

ORDINANCE: 1622

AN ORDINANCE AMENDING CHAPTERS 18 OF THE CITY OF LIVE OAK CODE OF ORDINANCES TO ADOPT THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AND LOCAL AMENDMENTS THERETO; PROVIDING FOR PENALTIES, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City of Live Oak is authorized by section 54.004 of the Local Government Code to adopt and enforce ordinances necessary to protect health, life, and property and to preserve the good government, order and security of the municipality and its inhabitants; and

WHEREAS, the City is also authorized by section 54.001 of the Local Government Code to impose fines for the violation of these ordinances of up to \$2,000 if the ordinances govern fire safety, zoning, or public health and sanitation; and

WHEREAS, the City's Code of Ordinances currently includes regulations governing the maintenance of property and which impose standards by which all properties within the City of Live Oak must be maintained in order to address the health, safety and sanitation needs of the community; and

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

WHEREAS, the regulation of property maintenance by the City of Live Oak is necessary to protect the public health and welfare; and

WHEREAS, the Texas Local Governmental Code empowers the City to enact property codes and regulations and provide for their administration, enforcement, and amendments; and

WHEREAS, the City adopted the 2012 versions of the Property Maintenance Code, which has been updated and amended with new versions; and

WHEREAS, the City finds it is in the interests and welfare of its citizens to repeal the 2012 Property Maintenance Codes and adopt the updated 2021 International Property Maintenance Code, with amendments.

WHEREAS, it is the intent of the City Council to adopt property maintenance regulations that will provide the citizens of the City of Live Oak with greater property value protections and with a more enjoyable residential community as a result of the updated and more organized property maintenance standards set forth in the 2021 International Property Maintenance Code and the local amendments made thereto.

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

I.

SECTION 1. Chapter 18-1 of the City's Code of Ordinances is hereby amended as follows:

The International Property Maintenance Code, 2021 Edition, is hereby adopted as the official property maintenance code of the city and incorporated by reference as though fully set out herein.

SECTION 2. Sec. 18-2 - Amendments.

The International Property Maintenance Code adopted by this article is hereby amended as set out in Exhibit A.

II.

PENALTY

Any owner, person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not less than \$500.00 and not to exceed \$2,000.00. Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

III.

CUMULATIVE

This Ordinance shall be cumulative of all provisions of ordinances of the City of Live Oak, Texas, except where the provisions of the Ordinance are in direct conflict with the provisions such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

IV.

SEVERABILITY

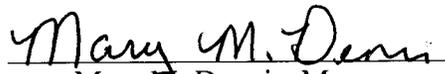
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of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

V.

EFFECTIVE DATE

This Ordinance has a penalty associated with a violation and shall take effect immediately upon its publication as provided by law. Notice of the enactment of this Ordinance will be given by publishing the Ordinance or its descriptive caption and penalty in the City's official newspaper onetime within 30 days of passage.

PASSED, APPROVED and ADOPTED this 28th day of September, 2021.


Mary M. Dennis, Mayor

ATTEST:


Deborah L. Goza, City Secretary

APPROVED FOR LEGAL SUFFICIENCY:


City Attorney's Office

EXHIBIT A

Chapter 18 - PROPERTY MAINTENANCE

Sec. 18-1. - 2021 International Property Maintenance Code adopted.

The International Property Maintenance Code, 2021 Edition, is hereby adopted as the official property maintenance code of the city and incorporated by reference as though fully set out herein.

Sec. 18-2. - Amendments.

The International Property Maintenance Code adopted by this article is hereby amended as set out in this section:

Section 101

101.1 (Insert) after Code of "City of Live Oak, Texas."

Section 102

102.3 (Change to read): "Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of all Codes adopted by the city in chapter 5, section 5-2 of the Code of Ordinances. Nothing in the Code adopted by this section shall be construed to cancel, modify or set aside any provision of the City of Live Oak's zoning regulations established by the city's Code of Ordinances.

Section 107 NOTICES AND ORDERS

107.1 Notice to owner or person responsible.

Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections *107.2* and *107.3* to the owner or person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section *108.3*.

Prior to giving notice under sections *107.2* and *107.3*, the code official and/or designee may, but is not required to, provide a courtesy notice by leaving a door hanger or other form of a warning stating that a violation has occurred and offering a period of time to voluntarily comply before the code official and/or designee takes further action. Failure of an owner and/or occupant to actually receive a courtesy door hanger or warning from the code official is not a defense to prosecution for any violation under this code.

107.2 Form.

Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a statement of the violation or violations and why the notice is being issued.
3. Include a correction order allowing a reasonable time to abate the violations, make the repairs or improvements required to bring the property, dwelling unit or structure into compliance with the provisions of this code.
4. Inform the owner or person responsible of a court date in the city's municipal court or the date of a public hearing at which the owner or person responsible must appear to answer to the complaint that a violation or violations has/have occurred.
5. Include a statement of the city's right to file a lien in accordance with Section 106.3.

107.3 Method of service.

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally to the owner and/or occupant or to a person of suitable age and discretion residing there;
2. Sent by certified or first-class mail addressed to the last-known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

Section 108 UNSAFE STRUCTURES AND EQUIPMENT

108.2 Closing of Vacant Structures. (Insert) after "Upon failure of the owner to close up the premises within the time specified in the order, the code official shall initiate the procedures set forth in chapter 5, article IX of the city's Code of Ordinances."

108.5 Prohibited occupancy. (Insert) before "Any": "Subject to the provisions of ch. 5, art. ix of the city's Code of Ordinances and state law, [a]ny occupied structure condemned..."

108.6 Abatement methods. (Change) Upon a determination by the code official that a violation of the standards set forth in this Code has occurred, the code official shall initiate the procedures set forth in chapter 5, article IX of the city's Code of Ordinances to have the nuisance abated by either the owner or the city.

109.1 (Add) after "same." Upon taking the emergency action authorized by this section, the code official shall immediately thereafter initiate the procedures set forth in chapter 5, article IX of the city's Code of Ordinances."

109.6 Hearing. (Insert) after "affected person shall thereafter be entitled to a public hearing before the dangerous structure determination board as provided in chapter 5, article IX of the city's Code of Ordinances."

Section 110 Demolition

110.01 General. (Insert) after "owner's option in accordance with the procedures set forth in Chapter 5, Article IX of the City's Code of Ordinances." (Omit remainder of section).

110.3 Failure to comply: (Insert) after "the code official shall proceed with initiating procedures set forth in chapter 5, article IX of the city's Code of Ordinances." (Omit remainder of section).

Section 111 Means of Appeal

111.1 (Change) "Upon the issuance of an order by the dangerous structure determination board as provided in chapter 5, article IX of the city's Code of Ordinances, an owner, lienholder, or mortgagee of record of property jointly or severally aggrieved by said order may file a petition in district court appealing the board's order following the procedures and within the time frame set forth in chapter 5, article IX of the city's Code of Ordinances."

111.2-111.8(Omit).

Section 201.3 Terms defined in other codes: after International Mechanical Code add: 4th Edition of RSMMeans Construction Dictionary

(Add before) ventilation: Motor vehicle means a self-propelled vehicle designed for use on a public road or highway.

(Add after) condemn: Driveway means a private drive for vehicular traffic leading from a street or other thoroughfare to a building, house, garage, or similar structure designed for human occupancy or residence this is constructed using concrete or asphalt.

(Add after) Structure: Structural Failure means the inability of a structure or structural member to perform its intended function, perhaps caused by collapse or excessive deformation.

Section 302

302.1 (Add): There shall be no visible outside storage of any building materials (except where an "open building permit" has been issued), garden tools, fire wood, newspapers, indoor furniture, lawn mowers, coolers and any other discarded or worn out manufactured materials and machinery which shall include but is not limited to motor vehicles and parts of motor vehicles, tires, aircraft, farm implements, appliances and scrap metal. These items shall not be visible from the front, back or side yards from any public place including carports, patios, balconies, front and side porches and driveways.

(ADD) *302.1.1 Barbeque Grills.* Barbeque grills not in use shall be stored on the side or in the rear of the property. Barbeque Pits and Grills that are permanently mounted to trailers or vehicles are exempt from this section of the ordinance, as long as the trailer or vehicle meets all licensing and

registration requirements of the state.

(ADD) 302.1.2 Moving Container Storage.

§ 302.1.3 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

IMPROVED SURFACE. A surface area that is constructed using concrete or asphalt and provides a stable base.
PODS. An acronym and common name for portable on demand storage units.

PORTABLE ON DEMAND STORAGE UNIT. Any box-like container transported by truck, tractor or other vehicle for movement from place to place when used for a temporary storage device. The storage capacity would be more than 216 cubic feet and normally would be stored off-site.

§ 302.1.4 REGULATION OF PORTABLE STORAGE CONTAINERS.

(A) It shall be unlawful for any person to park, place or suffer the placement of any PODS or similar device in or upon any street, highway, roadway, designated fire lane, easement, or sidewalk in the city.

(B) It shall be unlawful for any person to park, place or suffer the placement of any PODS or similar devices upon any lot or property in the city other than on an improved surface.

(C) It shall be unlawful for any person to park, place or suffer the placement of any PODS or similar devices upon any improved surface that does not encompass the full square area of the POD or similar device.

(D) No person shall install, deposit, park or leave any POD or similar devices on any property within the city without first obtaining a permit from the Development Services Department. A permit fee of \$10 would be required. The permit shall be for a time period not to exceed 60 days during which time the unit may be kept on the property. The 30 days will include loading and unloading time. No more than one permit may be issued for any lot or parcel of property in any 12-month period. If the person elects to move the POD to an off-site storage facility, the loading period shall not exceed 60 days. An additional permit will be required if the POD is not returned, unloaded within 60 days, within 12 months of the permit date.

(E) Any PODS or similar devices which are installed, placed, deposited or parked on any property shall be so situated as to minimize the potential for interference with sight lines for motorists on adjoining streets and nearby driveways and, if possible, to the rear of the front building line of the principal building.

(F) The maximum allowable size for a portable storage container in a residential district is 160 square feet with an overall length not to exceed 20 feet.

(G) Not more than one portable container shall be allowed in the front yard of any lot on which a single-family dwelling has been constructed.

§302.1.5 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. (Add) Areas covered in this section shall be free from obstruction and shall not limit or inhibit the safe passage or usage.

302.4 (Change): 302.4 "Weeds" to "Weeds, Grass and Limbs."

(Insert) after "in excess of": "12 inches."

(Insert) after "as prescribed by": "Chapter 342 of the Health & Safety Code."

(Add): Grass or weeds shall not be allowed to grow beyond the property's curb line. It shall be unlawful for any person to cast, throw, sweep, blow or deposit any grass clippings, leaves, weeds or any other substance in or upon any street, drains, or catch basin within the City.

(Add): Limbs that extend over a sidewalk must be trimmed to a MINIMUM height of 8 feet above the sidewalk. All limbs that extend past the curb and over the street must be trimmed to a

MINIMUM height of 13.6 feet above the curb and continuing that height out over the surface of the road.

302.5 (Add):

302.5.1 Definitions.

For the purposes of this section the following definitions shall apply.

1. Business buildings shall mean any structure, whether public or private, that is adapted for occupancy for transaction of business, for rendering of professional service, for amusement, for the display, sale or storage of goods, wares, or merchandise, or for the performance of work or labor, including hotels, apartment buildings, tenement houses, rooming houses, office buildings, public buildings, stores, theaters, markets, restaurants, grain elevators, abatoirs, warehouses, workshops, factories, and all out houses, sheds, barns and other structures on premises used for business purposes.
2. Occupant shall mean the individual, partnership, or corporation that uses or occupies any building or part of fraction thereof, whether the actual owner or tenant. In the case of vacant buildings or vacant portions thereof, the owner, agent, or custodian shall have the responsibility as occupant.
3. Owner shall mean the actual owner, agent, or custodian of the building, whether individual, partnership, or corporation. The lessee shall be construed as the "owner" for the purpose of this article when buildings agreements hold the lessee responsible for maintenance and repairs.
4. Garbage Container shall mean any object that holds something and is leak proof, covered or sealed and includes tightly closed garbage bags, etc
5. Rat eradication shall mean the elimination or extermination of rats within buildings by any or all of the accepted measures, such as poisoning, fumigation, trapping, clubbing,

etc.

6. **Rat harborage** shall mean any condition which provides shelter or protection for rats thus favoring their multiplication and continued existence in, under, or outside of any structure.
7. **Rat proofing** shall mean a form of construction to prevent the ingress of rats into business buildings from the exterior or from one business building or establishment to another. It consists essentially of treatment with material, impervious to rat gnawing, all actual or potential openings in exterior walls, ground or first floors, basements, roof and foundations, that may be reached by rats from the ground by climbing or burrowing.
8. **Sanitary-** shall mean a condition of good order and cleanliness that precludes the probability of disease transmission

302.5.2 All buildings in the city shall be ratproofed, freed of rats, and maintained in a ratproof and ratfree condition to the satisfaction of the health inspector.

302.5.3 Upon receipt of written notice and/or order from the Building Official, health inspector, or the city manager, the owner of any business building specified therein shall take immediate measures for ratproofing the building, and unless such work and improvements have been completed by the owner in the time specified in the written notice, in no event to be less than 15 days or within the time to which a written extension may have been granted by the health inspector, then the owner shall be deemed guilty of an offense under the provisions of this article.

302.5.4 Whenever the building official, health inspector or city manager notifies the occupant or occupants of a building in writing that there is evidence of rat infestation of the building, such occupant or occupants shall immediately institute rat eradication measures and shall continuously maintain such measure in a satisfactory manner until the premises are declared by the health inspector to be free of rat infestation. Unless such measures are undertaken within five days after receipt of notice, it shall be construed as a violation of the provisions of this article and the occupant shall be held responsible therefor.

302.5.5 *Maintenance.* The owners of all ratproofed buildings are required to maintain the premises in a ratproofed condition and to repair all breaks or leaks that may occur in the ratproofing without a specific order of the health inspector.

302.5.6 *Closure of occupied buildings.* Whenever conditions inside or under any occupied business buildings within the city provide extensive harborage for rats in the opinion of the building official or health inspector, the building official or health inspector is empowered, after due notification in accordance with this article, to close such buildings until such time as the conditions are abated by ratproofing and harborage removal including, if necessary, the installation of suitable concrete floors in basements or replacement of wooden first or ground

floors with concrete or other major repairs necessary to facilitate rat eradication.

302.5.7 Condemnation of unoccupied buildings. Whenever conditions inside or under any unoccupied buildings provide extensive harborage for rats, in the opinion of the building official or health inspector, the building official or health inspector is empowered to require compliance with the provisions of this article and, if such conditions are not corrected in a period of 60 days, or within the time to which a written extension may have been granted by the health inspector, the health inspector is empowered to institute condemnation and destruction proceedings.

302.5.8 Occupancy of buildings where foodstuffs stored, kept, etc., not in compliance with article prohibited. It shall be unlawful for any person to occupy any new or existing business buildings wherein foodstuffs are to be stored, kept, handled, sold, held or offered for sale without complying with the provisions of this article; unless the provisions of this section are complied with, no city license or permit to conduct or carry on any business mentioned above will be issued.

302.5.9 Storage of food, feed. All food and feed within the city for feeding animals shall be stored in ratfree and ratproof containers, compartments, or rooms unless stored in a ratproof building.

302.5.10. Inspections. The building official or health inspector or his agent is empowered to make unannounced inspections of the interior and exterior of buildings to determine full compliance with this article, and the health inspector or his agent shall make periodic inspections at intervals of not more than 45 days of all ratproofed buildings to determine evidence of rat infestation and the existence of new breaks or leaks in their ratproofing and, when any evidence of it is found, indicating the presence of rats or openings through which rats may again enter buildings, the building official or health inspector shall serve the owners or occupants with notice and/or orders to abate the conditions found.

302.5.11. Restoration of ratproofing following repair, reconstruction, etc. It shall be unlawful under the provisions of this article for the occupant, owner, contractor, public utility company, plumber or any other person to remove and fail to restore in like condition the ratproofing from any building for any purpose. It shall further be unlawful for any person or agent to make any new openings that are not closed or sealed against the entrance of rats.

302.8 (Add): No vehicles or trailers of any type may be parked on any surface other than a driveway defined by this Article. The surface area must encompass the entire size of vehicle or trailer. The surface must be of the like materials of stone, pavers, etc. as the existing driveway. Only motor vehicles authorized to be maintained on property by this section may be parked or stopped on a driveway. Boats and Trailers may be parked on a driveway if they meet all licensing and registration requirements of this Code and state law. Under no circumstances shall any motor vehicle, boat or trailer that are not operational as defined in this Code be permitted to be maintained on a driveway within the city limits.

(ADD) 302.8.1 Nonconforming driveways. All existing driveways that meet the current requirements of the Code of Ordinances in effect as of the date of passage of this ordinance shall be required to be brought into compliance with this section and section 203.1 of this Code within 180 days. Compliance shall mean applying for a building flatwork work permit with the city's building inspection department and paying all applicable fees.

(ADD) 302.8.2 Vehicle Covers. Vehicle covers shall be of the manufactured fitted type for the specific vehicle it is being used for, should be in good condition free of tears and wearing. All tarps or other means of coverage shall be prohibited.

(Change) 302.9 to Parking of Vehicles Boats and Trailers. Only motor vehicles authorized to be maintained on property by this section may be parked or stopped on a driveway defined by this Code. Boats and Trailers may be parked on a driveway as defined by this Code if they meet all licensing and registration requirements of this Code and state law. Under no circumstances shall any motor vehicle, boat or trailer that is not operational as defined in this Code be permitted to be maintained on a driveway within the city limits.

(Change) 302.9 to 302.10 Defacement of Property...

302.11 Portable Basketball goals shall be removed from city streets when not in use and at night. When removed it shall be placed away from the curb at least fifteen (15) feet outside the limits of the dedicated right of way. No portable recreational equipment shall be allowed on or over the paved portion of the city's streets when not in use. All permanent pole structures within five feet of the dedicated right of way, curb, or street, must be removed. Removal of all permanent pole like structures must be done within one hundred eighty (180) days of the adoption of this amendment.

For the purpose of this section the following definitions shall apply:

- (1) **Permanent pole-like structure:** any type of pole such as a flagpole, permanent basketball goal, or vertical piping/pole consisting of wood, metal, plastic, or other manufactured materials.

302.12 Nuisances. Each of the following are considered public health nuisances and shall be abated.

- (1) a condition or place that is a breeding place for flies and that is in a populous area
- (2) a collection of water in which mosquitoes are breeding
- (3) the presence of ectoparasites, including bedbugs, lice, and mites, suspected to be disease carriers.
- (4) an object, place or condition that is a possible and probable medium of disease transmission to or between humans or animals.

Section 303

Add Section 303.1 Swimming Pools shall be maintained in a clean, safe and sanitary condition and in good repair.

- (1) The swimming pool bottom shall be visible at all times unless a pool cover is present.**
- (2) The swimming pool shall be free from mosquito larva and any other nuisances.**
- (3) The swimming pool shall have constant circulation of water**
- (4) The swimming pool shall be free of algae and/or any plant growth that may block site of the bottom of the pool**

Add Section 303.4. It shall be unlawful to discharge any pool/spa water into any city street or drainage ditch. All drainage of pool/spa water shall be conducted into the property's sanitary sewer.

Section 304

304.1.1 Unsafe Conditions. (Add) after "13. Exceptions: 2.: when "authorized by the city's Code of Ordinances and state law".

304.3 (Add): the address shall be illuminated with at least 60 illuminati of light.

Section 308

308.2.2 (Add after): doors: that has an airtight snap lock or other locking device.

308.3.1 (Delete para.) Replace para. with: Garbage Container(s): The owner or operator of every dwelling shall provide and at all times cause to be utilized leak proof, covered, outside garbage container(s).

308.3.2 (Delete para.) Replace with Recycling Container(s): The owner or operator that uses recycling container(s) shall use the ones provided by the approved waste removal company that the City of Live Oak has contracted with.

Add Sections:

§ 309.1 DEFINITIONS.

PREMISES. A lot, plot or parcel of land, easement or public way to the curb or pavement when no curb is present and to the centerline of adjacent alleys, including any structures thereon.

§ 309.2 The party responsible (ie: owner, lessor, lessee, etc) for the maintenance of a premises, whether it includes a structural improvement or not, shall be responsible for the property maintenance of the premises.

§ 309.3 Costs of abatement charged to owner. Cost of abatement shall be charged to the property owner. In addition, an administrative fee may be charged which will be ten percent of the abatement cost or \$100.00 whichever is greater.

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Legal Notices

Public Notice
CITY OF CONVERSE ZONING CHANGE REQUEST
 The City of Converse will conduct a public hearing on a request for a Zoning Change. The property is located at Property ID 303420 & 303443 approximately 163 feet northwest of the FM 1975/Janice Interactions Legal Description PID 303430, CB 2052, P-28, ABS 46, and PID 303443, CB 2052, P-28, ABS 46 14575 Road of Way Street, Converse, TX, 78109. A Public Hearing will be held at 7:00 p.m., Mon., October 19, 2021 before the Planning & Zoning (P&Z) Commission. The City Council will hold another Public Hearing to make a final decision on Tues., Nov. 16, 2021, 7:00 p.m. at their regular City Council Meeting. The meetings are to be held in the City Council Chambers, 402 S. Seguin St. Citizens interested in providing input are invited to attend the meetings. Citizens may provide input to the Planning Director by email hegovie@converse.net or in person during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, or by writing to Planning Director, City of Converse, 406 S. Seguin, Converse, TX 78109.

NOTICE OF PUBLIC HEARING
 The City Council Of The City Of Kirby will hold a Public Hearing On October 26, 2021 at Kirby City Hall, 112 Eastman, Kirby, TX 76219 At 7:00 P.M. To Hear A Request To Allow The Property Located At CB 5903, BLK LOT 8, Otherwise Known As 3902 Ackerman Road, Kirby, TX 76219, Which Is Zoned Single Family Dwelling District (R-1) To Be Reclassed As Multiple Family Dwelling District (R-2) Property.
 All interested parties are urged to attend. For further information, please contact City Hall at 210-861-3198, Ext. 305.

ORDINANCE 3622
 AN ORDINANCE AMENDING CHAPTERS 18 OF THE CITY OF LIVE OAK CODE OF ORDINANCES TO ADOPT THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AND LOCAL AMENDMENTS THERETO; PROVIDING FOR PENALTIES, SEVERABILITY, AND AN EFFECTIVE DATE.
 PASSED, APPROVED AND ADOPTED this 28th day of September, 2021.
 Mary M. Dennis, Mayor
 ATTEST:
 Deborah L. Goza, City Secretary

Public Notice
Q&A
What makes newspapers the best source for public notice?
 Newspapers are independent, credible, and can guarantee readership. Newspaper readers pay attention to what's going on in the community.
 Newspapers are read both in print and online. So are the public notices we publish. And after they're published, we archive them. Forever.
 Since 1836, Texans have relied on their newspapers to provide public notices. They still do...for lots of good reasons.

Public Notice
Q&A
What is a public notice?
 It's information about important government activities. Notice in the newspaper is required for a good reason -- to make sure it's NOTICE: it's crucial to government transparency...and government accountability.
 Your local paper is the most visible, independent source for this essential service. We archive notices in our online archive, but just those are not enough. And they're archived forever, so there's a permanent and accessible record.
 Texas newspapers have published public notices since 1836. As your hometown paper, we're proud to provide this service to our communities.

What makes newspapers the best source for public notice?
 Newspapers are independent, credible, and can guarantee readership. Newspaper readers pay attention to what's going on in the community.
 Newspapers are read both in print and online. So are the public notices we publish. And after they're published, we archive them. Forever.
 Since 1836, Texans have relied on their newspapers to provide public notices. They still do...for lots of good reasons.
Who benefits from public notice?
 You do. Public notices are required because a government body or corporation wants to do something you need to know about.
 When government is about to change your life, or your property or assets are about to be taken, newspaper notices are there to keep you informed.

