

CITY OF PANHANDLE
ORDINANCE NO. 606.5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PANHANDLE, TEXAS, AMENDING THE CODE OF ORDINANCES ARTICLE 3.200, BUILDING PERMITS, BY AMENDING SECTION 3.201, PERMIT REQUIRED, AND AMENDING SECTION 3.203 CONSTRUCTION UNLAWFUL, AND BY REPEALING SECTION 3.202 BUILDING PERMIT FEES; PROVIDING A REPEALER; PROVIDING SEVERABILITY; PROVIDING A PENALTY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Panhandle, Texas has determined that the issuance of building permits to citizens and contractors performing work in the City needs to be closely regulated so as to protect the citizens; and

WHEREAS, the City Council believes that the current provisions of Article 3.200 do not provide the desired level of protection of the public's health, safety and welfare in the permit issuing process; and

WHEREAS, the City Council desires to amend Sections 3.201 and 3.203 to reflect a more comprehensive approach to the issuance of building permits and the fees charged therefor, and desires to repeal the existing 3.202 because the subject thereof is covered in the new wording of 3.201; and

WHEREAS, the City Council believes that the changes outlined herein are necessary in order to better protect the health, safety and welfare of its citizens.

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

SECTION 1
AMENDMENTS

That Section 3.201 is AMENDED to read as follows:

Sec. 3.201 Permit Required

(a) It shall be unlawful for any person to construct, structurally alter, or remodel any building within the city limits without obtaining a permit therefor from the city, except for where the total costs of such construction or alteration do not exceed one thousand dollars (\$1,000.00). Application for such building permit shall be made upon a form furnished by the city and upon presentation of plans and specifications in detail of the proposed

improvements. The charge for building permits shall be \$0.15 per square foot of building with a minimum charge of \$40.00 per permit. Building permits are good for six months.

(b) No building shall be moved from one location to another within the city, nor shall a building be moved into the city from outside the city unless and until a permit has been obtained therefor, and all setbacks have been inspected before the building is put in. This includes all storage buildings, secondary buildings, and carports.

(c) **CARPORTS**

Carports shall not be located in the front yard. They must meet all setback requirements as a secondary building unless attached to the side or rear of the house. Side or rear yard placement may only be 14' or the height of the eaves of the house whichever is less. Attachment must be at the eaves of the roof or each post of the carport physically attached to the house on the side.

(d) **ROOFING PERMITS**

(1) Roofing contractors will have a permit fee of \$40.00 and an additional charge of \$3.50/square for every roofing permit obtained. This will allow the contractor to use the landfill, or not. There will be no charging of permit fees.

(2) Roofing contractors will have thirty days (30) from the time the permit is obtained to complete the work. This eliminates the city holding the permit for several months. After 30 days, another permit will have to be obtained.

Examples of projects that would need a permit include, but are not limited to:

- Any new home construction/Additions
- Garage/Siding
- Demolition of a structure
- Storage buildings
- Mobile/Manufactured/Modular home
- Interior Remodel/Bath/Kitchen/Flooring
- Fences
- Plumbing/Electrical/Sprinkler Systems
- Any structure placed on your property including cement work.

That Section 3.203 is AMENDED to read as follows:

Sec. 3.203 Construction Unlawful

It shall be unlawful for any person to commence or continue the construction, erection, alteration, or repair of any building, structure, or wall, or any part thereof, or to move any building, when the cost of such work is contemplated to be \$1,000.00 or more, until after the issuance of such building permit as provided herein.

SECTION 2
REPEAL OF SPECIFIC PROVISION

That Section 3.202 is REPEALED in its entirety and that section shall be reserved for future use.

SECTION 3
REPEALER

That, Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim or lawsuit that has been initiated or has arisen under or pursuant to any of the ordinances or sections thereof that have been specifically repealed on the date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance or section thereof and for that purpose the ordinance or section thereof shall remain in full force and effect.

SECTION 4
SEVERABILITY

That, if any provision, section, subsection, sentence, clause or the application of the same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this Ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Panhandle in adopting this Ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 5
EFFECTIVE DATE

That, this ordinance shall become effective upon final passage by the City Council.

PASSED, APPROVED, AND ADOPTED, on the 23rd day of June, 2020 at a regular meeting of the City Council of the City of Panhandle, Texas, which meeting was held in compliance with the Open Meetings Act, Tex Gov't Code, §551.001, et.seq., at which meeting a quorum was present and voting.

Doyle Robinson, Mayor

ATTEST:

Veronica Willburn, City Secretary