

ORDINANCE NO. O-2025-006

AN ORDINANCE AMENDING CHAPTER 6, ARTICLE I. – TECHNICAL CODES OF THE CITY OF SHAVANO PARK CODE OF ORDINANCES TO ADOPT THE 2021 INTERNATIONAL CONSTRUCTION CODES AND THE 2023 NATIONAL ELECTRIC CODE AS THE BUILDING TECHNICAL CODES FOR THE CITY; PROVIDING A CUMULATIVE & CONFLICTS CLAUSE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Texas Local Governmental Code Chapter 214 empowers municipalities to enact building codes and regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the City of Shavano Park is authorized to regulate construction pursuant to the City's general police powers and Texas Local Government Code Chapters 51 and 54; and

WHEREAS, the regulation of building and building construction by the City of Shavano Park (the "City") is necessary to protect the public health, safety and welfare; and

WHEREAS, the City of Shavano Park has previously adopted multiple International Construction Codes; and

WHEREAS, more recent International Construction Codes have been adopted by the International Code Committee; and

WHEREAS, the City Council of the City of Shavano Park desires to adopt the international codes provided for herein along with certain amendments; and

WHEREAS, the City Council of the City of Shavano Park has determined that the regulation of construction activities in the City, as set forth herein, is in the best interests of the City.

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

I

CODE AMENDMENT

Chapter 6, Article I. TECHNICAL CODES of the City of Shavano Park Code of Ordinances is hereby amended to read as follows:

ARTICLE I. TECHNICAL CODES

Sec. 6-1. International Building Code adopted.

The International Building Code, 2021 Edition excluding Chapter 11 (Accessibility) and including Appendix Chapters C (Agricultural Buildings), F (Rodentproofing), and G (Flood-resistant Construction), as published by the International Code Council, is hereby adopted and incorporated by reference as though it was copied herein fully as the Building Code of the City of Shavano Park. The following sections are hereby revised:

- (1) Section 101.1. Insert: City of Shavano Park
- (2) Section 103.1. Amend to read as follows:
103.1 Creation of enforcement agency. The Building Official of the City of Shavano Park shall implement, administer and enforce of the provisions of this code.
- (3) Section 105.2 Work Exempt from permit, delete the following items:
 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²)
 2. Fences not over 7 feet (2134 mm) high
 6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
- (4) Add Section 105.5.1 to read as follows:
105.5.1 Master permit expiration. Master permits are valid for 15 months. The City Manager is authorized to grant 180-day extensions in writing with justifiable cause demonstrated
- (5) Add Section 107.6 to read as follows:
107.6 As Built Construction Documents. On completion of construction and prior to issuance of a certificate of occupancy, the building official may request a copy of finished drawings (as built) to be provided to the City in an electronic format acceptable by the building official.
- (6) Section 111 is hereby repealed and replaced with the following:
Section 111.1 — Certificate of occupancy required
 - (a) *Required.* No commercial building or structure shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.
 - (1) *Existing buildings.*

(i) A new certificate of occupancy is required for a property whenever there is a new business, re-location of existing businesses, change in business ownership, or change of business name.

(ii) A new certificate of occupancy is required whenever there is a change in occupancy classification, or whenever there is a change of subclassification within the same major occupancy classification, as defined in the International Building Code.

(iii) A new certificate of occupancy shall also be required whenever a remodel or renovation exceeds 50% of the total square feet of the building or section thereof or cost more than 50% of the assessed value, or building addition project is undertaken, regardless of the status of the occupancy classification. Any additions, renovations or remodels that require a new Certificate of occupancy must meet the current building and fire codes.

(iv) A new certificate of occupancy may be required by the building official if it has been more than two years since the subject premises was inspected throughout and the owner or occupant is seeking any regulatory approval associated with the premises.

(2) New buildings or Tenant.

(i) A certificate of occupancy is required for new commercial buildings prior to occupying. A certificate of occupancy will only be issued after completing all required building final inspections, final fire inspection and any other required inspections.

(ii) A certificate of occupancy is required for commercial buildings that are built as a shell. Shell buildings' certificate of occupancy are issued for the common areas only if a common usable space is inside of the shell building. This would include common corridors, elevator lobbies and bathrooms located in a common area.

(iii) A certificate of occupancy is required for any new tenant space leased or sold prior to occupying said space.

Section 111.2 — Certificate of occupancy applications, issuance and display

(a) *Applications.* An application for a certificate of occupancy shall be obtained through the City of Shavano Park Permit Office located at 900 Saddletree Court, Shavano Park, Texas 78231.

(b) *Temporary certificate of occupancy.* The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

(c) *Issuance.* After all inspections, as deemed necessary by the City of Shavano Park Code of Ordinances, find the building or structure contains no violations of the provisions of the City of Shavano Park Code of Ordinances, the Building Official shall issue a certificate of occupancy through the Permit Office. The issuance or granting of a certificate of occupancy shall not be construed to be a permit for, or an approval of, any violation of the City of Shavano Park Code of Ordinances. The certificate of occupancy shall contain the following:

- (1) The permit number.
- (2) The address of the structure
- (3) The name and address of the owner, or the owner's authorized agent.

(d) *Display.* A certificate of occupancy shall be prominently displayed within the building for which the certificate was issued, and shall be visible to building occupants, patrons, and public officials. In a case where the building to which the certificate pertains is not publicly accessible, as in the case of apartment buildings, the certificate shall be displayed within the business office of the facility.

Section 111.3 — Certificate of occupancy fees and penalties

(a) *Fees.* The fee for the certificate of occupancy application is set forth in Appendix A — City of Shavano Park Fee Schedule.

(b) *Penalties.*

- (1) It is unlawful to occupy any building that does not have a validly issued certificate of occupancy or temporary certificate of occupancy.
- (2) Operation of a business or office without a valid certificate of occupancy issued in accordance with this section may result in temporary closure of the event, structure or space until the required certificate of occupancy is obtained.
- (3) Should the City of Shavano Park determine an event, structure or space is open to occupancy and that said event, structure or space does not have a valid certificate of occupancy, a notice shall be delivered to the responsible party, property owner or senior occupant of the operating premises notifying them of the violation.
- (4) The occupant, owner, or owner-occupant shall respond to the notification within five (5) working days by presenting a valid certificate of occupancy or will be forced to vacate premises per the Fire Code.
- (5) In the event of closure, a placard shall be placed at the facility noting the facility is closed to the public pending a valid certificate of occupancy. The placard shall not be removed until a valid certificate of occupancy is

obtained and shall only be removed by the City Manager or his designee. Removal of the placard is prohibited.

Section 111.4 — Certificate of occupancy fees and penalties

(a) Ownership. A certificate of occupancy remains the property of the City of Shavano Park, and is considered a license to occupy the building under the conditions of issuance.

(b) Revocation. The Building Official or Fire Marshal is authorized to suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the City of Shavano Park Code of Ordinances.

- (7) Section 113, amend to read as follows:

All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.

- (8) Section 202, amend the following definition to read as follows:

BUILDING OFFICIAL. The building official is the City Manager, or their designee.

- (9) Section 903, add paragraph 903.6 to read as follows:

Any building over two (2) stories, twenty-five (25) feet in height, shall be defined as a high-rise building and shall have automatic sprinkler protection, fully electrically supervised and designed in accordance with the Standard for Installation of Sprinklers (NFPA-13). The determination of the above said twenty-five (25) feet shall be from the finished grade level to the eave of the roof.

- (10) Section 903, add paragraph 903.7 to read as follows:

All buildings of more than two (2) stories shall have automatic sprinklers that meet specifications of NFPA-13 on all floors.

Sec. 6-2. International Residential Code adopted.

The International Residential Code, 2021 Edition excluding Chapters 34 through 43, and including Appendix Chapter AK (Sound Transmission) and AT (Solar-Ready Provisions for Detached One-and-Two-Family Dwellings and Townhouses), as published by the International Code Council, is hereby adopted and incorporated by reference as though it was copied herein fully as the Residential Code of the City of Shavano Park. The following sections are hereby revised:

- (1) Section R101.1. Insert: City of Shavano Park.

- (2) Section R105.2 Building list of exemptions, delete the following items:

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²) .
 2. Fences not over 7 feet (2134 mm) high.
 5. Sidewalks and driveways.
 10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R331.4.
- (4) Section R105.2, add the following amendment:
- Additional exempted work from permitting is listed in Article II (Permits) of Chapter 6 of the City of Shavano Park Code of Ordinances.
- (5) Add Section R105.5.1 to read as follows:
- R105.5.1 Master permit expiration. Master permits are valid for 15 months. The City Manager is authorized to grant 180-day extensions in writing with justifiable cause demonstrated
- (6) Add Section R105.5.2 to read as follows:
- R105.5.2 Swimming Pool expiration. Permits issued for swimming pool construction are valid for 90 days. The building official is authorized to grant 90-day extensions with justifiable cause.
- (7) Add Section R106.6 to read as follows:
- R106.6 As Built Construction Documents. On completion of construction the building official may request a copy of finished drawings (as built) to be provided to the City in an electronic format acceptable by the building official.
- (8) Section R108.5, amend to read as follows:
- The City Manager may authorize the refunding of fees based upon the percentage of work completed.
- (9) Section R110 is hereby deleted in its entirety.
- (10) Section R112, amend to read as follows:
- All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.
- (11) Section R202, amend the following definition to read as follows:
- BUILDING OFFICIAL. The building official is the City Manager, or their designee.
- (12) Section R301.2 introductory language is amended to read as follows:
- Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established, as determined by a licensed engineer.

(13) Section R801, add paragraph R801.4 to read as follows:

A roof constructed of any other material than metal or composition shingle requires a heavy roof letter from a licensed engineer.

(14) Chapter 11 Energy Efficiency of the 2021 International Residential Code is hereby deleted in its entirety and substituted with Chapter 11 Energy Efficiency of the 2018 International Residential Code. All references in other adopted codes to Chapter 11 of the International Residential Code will hereby refer to the substituted chapter.

(15) Section M2005.1, add the following amendments:

M2005.1.1 Any new construction or remodel involving a water heater will be required to have a walk-through doorway measuring no less than 30 inches wide and 60 inches high and be approved by the Building Official.

M2005.1.2. In new construction or a remodel it is prohibited to install new water heaters in an attic. Attics containing existing water heaters shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall not be less than 30 inches high and 22 inches wide and not more than 20 feet in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present at the front or service side of the water heater. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches where such dimensions are large enough to allow removal of the water heater.

Exception: Same-level direct access through a walk thru door minimum of 30 inches wide and 60 inches in height and to be lighted.

(17) Section P 2603.5.1 Sewer Depth. Insert: 6 inches, 6 inches.

Sec. 6-3. International Existing Building Code adopted.

The International Existing Building Code, 2021 Edition, as published by the International Code Council, is hereby adopted and incorporated by reference as though it was copied herein fully as the Existing Building Code of the City of Shavano Park. The following sections are hereby revised:

(1) Section 101.1, Insert: City of Shavano Park

(2) Section 103.1. Amend to read as follows:

103.1 Creation of enforcement agency. The Building Official of the City of Shavano Park shall implement, administer and enforce of the provisions of this code.

(3) Section 105.2 Building list of exemptions, amend the following item:

1. Non-concrete sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route. Concrete flatwork requires a permit.

- (4) Section 105.2, add the following amendment:

Additional exempted work from permitting is listed in Article II (Permits) of Chapter 6 of the City of Shavano Park Code of Ordinances.

- (5) Section 112, amend to read as follows:

All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.

- (6) Section R202, amend the following definition to read as follows:

CODE OFFICIAL. The code official is the City Manager, or their designee.

Sec. 6-4. International Mechanical Code adopted.

The International Mechanical Code, 2021 Edition, as published by the International Code Council, is hereby adopted and incorporated by reference as though it was copied herein fully as the Mechanical Code of the City of Shavano Park. The following sections are hereby revised:

- (1) Section 101.1, Insert: City of Shavano Park

- (2) Section 106.2, add the following amendment:

Additional exempted work from permitting is listed in Article II (Permits) of Chapter 6, Section 6-44 of the City of Shavano Park Code of Ordinances.

- (3) Section 106.5, is hereby added to read as follows:

A permit shall not be issued until the fees prescribed in the City of Shavano Park Code of Ordinances have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the mechanical system, has been paid. The fees for work shall be prescribed in Appendix A (Fee Schedule) of the City of Shavano Park Code of Ordinances.

- (5) Section 106.5.3, amend to read as follows:

The City Manager may authorize the refunding of fees based upon the percentage of work completed.

- (6) Section 109, amend to read as follows:

All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.

- (7) Section 115.1.1, is hereby added to read as follows:

Any person, corporation, partnership, association or joint venture who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter or repair mechanical work in violation of the approved

construction documents or directive of the code official, or of a permit or certificate issued under the provisions of the code, shall be guilty under Section 6-11 of the City of Shavano Park Code of Ordinances.

Sec. 6-5. International Fuel Gas Code adopted.

The International Fuel Gas Code, 2021 Edition, as published by the International Code Council, is hereby adopted and incorporated by reference as though it was copied herein fully as the Fuel Gas Code of the City of Shavano Park. The following sections are hereby revised:

- (1) Section 101.1, Insert: City of Shavano Park
- (2) Section 103.1. Amend to read as follows:
103.1 Creation of enforcement agency. The Building Official of the City of Shavano Park shall implement, administer and enforce of the provisions of this code.
- (3) Section 106.2, add the following amendment:
Additional exempted work from permitting is listed in Article II (Permits) of Chapter 6 of the City of Shavano Park Code of Ordinances.
- (4) Section 106.6, is hereby added to read as follows:
A permit shall not be issued until the fees prescribed in the City of Shavano Park Code of Ordinances have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the installation, has been paid. The fees for work shall be prescribed in Appendix A (Fee Schedule) of the City of Shavano Park Code of Ordinances.
- (5) Section 106.6.1 is hereby added to read as follows:
The City Manager may authorize the refunding of fees based upon the percentage of work completed.
- (6) Section 114, amend to read as follows:
All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.
- (7) Section 115.4 is hereby amended to read as follows:
Any person, corporation, partnership, association or joint venture who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of the code, shall be guilty under Section 6-11 of the City of Shavano Park Code of Ordinances.

Sec. 6-6. International Energy Conservation Code adopted.

The International Energy Conservation Code, 2021 Edition, excluding Chapter 4 (Residential Energy Efficiency), as adopted and published by the International Code Council, is hereby adopted and incorporated by reference as though it was copied herein fully as the Energy Conservation Code of the City of Shavano Park. The following sections are hereby revised:

- (1) Section C101.1, Insert: City of Shavano Park
- (2) Section C109, amend to read as follows:
All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.
- (3) Section C110 amend to read as follows:
All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.

Sec. 6-7. National Electrical Code adopted.

The National Electric Code, 2023 Edition, as published by the National Fire Protection Association, is hereby adopted and incorporated by reference as though it was copied herein fully with the following amendments:

- (1) *Permit required* — All electrical work described in Sec. 6-43 of the City of Shavano Park Code of Ordinances shall require a permit.
- (2) *Appeals* — All appeals to the enforcement of this code by the Building Official shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.
- (3) *Copper wiring required, aluminum feeders allowable* — Any conductor, whether it may be current carrying, non-current carrying, or grounded conductor with applications enclosed in any structure, conduit body, or enclosure shall be copper. Aluminum feeders are allowable.
- (5) *Transformer location* — For safety, fire hazard, and maintenance purposes, high voltage transformers installed indoors or in enclosed spaces shall not be stored in above ceiling spaces.

Sec. 6-8. International Plumbing Code adopted.

The International Plumbing Code, 2021 Edition, including Appendices C (Structural Safety) and E (Sizing of Water Piping System), as adopted and published by the International Code Council, is hereby adopted and incorporated by reference as though it was copied herein fully as the Plumbing Code of the City of Shavano Park. The following sections are hereby revised:

- (1) Section 101.1, Insert: City of Shavano Park

- (2) Section 106.2, add the following amendment:

Additional exempted work from permitting is listed in Article II (Permits) of Chapter 6, Section 6-42 of the City of Shavano Park Code of Ordinances.

- (3) Section 106.3, is added to read as follows:

A permit shall not be issued until the fees prescribed in the City of Shavano Park Code of Ordinances have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the installation, has been paid. The fees for work shall be prescribed in Appendix A (Fee Schedule) of the City of Shavano Park Code of Ordinances.

- (5) Section 106.4, is added to read as follows:

The City Manager may authorize the refunding of fees based upon the percentage of work completed.

- (6) Section 108.4, amend to read as follows:

Any person, corporation, partnership, association or joint venture who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of the code, shall be guilty under Section 6-11 of the City of Shavano Park Code of Ordinances.

- (7) Section 108.5, Insert: \$100.00 and \$500.00

- (8) Section 109, amend to read as follows:

All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.

- (9) Section 305.4.1, Insert: 6 inches, 6 inches.

- (10) Section 502.3, amend to read as follows:

In new construction or a remodel it is prohibited to install new water heaters in an attic. Attics containing existing water heaters shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall not be less than 30 inches high and 22 inches wide and not more than 20 feet in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present at the front or service side of the water heater. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches where such dimensions are large enough to allow removal of the water heater.

(a) Exception: Same-level direct access through a walk thru door minimum of 30 inches wide and 60 inches in height and to be lighted.

(11) Amend Section 607.3 to read as follows:

607.3 Expansion tanks required. All water heaters require expansion tanks during initial installation or change out.

(12) Add Section 608.4.1 to read as follows:

608.4.1. Water Softener Attic Access. Any new construction or remodel involving an attic installation of a water softener will be required to have a walk-through doorway measuring no less than 30 inches wide and 60 inches high and be approved by the Building Official.

(13) Section 903.1, Insert: 6 inches.

(14) Section 918.5 amend to read as follows:

Access shall be provided to all air admittance valves. Such valves shall be installed in a location and manner as approved by the Building Official.

Sec. 6-9. International Swimming Pool and Spa Code amendments.

Tex. Local Government Code § 214.103 adopts the International Swimming Pool and Spa Code as it existed on May 1, 2019 as the municipal swimming pool and spa code in the state. The City of Shavano Park adopts the following administrative and enforcement amendments to the adopted code:

(1) Section 101.1, Insert: City of Shavano Park

(2) Section 105.6.2, amend to read as follows:

Fees for work shall be as indicated in Appendix A - City of Shavano Park Fee Schedule in the City of Shavano Park Code of Ordinances.

(3) Section 105.6.3, amend to read as follows:

The City Manager may authorize the refunding of fees based upon the percentage of work completed.

(4) Section 107.4, amend to read as follows:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair a pool or spa in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be guilty under Section 6-11 of the City of Shavano Park Code of Ordinances.

(5) Section 107.5, Insert: \$100.00 and \$500.00

(6) Section 108, amend to read as follows:

All appeals shall be governed by Chapter 6, Article V of the City of Shavano Park Code of Ordinances.

Sec. 6-10. Compliance.

- (a) *Unlawful acts.* It shall be unlawful for any person, corporation, partnership, association or joint venture to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, residence or structure in the City or cause the same to be done, contrary to or in violation of any provisions of this chapter.
- (b) *Building Official.*
 - (1) The City Building Official shall maintain surveillance of construction taking place within the City to ensure compliance with the building codes and other regulations of the City.
 - (2) The City Building Official shall issue stop work orders when the work cannot proceed safely, where continuing construction would be in violation of the building code or other regulations or when construction should not proceed pending resolution of unusual or unforeseen construction and/or compliance problems.
 - (3) The City Building Official and/or a designated representative will be responsible for notifying all parties who are in violation of this chapter or the City's zoning ordinance. In the event a citation must be issued, responsibility for said citation shall rest with the Code Compliance Officer.
 - (4) The City shall have the authority to determine if the contractor's construction cost, for the purpose of establishing fees, is reasonable.

Sec. 6-11. Violations and penalty.

Any person, firm, corporation or agent who shall violate a provision of this chapter, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish, or move any structure, electrical, gas, mechanical or plumbing system in violation of the detailed statement or drawings submitted and permitted thereunder, shall be guilty of a misdemeanor. Such persons shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed or continued, and upon conviction of any such violation such person shall be punished by a fine of not more than \$500.00 for each offense unless said violation is a violation of a regulation governing fire safety or public health and sanitation then by a fine of not more than \$2,000.00 for each offense.

Sec. 6-12. Conflicts between adopted codes and other regulations.

To the extent of a conflict between any Codes adopted herein and any locally adopted regulations regarding construction requirements, permitting, variances, and appeals from any Code requirements and local administrative decisions the locally adopted regulations shall apply.

Secs. 6-13—6-38. Reserved.

**II
CUMULATIVE CLAUSE**

That this ordinance shall be cumulative of all provisions of the City of Shavano Park, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**III
SEVERABILITY**

That it is hereby declared to be the intention of the City Council of the City of Shavano Park that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**IV
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government.

V
EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND APPROVED as administrative on the first reading by the City Council of the City of Shavano Park this the 28th day of April, 2025.



ROBERT WERNER, MAYOR

Attest:



KRISTEN M. HETZEL, CITY SECRETARY