law.

Sec. 4.204. Financing and housing-related services.

Discrimination in residential real-estate-related transactions, financing, brokerage services, listing services, and other housing-related services is prohibited to the extent provided by controlling law.

Sec. 4.205. Reasonable accommodations and modifications.

Rights and duties concerning reasonable accommodations, reasonable modifications, accessibility, and design and construction requirements shall be governed by applicable federal and state law.

Sec. 4.206. Fair Housing Administrator.

The Mayor may designate a Fair Housing Administrator. The Administrator may receive inquiries and complaints, provide public information, refer complainants to appropriate federal or state agencies, and coordinate lawful City activities concerning fair housing.

Sec. 4.207. Complaints and referrals.

A person may submit a housing-discrimination complaint to the City for referral or local administrative assistance. City receipt of a complaint does not extend or replace any deadline for filing with a court or federal or state agency. The City shall not represent that its informal process substitutes for a legal remedy unless authorized by law.

Sec. 4.208. Cooperation and education.

The City may cooperate with federal and state housing agencies, conduct educational activities, and participate in lawful fair-housing programs.

Sec. 4.209. Retaliation prohibited.

Retaliation, coercion, intimidation, threats, or interference are prohibited to the extent provided by applicable fair-housing law.

Sec. 4.210. Remedies.

The City may pursue only those remedies and penalties authorized by law. This article is cumulative of remedies available under federal and state law and does not create a private cause of action beyond that provided by controlling law.

ARTICLE 4.300 — PROHIBITED OR RESTRICTED BUSINESSES

Sec. 4.301. Purpose.

This article addresses businesses that present demonstrated land-use, health, safety, nuisance, or environmental concerns. It shall not be applied to prohibit a lawful business merely because it is unpopular or because of the content of protected speech.

Sec. 4.302. Slaughtering and animal-processing establishments.

Commercial slaughtering, rendering, tallow processing, or similar animal-processing operations may be located only where permitted by Chapter 12 and shall comply with applicable health, wastewater, nuisance, environmental, and building requirements and approved by city council.

Sec. 4.303. Soap manufacturing and similar industrial uses.

Commercial soap manufacturing and similar industrial processes may be located only in zoning districts where the use is permitted and shall comply with applicable fire, building, wastewater, environmental, and nuisance regulations.

Sec. 4.304. Bone boiling and similar rendering activity.

Commercial bone boiling or similar rendering activity is prohibited except as part of a lawful, properly zoned and permitted industrial operation complying with applicable law.

Sec. 4.305. Enforcement.

Violations may be enforced through lawful criminal, civil, administrative, nuisance-abatement, and injunctive remedies.

ARTICLE 4.400 — SEXUALLY ORIENTED BUSINESSES

Sec. 4.401. Purpose and findings.

Regulation of sexually oriented businesses shall address documented adverse secondary effects rather than suppress protected expression. Any location restrictions, licensing standards, or other substantive requirements must be supported by a lawful City Council record and comply with applicable constitutional and Texas law.

Sec. 4.402. Definitions.

A sexually oriented business means a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise whose primary business consists of offering services or selling, renting, or exhibiting devices, materials, or other items intended to provide sexual stimulation or sexual gratification to customers, consistent with Texas Local Government Code Section 243.002.

Sec. 4.403. License required.

A sexually oriented business license is required only for a business category and under licensing standards expressly established by a duly adopted City ordinance consistent with Texas Local Government Code Chapter 243 and applicable constitutional law. This section alone does not establish a complete licensing program.

Sec. 4.404. Administrative licensing authority.

The City Secretary or other designated administrative official shall receive and process applications and issue, deny, suspend, or revoke licenses under objective criteria. The Mayor and City Council shall not conduct discretionary merits review of routine applications.

Sec. 4.405. Application.

An application shall contain only information reasonably necessary and legally permissible to determine eligibility, identity of responsible persons, location compliance, and other objective requirements. Fingerprinting, criminal-history information, and confidential personal information shall be collected, used, retained, and disclosed only as authorized by law.

Sec. 4.406. Decision deadline.

The licensing authority shall issue or deny a complete application within the period required by law and the ordinance. A denial shall be written and shall state the specific grounds. The process shall provide prompt administrative and judicial review consistent with constitutional requirements.

Sec. 4.407. Location restrictions.

Sexually oriented businesses shall comply with separation distances and location restrictions lawfully adopted by the City. Distances shall be measured by a clearly stated method. The final distances and protected land uses shall be reviewed against the City's geography, zoning map, evidentiary record, and constitutional requirements.

Sec. 4.408. Operational requirements.

Lawful operational standards may address visibility, booth configuration, lighting, manager presence, records, age restrictions, and conduct on the premises, provided each requirement is supported by law and does not conflict with superior law.

Sec. 4.409. Persons under 18 prohibited.

A sexually oriented business shall not allow a person younger than 18 years of age to enter the premises, as required by Texas law.

Sec. 4.410. Inspections.

Authorized officials may conduct lawful inspections for compliance during reasonable times and in a manner consistent with constitutional and statutory requirements. This section does not authorize a warrantless search where a warrant is legally required.

Sec. 4.411. Suspension or revocation.

A license may be suspended or revoked only for grounds stated in the ordinance and supported by the record, after notice and opportunity for hearing as required by law.

Sec. 4.412. Administrative appeal and judicial review.

An aggrieved applicant or licensee may pursue an administrative appeal under procedures adopted by the City and may seek judicial review as provided by law. The City shall maintain procedures that avoid unconstitutional delay.

Sec. 4.413. Fees.

Application, renewal, manager-permit, duplicate-license, inspection, and other lawful regulatory fees shall be established in the consolidated fee schedule. Fees shall be reasonably related to lawful regulatory costs and shall not be used to suppress protected expression.

Sec. 4.414. Other laws.

A sexually oriented business remains subject to zoning, building, fire, health, alcohol, employment, and other generally applicable laws. This article does not excuse compliance with state licensing requirements.

ARTICLE 4.500 — JUNK DEALERS AND JUNKYARDS

Sec. 4.501. Definitions.

For this article, "junk dealer" means a person engaged in the business of buying, keeping, dismantling, processing, selling, or otherwise dealing in junk or salvage material. "Junkyard" means premises used for storage, accumulation, dismantling, processing, or sale of junk, salvage, scrap, or inoperable materials as a business use.

Sec. 4.502. License and zoning compliance required.

A junk dealer or junkyard shall obtain a City business license when required by this article and shall operate only at a location where the use is permitted by Chapter 12. Issuance of a license does not constitute zoning approval.

Sec. 4.503. Administrative application and issuance.

Applications shall be filed with the City Secretary or designated official and shall include responsible-party information, business location, site plan, proposed operations, and other information reasonably necessary to determine compliance. A compliant application shall be approved administratively.

Sec. 4.504. Duration and renewal.

A license shall be valid for one year unless another period is established by ordinance. A timely renewal application shall be processed under the same objective standards applicable to an original application.

Sec. 4.505. Fees.

Junk-dealer and junkyard license, renewal, inspection, and reinspection fees shall be established in the consolidated fee schedule.

Sec. 4.506. Operating standards.

Licensed premises shall be maintained in sanitary condition; junk shall not obstruct public rights-of-way; fire access shall be maintained; combustible and hazardous materials shall be handled in accordance with law; fluids shall be removed and managed lawfully; open burning is prohibited except where expressly authorized by law; and screening or fencing shall comply with zoning and fire-access requirements.

Sec. 4.507. Suspension or revocation.

A license may be suspended or revoked for material violations, fraud or material misrepresentation, unlawful operation, loss of required zoning authorization, or conditions constituting a serious public nuisance or safety hazard. Notice and an opportunity for hearing shall be provided.

Sec. 4.508. Appeal.

An applicant or licensee may appeal an administrative denial, suspension, or revocation under the City's administrative appeal procedure. The appeal shall be decided on the adopted standards and record.

ARTICLE 4.600 — GARAGE SALES AND SOLICITORS OR PEDDLERS

Sec. 4.601. Garage-sale permit.

A garage sale, yard sale, estate sale, or similar temporary sale at residential premises shall require a City permit only if such a permit is expressly required by an adopted ordinance. An application for any required permit shall identify the responsible person, sale location, and proposed dates.

Sec. 4.602. Duration and frequency.

(a) A garage sale permit issued by the City of Richland shall be valid for a maximum of two (2) consecutive calendar days.
(b) The permit shall authorize a garage sale only at the location and on the dates specified in the approved application.
(c) A garage sale shall not continue beyond the two-day permit period without obtaining a new permit from the City.
(d) All applicable garage sale permit fees shall be established in Chapter 11 – Municipal Fees.

Sec. 4.603. Solicitors and peddlers.

Commercial door-to-door solicitation or peddling may be subject to a lawful permit or registration process. Regulations shall distinguish commercial solicitation from constitutionally protected religious, political, charitable, and other noncommercial speech as required by law.

Sec. 4.604. Administrative issuance.

The City Secretary or designated official shall issue a permit or registration upon satisfaction of objective requirements. A denial shall be written and state the grounds and appeal process.

Sec. 4.605. Hours and conduct.

Solicitation may be subject to reasonable, content-neutral time, place, and manner rules. A solicitor shall leave private property promptly when requested and shall comply with lawful no-solicitation notices.

Sec. 4.606. Fees.

Garage-sale and commercial solicitor or peddler permit fees shall be established in the consolidated fee schedule. No fee shall be imposed on protected noncommercial speech where prohibited by law.

Sec. 4.607. Penalty and enforcement.

Violations are subject to penalties and remedies authorized by law and Chapter 1 of this Code.

ARTICLE 4.700 — GENERAL BUSINESS PERMITS

Sec. 4.701. Applicability.

A business permit is required only for a category of business expressly identified by ordinance as requiring a permit. This article shall not be construed to impose a blanket permit requirement on every lawful occupation or home-based business without regard to applicable state-law limitations.

Sec. 4.702. Application.

An application shall include the applicant's name and contact information, business name and location, nature of the business, responsible parties, and other information reasonably necessary to determine compliance with applicable law.

Sec. 4.703. Administrative issuance.

The City Secretary or designated official shall issue a permit when a complete application satisfies objective requirements. Routine permit issuance shall not require approval by the Mayor or City Council.

Sec. 4.704. Duration and renewal.

A business permit shall be valid for one year unless another term is established by ordinance. Renewal shall be processed administratively under objective standards.

Sec. 4.705. Fees.

Business-permit application, renewal, inspection, and reinspection fees shall be established in the consolidated fee schedule and shall be charged only when authorized by law.

Sec. 4.706. Nontransferability and changes.

A permit is issued to the identified permit holder for the approved business and location. Material changes in ownership, location, or regulated activity shall be reported and may require a new or amended permit as provided by administrative rules.

Sec. 4.707. Denial, suspension, or revocation.

A permit may be denied, suspended, or revoked for material false statements, fraud, failure to meet an objective permit requirement, operation in violation of applicable zoning or other law, or conditions constituting a serious public health or safety violation. The decision shall be written.

Sec. 4.708. Notice and hearing.

Before suspension or revocation, the permit holder shall receive notice and an opportunity to respond, except when immediate temporary action is authorized by law to address an imminent threat. A prompt hearing shall follow emergency action when required.

Sec. 4.709. Administrative appeal.

An applicant or permit holder may appeal an adverse administrative decision under the City's appeal procedure. The reviewing body shall apply the ordinance standards and administrative record.

Sec. 4.710. Penalties.

Violations are subject to the penalties and remedies authorized by applicable law and Chapter 1 of this Code.

CHAPTER 5 — FIRE PROTECTION

ARTICLE 5.100 — FIREWORKS

Sec. 5.101. Purpose and authority.

The purpose of this article is to protect persons and property from fire, explosion, injury, and nuisance hazards associated with fireworks. The City exercises only the authority granted to a Type A general-law municipality by Texas law, including applicable municipal fire-prevention authority.

Sec. 5.102. Definitions.

"Fireworks" means fireworks as defined by applicable Texas law. The term includes firecrackers, rockets, Roman candles, sparklers, and other pyrotechnic devices classified as fireworks under state law, but does not include devices or materials excluded from that definition by controlling law.

Sec. 5.103. Manufacture prohibited.

A person may not manufacture fireworks within the corporate limits of the City except to the extent a particular activity is expressly protected or preempted by state or federal law.

Sec. 5.104. Storage prohibited; limited temporary possession.

A person may not maintain a permanent commercial fireworks-storage facility within the corporate limits of the City. Temporary possession or storage incidental to a lawful public display, transportation, law-enforcement activity, or other activity expressly authorized by law is governed by the applicable permit, fire-safety requirements, and state or federal law.

Sec. 5.105. Sale and offering for sale.

The sale or offering for sale of fireworks within the corporate limits is prohibited to the extent authorized by Texas law. This section does not regulate conduct outside the corporate limits except to the extent the City is expressly authorized by law to do so.

Sec. 5.106. Discharge and ignition.

A person may not ignite, discharge, or cause the discharge of fireworks within the corporate limits except as authorized for a permitted public display or other activity expressly allowed by law.

Sec. 5.107. Public fireworks displays.

A public fireworks display may be conducted only after all permits and approvals required by state law and applicable City fire-safety requirements have been satisfied. The Fire Marshal or other designated official may review the site, separation distances, fire protection, weather conditions, operator qualifications, emergency access, and other objective safety requirements within the City's lawful authority.

Sec. 5.108. Administrative permit issuance.

When a City permit is lawfully required for a public display, the Fire Marshal or designated administrative official shall approve a complete application that satisfies all objective legal and safety requirements. Routine permit issuance shall not require case-by-case City Council approval. A denial shall be in writing and identify the grounds for denial and available appeal procedure.

Sec. 5.109. Fees.

Any lawful City application, inspection, fire-watch, or public-display permit fee shall be established in the consolidated fee schedule. No fee shall be charged unless authorized by law and duly adopted by the City Council.

Sec. 5.110. Seizure, confiscation, and disposal.

Fireworks may be seized, confiscated, held as evidence, returned, or disposed of only as authorized by applicable law. Nothing in this article creates seizure or forfeiture authority beyond that granted by law.

Sec. 5.111. Enforcement.

Violations may be enforced through citations, criminal prosecution, civil remedies, injunctive relief, emergency fire-safety action, or other remedies authorized by law. Penalties are governed by Chapter 1 and applicable statutory limits.

ARTICLE 5.200 — EXPLOSIVES AND HIGH-HAZARD MATERIALS

Sec. 5.201. Purpose.

This article protects public health and safety from unlawful or unsafe manufacture, storage, handling, and use of explosives and other high-hazard materials.

Sec. 5.202. Compliance with superior law required.

Explosives and high-hazard materials shall be manufactured, stored, transported, handled, sold, and used only in compliance with applicable federal and Texas law, fire codes lawfully adopted by the City, and other lawful regulations. Nothing in this article authorizes the City to regulate a field preempted by state or federal law.

Sec. 5.203. Manufacture of explosives prohibited.

The commercial manufacture of high explosives within the corporate limits is prohibited except to the extent a specific activity is expressly protected, licensed, or preempted under controlling law.

Sec. 5.204. Storage of explosives.

Permanent storage of high explosives within the corporate limits is prohibited except for quantities and uses expressly authorized by applicable law and the adopted fire code. Lawful temporary storage associated with construction, public works, emergency response, or another permitted activity shall comply with all licensing, magazine, separation, security, notification, and fire-safety requirements imposed by controlling law.

Sec. 5.205. Liquefied petroleum gas and other regulated fuels.

Liquefied petroleum gas, compressed gases, flammable liquids, and similar regulated fuels shall be stored and handled in accordance with applicable state law, Railroad Commission of Texas requirements where applicable, and the fire code lawfully adopted by the City. This article does not impose a blanket prohibition on lawful residential or commercial fuel storage that complies with controlling law.

Sec. 5.206. Blasting and use of explosives.

Blasting or use of explosives within the City requires all licenses, permits, notices, and safety measures required by applicable law. Any City permit or review shall be limited to matters within municipal authority and shall be administered under objective standards.

Sec. 5.207. Emergency authority.

Fire and law-enforcement officials may take emergency action concerning an imminent explosive or fire hazard only to the extent authorized by law. Emergency action does not eliminate any post-action notice, hearing, judicial-review, or property rights required by law.

Sec. 5.208. Fees.

Any lawful permit, inspection, fire-watch, or emergency-response fee shall be established by the consolidated fee schedule and imposed only to the extent authorized by law.

Sec. 5.209. Enforcement.

Violations are subject to penalties and remedies authorized by applicable law and Chapter 1 of this Code.

ARTICLE 5.300 — OUTDOOR BURNING

Sec. 5.301. General rule.

Outdoor burning within the corporate limits is prohibited except when the burning is authorized by applicable Texas Commission on Environmental Quality rules, the Texas Clean Air Act, this article, and any other applicable law or lawful governmental order. Authorization under one law or rule does not excuse compliance with another applicable requirement.

Sec. 5.302. Authorized burning remains subject to conditions.

An outdoor burn otherwise allowed by state law remains subject to all applicable location, supervision, weather, wind, smoke-management, nuisance, fire-safety, extinguishment, and other requirements imposed by law. The person responsible for the burn shall maintain necessary fire-control equipment and supervision and shall extinguish the fire when required by law or when the fire creates an unlawful hazard.

Sec. 5.303. Recreational, ceremonial, cooking, and warming fires.

Recreational or ceremonial fires, noncommercial food-preparation fires, and fires used for warmth may be conducted only to the extent authorized by applicable state rules and shall comply with all general requirements for allowable outdoor burning, nuisance law, adopted fire-code requirements, and lawful burn restrictions.

Sec. 5.304. Domestic waste and other waste burning.

Burning household or domestic waste, brush, land-clearing debris, construction waste, commercial waste, or other material is prohibited unless the specific burn and material are authorized by applicable TCEQ rules and all required conditions are met. Materials whose burning is prohibited by state law or rule may not be burned.

Sec. 5.305. Burn bans and emergency restrictions.

No person may conduct outdoor burning in violation of an applicable county burn ban, emergency declaration, disaster order, fire restriction, or other lawful governmental order applicable to the property or activity.

Sec. 5.306. No local authorization contrary to state law.

No City officer, employee, or volunteer may authorize outdoor burning that is prohibited by state or federal law. A City acknowledgment, inspection, notification, or fire-safety review does not constitute authorization to violate TCEQ rules or other controlling law.

Sec. 5.307. Notification and fire-safety coordination.

For a category of burning lawfully subject to municipal notification or fire-safety coordination, the City may require reasonable advance notice to the Fire Chief, Fire Marshal, or designated official. Notification does not convert prohibited burning into lawful burning.

Sec. 5.308. Liability and responsibility.

A person who conducts or causes outdoor burning remains responsible for compliance with law and for consequences of the burning to the extent provided by law. Compliance with this article does not create immunity from civil liability, nuisance law, criminal law, or other applicable requirements.

Sec. 5.309. Enforcement and extinguishment.

An authorized official may order cessation or extinguishment of outdoor burning when authorized by law, including when the burn is unlawful or presents an immediate fire or public-safety hazard. Enforcement may include citations, civil remedies, injunctive relief, and other remedies authorized by law.

Sec. 5.310. Penalties.

A violation of this article is punishable as authorized by applicable law and Chapter 1 of this Code. Each day or separate unlawful burn may constitute a separate offense when authorized by law.

CHAPTER 6 — OFFENSES AND NUISANCES

ARTICLE 6.100 — JUNKED VEHICLES

Sec. 6.101. Purpose and statutory authority.

The purpose of this article is to protect public health, safety, and welfare by providing procedures for the abatement and removal of junked vehicles constituting public nuisances. This article shall be administered consistently with Texas Transportation Code Chapter 683 and other applicable law.

Sec. 6.102. Definitions.

Terms including "junked vehicle," "antique vehicle," "special interest vehicle," "motor vehicle collector," and other terms defined by Texas Transportation Code Chapter 683 have the meanings assigned by controlling law. If a statutory definition changes, the controlling statutory definition governs.

Sec. 6.103. Junked vehicle declared a public nuisance.

A junked vehicle that is located in a place and condition that meets the requirements of Texas Transportation Code Chapter 683 is declared a public nuisance and is subject to abatement under this article. Statutory exclusions and protected storage conditions shall be recognized as required by law.

Sec. 6.104. Administration and designated officials.

The Chief of Police is designated as the principal City official responsible for administration and enforcement of this article. The Chief of Police may assign administration and enforcement duties to regularly salaried, full-time City employees to the extent permitted by law. Peace officers may exercise their independent lawful authority, and authorized contractors or other persons may perform physical towing or removal when lawfully directed by the City.

Sec. 6.105. Authority to enter private property for junked-vehicle abatement.

The Chief of Police and any regular employed city peace officer designated to administer this article are authorized, to the extent permitted by Texas Transportation Code Chapter 683 and other applicable law, to enter private property to examine a junked vehicle constituting a public nuisance, obtain information necessary to identify the nuisance, and, after completion of all required notice and hearing procedures and issuance of any required lawful order, remove or direct the removal of the nuisance. An authorized towing contractor or other authorized person may enter the property to perform the physical removal when directed by the City and permitted by law. Nothing in this section authorizes entry into a dwelling or other constitutionally protected area without consent, a warrant, or other lawful authority.

Sec. 6.106. Notice of nuisance abatement proceedings.

Before removal of a junked vehicle from private property, the City shall provide notice in the form, manner, and time required by Texas Transportation Code Chapter 683 and other applicable law. Notice shall identify the vehicle or nuisance with reasonable specificity, state the location, explain the proposed abatement action, and state the right and procedure to request a hearing when required by law.

Sec. 6.107. Hearing.

A person entitled to a hearing may request one in the manner and within the time provided by law. The hearing shall be conducted before the Municipal Court or other lawful hearing authority designated by ordinance and permitted by Texas law. The hearing authority shall determine whether the vehicle is a junked vehicle constituting a public nuisance and whether abatement is authorized.

Sec. 6.108. Removal after compliance with required procedures.

After all required notice and hearing procedures have been completed, or after waiver or expiration of a hearing right as provided by law, the Chief of Police or designated administering employee may order removal of the junked vehicle. The vehicle may be removed by an authorized towing contractor or other person authorized by the City and permitted by law.

Sec. 6.109. Immediate or alternative action under other authority.

Nothing in this article limits lawful action concerning an abandoned vehicle, evidence of a crime, traffic hazard, stolen vehicle, emergency condition, or other circumstance governed by separate statutory authority. Any such action shall proceed under the law applicable to that circumstance.

Sec. 6.110. Identification information.

Authorized City personnel may obtain vehicle identification numbers, license-plate information, registration information, ownership information, photographs, location information, and other information reasonably necessary to administer this article, subject to applicable privacy and records laws.

Sec. 6.111. Disposal and title procedures.

A vehicle removed under this article shall be disposed of only in the manner authorized by Texas Transportation Code Chapter 683 and other applicable law. Required notices to state agencies, title documentation, records, and restrictions on reconstruction or future titling shall be completed as required by law.

Sec. 6.112. Costs of abatement.

Removal, towing, storage, notice, publication, administrative, and disposal costs may be assessed or recovered only to the extent authorized by law. Fees and charges imposed by the City shall be established by the consolidated fee schedule or other lawful City Council action.

Sec. 6.113. Interference prohibited.

A person may not knowingly obstruct or interfere with a City employee, peace officer, towing contractor, or other authorized person who is lawfully performing duties under this article. This section does not prohibit a person from exercising a lawful right to request a hearing, seek judicial relief, question authority, document City action, or otherwise exercise a protected legal right.

Sec. 6.114. Records.

The Police Department and other administering departments shall maintain records of notices, hearing requests, orders, photographs, identifying information, removal authorizations, towing records, disposition records, and costs as required by the City's records-retention program and applicable law.

Sec. 6.115. Enforcement and remedies.

The City may use criminal, civil, administrative, injunctive, and nuisance-abatement remedies authorized by law. Penalties shall be governed by Chapter 1 and applicable statutory limitations.

ARTICLE 6.200 — GENERAL NUISANCE REGULATIONS

Sec. 6.201. General nuisance standard.

A condition or activity may be declared or abated as a public nuisance only when authorized by law and when the facts satisfy the applicable ordinance or statutory standard. Conditions dangerous to public health or safety, or conditions that unlawfully interfere with the use and enjoyment of property, may be addressed through remedies authorized by law.

Sec. 6.202. Noise nuisances.

A person may not create, cause, or permit unreasonably loud, disturbing, or unnecessary noise that materially interferes with ordinary comfort, repose, health, or safety, considering the volume, duration, frequency, time, location, character of the area, and other relevant circumstances. Specific noise restrictions shall be enforced in a content-neutral manner consistent with constitutional requirements.

Sec. 6.203. Animal noise.

An owner or person in control of an animal shall not knowingly or negligently permit frequent or prolonged barking, howling, crowing, or other animal noise that constitutes an unreasonable continuing disturbance under the standards of this article. This section shall be coordinated with Chapter 2.

Sec. 6.204. Construction noise.

Construction, demolition, excavation, alteration, or repair activity may be subject to reasonable time restrictions adopted by ordinance, except for emergency work necessary to protect life, safety, property, or essential utilities. Any permit for work outside normal hours shall be issued administratively under objective standards.

Sec. 6.205. Offensive odors.

A person may not cause or maintain an unreasonable noxious or offensive odor that constitutes a public nuisance under applicable law. Enforcement shall consider source, intensity, duration, frequency, location, and the character of the surrounding area.

Sec. 6.206. Trash, rubbish, junk, and debris.

A person responsible for property shall not cause or permit unlawful accumulations of trash, rubbish, refuse, junk, discarded appliances, vehicle parts, stagnant water, or debris that create a public health, fire, safety, vermin, or nuisance condition. Abatement procedures shall comply with applicable notice and hearing requirements.

Sec. 6.207. Dumping and littering.

No person may unlawfully dump, deposit, throw, or leave trash, rubbish, garbage, refuse, scrap material, dead animals, or other waste on public property, public rights-of-way, drainage areas, or property of another. This section is cumulative of applicable state litter and illegal-dumping laws.

Sec. 6.208. Commercial refuse containers.

A business required to maintain refuse containers shall keep them reasonably closed, sanitary, and secured against unlawful scattering of waste, except when waste is being deposited or removed. Requirements shall be coordinated with the City's solid-waste arrangements and applicable health regulations.

Sec. 6.209. Fuel containers.

Gasoline, kerosene, and other regulated fuels shall be dispensed and stored only in containers and systems approved or authorized by applicable law, fire codes, and safety standards. This section shall not be construed to conflict with state or federal regulation.

Sec. 6.210. Complaints and investigation.

Complaints may be submitted to the Police Department, Municipal Court Clerk, City Secretary, code-enforcement personnel, or other designated City office. The City may investigate complaints and initiate enforcement based on observed facts and available evidence. A private complaint is not required when an authorized officer independently observes a violation.

Sec. 6.211. Notice and opportunity to correct.

When required by law or City policy, the City shall provide written notice and a 60 day max opportunity to correct a nuisance before further abatement or enforcement. Immediate action may be taken only when authorized by law.

Sec. 6.212. Penalty and cumulative remedies.

A violation of this article is subject to penalties authorized by applicable law and Chapter 1. Criminal enforcement does not preclude lawful civil, injunctive, administrative, or abatement remedies.

ARTICLE 6.300— HIGH GRASS, WEEDS, AND CITY ABATEMENT

Sec. 6.301. Duty to maintain property.

An owner or other person responsible for property shall maintain grass, weeds, brush, and vegetation as required by Chapter 6 and other applicable nuisance ordinances. The twelve-inch standard historically used by the City may be retained if adopted in the City's nuisance provisions after attorney review.

Sec. 6.302. Notice and opportunity to abate.

Before the City enters property to mow or abate high grass or weeds, the City shall provide the notice and opportunity to comply required by Texas law, except when a statute expressly authorizes a different procedure.

Sec. 6.303. City abatement.

If the person responsible fails to comply after required notice, the City may enter the property and mow, cut, remove, or otherwise abate the vegetation nuisance to the extent authorized by law. The City may use employees or contractors.

Sec. 6.304. Costs and lien.

The City may assess lawful abatement costs against the person responsible and may perfect a lien against the property only by following the notice, statement-of-expenses, filing, and other procedures required by Texas law.

Sec. 6.305. Repeat and emergency weed abatement.

Repeat violations and any special immediate-abatement procedures shall be handled only under the conditions and procedures expressly authorized by Texas law.

Sec. 6.306. Fees and charges.

Mowing and abatement charges shall be based on actual cost or a lawful schedule adopted by the City Council. The former flat charge of $0.25 per front foot for each mowing is not carried forward without verification that it reflects lawful and reasonable current costs.

CHAPTER 7 — PERSONNEL AND ADMINISTRATION

ARTICLE 7.100 — ELECTIONS

Sec. 7.101. Governing law.

All City elections shall be ordered, noticed, conducted, canvassed, and certified in accordance with the Texas Election Code, the Texas Local Government Code, applicable election-service and joint-election agreements, and other controlling law.

ARTICLE 7.200 — COUNCIL TERMS OF OFFICE

Sec. 7.201. Terms.

The Mayor and each Councilmember shall serve the term of two (2) years. The City Secretary shall maintain the official election and qualification records for each office.

Sec. 7.202. Staggered terms.

Council terms shall remain staggered in the manner lawfully established for the City so that the appropriate municipal offices are filled at each regular election. Historical one-time lot-drawing provisions used to establish the original staggering of terms are not carried forward as continuing substantive requirements.

Sec. 7.203. Qualification and holdover.

An elected municipal officer shall qualify for office as required by law and shall serve until a successor is elected or appointed and qualified, to the extent provided by the Texas Constitution and applicable law.

Sec. 7.204. Vacancies.

A vacancy in the office of Mayor or Councilmember shall be filled in the manner required by applicable Texas law. Nothing in this article authorizes a vacancy procedure inconsistent with mandatory statutory requirements.

ARTICLE 7.300 — CONFLICTS OF INTEREST; ETHICS; USE OF CITY PROPERTY

Sec. 7.301. Compliance with state law.

City officers and employees shall comply with applicable conflicts-of-interest, disclosure, procurement, nepotism, bribery, gifts, misuse-of-office, and other ethics laws. This article supplements but does not replace controlling state law.

Sec. 7.302. Local conflicts standard.

An officer or employee shall not participate in a municipal decision when participation is prohibited by Texas Local Government Code Chapter 171 or other controlling law. Required affidavits, disclosures, abstentions, and records shall be completed and maintained as required by law.

Sec. 7.303. Procurement and vendor relationships.

Municipal purchases and contracts shall comply with applicable procurement law, conflicts-of-interest law, budget authority, and City purchasing policies. No contract shall be declared automatically void solely under this article unless voiding is authorized or required by law.

Sec. 7.304. Personal purchases in the City's name.

A person may not knowingly purchase, rent, lease, or acquire property, materials, supplies, or services in the name of the City for unauthorized personal use, resale, or private benefit.

Sec. 7.305. Use of City property.

City land, vehicles, equipment, materials, funds, information systems, purchasing accounts, and other resources shall be used only for authorized municipal purposes or other uses expressly permitted by law and City policy.

Sec. 7.306. Reporting and review.

Potential conflicts and ethics questions should be promptly disclosed to the appropriate City official and, when warranted, referred to the City Attorney. Nothing in this section creates attorney-client privilege for communications not otherwise privileged.

Sec. 7.307. Enforcement.

Violations may result in disciplinary action, civil remedies, criminal referral, contract remedies, or other action authorized by law. Removal or forfeiture of office shall occur only through procedures and on grounds authorized by law.

ARTICLE 7.400 — MUNICIPAL COURT

Sec. 7.401. Court recognized.

The municipal court created by Texas Government Code Chapter 29 is recognized as the Municipal Court of the City of Richland, Texas. The court shall exercise the jurisdiction and powers granted by the Texas Constitution and laws of this state.

Sec. 7.402. Jurisdiction.

The Municipal Court has the criminal and other jurisdiction granted by Texas law. The court's jurisdiction and maximum fines shall be determined by controlling law rather than obsolete dollar amounts stated in prior ordinances.

Sec. 7.403. Municipal Judge.

The City Council shall appoint the Municipal Judge in the manner authorized by law. The Judge shall possess the qualifications, powers, duties, and judicial independence required by applicable law. Compensation shall be fixed by lawful City Council action.

Sec. 7.404. Term and oath.

The Municipal Judge shall serve the term established by applicable law and the appointment action of the City Council and shall take any oath required by law. The Municipal Judge shall serve a term of two (2) years in accordance with Texas Government Code Section 29.005. The Judge may be reappointed for successive terms by the City Council.

If the Judge is not reappointed by the 91st day following the expiration of a term, and the appointing authority has taken no action, the Judge shall continue to serve for another two-year term as provided by state law.

Removal from office shall be governed by applicable Texas law.**Sec. 7.405. Associate or alternate judge.**

The City Council may appoint an associate, alternate, or acting municipal judge as authorized by law to serve during absence, disability, recusal, vacancy, or other lawful need. Appointment, term, compensation, and authority shall be established consistently with state law.

Sec. 7.406. Clerk of the Municipal Court.

The City Council shall provide for a Municipal Court Clerk and any deputy clerks needed for court operations. The person serving as City Secretary may also serve as Municipal Court Clerk only if lawfully assigned or appointed and if the arrangement is consistent with judicial-administration requirements and City policy.

Sec. 7.407. Court procedure.

Proceedings in Municipal Court shall be governed by the Texas Code of Criminal Procedure, Texas Rules of Evidence where applicable, rules adopted by the Texas Supreme Court or Court of Criminal Appeals where applicable, and other controlling law.

Sec. 7.408. Complaints, process, and warrants.

Complaints, citations, summonses, subpoenas, warrants, capiases, and other process shall be issued, served, executed, returned, and maintained as required by law. Nothing in this chapter independently expands arrest or search authority.

Sec. 7.409. Jury trials.

A defendant is entitled to trial by jury when provided by law. Jury selection, summons, service, exemptions, qualifications, compensation, and enforcement of jury process shall be governed by current law.

Sec. 7.410. Prosecutor.

Municipal Court prosecutions shall be conducted by the City Attorney or another prosecutor lawfully authorized or appointed to represent the State in Municipal Court.

Sec. 7.411. Court seal and records.

The Municipal Court shall maintain a seal and records as required by law. Court records shall be maintained, disclosed, protected, and destroyed under applicable judicial-record and records-retention requirements.

Sec. 7.412. Court schedule and administration.

The Municipal Judge shall control the court's docket and judicial proceedings consistent with law. Administrative support, facilities, staffing, and budgetary resources shall be provided through lawful City processes without interfering with judicial decision-making.

Sec. 7.413. Temporary inability to serve.

When the Municipal Judge is temporarily unable to serve, an associate, alternate, or acting judge shall serve only if appointed or assigned under lawful authority. The former practice of informal temporary appointment by a single official is not carried forward unless specifically authorized by current law.

ARTICLE 7.500 — CONSOLIDATED MUNICIPAL COURT BUILDING SECURITY AND TECHNOLOGY FUND

Sec. 7.501. Fund recognized.

The City recognizes and shall maintain the municipal court building security and technology fund or funds required or authorized by current Texas law. Money allocated to the City from applicable court costs shall be deposited, accounted for, and used only as authorized by law.

Sec. 7.502. Court-cost collection.

The Municipal Court Clerk shall collect court costs imposed by state law and shall deposit and report them as required by the Texas Code of Criminal Procedure, Local Government Code, and other applicable law. This Code does not impose obsolete separate local court-cost amounts superseded by the state court-cost system.

Sec. 7.503. Authorized use.

Money dedicated to court building security and technology may be spent only for purposes authorized by current law, including lawful security and technology expenditures for the Municipal Court.

Sec. 7.504. Administration and accounting.

The fund shall be administered under the direction of the City Council and appropriate City financial officers as provided by law. Separate accounting records shall be maintained sufficient to demonstrate lawful receipt and expenditure of dedicated money.

Sec. 7.505. Budget and expenditures.

Expenditures shall be authorized through the City's lawful budgeting and purchasing procedures and shall remain restricted to statutory purposes. No expenditure is authorized merely because it was listed as an eligible use in an obsolete version of state law.

ARTICLE 7.600 — RESERVED

Sec. 7.601. Reserved.

The former separate Municipal Court Technology Fund article is reserved because current state law should be applied through the consolidated court-cost and dedicated-fund framework stated in Article 7.500. Existing fund balances, if any, shall be reviewed by the City Attorney and auditor before transfer, expenditure, or reclassification.

ARTICLE 7.700 — POLICE DEPARTMENT

Sec. 7.701. Department established.

The Police Department of the City of Richland is continued as a municipal police force under the authority applicable to a Type A general-law municipality.

Sec. 7.702. Chief of Police.

The Police Department shall be supervised by the Chief of Police. Appointment, supervision, discipline, removal, term if any, and compensation of the Chief shall be governed by applicable law and valid City ordinances, resolutions, personnel policies, and appointment actions.

Sec. 7.703. Police officers and personnel.

The City may authorize and employ the number of peace officers and civilian personnel determined necessary through the budget and other lawful City action. Peace officers must hold all licenses and qualifications required by Texas law.

Sec. 7.704. Duties of Chief.

The Chief of Police shall supervise Department operations; preserve the peace; enforce applicable laws and ordinances; receive and investigate complaints within Department jurisdiction; maintain records and evidence; establish lawful departmental procedures; coordinate emergency and interagency operations; and perform other lawful duties assigned by the City Council or applicable law.

Sec. 7.705. Authority of peace officers.

City peace officers have the powers and duties granted by Texas law. Nothing in this Code creates broader arrest, search, seizure, entry, citation, or enforcement authority than that provided by the United States Constitution, Texas Constitution, and applicable law.

Sec. 7.706. Policies and procedures.

The Chief may issue departmental general orders, standard operating procedures, and administrative directives consistent with law, the City budget, City personnel policies, and lawful direction of the governing body.

Sec. 7.707. Mutual aid and interlocal cooperation.

The City may enter mutual-aid, task-force, dispatch, jail, communications, emergency-management, and other interlocal agreements as authorized by law.

Sec. 7.708. Junked-vehicle abatement coordination.

The Chief of Police shall perform the duties assigned under Chapter 6 concerning junked-vehicle abatement, including lawful administration, examination, identification, and removal or direction of removal as authorized by Texas Transportation Code Chapter 683 and the procedures adopted by the City.

ARTICLE 7.800 — CITY SECRETARY

Sec. 7.801. Office continued.

The office of City Secretary is continued for the City of Richland, Texas.

Sec. 7.802. Appointment and compensation.

The City Secretary shall be appointed or selected in the manner required or authorized for a Type A general-law municipality and by valid City action. Compensation shall be established through the budget, salary schedule, ordinance, resolution, or other lawful action.

Sec. 7.803. General duties.

The City Secretary shall perform duties imposed by Texas law and lawful City action, including maintaining minutes and official records, authenticating ordinances and resolutions, maintaining the Code and legislative history, coordinating records management, performing assigned election duties, receiving filings and notices, and carrying out other lawful administrative responsibilities.

Sec. 7.804. Financial records and segregation of duties.

The City Secretary shall perform financial-record or treasury-related duties only to the extent lawfully assigned. The City should maintain appropriate internal controls, segregation of duties, reconciliation procedures, and audit trails consistent with the size and staffing of the City.

Sec. 7.805. Records management and public information.

The City Secretary shall perform the records-management and public-information responsibilities assigned by Chapter 1, applicable Texas law, and City policy.

Sec. 7.806. Deputy or assistant.

The City may provide for a deputy or assistant City Secretary and may delegate administrative duties consistent with law. Delegation does not transfer a statutory duty when the law requires performance by a particular officer.

Sec. 7.807. Vacancy or temporary absence.

Temporary performance of City Secretary duties during absence, disability, or vacancy shall be arranged through lawful City action and documented in the City's records.

CHAPTER 8 — SUBDIVISIONS

ARTICLE 8.100 — GENERAL PROVISIONS

Sec. 8.101. Purpose.

This chapter establishes rules for plats and subdivisions within the City's lawful jurisdiction to promote safe, orderly, and healthful development, adequate streets, drainage, utilities, emergency access, and other lawful public purposes.

Sec. 8.102. Authority and jurisdiction.

This chapter is adopted under Texas Local Government Code Chapter 212 and other applicable law. Its application in the extraterritorial jurisdiction is limited by current law and any applicable agreement with Navarro County.

Sec. 8.103. Definitions.

Terms defined by Texas Local Government Code Chapter 212 have their statutory meanings. Additional technical terms shall have the meanings assigned in this chapter or the City's adopted engineering criteria. "City Engineer" includes a licensed professional engineer retained or designated by the City. "Developer" and "subdivider" mean the owner or authorized applicant responsible for a subdivision application.

Sec. 8.104. Plat required.

A plat, replat, amending plat, development plat, or other development document is required only when required by applicable law and this chapter. Statutory exceptions and municipal determinations that no plat is required shall be recognized.

Sec. 8.105. No unauthorized permits or utility connections.

Building permits and utility connections may be withheld only to the extent authorized by law for property requiring an approved and recorded plat or other development approval.

Sec. 8.106. Complete application requirements.

The City shall adopt, maintain, and make publicly available a complete written list of all information and documents required for a plat application, as required by current law. An application is filed and processed under the rules and deadlines established by Texas Local Government Code Chapter 212.

Sec. 8.107. Variances and waivers.

A variance or waiver may be granted only when authorized by law and under objective standards adopted by the City. A variance shall not waive a mandatory requirement of state or federal law. Written findings shall identify the standard, hardship or condition, and basis for action.

Sec. 8.108. Fees.

Application, review, inspection, testing, recording, and other lawful development fees shall be established in the consolidated fee schedule. Fees shall be authorized by law and administered consistently.

ARTICLE 8.200 — PLAT APPLICATION, REVIEW, AND APPROVAL

Sec. 8.201. Pre-application conference.

An applicant may request a pre-application conference with City staff and the City Engineer. Comments are advisory and do not constitute approval or alter statutory deadlines after a formal filing.

Sec. 8.202. Preliminary plan or preliminary plat.

A preliminary plan may be required only as authorized by law and the City's adopted application requirements. It shall show information reasonably necessary to review streets, lots, drainage, utilities, easements, phases, access, and conformity with applicable plans and standards.

Sec. 8.203. Final plat.

A final plat shall contain the survey, dedication, certification, easement, street, lot, utility, drainage, and other information required by law and the City's publicly available application requirements.

Sec. 8.204. Filing date and completeness.

The City shall determine filing and completeness under current Texas law. Staff shall not delay a statutory approval deadline by using an informal process inconsistent with Chapter 212.

Sec. 8.205. Initial action deadline.

The municipal authority responsible for approval shall approve, approve with conditions, or disapprove a plat within the time required by Texas Local Government Code Chapter 212. Failure to act has the effect provided by state law.

Sec. 8.206. Conditional approval or disapproval.

A conditional approval or disapproval shall comply with Texas Local Government Code Section 212.0091 and shall state each condition or reason with sufficient specificity and cite the applicable law, ordinance, rule, or requirement.

Sec. 8.207. Applicant response and subsequent action.

An applicant response to a conditional approval or disapproval shall be processed within the deadlines and procedures required by Sections 212.0093 and 212.0095 and other applicable law.

Sec. 8.208. Approval standards.

A plat shall be approved when it satisfies the standards for approval established by Chapter 212 and the City's lawful, published rules. Review shall not be based on ad hoc or undisclosed requirements.

Sec. 8.209. Certification and recording.

Approved plats shall be endorsed and recorded in the manner required by law. The applicant is responsible for recording unless the City has adopted another lawful procedure.

Sec. 8.210. Replats and amending plats.

Replats, amending plats, vacating plats, and related instruments shall be processed under Chapter 212. Any public hearing, mailed notice, protest, or post-approval notice shall be provided only when and as required by current law.

Sec. 8.211. Delegation.

Plat approval authority may be delegated only as authorized by law and written City action. Delegated decisions and appeals shall follow applicable statutory procedures.

Sec. 8.212. Third-party review and appeals.

Third-party review, inspection, and appeals concerning development documents shall be available when required by applicable Texas law.

ARTICLE 8.300 — PERFORMANCE GUARANTEES AND ACCEPTANCE

Sec. 8.301. Construction before acceptance.

Required public improvements shall be constructed, inspected, tested, and accepted before final acceptance unless the City accepts a lawful performance guarantee or other security.

Sec. 8.302. Authorized security.

Performance bonds, letters of credit, cash escrow, trust arrangements, or other security may be accepted when authorized by law and approved as to form. Security amounts shall be reasonably related to the estimated cost of required improvements.

Sec. 8.303. Inspection and testing.

The City Engineer or authorized inspector may inspect required improvements and require testing under adopted standards. Inspection does not transfer design or construction responsibility to the City.

Sec. 8.304. Warranty.

The developer shall provide a warranty or maintenance security for accepted public improvements for the period established by adopted engineering criteria and applicable law.

Sec. 8.305. Acceptance.

No street, utility, drainage facility, easement improvement, or other facility becomes City property or a City maintenance obligation until formally accepted by authorized City action.

ARTICLE 8.400 — DEVELOPMENT STANDARDS

Sec. 8.401. General conformity.

Subdivision design shall conform to applicable comprehensive plans, transportation plans, utility plans, drainage plans, zoning requirements within the City, and lawful subdivision standards.

Sec. 8.402. Streets and access.

Streets shall provide safe access, connectivity, emergency response, drainage, and logical extension of the street network. Classification, right-of-way, pavement width, intersection geometry, cul-de-sac design, and access spacing shall comply with adopted engineering criteria.

Sec. 8.403. Alleys.

Alleys may be required or permitted where justified by land use, utility service, access, and maintenance considerations and shall meet adopted engineering criteria.

Sec. 8.404. Easements.

Utility, drainage, access, and other easements shall be provided where reasonably necessary. Width and location shall be based on adopted criteria and the needs of the facility.

Sec. 8.405. Sidewalks and pedestrian facilities.

Sidewalks and pedestrian facilities shall be provided where required by adopted standards and applicable accessibility law. Design shall comply with current accessibility requirements.

Sec. 8.406. Water facilities.

Water mains, services, valves, fire hydrants, and related facilities shall comply with the City's adopted engineering criteria, utility requirements, fire-flow requirements, and applicable TCEQ rules.

Sec. 8.407. Wastewater facilities.

Wastewater collection and disposal shall comply with applicable law, utility requirements, and adopted engineering criteria. Connection to the City system shall be required only when lawful and service is available under applicable policy.

Sec. 8.408. Utility installation.

Utilities shall be installed in approved locations and coordinated with street construction. Materials and installation shall meet current adopted standards of the City and utility provider.

Sec. 8.409. Drainage and stormwater.

Development shall provide lawful drainage facilities and shall not unlawfully increase adverse drainage impacts on other property. Hydrologic and hydraulic analysis, detention, conveyance, easements, and construction shall comply with adopted drainage criteria.

Sec. 8.410. Blocks and lots.

Blocks and lots shall provide adequate access, utility service, drainage, and buildable area and shall comply with zoning requirements within the City and lawful subdivision standards. Lot dimensions shall not be used in the ETJ to impose land-use or density controls prohibited by law.

Sec. 8.411. Building lines.

Building lines shown on a plat shall conform to applicable zoning and other lawful requirements. Platting shall not be used to impose unauthorized zoning controls in the ETJ.

Sec. 8.412. Townhouse and multifamily subdivisions.

Townhouse and multifamily subdivision design shall address access, fire apparatus access, utilities, drainage, common areas, parking access, easements, and maintenance obligations. Land-use and density controls apply only where the City has lawful authority.

Sec. 8.413. Phased development.

A phased subdivision shall identify phases and required infrastructure. Each phase shall have adequate access, drainage, utilities, and improvements to function safely and lawfully.

ARTICLE 8.500 — ENGINEERING AND CONSTRUCTION STANDARDS

Sec. 8.501. Adopted criteria.

Street, pavement, curb, gutter, sidewalk, water, wastewater, drainage, signage, and related construction shall comply with engineering criteria adopted by ordinance or other lawful action and made available to the public.

Sec. 8.502. Current technical references.

Technical standards may incorporate current TxDOT, TCEQ, AWWA, ASTM, ACI, MUTCD, accessibility, fire-code, and other recognized standards where lawfully adopted or referenced.

Sec. 8.503. Materials and substitutions.

Materials shall meet adopted specifications. The City Engineer may approve an equivalent material or method under objective equivalency criteria, provided the approval does not waive a mandatory legal requirement.

Sec. 8.504. Construction plans.

Construction plans and specifications shall be prepared, signed, and sealed by licensed professionals when required by Texas law and shall be approved before construction of regulated public improvements.

Sec. 8.505. Testing and documentation.

The developer shall provide required material tests, compaction tests, pressure tests, bacteriological tests, televised inspections, as-built drawings, certifications, and other closeout documents required by adopted criteria.

Sec. 8.506. Conflict with obsolete specifications.

Where a numerical or material specification in a prior ordinance conflicts with current adopted engineering criteria or controlling law, the current lawful standard governs. Final adoption should expressly repeal superseded technical tables.

ARTICLE 8.600 — RESPONSIBILITY FOR INFRASTRUCTURE

Sec. 8.601. Developer responsibility.

The developer shall construct or provide required streets, drainage, utilities, signs, sidewalks, monuments, and other improvements at the developer's expense to the extent authorized by law and required by adopted standards.

Sec. 8.602. Dedication and ownership.

Dedication of property or facilities does not obligate the City to accept, operate, or maintain them. City ownership and maintenance begin only upon formal acceptance.

Sec. 8.603. City participation.

The City may participate in oversized or regional infrastructure through a lawful development agreement, participation contract, reimbursement agreement, capital project, or other authorized mechanism. Any participation shall be approved through lawful City action.

Sec. 8.604. Proportionality and exactions.

Infrastructure requirements and exactions shall comply with applicable statutory and constitutional proportionality requirements and available appeal procedures.

ARTICLE 8.700 — SCHOOLS AND PUBLIC FACILITIES

Sec. 8.701. Coordination.

Subdivision applications affecting school sites or public facilities may be coordinated with the applicable school district, Navarro County, emergency-service providers, and other public entities as authorized by law.

Sec. 8.702. Dedications.

A required dedication or reservation for a public facility shall be imposed only when authorized by law and consistent with applicable proportionality requirements.

Sec. 8.703. Public-facility access and utilities.

Public-facility sites shall provide lawful access, drainage, utility service, and emergency access consistent with adopted standards.

ARTICLE 8.800 — CITY ENGINEER

Sec. 8.801. Duties.

The City Engineer shall provide technical review of plats, construction plans, drainage studies, utilities, streets, and public improvements; conduct or coordinate inspections; recommend acceptance; and perform other duties lawfully assigned.

Sec. 8.802. Technical administration.

The City Engineer may issue technical interpretations and administrative guidance consistent with adopted ordinances and criteria but may not create an undisclosed substantive requirement or waive a mandatory requirement.

Sec. 8.803. Professional standards.

Engineering and surveying work shall be performed by persons licensed under Texas law when licensure is required.

ARTICLE 8.900 — SCREENING AND BUFFERING

Sec. 8.901. Applicability.

Screening and buffering requirements shall be imposed through zoning or other lawful land-use authority within the City. Subdivision review shall not be used to impose unauthorized land-use regulation in the ETJ.

Sec. 8.902. Construction and maintenance.

Required screening walls, fences, landscaping, or buffers shall comply with adopted standards, easement restrictions, sight-distance requirements, and maintenance obligations.

ARTICLE 8.1000 — DEDICATIONS AND CERTIFICATES

Sec. 8.1001. Forms.

Dedication, owner acknowledgment, lienholder joinder, surveyor certification, engineer certification, approval certificate, and recording forms shall comply with current law and forms approved by the City Attorney and City Engineer.

Sec. 8.1002. Owner and lienholder execution.

Owners and lienholders shall execute or join instruments only to the extent required by law for the interest affected.

Sec. 8.1003. Effect of disapproval.

Disapproval of a plat does not constitute acceptance of any offered dedication. Approval of a plat also does not constitute acceptance of streets or improvements for maintenance unless expressly accepted by authorized City action.

CHAPTER 9 — TRAFFIC CONTROL

ARTICLE 9.100 — SPEED LIMITS

Sec. 9.101. General rule.

A person operating a motor vehicle or other vehicle on a street or highway shall comply with the lawful speed limits and the reasonable-and-prudent driving requirements established by the Texas Transportation Code and any speed limit lawfully established by the City or another governmental authority having jurisdiction.

Sec. 9.102. Municipal speed zones.

The City Council may establish or alter speed limits on streets under municipal jurisdiction only in the manner authorized by Texas law and on the basis of any investigation, engineering study, traffic study, or other finding required by law. A speed zone is enforceable only after required traffic-control devices are lawfully installed.

Sec. 9.103. State Highway 14.

The speed zones historically adopted for State Highway 14 shall remain effective only to the extent they are supported by current lawful orders, agreements, traffic investigations, and traffic-control devices. Before reenactment of specific segment descriptions or numerical limits, the City Attorney and TxDOT should verify the current highway stationing, municipal boundaries, posted limits, and governing speed-zone authority.

Sec. 9.104. Farm to Market Road 1394.

The speed zones historically adopted for FM 1394 shall remain effective only to the extent they are supported by current lawful orders, agreements, traffic investigations, and traffic-control devices. Before reenactment of specific segment descriptions or numerical limits, the City Attorney and TxDOT should verify the current reference points, municipal boundaries, posted limits, and governing speed-zone authority.

Sec. 9.105. Schedule of speed zones.

Specific local speed zones may be maintained in a schedule adopted by ordinance or other lawful action. The schedule shall identify the roadway, limits of the zone, direction if relevant, and lawful maximum speed. State-highway speed zones shall be coordinated with TxDOT as required by law.

Sec. 9.106. Emergency and temporary traffic conditions.

Temporary speed restrictions or traffic-control measures may be established for construction, emergencies, special events, hazards, or other circumstances only to the extent authorized by law and shall be supported by appropriate traffic-control devices.

ARTICLE 9.200 — TEXAS TRAFFIC LAWS

Sec. 9.201. State law applicable.

The operation of vehicles and traffic within the City is governed by applicable provisions of the Texas Transportation Code and other controlling law. This chapter supplements state law only to the extent local regulation is authorized.

Sec. 9.202. No obsolete incorporation by reference.

The former reference to Article 6701d, Revised Civil Statutes, is not carried forward. Traffic offenses shall be charged and prosecuted under the current Texas Transportation Code, this Code, or other applicable law.

Sec. 9.203. Penalties.

A violation of this chapter is punishable only to the extent authorized by applicable law. Penalties shall be coordinated with Chapter 1 and the jurisdiction of the Municipal Court.

ARTICLE 9.300 — TRAFFIC-CONTROL DEVICES

Sec. 9.301. Uniform standards.

Traffic-control devices installed or maintained by the City shall conform to the current Texas Manual on Uniform Traffic Control Devices and other applicable law.

Sec. 9.302. Authority to install.

The City may install, maintain, alter, relocate, or remove traffic-control devices on streets under its jurisdiction as authorized by law. Devices on highways under TxDOT jurisdiction shall be installed or altered only with required state authorization or coordination.

Sec. 9.303. Administrative implementation.

After lawful City Council adoption of a traffic regulation or authorization of a traffic-control plan, the Mayor, Chief of Police, City Administrator if any, public works personnel, or other designated official may cause conforming signs, markings, and devices to be installed without separate Council action for each physical installation, when consistent with the adopted regulation, budget, and applicable law.

Sec. 9.304. Unauthorized devices prohibited.

A person may not place, maintain, display, or cause to be placed a sign, signal, marking, light, or device that unlawfully imitates, obscures, interferes with, or reduces the effectiveness of an official traffic-control device or railroad sign or signal.

Sec. 9.305. Commercial advertising on traffic devices.

Commercial advertising may not be placed on an official traffic-control device or in another location prohibited by law. Lawful directional signs on private property are not prohibited merely because they provide information to motorists.

Sec. 9.306. Tampering prohibited.

A person may not, without lawful authority, alter, deface, injure, remove, knock down, move, obstruct, or interfere with an official traffic-control device, railroad sign or signal, street-name sign, or related installation.

Sec. 9.307. Existing devices.

Existing traffic-control devices are continued as official devices to the extent they were lawfully installed and are consistent with current law and applicable uniform standards.

Sec. 9.308. Duty to obey.

A road user shall obey official traffic-control devices as required by Texas law, subject to lawful directions of peace officers and other exceptions recognized by law.

Sec. 9.309. Temporary emergency devices.

The Chief of Police, Fire Chief, incident commander, public works official, or other authorized official may cause temporary traffic-control devices, barricades, detours, lane closures, or other temporary measures to be installed when authorized by law and reasonably necessary for emergencies, hazards, public safety, construction, or special events.

Sec. 9.310. Records.

The City shall maintain appropriate records of ordinances, orders, studies, authorizations, and installation information supporting permanent traffic regulations and traffic-control devices.

ARTICLE 9.400 — TRUCK ROUTES AND COMMERCIAL VEHICLES

Sec. 9.401. Purpose.

The purpose of this article is to protect local streets and public safety while preserving lawful access for deliveries, pickups, emergency service, public service, construction, and other authorized local destinations.

Sec. 9.402. Through commercial vehicles.

A through commercial vehicle may be restricted to designated truck routes only when the restriction is authorized by law and properly signed. A restriction shall not be enforced in a manner that conflicts with state or federal law or lawful highway jurisdiction.

Sec. 9.403. Local access.

A commercial vehicle making a lawful local delivery, pickup, service call, construction trip, or other local trip may leave a designated truck route by the reasonably direct lawful route necessary to reach the destination and return, subject to lawful weight, size, safety, and street restrictions.

Sec. 9.404. Truck-route schedule.

Truck routes shall be established by ordinance or other lawful action and identified in a schedule or official map maintained by the City. U.S. and State highways within the City may be recognized as truck routes subject to controlling state law and TxDOT jurisdiction.

Sec. 9.405. Weight restrictions.

Vehicle weight restrictions on City streets may be established and enforced only in accordance with Texas law, including required findings, orders, notices, signs, exceptions, and coordination with other roadway authorities. The former blanket 12,000-pound single-axle, 24,000-pound tandem-axle, and 40,000-pound gross limits shall not be reenacted without current legal and engineering verification.

Sec. 9.406. Exceptions.

Lawful exceptions may include emergency vehicles, public-service vehicles, utility service, road construction and maintenance, solid-waste service, school transportation, authorized oversize or overweight permits, and other vehicles protected or excepted by law.

Sec. 9.407. Residential idling and parking.

Any restriction on idling, standing, or parking of commercial motor vehicles or truck-tractor combinations in residential areas shall be stated in objective terms, supported by lawful authority, and coordinated with Article 9.500. The former 10:00 p.m. to 6:30 a.m. restriction should be verified against current local conditions and enforcement policy before reenactment.

ARTICLE 9.500 — PARKING ON PUBLIC STREETS, ALLEYS, AND OTHER PUBLIC PLACES

Sec. 9.501. General parking regulation.

A person may not stop, stand, or park a vehicle in violation of the Texas Transportation Code, an official traffic-control device, or another lawful City parking regulation.

Sec. 9.502. Unattended vehicles for extended periods.

A vehicle may not be left unattended on a City street, alley, or other public place for more than forty-eight consecutive hours when such restriction is lawfully posted or otherwise enforceable under applicable law. Vehicles meeting the statutory definition of abandoned motor vehicle shall be handled under applicable Texas Transportation Code procedures.

Sec. 9.503. Hazardous and obstructive parking.

A vehicle may not be parked so as to unlawfully obstruct traffic, emergency access, a driveway, fire hydrant, crosswalk, sidewalk, intersection, drainage facility, or other location protected by law.

Sec. 9.504. Railroad rights-of-way.

Parking or abandonment of vehicles on railroad property or rights-of-way shall be addressed under applicable state law, railroad property rights, and any lawful City authority. Nothing in this article authorizes the City to exercise control over property outside municipal authority.

Sec. 9.505. Removal and towing.

A vehicle may be removed, towed, stored, or disposed of only under authority granted by Texas law and applicable City procedures. Police and City personnel shall document the legal basis for nonconsensual removal.

Sec. 9.506. Registered-owner evidence.

Ownership and registration evidence may be used in enforcement only as permitted by applicable law and rules of evidence. The former ordinance's automatic prima facie presumption should not be relied upon without attorney confirmation of current authority.

Sec. 9.507. Parking schedules and signs.

The City Council may establish no-parking zones, time-limited parking, loading zones, fire lanes, accessible parking controls, and other parking restrictions as authorized by law. Restrictions requiring notice by signs or markings are enforceable only after required devices are installed.

Sec. 9.508. Enforcement.

Parking violations may be enforced through citations, towing, removal, civil procedures, or other remedies only as authorized by law.

CHAPTER 10 — UTILITIES

ARTICLE 10.100 — CONNECTION TO MUNICIPAL WATER SYSTEM

Sec. 10.101. Purpose.

The City owns or operates a public water system for the provision of potable water service. This article establishes lawful connection, service, and system-protection requirements.

Sec. 10.102. Connection requirement.

A premises within the City shall connect to the municipal water system when connection is required by applicable law or lawful City ordinance and municipal service is legally and physically available, subject to lawful exceptions and limitations. The City shall not require connection in a manner prohibited by state or federal law.

Sec. 10.103. Application for service.

A person requesting water service shall submit the City's application, provide information reasonably necessary to establish the account and service location, pay applicable lawful deposits and fees, and comply with adopted utility-service policies.

Sec. 10.104. Separate service and meters.

Each service connection shall be metered and arranged in accordance with the City's adopted utility policies, engineering standards, and TCEQ requirements. Shared service arrangements may be approved only when lawful and technically acceptable.

Sec. 10.105. Cross-connections and system protection.

Customers shall comply with applicable backflow-prevention, cross-connection-control, plumbing, meter-access, and public-water-system protection requirements.

Sec. 10.106. Access to utility facilities.

Authorized City personnel may access meters, service lines, valves, easements, and other City utility facilities to the extent permitted by law and applicable easement rights for reading, inspection, maintenance, repair, replacement, emergency response, and protection of the system.

Sec. 10.107. Unauthorized connections and tampering.

A person may not make an unauthorized connection to the water system, bypass or tamper with a meter, damage City utility facilities, unlawfully reconnect discontinued service, or obtain water service by fraud or other unlawful means.

Sec. 10.108. Service availability.

The City's acceptance of an application, plat, plan, or development proposal does not guarantee utility capacity unless the City has made a binding commitment authorized by law. Service availability may be conditioned on lawful capacity, infrastructure, extension, and connection requirements.

ARTICLE 10.200 — WATER RATES, FEES, BILLING, AND CUSTOMER SERVICE

Cross-reference: All municipal water rates, charges, deposits, and utility fees are established in Chapter 11, Municipal Fees, except where a charge must be established through a separate statutory process or project-specific agreement authorized by law.

Sec. 10.201. Rates and charges.

Water rates, minimum charges, volumetric charges, inside-City and outside-City classifications, deposits, tap fees, reconnection charges, transfer fees, late charges, returned-payment charges, meter-test fees, impact fees, and other lawful utility charges shall be established by ordinance, resolution, rate order, or Chapter 11, Municipal Fees, as duly adopted and amended by the City Council.

Sec. 10.202. Current rate schedule controls.

All water rates, charges, deposits, tap fees, reconnection fees, transfer fees, late charges, returned-payment charges, meter-test fees, impact fees, and other municipal utility fees shall be set forth in Chapter 11, Municipal Fees. The rates and fees contained in Chapter 11, as duly adopted and amended by the City Council, control over obsolete dollar amounts appearing in prior ordinances or codifications. The City Secretary shall maintain Chapter 11 and its legislative history with the official Code records.

Sec. 10.203. Billing.

Water service shall be billed on the cycle established by City policy. Bills shall identify charges sufficiently to permit the customer to understand the amount due. Payment due dates, late charges, payment methods, and delinquency procedures shall be established by lawful City policy and Council action.

Sec. 10.204. Deposits.

The City may require customer deposits to the extent authorized by law and adopted policy. Deposit amounts, application, refund, transfer, and application to final bills shall be governed by the current fee schedule and utility policy.

Sec. 10.205. Disconnection and reconnection.

Water service may be disconnected for nonpayment, customer request, unauthorized use, meter tampering, hazardous conditions, or other lawful grounds under applicable law and adopted procedures. Required notice and opportunity to cure shall be provided. Reconnection shall occur after satisfaction of lawful conditions and payment of authorized charges.

Sec. 10.206. Prior customer debt.

The City shall not condition connection or continuation of municipal utility service on payment of utility service previously furnished to another customer at the same service connection when prohibited by Texas law.

Sec. 10.207. Meter testing and billing disputes.

A customer may request meter testing or review of a disputed bill under adopted procedures. Any meter-test fee shall be established in Chapter 11, Municipal Fees, and administered consistently. Disputed-bill procedures do not excuse timely payment of undisputed amounts.

Sec. 10.208. Outside-City service.

Service outside the corporate limits may be provided only when authorized by the City and consistent with applicable law, certificates or service-area rights, capacity, contracts, and adopted rates and policies. Providing service does not constitute annexation or a promise of future annexation.

Sec. 10.209. Impact fees.

Impact fees may be imposed, collected, credited, refunded, and spent only under a lawfully adopted impact-fee program and applicable Texas law. The inclusion of an impact fee amount in Chapter 11, Municipal Fees, shall not substitute for any statutory procedures required to establish, amend, collect, credit, refund, or spend an impact fee.

Sec. 10.210. Service rules.

The City Council may adopt utility-service rules addressing applications, account responsibility, meter access, leaks, adjustments, payment plans, returned payments, disconnection, reconnection, emergency conditions, conservation, drought response, and other lawful utility matters.

ARTICLE 10.300 — WATER SYSTEM EXTENSIONS

Sec. 10.301. Definitions.

For this article, "extension" means construction of water facilities necessary to provide service beyond existing adequate facilities. "On-site facilities" are facilities located within or directly serving the development property. "Off-site facilities" are facilities outside the development property or facilities serving broader system needs. "Oversizing" means capacity required by the City beyond the capacity reasonably attributable to the applicant's project.

Sec. 10.302. General policy.

A person requesting new or expanded service shall construct or fund facilities reasonably necessary to serve the development to the extent authorized by law. City participation, reimbursement, credits, oversizing, and regional facilities shall be governed by this article, applicable law, and a written agreement when required.

Sec. 10.303. Engineering determination.

Required main size, alignment, looping, valves, hydrants, pressure, fire-flow capability, easements, and other design requirements shall be determined under TCEQ rules, adopted engineering criteria, fire-protection requirements, system plans, and sound engineering practice. Main size shall not be determined solely through ad hoc case-by-case discretion.

Sec. 10.304. Single-customer extensions.

An extension serving a single customer may be required as a condition of service when lawful. The customer shall pay the portion of costs attributable to the requested service. Any City-required oversizing or system benefit beyond the applicant's proportional responsibility shall be addressed under applicable law and written City policy or agreement.

Sec. 10.305. Subdivision and development extensions.

Developers shall provide on-site and off-site facilities required to serve a subdivision or development to the extent authorized by law. Requirements shall be coordinated with Chapter 8, adopted engineering standards, utility capacity, and proportionality requirements.

Sec. 10.306. On-site facilities.

The developer is responsible for on-site water facilities necessary for the development unless a lawful written agreement provides otherwise.

Sec. 10.307. Off-site and side-main facilities.

Responsibility for off-site facilities and side mains shall be determined under adopted policy and a written agreement when reimbursement, oversizing, phased construction, or shared system benefit is involved.

Sec. 10.308. Multifamily, commercial, and industrial extensions.

Extensions serving multifamily, commercial, or industrial development shall be designed for the project's lawful demand and system requirements. Cost responsibility and any City participation shall be stated in a written agreement consistent with applicable law.

Sec. 10.309. Reimbursement limitations.

No person is entitled to reimbursement unless the City has expressly approved reimbursement in a written agreement authorized by the City Council or other lawful authority. Reimbursement terms shall identify eligible costs, source of funds, conditions, limits, duration, and termination.

Sec. 10.310. Public improvement financing.

The City may use assessments, impact fees, certificates, bonds, development agreements, participation agreements, or other financing mechanisms only when authorized by current law and after completion of all required procedures.

ARTICLE 10.400 — WATER EXTENSION AND NON-STANDARD SERVICE PROCEDURES

Sec. 10.401. Applicability.

This article applies to non-standard service requests, subdivisions, developments, additions to subdivisions, and other requests requiring new or enlarged public water facilities.

Sec. 10.402. Compliance with law.

All applicants shall comply with applicable federal and Texas law, TCEQ public-water-system rules, City ordinances, adopted engineering criteria, utility-service policies, easements, and lawful contractual requirements.

Sec. 10.403. Application.

Before design or construction of a non-standard extension, the applicant shall submit the City's published application materials, plans, plats, service-demand information, easement information, and other items reasonably necessary for review.

Sec. 10.404. Investigation and review fees.

The applicant shall pay lawful application, engineering-review, legal-review, inspection, testing, and other fees established in Chapter 11, Municipal Fees, by other lawful City Council action, or by a written agreement when authorized by law. The City shall account for deposits or advances as required by the applicable agreement and law.

Sec. 10.405. Service availability determination.

The City shall determine whether service is legally and technically available based on capacity, pressure, water supply, system configuration, TCEQ requirements, service-area authority, and adopted plans and standards. A determination shall be documented in writing when required by City policy or law.

Sec. 10.406. Design.

Facilities shall be designed by licensed professionals when required by law and shall comply with City standards and TCEQ requirements. Significant public-water-system changes shall be submitted for TCEQ review when required before construction.

Sec. 10.407. Non-standard service agreement.

A written non-standard service agreement may be required before construction or commitment of City funds. The agreement may address design, easements, cost responsibility, security, construction, inspection, testing, acceptance, reimbursement, oversizing, service conditions, maintenance, indemnity to the extent lawful, default, and remedies.

Sec. 10.408. Easements and rights-of-way.

The applicant shall provide or fund easements and rights-of-way reasonably necessary for facilities attributable to the project, subject to applicable law and proportionality requirements. Instruments shall be in forms approved by the City Attorney.

Sec. 10.409. Bidding and procurement.

When facilities will be publicly procured or City funds are used, bidding and procurement shall comply with applicable law. Privately constructed facilities to be dedicated to the City shall comply with the approved agreement, plans, specifications, bonding, insurance, inspection, and acceptance requirements.

Sec. 10.410. Security.

Performance bonds, payment bonds, letters of credit, cash escrow, or other security may be required when authorized by law and the service agreement. Forms and amounts shall be approved under City policy and applicable law.

Sec. 10.411. Prepayment and advances.

The applicant shall pay required deposits, advances, and project costs in the manner stated in the service agreement. City funds shall not be committed without lawful budget authority.

Sec. 10.412. Construction.

Construction shall not begin until required City and TCEQ approvals have been obtained. The applicant shall coordinate utility work with roads, drainage, other utilities, and public improvements and shall protect existing facilities.

Sec. 10.413. Inspection and testing.

The City Engineer, utility operator, or authorized inspector may inspect and require testing of facilities under adopted standards. Inspection does not relieve the engineer, contractor, developer, or owner of responsibility for design or construction.

Sec. 10.414. Acceptance and dedication.

Facilities shall not become City property or a City maintenance obligation until construction is complete, required testing and closeout documents are accepted, easements and conveyances are complete, and the City formally accepts the facilities through authorized action.

Sec. 10.415. Service after acceptance.

After lawful acceptance and satisfaction of service conditions, the City may provide service under the rates, fees, and utility rules then in effect. Acceptance does not guarantee uninterrupted service or capacity beyond the commitment stated in the agreement.

Sec. 10.416. Standard agreement form.

The lengthy sample Non-Standard Service Agreement previously printed within the Code is removed from the substantive chapter. The City Attorney may maintain a current administrative form consistent with this article and applicable law, with project-specific agreements approved as required by City policy.

CHAPTER 11 — MUNICIPAL FEES

ARTICLE 11.100 — GENERAL PROVISIONS

Sec. 11.101. Purpose.

The purpose of this chapter is to consolidate municipal rates, fees, deposits, and charges in one location so that substantive chapters may cross-reference Chapter 11 without duplicating dollar amounts.

Sec. 11.102. Authority and limitations.

The City shall impose and collect only rates, fees, deposits, court costs, and charges authorized by law. Inclusion of an amount in this chapter does not independently create regulatory authority, cure an unlawful fee, or substitute for a separate statutory procedure required to establish a particular charge.

Sec. 11.103. Substantive chapter controls eligibility.

The applicable substantive chapter of this Code determines whether a permit, license, inspection, service, or other approval is required. This chapter establishes the corresponding fee amount unless another lawful ordinance, contract, rate order, or statutory schedule controls.

Sec. 11.104. Actual-cost charges.

Where this chapter states "actual cost," the customer or applicant shall pay the City's documented lawful cost, including third-party charges and other cost components authorized by law. Administrative overhead may be included only when lawful and reasonably related to the service.

Sec. 11.105. Amendment.

The City Council may amend this chapter by ordinance. The City Secretary shall maintain the official current fee schedule and legislative history.

Sec. 11.106. Refunds and overpayments.

Refunds, credits, and treatment of overpayments shall be governed by applicable law and City policy. A nonrefundable application fee shall be treated as nonrefundable only when lawfully adopted and reasonably related to processing costs.

Sec. 11.107. Conflicts.

If a state-mandated fee, court cost, utility rate order, contract, or other controlling law conflicts with this chapter, the controlling law or lawful instrument governs.

ARTICLE 11.200 — ADMINISTRATIVE FEES

TYPE	RATE	PER UNIT	OTHER INFORMATION
Copies	$0.10	per page	Letter/legal size; subject to Texas Public Information Act cost rules
Copies over 50 pages	As authorized by law	per request	Labor and overhead only as permitted by applicable rules
Computer/electronic media	As authorized by law	per item	Public-information charges governed by current law

Returned payment	$35.00	per returned payment	Except where another lawful utility or contract rule controls
Credit-card payment	Actual processing cost or lawful convenience fee	per transaction	Subject to Local Government Code Chapter 132 and processor agreement
Electronic check payment	Actual processing cost + $1.75	per transaction	Subject to lawful processor agreement
Dishonored third-party electronic payment	$35.00	per transaction	Where authorized by law and agreement
Culvert permit/installation review	$250.00	per application	Proposed from handwritten source note; engineering/public works review required
Septic system application coordination	$250.00	per application	Proposed from handwritten source note; does not replace county or authorized-agent approval

ARTICLE 11.300 — MUNICIPAL COURT FEES AND COSTS

Municipal Court costs and fees shall be collected only in the amounts and circumstances authorized by current Texas law. Obsolete local Technology Fund, Building Security Fund, and Special Expense Fee amounts from prior schedules are not independently reenacted by this chapter.

TYPE	RATE	PER UNIT	OTHER INFORMATION
State and local court costs	Amount required by current law	per case	Collected and allocated under current statutory law
Warrant-related or special expense fee	Only as authorized by current law	per eligible case or warrant	No obsolete local amount is independently imposed

ARTICLE 11.400 — POLICE, FIRE, AND PUBLIC-SAFETY FEES

TYPE	RATE	PER UNIT	OTHER INFORMATION
Accident report copy	Amount authorized by current law	per report	Method and recipient category governed by law
Fingerprint service	$15.00	per service	Two cards where City provides service
Criminal-history service	$15.00	per lawful service	Only when City is legally authorized to provide
Burglar alarm permit	$25.00	per permit	Subject to substantive alarm ordinance and state law
Burglar alarm annual renewal	$15.00	per renewal	If authorized by substantive alarm ordinance

False alarm charge—3rd alarm	$50.00	per false alarm	Subject to lawful alarm ordinance
False alarm charge—6th–7th alarms	$75.00	per false alarm	Subject to lawful alarm ordinance
False alarm charge—8 or more	$100.00	per false alarm	Subject to lawful alarm ordinance
Business permit	$100.00	annually	Only for business categories lawfully requiring a permit
Garage sale permit—City resident	$5.00	per permit	Two-day permit; handwritten source change reflected
Garage sale permit—nonresident	$10.00	per permit	Two-day permit
Commercial solicitor/peddler permit	$10.00	annually	Does not apply to protected noncommercial canvassing
Wrecker permit	$100.00	annually per wrecker	Only if authorized and not preempted
Junkyard permit	$100.00	annually	Subject to Chapter 4
Body-worn camera recording copy	$25.00	per recording	Plus lawful review/redaction charge
Body-worn camera review	$1.00	per minute of footage	Only to extent authorized by current law
Fire or EMS incident report copy	$6.00	per report	Subject to public-information and confidentiality law

ARTICLE 11.500 — PLANNING, ZONING, DEVELOPMENT, AND RIGHT-OF-WAY FEES

TYPE	RATE	PER UNIT	OTHER INFORMATION
Preliminary plat	$200.00 + $10.00 per lot	per plat	Source schedule states base fee plus per-lot charge
Final plat	$200.00	per plat	Additional lawful pass-through review costs may apply if adopted
Administrative plat	$150.00	per plat	Only for plat types eligible for administrative approval
Special use permit application	$315.00	per application	Subject to Chapter 12
Variance application	$315.00	per application	Subject to lawful board or administrative procedure
Easement closure/abandonment	$75.00	per application	Does not include third-party or recording costs

Alley or right-of-way closure/abandonment	$75.00	per application	Subject to statutory closure procedure
Network node application	$100.00	per node	Up to statutory maximum number per application; verify current Chapter 284 caps
Network node annual public right-of-way rate	$250.00	per node annually	Subject to statutory caps and permitted CPI adjustment
Node support pole application	$100.00	each	Subject to Chapter 284
Transport facility application	$100.00	each	Subject to Chapter 284
Transport facility annual rental	$28.00	monthly per facility	For qualifying facility in public right-of-way; verify statutory authority
Collocation on City service pole	$20.00	annually per service pole	Subject to City pole-service agreement and current law

ARTICLE 11.600 — BUILDING AND CONSTRUCTION FEES

TYPE	RATE	PER UNIT	OTHER INFORMATION
Building permit—carport or garage	$100.00	each	Proposed handwritten revision
Building permit—addition to existing structure	$100.00	each	Proposed handwritten revision
Building permit—new construction	$0.30 per sq. ft. for first 2,000 sq. ft.; $0.15 per sq. ft. thereafter	per square foot	"Fee calculated on the total square footage of new construction under roof, including all heated and unheated areas, attached garages, covered porches, covered patios, and attached carports. Uncovered areas shall be excluded from the square footage calculation.
Manufactured-home Residential Site and Location Review Fee	$250.00	each application	Administrative review of proposed residential location for compliance with applicable land-use, setback, and development requirements under Chapter 3, where authorized by Texas law.
Contractor registration—initial	$110.00	per registration	Only for trades/categories the City may lawfully require to register. Valid

			for one (1) year from date of issuance.
Contractor registration—renewal	$55.00	per renewal	Subject to substantive ordinance and state preemption. Valid for one (1) year from date of issuance.
Reinspection	Actual cost or adopted amount	per reinspection	Only where authorized and caused by failed or missed inspection

ARTICLE 11.700 — ANIMAL CONTROL FEES

TYPE	RATE	PER UNIT	OTHER INFORMATION
Animal adoption	$55.00	per animal	Subject to Chapter 2 and shelter contract
Quarantine	$20.00	per day	Plus outside veterinary or laboratory cost where lawfully chargeable
Dog/cat license—unaltered, 1 year	$30.00	per animal	Subject to Chapter 2
Dog/cat license—unaltered, 3 years	$90.00	per animal	Subject to Chapter 2
Dog/cat license—spayed/neutered, 1 year	$5.00	per animal	Subject to Chapter 2
Dog/cat license—spayed/neutered, 3 years	$15.00	per animal	Subject to Chapter 2
Duplicate license—1 year	$3.00	each	Subject to Chapter 2
Duplicate license—3 years	$9.00	each	Subject to Chapter 2
Dangerous animal registration	$50.00	annually per animal	Subject to Chapter 2 and state law
Impoundment	$100.00	per animal	Plus lawful boarding, veterinary, vaccination, or other charges
Rabies-related charge	$10.00 + $5.00 per day	per animal	Clarify exact service before final adoption

ARTICLE 11.800 — UTILITY RATES, FEES, DEPOSITS, AND CHARGES

All municipal water rates, tap fees, deposits, reconnection charges, transfer fees, late charges, returned-payment charges, meter-test fees, and other utility charges are established in this article and are cross-referenced by Chapter 10. A statutory impact fee may be imposed only after compliance with Texas Local Government Code Chapter 395 when that chapter applies.

TYPE	RATE	PER UNIT	OTHER INFORMATION
Tap fee—¾-inch or 5/8-inch service	$4,500.00	each	Handwritten proposed revision; plus road bore where applicable

Tap fee—1-inch service	$4,500.00	each	Handwritten proposed revision; plus road bore where applicable
Tap fee—1½-inch service	$5,600.00	each	Handwritten proposed revision; plus road bore where applicable
Tap fee—2-inch service	$8,100.00	each	Handwritten proposed revision; plus road bore where applicable
Reconnection fee—nonpayment	$50.00	per reconnection	Handwritten proposed revision; verify utility policy and notice process
Reconnection—customer request	$35.00	per reconnection	Source schedule amount
Transfer fee	$35.00	per transfer	Source schedule amount
Late charge	$5.00	per delinquent bill	Verify against current rate ordinance and utility policy
Returned payment charge	$35.00	per returned payment	Coordinate with general returned-payment charge
Customer deposit	$250.00	per account as applicable	Handwritten proposed revision; refund/application rules in utility policy
Meter test fee	$25.00	per test	Subject to Chapter 10 procedures
Impact fee per meter	$500.00	per meter	DO NOT COLLECT AS A Chapter 395 impact fee unless statutory program requirements are satisfied
Inside-City minimum—5/8-inch or ¾-inch meter	$37.46	first 1,000 gallons	Verify against current adopted rate ordinance
Inside-City minimum—1-inch meter	$60.52	first 1,000 gallons	Verify against current adopted rate ordinance
Inside-City minimum—1½-inch meter	$71.16	first 1,000 gallons	Verify against current adopted rate ordinance
Inside-City minimum—2-inch meter	$116.62	first 1,000 gallons	Verify against current adopted rate ordinance
Outside-City minimum—5/8-inch or ¾-inch meter	$42.46	first 1,000 gallons	Verify against current adopted rate ordinance
Outside-City minimum—1-inch meter	$65.52	first 1,000 gallons	Verify against current adopted rate ordinance
Outside-City minimum—1½-inch meter	$76.16	first 1,000 gallons	Verify against current adopted rate ordinance
Outside-City minimum—2-inch meter	$121.62	first 1,000 gallons	Verify against current adopted rate ordinance

Usage charge above first 1,000 gallons	$6.24	per 1,000 gallons	Verify against current adopted rate ordinance

CHAPTER 12 — ZONING

ARTICLE 12.100 — GENERAL PROVISIONS

Sec. 12.101. Title.

This chapter shall be known and may be cited as the Zoning Ordinance of the City of Richland, Texas.

Sec. 12.102. Purpose.

This chapter is adopted to promote public health, safety, convenience, orderly development, compatible land use, adequate light and air, fire safety, transportation efficiency, utility planning, protection of property, and the general welfare, consistent with Texas Local Government Code Chapter 211 and other applicable law.

Sec. 12.103. Minimum requirements; conflict.

The provisions of this chapter are minimum requirements. Where this chapter conflicts with another lawful ordinance, statute, deed restriction enforceable by a private party, or other controlling law, the more restrictive lawful requirement applies unless preempted.

Sec. 12.104. Severability.

If any provision or application of this chapter is held invalid, the remaining provisions and applications remain effective to the fullest extent permitted by law.

Sec. 12.105. Official zoning map.

The Official Zoning District Map, as lawfully adopted and amended, is incorporated into this chapter. The Zoning Administrator shall maintain the official map and a record of amendments. Boundary questions shall be resolved under the rules in this chapter and, where ambiguity remains, by the body authorized by law.

Sec. 12.106. Districts established.

Symbol	District
R	Single-Family Residential District
MF	Multifamily Residential District
C	Commercial District
I	Industrial, Manufacturing and Warehousing District
MH	Manufactured Housing Residential District or designated manufactured-home by-right area, if mapped

The City shall maintain at least the zoning classifications and mapped areas required by applicable state law. A district or use classification shall not be administered to create a citywide prohibition that state law forbids.

ARTICLE 12.200 — DEFINITIONS

Accessory structure

A subordinate structure on the same lot as the principal use and incidental to that use.

Administrative official / Zoning Administrator

The person designated by the City to administer and enforce this chapter.

Board

The Board of Adjustment established under this chapter and Texas Local Government Code Chapter 211.

Building

A structure designed, built, or occupied as shelter or enclosure for persons, animals, property, or a lawful use.

Family

One or more persons occupying a dwelling unit as a single housekeeping unit, construed and administered consistently with federal and state fair-housing law.

HUD-code manufactured home

A structure constructed on or after June 15, 1976, under federal manufactured-home construction and safety standards and as defined by Texas Occupations Code Chapter 1201.

Mobile home

A factory-built dwelling constructed before June 15, 1976, as distinguished from a HUD-code manufactured home under state law.

Nonconforming use

A use or structure lawfully existing when a regulation became effective that does not conform to the current regulation.

Poultry

Chickens, turkeys, ducks, geese, guineas, quail, pigeons kept as domestic fowl, and similar domesticated fowl.

Recreational vehicle

A vehicle or vehicular structure designed primarily for temporary recreational, camping, travel, or seasonal use and not as a permanent dwelling.

Special use permit

A discretionary land-use approval authorized only for a use listed as eligible for such approval and processed under this chapter.

Structure

Anything constructed or erected that has a fixed location on, above, or under the ground, subject to exclusions required by law.

Variance

Relief granted by the Board of Adjustment from a dimensional or other regulation when statutory criteria are satisfied; a variance may not authorize a use prohibited in the district unless state law expressly permits.

Yard

An open space on a lot measured as provided by this chapter.

Definitions contained in Texas statutes governing zoning, manufactured housing, telecommunications, accessibility, and other regulated subjects control when applicable.

ARTICLE 12.300 — PERMITTED USES AND DISTRICT FRAMEWORK

No land, building, or structure may be used except for a use permitted in the applicable district, a lawful nonconforming use, or a use approved through a procedure expressly authorized by this chapter. "P" means permitted by right; "S" means eligible for special use permit; blank means prohibited.

Use	R	MF	C	I	MH / Designated Area
Single-family dwelling	P	P	S		P
Duplex	P	P	S		
Multifamily dwelling	S	P	S		
HUD-code manufactured home	P*	P*	P*		P
Mobile home constructed before June 15, 1976					
Home occupation	P	P			P
Retail and personal service			P	P	
Restaurant / café	S		P	P	
Office / professional service	S	S	P	P	
School / child-care facility	S	S	P	P	
Religious institution	S	S	P	P	
Park / playground	P	P	P	P	P
Kennel or stable	S	S	S	P	
Warehouse / freight storage			S	P	
Manufacturing				P	
Recreational vehicle park			S	P	

* HUD-code manufactured homes shall be allowed administratively, without individual City Council approval, in the residential zoning classification, district, or mapped area designated by the City for by-right placement, and in any other district where the use table expressly marks the use as permitted. Until September 1, 2026, administration shall also comply with then-effective Texas Occupations Code Chapter 1201; beginning September 1, 2026, administration shall comply with the amendments enacted by S.B. 785 and any later amendments.

ARTICLE 12.400 — RESIDENTIAL DISTRICT REGULATIONS

Sec. 12.401. R Single-Family Residential District.

Standard	Requirement
Minimum lot width	45 feet
Minimum lot depth	100 feet
Minimum front yard	15 feet
Minimum interior side yard	5 feet
Minimum street side yard	10 feet
Minimum rear yard	10 feet
Maximum principal-building height	30 feet, except lawful exceptions
Maximum lot coverage	50 percent

Sec. 12.402. MF Multifamily Residential District.

Standard	Requirement
Front setback from internal street	30 feet from centerline
Front setback from public right-of-way	15 feet
Separation from facing structures	30 feet
Separation from adjacent structures	30 feet
Minimum rear yard	15 feet
Maximum height	40 feet
Minimum unit area	250 square feet living area, subject to building, fire, health, and occupancy codes

Sec. 12.403. Residential parking.

Required off-street parking shall be provided under Article 12.1000. Parking and vehicle storage shall occur on an approved surface as required by City standards; vehicles shall not be routinely parked or stored on lawns where prohibited by the substantive parking regulations.

ARTICLE 12.500 — COMMERCIAL AND INDUSTRIAL DISTRICTS

Sec. 12.501. C Commercial District.

The Commercial District accommodates commercial enterprises and compatible civic and service uses. Maximum building height is 40 feet unless a lawful exception applies. The minimum yard abutting a public street is 10 feet. Where commercial property adjoins residentially zoned property, buffering and screening required by this chapter shall apply.

Sec. 12.502. I Industrial District.

The Industrial District accommodates industrial, manufacturing, warehousing, and other listed uses. Maximum building height is 50 feet unless a lawful exception applies. The minimum yard abutting a public street is 10 feet. Industrial development adjoining residential zoning shall provide the setbacks, screening, buffering, and operational controls required by this chapter.

ARTICLE 12.600 — HUD-CODE MANUFACTURED HOMES

Sec. 12.601. Manufactured Homes Permitted.

HUD-code manufactured homes are permitted within the corporate limits of the City of Richland provided the home complies with this Code, Chapter 3, all applicable zoning requirements, adopted building codes, and Texas law. Manufactured homes meeting all requirements shall be approved administratively and shall not require individual City Council approval.

Sec. 12.602. Requirements for Placement.

1. A completed permit application.

2. The manufactured home shall be no more than two (2) years old from the date of the permit application.

3. Proof of the year of manufacture.

4. A site plan or plat showing the proposed residence, property boundaries, setbacks, driveway, utilities, and accessory structures.

5. Documentation demonstrating the property is suitable for an on-site sewage facility (OSSF), including approval from the appropriate permitting authority when public sewer is unavailable.

6. Proof of available water and electrical service.

7. Compliance with all zoning, setback, driveway, floodplain, and applicable building requirements.

Sec. 12.603. Administrative Approval.

The Building Official shall issue the permit when all requirements have been satisfied.

Sec. 12.604. Non-Complying Manufactured Homes.

Manufactured homes that do not comply with this Article shall not be permitted within the City.

ARTICLE 12.700 — POULTRY, LIVESTOCK, AND ANIMAL-RELATED LAND USE

Sec. 12.701. Chickens Permitted.

Residents may keep up to six (6) hens on each residential lot within the City.

Roosters are prohibited.

Chickens shall be maintained in a sanitary manner and shall not create a nuisance because of odor, excessive noise, insects, rodents, or other conditions detrimental to public health or neighboring property.

Sec. 12.702. Nuisance, sanitation, and public-health authority.

Nothing in this article limits otherwise lawful enforcement of generally applicable regulations concerning immediate threats to health or safety, animal cruelty, rabies control, dangerous animals, sanitation, waste accumulation, noise, odor, vectors, or other matters to the extent such enforcement is authorized and not preempted.

Sec. 12.703. Kennels and stables.

Kennels, stables, and similar animal-related uses are permitted only in districts shown in the use table and subject to site-specific setbacks, sanitation, drainage, screening, and nuisance-control requirements.

ARTICLE 12.800 — RECREATIONAL VEHICLES

Sec. 12.801. Recreational Vehicles.

A recreational vehicle includes, but is not limited to, travel trailers, fifth-wheel trailers, motor homes, camper trailers, truck campers, folding camping trailers (pop-up campers), and other vehicles designed primarily for temporary travel or recreational use.

Recreational vehicles are not manufactured homes and shall not be used as permanent residential dwellings except as otherwise authorized by this Code.

Sec. 12.802. Permanent residential occupancy prohibited.

Except in a lawfully operated recreational vehicle park or as otherwise expressly authorized by law, a recreational vehicle shall not be used as a permanent dwelling within the City. Temporary occupancy associated with travel, emergency displacement, construction, or other authorized temporary use may be allowed under objective administrative standards adopted by the City.

Sec. 12.803. Storage.

Storage of a recreational vehicle on residential property shall comply with applicable parking, setback, visibility, access, and nuisance requirements and shall not obstruct sidewalks, rights-of-way, fire access, or required sight triangles.

Sec. 12.804. Recreational vehicle parks.

Recreational vehicle parks are permitted only in districts shown in the use table and must comply with approved site plans, utility and wastewater requirements, fire access, spacing, parking, drainage, and other applicable health and safety requirements.

ARTICLE 12.900 — SPECIAL USES, TEMPORARY USES, AND SITE PLANS

Sec. 12.901. Special use permits.

A special use permit may be considered only for a use designated "S" in the use table. The application shall be processed through the Planning and Zoning Commission and City Council with notice and hearings required by law. Conditions must be related to legitimate land-use impacts and shall not be arbitrary or inconsistent with state or federal law.

Sec. 12.902. Criteria.

- Compatibility with surrounding uses and the zoning plan.
- Traffic, access, parking, fire protection, utilities, drainage, and infrastructure capacity.
- Noise, odor, glare, dust, vibration, outdoor storage, screening, and hours of operation.
- Protection of neighboring property through lawful, proportionate conditions.
- Consistency with applicable comprehensive planning documents and other City ordinances.

Sec. 12.903. Temporary uses.

Construction offices and material-storage areas may be approved administratively for the duration of active construction. Temporary real-estate sales offices and seasonal outdoor sales may be approved under objective standards, time limits, parking, access, and restoration requirements. Fees are established in Chapter 11.

Sec. 12.904. Site plan contents.

- Property boundaries, dimensions, easements, utilities, rights-of-way, and existing subdivision lots.
- Topography and proposed grading where needed for drainage review.
- Floodplains, watercourses, drainage facilities, culverts, detention facilities, and significant environmental features.

- Existing and proposed buildings, uses, heights, setbacks, refuse storage, loading areas, and accessory structures.
- Parking, loading, circulation, ingress and egress, driveway spacing, and adjacent roadway conditions.
- Landscaping, screening, fencing, lighting, signs, and outdoor equipment.
- Adjacent zoning and land uses and other information reasonably necessary for lawful review.

ARTICLE 12.1000 — PARKING, ACCESS, AND ACCESSIBILITY

Off-street parking shall be provided in the amount reasonably required by the use table or other adopted schedule. Parking regulations shall be administered consistently with state law, including accessibility requirements. Accessible spaces, routes, signage, dimensions, and slopes shall comply with current controlling accessibility standards rather than obsolete dimensional language in prior ordinances.

Use	Minimum parking
Single-family, duplex, manufactured home	1 space per dwelling unit
Multifamily	1 space per dwelling unit unless amended by adopted schedule
Office / business service	1 per 300 sq. ft. floor area
Personal service / retail	1 per 250 sq. ft. up to 5,000 sq. ft.; 1 per 200 sq. ft. above that threshold
Eating or drinking establishment	1 per 150 sq. ft.
Industrial / manufacturing	Greater of 1 per 3 employees or 1 per 1,000 sq. ft.
Warehouse	1 per 5,000 sq. ft.
Recreational / institutional uses	As specified by use or approved site plan

ARTICLE 12.1100 — SCREENING, FENCES, VISIBILITY, AND SWIMMING POOLS

Sec. 12.1101. Screening.

Nonresidential uses adjoining residentially zoned property shall provide screening and buffering reasonably designed to reduce incompatible visual and operational impacts. Screening shall be maintained in good repair.

Sec. 12.1102. Visibility triangles.

No fence, wall, vegetation, structure, or object shall obstruct required intersection or driveway sight distance. The City may require removal or trimming of an obstruction after notice, subject to lawful emergency authority.

Sec. 12.1103. Fences.

Fences shall not encroach on City property or public rights-of-way. Rear-yard fences may not exceed 8 feet and front-yard fences may not exceed 4 feet unless an authorized exception applies. Corner-lot fences shall preserve sight distance.

Sec. 12.1104. Swimming pools.

Swimming pools shall be protected by barriers and gates meeting current state law and adopted building or property-maintenance codes. Obsolete statutory citations in prior zoning ordinances are superseded by current controlling law.

ARTICLE 12.1200 — TELECOMMUNICATIONS AND ANTENNA FACILITIES

Telecommunications and antenna regulations shall be administered consistently with federal law, state law, Texas Local Government Code Chapter 284 where applicable, and constitutional protections. The City may

regulate placement, height, setbacks, screening, structural safety, lighting, and abandonment to the extent not preempted. Eligible facilities requests and protected satellite reception devices shall receive the treatment required by controlling law. Fees are established in Chapter 11.

ARTICLE 12.1300 — NONCONFORMING USES AND STRUCTURES

A lawful nonconforming use or structure may continue subject to this article and controlling law. Ordinary maintenance and work required for safety may be performed. Expansion, enlargement, reconstruction after casualty, discontinuance, abandonment, and change of use shall be governed by objective standards and applicable state law. Manufactured-home lots and manufactured housing shall receive all protections required by Texas Local Government Code Section 211.018 and other applicable law.

ARTICLE 12.1400 — MUNICIPAL ZONING AGENCIES

Sec. 12.1401. Zoning Administrator.

The City Manager or other official designated by the City shall serve as Zoning Administrator and shall administer this chapter, issue administrative approvals, maintain records, and enforce lawful requirements.

Sec. 12.1402. Planning and Zoning Commission.

The Planning and Zoning Commission is continued. Membership, appointment, terms, quorum, records, hearings, recommendations, and procedures shall comply with City ordinance and Texas law. The Commission shall make zoning recommendations and perform other duties lawfully assigned.

Sec. 12.1403. Board of Adjustment.

The Board of Adjustment is continued and shall exercise only the powers authorized by Texas Local Government Code Chapter 211. The Board may hear administrative appeals, special exceptions expressly assigned to it, and variance requests. Variances shall be decided under current statutory criteria. Appeals, voting requirements, rehearing rules, and judicial review shall follow current law.

The prior combined ordinances used inconsistent terminology such as "Board of Adjustments" and "Board of Adjustment and Appeals." The official name in this consolidated chapter is Board of Adjustment.

ARTICLE 12.1500 — ZONING AMENDMENTS, NOTICE, AND HEARINGS

Zoning regulations and district boundaries may be amended only through procedures complying with Texas Local Government Code Chapter 211. Required hearings and notices shall be provided within the times and by the methods required by current law. The City shall not rely on obsolete protest percentages, supermajority rules, publication periods, or mailed-notice standards from a prior ordinance when state law has changed.

The Planning and Zoning Commission shall conduct the hearing and make the report required by law. The City Council shall conduct its required hearing and act by the vote required by current law. Any protest procedure shall be determined under the version of Texas Local Government Code Section 211.006 in effect on the date the application is processed.

ARTICLE 12.1600 — ENFORCEMENT, PENALTIES, AND REMEDIES

The Zoning Administrator and other authorized officials may investigate and enforce this chapter using lawful administrative, civil, and criminal remedies. No enforcement officer is granted authority by this chapter to enter the curtilage of a residence or other constitutionally protected area without consent, an administrative or judicial warrant, an applicable exception to the warrant requirement, or other lawful authority.

A violation may be prosecuted as a misdemeanor and punished by a fine not exceeding the maximum amount authorized by Texas law for zoning ordinance violations. Each day a violation continues may constitute a separate

offense when authorized by law. The City may also seek injunctions, civil penalties, or other remedies authorized by statute.

ARTICLE 12.1700 — FEES AND CROSS-REFERENCES

All zoning, special use permit, variance, plat-related, building, manufactured-home placement, right-of-way, and other municipal fee amounts are established in Chapter 11, Municipal Fees. This chapter determines when an application, permit, or approval is required; Chapter 11 establishes the corresponding fee amount.

Cross-references: Chapter 2, Animal Control; Chapter 3, Building Regulations and Manufactured Housing; Chapter 4, Junked Vehicles and related nuisances; Chapter 5, Fire Prevention; Chapter 8, Health and Sanitation; Chapter 10, Utilities; Chapter 11, Municipal Fees.

CERTIFICATION OF OFFICIAL CODE

I certify that the foregoing City of Richland, Texas, 2026 Code of Ordinances, Chapters 1 through 12, is the code identified as Exhibit A to Ordinance No. 2026-1112-02, adopted by the City Council on November 12, 2026, subject to completion of the required adoption, approval, and publication procedures.

Certified on: 11/12/2026

H Bennett

City Secretary / Authorized Attesting Official

City Seal

CITY OF RICHLAND, TEXAS

2026 CODE OF ORDINANCES — ALPHABETICAL SUBJECT INDEX

References are to the chapter, article, and section numbers in the supplied 2026 Code. Each article and its numbered sections are indexed below; additional common-topic entries provide cross-references.

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ANIMAL CONTROL FEES — Chapter 11, Art. 11.700

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- Livestock, poultry, and swine — Art. 2.400
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- Sec. 7.802 — Appointment and compensation.
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- Sec. 7.805 — Records management and public information.
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- Sec. 1.701 — Compliance with applicable law.
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- Sec. 1.103 — Rules of construction and definitions.
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- Sec. 1.106 — General penalty; continuing violations.
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- Sec. 12.502 — I Industrial District.

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- Sec. 7.306 — Reporting and review.
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- Sec. 10.102 — Connection requirement.
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