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Ordinances 1-15 are in a separate listing.

CITY OF TAYLOR LANDING
ORDINANCE NO. 16

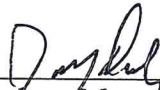
THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1.


The City of Taylor Landing hereby adopts the attached ordinance regulating the growth of mowable vegetation in the City and authorizing the City to mow when the lot owner fails to mow, charging the lot owner the expense of mowing.

PASSED AND APPROVED THIS 20th DAY OF January,
2011



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:



Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<input checked="" type="checkbox"/> Yes	No	Absent
	Commissioner Guidry	<input checked="" type="checkbox"/> Yes	No	Absent
	Commissioner Owens	<input checked="" type="checkbox"/> Yes	No	Absent

VEGETATION CONTROL

Sec. 1. Permitting growth of weeds on lots or premises.

(a) It shall be unlawful and constitute an offense and creation and maintenance of a public nuisance for any person, firm, or corporation who shall own or occupy any lot or premises to suffer or permit weeds, grass or uncultivated plants other than trees to grow upon such lot or premises to a greater height than twelve (12) inches on an average.

(b) It shall be unlawful and constitute an offense and creation and maintenance of a public nuisance for any person firm or corporation who shall own or occupy any lot or premises to suffer or permit weeds, grass or uncultivated plants other than trees to grow to a greater height than twelve (12) inches on that portion of right-of-way which abuts such lot or premises between the centerline of such right-of-way and the property line of such lot or premises.

Sec. 2. Enforcement and notice.

(a) The Public Works Committee shall enforce the terms and conditions of this article.

(b) In any enforcement charging a violation of this section, proof that the person whose name is listed on the tax rolls of the city as being the owner of the lot or premises found to be in violation shall constitute in evidence a prima facie presumption that such person is the owner of such lot or premises; provided, however, that such presumption may be rebutted by the person charged with violating this section with evidence to the contrary; and provided further than the presumption established herein shall have the evidentiary consequences enumerated in Chapter 2 of the Texas Penal Code.

Sec. 3. Notice to remove.

(a) It shall be the duty of the Public Works Committee to notify the owner and/or agent of any premises within the city not dedicated to an agricultural use which is in violation of section 1 to remove such weeds within fourteen (14) days after such notice shall be made as provided in this article. *days*

(b) If the owner of property does not bring the property into compliance with this article within fourteen (14) days after notice of a violation, the city may do the work or make the improvements required, pay for the work done or improvements made and charge the expenses to the owner of the property. *days*

(c) The notice required under this section shall be in writing and may be served on the owner or agent by;

(1) Handing it to him or her in person;

(2) By certified mail addressed to the owner at the owner's address as recorded in the county appraisal district records.

(d) If the city mails a notice to a property owner in accordance with this section, and the United States Postal Service returns the notice as "refused" or "unclaimed", the validity of the notice is not affected, and the notice is considered as delivered.

Sec. 4. Right of the city to cut weeds, assessment of costs.

Should the owner of any lot or premises upon which weeds, grass, or uncultivated plants have been permitted to grow in violation of this article fail or refuse to cut or remove such weeds, grass or uncultivated plants within fourteen (14) days notice, as provided in section 3;

(a) The Public Works Committee is hereby authorized to cause such weeds, grass or uncultivated plants to be

cut and removed at the expense of the city and to assess the expenses thereof to the owner, as shown on the tax roll of the real estate or lot upon which such expense is incurred.

(b) The fee for a cutting shall be billed to the owner of the premises at the rate of two hundred dollars (\$200) per lot plus an administrative fee of fifty dollars (\$50.00) to cover all administrative cost.

(c) A statement of expenses which includes administrative fees incurred by the city for the cutting and removal of weeds, grass or uncultivated plants cut in accordance with this section shall be mailed to the property owner shown on the tax roll at the time of service. The statement of expenses shall, in addition to stating the amount of such expense, provide the date upon which such work was done and a description of the lot or premises upon which such work was done.

(d) Payment is due and is considered delinquent if not received within thirty (30) days of the date on the statement of account from the city.

(e) If payment is not made within ninety (90) days of such delinquency, the city's authorized agent is hereby authorized to add a lien assessment fee of fifty dollars (\$50.00) to the statement of expenses incurred by the city in the cutting and removal of weeds, grass or uncultivated plants under this section and to file said statement of expenses as a lien at the county clerk's office against the premises which are in violation of this article.

(f) The lien obtained by the city is security for the expenditures made and interest shall accrue at the rate of ten (10) percent annually on the unpaid balance due from the date of payment by the city.

(g) The city shall have a privileged lien upon such lot or real estate upon which such work was done or improvements made to secure the expenditure so made, in accordance with provision of Health and Safety Code, section 342.007, which lien shall be second only to tax liens and liens for street improvements.

(h) The city may bring a suit for foreclosure in the name of the city to recover the expenditures and interest due.

(i) The statement of expenses or a certified copy of the statement is prima facie proof of the expenses incurred by the city in doing the work or making the improvements and of proper notices as required by this article.

(j) The remedy provided by this section is in addition to the remedy provided by section 342.005 of the Health and Safety Code.

(k) The governing body of a city may foreclose a lien on property under this section in a proceeding relating to the property brought under subchapter E, chapter 33, Tax Code.

CITY OF TAYLOR LANDING
ORDINANCE NO. 17

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Health Nuisances

Sec. 1. Privies. No privies, privy vaults, septic tanks, cesspools or other facilities intended or used for the disposal of sewage or the disposal of any other type waste that pollute any waters of the State shall be constructed or maintained within the city limits.

Sec. 2. Accumulations of carrion, filth etc.

It shall be unlawful for any person who shall own or occupy any house, buildings, establishment, lot or yard in the city to permit or allow any carrion, filth or other impure or unwholesome matter to accumulate or remain thereon.

Sec. 3. Notice to correct or remove condition.

In the event that any person owning, claiming, occupying or having supervision or control of any real property permits any condition to exist thereon in violation of this article, the city shall notify such person of his failure to comply and direct him to correct, remedy, or remove such condition within ten (10) days after such notice. The notice required under this section shall be in writing and may be served on the owner or agent by;

- (1) Handing it to him or her in person;
- (2) By certified mail addressed to the owner at the owner's address as recorded in the county appraisal district records; or
- (3) If personal service cannot be obtained, by publication at least once in the city's greatest circulated newspaper.
- (4) If the city mails a notice to a property owner in accordance with this section, and the United States Postal Service returns the notice as "refused" or "unclaimed", the validity of the notice is not affected, and the notice is considered as delivered.

Sec. 4. Correction or removal of condition by city.

(a) If the owner of real property permits any condition to exist thereon in violation of this article, the city may give notice of the violation in the following manner

- (1) Handing it to him or her in person;
- (2) By certified mail addressed to the owner at the owner's address as recorded in the county appraisal district records; or
- (3) If personal service cannot be obtained, by publication at least once in the cities greatest circulated newspaper.
- (4) If the city mails a notice to a property owner in accordance with this section, and the United States Postal Service returns the notice as "refused" or "unclaimed", the validity of the notice is not affected, and the notice is considered as delivered.

b. By posting the notice on or near the front door of each building on the property to which the violation relates; or

c. By posting the notice on a placard attached to a stake driven into the ground on the

property to which the violation relates.

(b) If the city mails a notice to a property owner in accordance with this section and the United States Postal Service returns the notice as "Refused" or "Unclaimed," the validity of the notice is not affected, and the notice is considered as delivered. (c) If the owner of the property fails or refuses to correct, remedy or remove the condition specified in the notice within seven (7) days after notice of the violation, the city may:

(1) Do the work or make the improvements required; or

(2) Pay for the work done or improvements made and charge the expenses to the owner of the property.

(d) In a notice provided under this section, the city may inform the owner by regular mail and a posting on the property, or by personally delivering the notice, that if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property. If a violation covered by a notice under this subsection occurs within a one (1) year period, and the city has not been informed in writing by the owner of an ownership change, then the city without notice may take the action permitted by subsection (c)(1) and (2) and assess its expenses as provided by section 5.

Sec. 5. Assessment of expenses; lien.

(a) The city may assess expenses incurred under section 4 against the real estate on which the work is done or improvements made.

(b) To obtain a lien against the property, the mayor, municipal health officer or municipal official designated by the mayor must file a statement of expenses with the county clerk of Jefferson County, Texas. The lien statement must state the name of the owner, if known, and the legal description of the property. The lien attaches upon the filing of the lien statement with the county clerk.

(c) The lien is security for the expenditures made and interest accruing at the rate of ten (10) percent on the amount due from the date of payment by the city.

(d) The lien is inferior only to:

(1) Tax liens; and

(2) Liens for street improvements.

(e) The city may bring a suit for foreclosure in the name of the city to recover the expenditures and interest due.

(1) The statement of expenses or a certified copy of the statement is prima facie proof of the expenses incurred by the city in doing the work or making the improvements.

Sec. 6. Violations.

Any person notified as provided in section 3 who fails or refuses to correct or remove the condition specified in such notice within ten (10) days after the date of notification by letter or within ten (10) days after the date of second publication of the notice in the newspaper, shall be guilty of a misdemeanor and issued a warrant to appear in municipal court. Each and every day that the violation remains uncorrected shall constitute a separate and distinct offense. In case the owner or occupant of any lot or premises under the provisions of this article shall be a corporation, and shall violate any provision of this article, the president, vice president, secretary, treasurer of such corporation or any manager, agent or employee of such corporation shall be also severally liable for the penalties herein provided.

Damage to City Property

Sec. 1. Violation. Violation of the provisions of this section by any person shall be deemed a misdemeanor.

Sec. 2. Damaging sewage works.

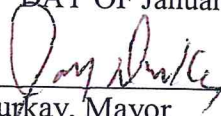
No unauthorized person shall maliciously, willfully or negligently break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is part of the city sewage works. The city's sewage works include the treatment facility, the collection system, and connections to the collection system that are within the city right of ways. Any person violating this section shall be guilty of a misdemeanor.

A. Prohibited acts.

It shall be unlawful for any persons to do, commit, or assist in committing any of the following acts in the city:

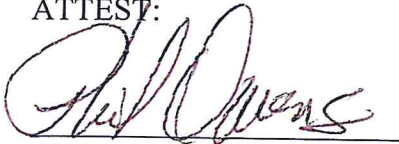
- (1) Opening, closing, valves, etc. To open or close any valve, shutoff, backflow preventer, topcock or other fixture connected with the sewage works of the city, or lift or remove the covers of any valves or shutoffs thereof, without the permission of the public works director.
- (2) Interfering with, destroying sewage works equipment. To interfere with, destroy, deface, mpair, injure or wantonly force open any gate, or door, or in any way whatsoever destroy, injure, or deface any part of any house, reservoir, standpipe, elevated tank, buildings or appurtenances, fences, trees, shrubs or fixtures or property pertaining to the sewage works system.
- (3) Climbing on tanks, platforms or standpipes. To go upon or ascend the stairway or steps on any elevated tank or standpipe of the sewage works system, except by permission of the director of public works.
- (4) Use of fraudulent devices. To resort to any fraudulent device or arrangement for the purpose of connecting to the city wastewater collection system for himself or others from private connections or premises contrary to the provisions of this Code or other ordinances of the city.
- (5) Injuring tanks, valves, etc. The interfere with or injure any reservoir, tank, pipe, cock, valve or other apparatus pertaining to the sewer works system.
- (6) Unauthorized connection. To make or permit to be made any connection with the main of the sewage works system or to turn on a connection that has been shut off by the city.
- (7) Concealing valve boxes, etc. To cover or conceal from view any sewage valve box, service or meter box.
- (8) Removing, tampering with valves. To remove any valve or shutoff that has been placed by the city, or to in any manner change, interfere with or tamper with any valve or shutoff; provided, that the provisions of this subsection shall not apply to the Public Works Members of the city when acting in their official capacity.
- (9) Turning on disconnected sewer connection. To turn on the sewage connection of any building or to any lateral pipe where the supply has been turned off for the nonpayment of the monthly municipal services charge or for the violation of any rule or ordinance governing the sewage works system.

PASSED AND APPROVED ON THIS THE 21ST DAY OF January, 2010.



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:



Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<input checked="" type="radio"/> Yes	No	Absent
	Commissioner Guidry	<input checked="" type="radio"/> Yes	No	Absent
	Commissioner Owens	<input checked="" type="radio"/> Yes	No	Absent

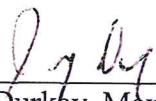
CITY OF TAYLOR LANDING
ORDINANCE NO. 18

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

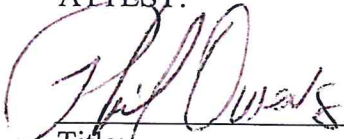
The City of Taylor Landing, acting pursuant to §31.092 of the Texas Parks and Wildlife Code, hereby makes it unlawful to operate any boat, vessel or other watercraft on Taylor Bayou, Jefferson County, Texas along that part of the bayou adjacent to and alongside the City Limits, at a speed in excess of three nautical miles (three knots) per hour/three and three-eighths mph or at a speed that would cause a wake of six or more inches. Nothing herein shall be construed as prohibiting the operator of any boat, vessel or other watercraft from taking action, including excessive speed, necessary to avoid collision or injury to person or property. Any person violating any of the terms of this chapter shall, upon conviction, be deemed guilty of a misdemeanor and fined in any sum not less than \$1 nor more than \$500. The City specifically authorizes officers of the Texas Parks and Wildlife Department, officers of the Jefferson County Sheriffs Department, officers of the Texas Department of Public Safety and any other individuals with the authority of Texas Peace Officer to enforce this ordinance. This ordinance will become effective on posting on the mail box poles of Dan Newton, Phil Owens and John Durkay a copy of this ordinance and the passage of two days after posting, all pursuant to §52.012 of the Texas Local Government Code.

PASSED AND APPROVED THIS 27th DAY OF October, 2011



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:



Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<input checked="" type="radio"/> Yes	No	Absent
	Commissioner Rahe	<input checked="" type="radio"/> Yes	No	Absent
	Commissioner Owens	<input checked="" type="radio"/> Yes	No	Absent

ORDINANCE NO. 19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR LANDING (or "City") declining to approve the change in rates requested in Entergy Texas, Inc.'s ("ETI" or "Company") Statement of Intent filed with the City on 11-28-11; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS CONSIDERED WAS OPEN TO THE PUBLIC AND IN ACCORDANCE WITH TEXAS LAW.

WHEREAS, ETI notified the City of its intent to file a statement of intent to change rates, including a reconciliation of fuel and purchased power costs;

WHEREAS, ETI filed with the City its Statement of Intent and Application for Authority to Change Rates and to Reconcile Fuel Costs ("Statement of Intent");

WHEREAS, the City has duly noticed its consideration of the Company's Statement of Intent and is acting within its authority under applicable law;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF TAYLOR LANDING TEXAS THAT the City **DECLINES** to approve any and all changes in rates requested by ETI and included in ETI's Statement of Intent and that ETI's existing rates should stay in effect.

PASSED, APPROVED AND APPROVED ON THE 1st READING this 28th day of November, 2011.

ATTEST:

By: [Signature]

[Signature]

CITY OF TAYLOR LANDING
ORDINANCE NO. 20

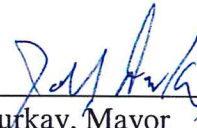
THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1.


Ordinance Number 17 is hereby amended by adding the following line to section 5 (a) of that ordinance: "In the event that the City of Taylor Landing installs a sewer cutoff on a home's sewer line, and in the event that the homeowner wishes restoration of sewer service, the homeowner must pay a fee of \$600 to the City of Taylor Landing. On the receipt by the City Clerk of ready funds in payment of that fee, the City Public Works Director is authorized to restore City sewer service."

PASSED AND APPROVED THIS 17th DAY OF Aug,
2012



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:



Title: Mayor
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<u>Yes</u>	No	Absent
	Commissioner Guidry	<u>Yes</u>	No	Absent
	Commissioner Owens	<u>Yes</u>	No	Absent

CITY OF TAYLOR LANDING
ORDINANCE NO. 21

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1.

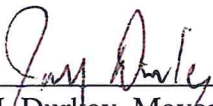
The City of Taylor Landing hereby adopts the attached amendment by way of addition to City ordinance number 16 regulating the growth of mowable vegetation in the City and authorizing the City to mow when the lot owner fails to mow, charging the lot owner the expense of mowing.

"Sec. 2. Exempt areas.

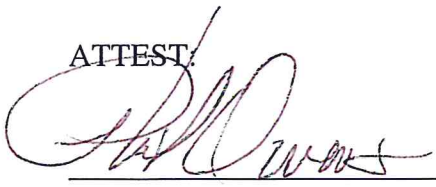
(a) Owners are not required to clear land which was covered with trees and brush to a height of over four feet as of March 11, 2010. Google Earth images of the City as of that date are incorporated herein.

(2) Once cleared, the land is subject to this ordinance."

PASSED AND APPROVED THIS 17th DAY OF May, 2012



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:


Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	Yes	No	Absent
	Commissioner Owens	Yes	No	Absent
	Commissioner Rahe	Yes	No	Absent

CITY OF TAYLOR LANDING
ORDINANCE NO. **22**

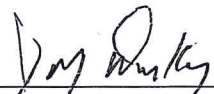
THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1.

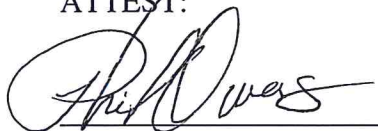
City Ordinance #6 adopted November 20, 2007, as amended by resolution on
November 19, 2009, is hereby amended by substituting the attached ordinance for City Ordinance
#6 as amended in its entirety.

PASSED AND APPROVED THIS 21st DAY OF March,
2013



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:



Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<input checked="" type="radio"/>	Yes	No	Absent
	Commissioner Owens	<input checked="" type="radio"/>	Yes	No	Absent
	Commissioner Rahe	<input checked="" type="radio"/>	Yes	No	Absent

City of Taylor Landing, Texas

The Mayor and City Commissioners, elected by the residents, manage the City.

John Durkay - Mayor
 Phil Owens - Commissioner
 Lauren Rahe - Commissioner

All City Commission activity takes place in the monthly public meeting of the City Commission. Financial statements, budgets, ordinances, and minutes of City Commission Meetings are public record and are available from the City Commission or from Public Works. Requests are best made by email so the request can be forwarded to the appropriate person for action.

Meetings of the City Commission are open to the public, and are held on a regular schedule, typically the third Thursday at 7 p.m. at 108 Twin Pines. You are invited and encouraged to attend and voice your opinions and concerns. Meeting notices and other City notices are published by posting on the mailbox structure at 108 Twin Pines. Please come and exercise your right to govern yourselves.

Taylor Landing is a Texas Municipal Corporation with audited financial statements. Budget recommendations are prepared annually by Public Works and approved by the City Commission. The budget vs. actual is reviewed quarterly at the City Commission meetings.

City Government members serve without compensation. The compensated city residents are the City Clerk and the weekend sewer plant operator.

The Public Works Committee operates the City infrastructure under the direction of the approval of the City Commission.

Dan Newton - Director
 Vaughan Davis - Member
 Ricky Koenig - Member
 Jim Silvernail - Member
 Phil Owens - Representative to the City Commission

Waste Water System Operations

A licensed operator operates our treatment plant under contract. The operator or any member of the Public Works Committee can help you with any technical questions you may have about the system.

Both the State of Texas and the Federal Government, license the system as a Sewage Treatment Facility. The Texas Commission on Environmental Quality (TCEQ) and the United States Environmental Protection Agency govern our operation. We operate under the same rules and regulations as apply to larger municipal systems and are free to set our rates as a municipality. We do have to observe some precautions, due to the small size and capacity of our facility. We ask that you please observe the following:

- **Please do not dispose of diapers, underwear or other such items in your toilets.**

- **Ladies, please avoid disposing of sanitary items in your toilets.**

Both the above materials do not dissolve and may plug and jam our pump systems, often causing an expensive service call by our pump repair service.

- **Please avoid pouring kitchen grease down your disposal or drain.**

Grease does cause a problem in the plant, requiring removal by the operator by hand skimming and, over time, it may plug your lines, causing a backup and unnecessary expense to clean out the lines.

Some of you, especially those on or near the bayou, may experience problems with the system during

very heavy rains. Should the pumping station at the sewer plant be unable to handle the flow, due to power failure, pump failure or heavy flow, it is possible that the sewer lines would backflow into homes whose slab elevations are lower than the TCEQ mandated 11.5 foot elevation of the pumping station.

Installation of a check valve in your sewer lateral, to prevent backflow from the sewer, is recommended for all homes whose slab elevation is less than 12 feet.

Fees and Charges

Expenses for operation of the sewer treatment plant and system are borne by the residents of the City. The monthly rates are established by the City Commission.

If you are leasing your home to tenants, you may require that the City collect from the tenant by filling out appropriate forms to give the City proper notice. These forms are available from Public Works.

The fee for all municipal service activities, including sewer and trash collection, has been established at \$110 per month. This amount is estimated as follows, but the City is free to use collected funds for any assessable public works infrastructure expenditure, including roads, debris removal and drainage:

Sewer Plant Operations	\$25.00
Repair/Improvements/Debt Service	\$60.00
Trash Collection	\$15.00
Other improvements	\$10.00

The fee for all municipal service activities is paid in advance. The fee is not for the previous month like the Entergy bill. Statements will be issued around the 15th of the month. If you wish, you may pay in advance either quarterly (\$ 330), semi-annually (\$ 660), or annually (\$1320). The total fee is owed whether or not you choose to use trash collection services and whether or not the home is occupied.

Accounts are considered Past Due after the due date and a 10% "late fee" may be added, as authorized by the City Commission. A Commissioner or a member of the public works committee will contact accounts with a balance over \$220, with respect to payment arrangements. Trash collection service may be suspended on these accounts. Services will not be reinstated until the account is paid in full. Recurrent overdue accounts with a balance over \$220 are subject to a fee of \$125 when a final demand letter is issued. This final demand letter is the City's

final demand before a suit is filed to collect amounts owed. This is in addition to any other late payment fees and interest the City is authorized to charge.

Please be advised that the City will exercise all legal remedies available, including civil suit, liens on property, and physical discontinuance of sewer service by disconnection of the house's service from the sewer main, to collect overdue accounts.

If you do not see your check in your statement right away, do not be alarmed. Our bank charges us additional fees if the total deposit is below a certain amount. Checks are often held until we can make the deposit without extra fees.

When you pay your fees, please make checks to:
City of Taylor Landing

You may leave them in the **City of Taylor Landing** mailbox, at 101 Country Club Drive or mail them. The City's official mailing address is:

City of Taylor Landing
101 Country Club Dr.
Beaumont, TX 77705

RETURNED CHECKS

A fee of \$25.00 will be charged to your account for any checks returned by our bank for insufficient funds or account closure. A letter from the City will notify you, should this occur. Your dishonored check will be returned to you when the amount in question together with the fee has been paid.

Unless you indicate otherwise, you became responsible for charges starting the first of the month following the date you actually move into your home. (If you move in 15 June, your charges begin July 1.)

TIE-IN FEE

In addition to the normal monthly charges, if you have built a new home and/or established a new connection, you will be billed for a Sewer Tie-In Fee of \$750.00. Realizing the expense of setting up a new home, you may spread this fee over a 5-month period. Let the City Clerk know and a \$150 a month tie-in will be added to your normal municipal services bill until paid in full.

Sewer Problems

The individual homeowner is responsible for maintenance and repairs to the sewer lines from his home to the point of tie in with the sewer main at the street; and the City is responsible for taking care of problems with the main lines and the plant.

Should you have any questions or problems with

the sewer system itself, please call any of the above City officials.

TRASH COLLECTION

Scheduled each **Thursday**. John Harrington (JH Disposal) is the contractor. If Thursday falls on a holiday such as Thanksgiving, trash will normally be collect on Friday

Classification of solid waste:

-Household garbage: Solid waste comprising of garbage and rubbish (food scraps, bottles, cans, clothing, disposables, food packaging, food scraps, newspapers and magazines) that originates from private homes.

-Boxes and other packing materials: Cardboard and paper boxes, Styrofoam.

-Yard waste: Leaves and small yard trimmings.

-Heavy trash: Appliances, water heaters, old furniture, mattresses, floor coverings, bicycles, large toys, building materials, construction debris, broken concrete.

-Hazardous waste: Computers, TV's, electronics, motor oil, tires, paint, automotive batteries.

Collection policy:

All household garbage will be taken, even if an extra trip is required.

Boxes, other packing materials, and yard waste will be taken if space is available. If some is left at an address, all will be picked up at that address the following week. Care will be taken not to penalize the people who live near the end of the final pickup route.

Heavy trash pickup requires prior arrangement with JH Disposal.

Hazardous waste is never taken.

Bagging:

Household garbage, some packing materials, and yard waste must be bagged. Breaking down boxes is preferable to bagging.

33-gallon trash bags are preferred. 55-gallon bags are discouraged.

50 pound limit. A good rule of thumb is if an adult cannot lift the bag a few inches off the ground with one

hand, it is too heavy.

55-gallon bags must be less than half-full.

Breaking down boxes: Boxes must be broken down flat. Bagging is not required and is not desirable.

If you have an unusual amount or type of trash, such as moving residue, appliances, furniture, lumber or something of that nature, you need to make special arrangements with the contractor directly. He will not pick this up in the normal trash collection. Payment for these types of service is arranged between the homeowner and Mr. Harrington.

You may contact John Harrington at 794-2944.

Trash collection charges are paid as part of your monthly municipal services fee. The City is charged a flat fee and issues a single check to the contractor. You do not have the option to discontinue trash collection and must still pay the municipal services fee.

School Bus

We are served by the Hampshire-Fannett School District. They provide bus service from your door (or very near it) to the schools. Buses normally pick up between 6:15 and 7:00 am and drop off around 3:30-4:00 pm. This schedule may change periodically due to changes in routing. For exact information, please contact the school district.

EASEMENTS & RIGHT OF WAY

Easements and rights of way are maintained throughout the City by the various utilities such as Entergy, Southwest Bell and the City for maintenance of their systems. For the most part, but not always, Entergy and Southwest Bell rights of way are in the City right of way. Before you dig or build in an area of your lot that may be within an easement, you must contact the utility in question and have them mark their lines. If you dig and cut their lines without having them marked, you will be charged by the utility for their repair/replacement.

An easement is retained by the City, 5 feet either side of the centerline of all main and lateral sewer lines and man ways for maintenance. These areas are generally within or near the various drainage ditches and within the City right of way. However, if you construct a structure or driveway over the sewer lines, be aware that it may have to be removed for line repair/maintenance. Removal and replacement costs shall be at the homeowner's expense if within an easement.

You should also be aware that the City of Taylor Landing retains a road dedication of varying size, generally 60 feet or 30 feet off the centerline of all roads within the City, and generally includes all drainage ditches along the City streets. This right of way is City property. Again, you should not build, particularly install culverts, without the permission of the City, and, if you build within that right of way, you may be required, by the City to remove any construction. The Jefferson County Appraisal District maps and the original subdivision plats accurately reflect the right of way but a good hint is to look at the power poles. They are set within the right of way when along the streets and help you to see where City property

ends and your property begins.

Emergency

The countywide 911 system serves this area. For any emergency call

911

Law Enforcement: Provided by the Jefferson County Sheriff's Department.

Fire Protection: Provided by the Labelle Volunteer Fire Department. The nearest station is on FM 365 near Labelle Road, 9 miles, about a 21-minute drive.

DEED RESTRICTIONS - RULES AND INFORMATION

Deed restrictions are not City Ordinances, but are enforceable by an owner of any lot covered by the restrictions against any owner of a lot covered by the restrictions.

The following are excerpts of the restrictions shown in the dedication of COUNTRY CLUB PARK ESTATES, to the County of Jefferson, State of Texas, as recorded in Volume 1216, Page 410, of the Deed Records of Jefferson County, Texas. They do not apply to all lots in the City; check to see if they apply to your lot. Even if the restrictions do not apply to your lot, they are good guidelines for maintaining the appearance of your neighborhood.

For the purpose of establishing and maintaining a general plan and building scheme, uniform over the entire addition, herein created for the benefit and protection of all owners of an lot or lots in said addition hereinafter; we hereby charge each and all of the lots in said addition as shown upon said map and do fix and establish the following as covenants and restriction upon the use and occupancy, as well as the sale of any lot or lots.

PART B-AREA OF APPLICATION

LAND USE AND BUILDING TYPE

All lots in said addition shall be used for residential purposes only.

No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not to exceed two stories in height and private garage for not more than three cars.

RESIDENTIAL AREA COVENANTS & ARCHITECTURAL CONTROL

No building shall be erected or altered on any lot until the construction plans and specifications, and a plan showing the location of the structure, have been approved by the Architectural Control Committee as to quality, workmanship and materials; harmony and external design with existing structures and as to the location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line unless similarly approved.

DWELLING QUALITY, SIZE

The ground floor area of the main structure for all residential lots, exclusive of open porches and garages, shall be not less than 1200 square feet for a one-story dwelling; nor less than 1000 square feet for a dwelling of more than one-story; and the second story floor shall have an area of not less than 600 square feet. All garages constructed after completion of the main dwelling shall be in harmony with the main dwelling, and shall be placed at the rear of the dwelling except for an attached garage.

LOT AREA AND WIDTH

No dwelling shall be erected or placed on any plot having a width of less than 70 feet at the front

building set-back line or an area of less than 8000 square feet total.

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No lot shall be used for automobile wrecking, junkyard, or other junk purposes and no intoxicating beverages shall be sold or stored on any lots. No trucks shall be parked on streets or driveways of said subdivision other than trucks making delivery to residents therein or trucks servicing garbage or other public utilities. No truck repair operations shall be carried on in said subdivision.

TEMPORARY STRUCTURES

No structure of a temporary character, trailer, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently. No building shall be occupied as a residence during the course of construction, nor be occupied prior to both exterior and interior completion. However, these restrictions do not apply to boat docks or docking facilities.

SIGNS

No sign of any kind shall be displayed to the public view on any residential lot, except one sign of not more than five square feet, advertising the property for sale or rent; however, signs may be erected by the developers during the sale period of the subdivision for advertising lot sales and the size thereof shall not be limited by the foregoing provisions.

OIL AND MINING

No oil drilling, development, refining, quarrying or mining operations of any kind shall be permitted

upon or on any lot, nor shall oil well, tanks, tunnels, mineral excavation or shafts be permitted upon or on any lot; no derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

LIVESTOCK & POULTRY

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, not exceeding two in number, provided that they are not kept, bred or maintained for any commercial purpose on any residential lot.

GARBAGE AND REFUSE

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in a sanitary manner. Equipment for the storage of such material shall be kept in a clean and sanitary condition.

SEWAGE DISPOSAL

Nothing in these restrictions shall in any way prohibit the location of a sewage disposal plant and necessary out-buildings and equipment on any part of the herein dedicated property.

WATER WELLS

These restrictions shall not prohibit the drilling of a water well on the herein dedicated property, nor the location of pumps or other apparatus necessary for the use of said well; however, the approval of the Architectural Control Committee as herein provided must be first obtained.

CHANGES

These restrictions may be changed or altered by an instrument in writing signed by a majority of the Architectural Control Committee.

PROCEEDINGS

The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designee fail to approve or disapprove within 30 days after plans and specifications have been submitted to it; or in any event if no suit or enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

These covenants are to run with the land and shall be binding on all parties and person claiming under them until January 1, 2014; excepting the reservation of easement which shall be perpetual.

ENFORCEMENT

If the parties hereto, or any of them, or any owner of real property in said addition, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said addition, the Homeowners Association or the Utility Trust, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing or to recover damages due for such violation.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

RESTRICTIONS

The foregoing restrictions were recorded at the Jefferson County Court House in 1962. They were renewed without change and will continue in force until 2014 unless amended or discontinued by concurrence of two-thirds of the current residents of the estates.

One Final Word – Not part of these Deed Restriction

Pet owners are responsible for the control of their animals and shall not permit them to roam free in the neighborhood. Owners are liable for any damages their animals may cause to the person or property of others. Since this area is considered "County", there are no animal control ordinances in effect; it is therefore the right of any property owner to exercise any reasonable means to prevent animals, including pets, from causing damage to his property or person. Problems with pets should be resolved between the parties involved. However, if you are not able to do so, the matter should be brought to the attention of the Mayor and City Council.

CITY OF TAYLOR LANDING
ORDINANCE NO. 23

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1. The City of Taylor Landing hereby adopts this ordinance as a zoning regulation under Subchapter A of Chapter 211 of the Texas Local Government Code.

Section 2. The entire City of Taylor Landing is declared to be a single zoning district as that term is defined in Chapter 211 of the Texas Local Government Code, which district shall be designated as an R-S Residential Single Family Dwelling District. The metes and bounds of the district shall be identical to the metes and bounds of the City.

Section 3. Only single family dwellings may be constructed in the district and no single family dwelling already constructed may be diverted to another use. A single family dwelling is defined as a single family residential dwelling built consistent with the deed restrictions in effect for Country Club Park Estates IV as they existed on September 1, 2013, regardless of where the dwelling may be located in the city, and used solely for single family residence. On the same lot the owner may construct an outbuilding ancillary to the single family dwelling provided it is built consistent with the deed restrictions in effect for Country Club Park Estates IV as they existed on September 1, 2013. No business may be conducted on the premises except home office businesses which are not open to the public and which do not take in customers. For purposes of this statute, customers includes all individuals residing on the property for purposes of receipt of health care or living maintenance in any form or fashion for which they or some other agency has paid to the owner compensation. All such health care or living maintenance activities are prohibited in the City of Taylor Landing. The use of a single family dwelling for any other purpose is prohibited absent a specific City Commission action authorizing such use. Only one single family dwelling may be constructed on any lot platted by the developers as Country Club Park Estates I, II, III, and IV, and lot owners may not circumvent this restriction by re-platting of their lot or lots.

Section 4. The City Commission shall function as the body exercising zoning authority. It shall conduct all zoning business pursuant to a written request by an affected person to the City or any City assistant secretary to be placed on the regular City agenda.

Section 5. The City hereby imposes a civil penalty of \$15,000 for violation of this ordinance and retains the right to enforce this ordinance using all measures authorized by Section 211.012 of the Texas Local Government Code. It is specifically authorized to seek attorney's fees for the enforcement of this action in court as may be awarded by the trial court as an additional civil penalty.

PASSED AND APPROVED THIS 26th DAY OF September,
2013

[Signature]
John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:
[Signature]
Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<u>Yes</u>	No	Absent
	Commissioner Owens	<u>Yes</u>	No	Absent
	Commissioner Rahe	<u>Yes</u>	No	Absent

CITY OF TAYLOR LANDING
ORDINANCE NO. 24

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Commercial Truck Traffic

Sec. 1. It shall be unlawful for a person to drive a commercial truck within the city, whether on City roads or otherwise. A commercial truck is defined as any truck larger than a one ton truck, and all towed commercial trailers. It shall be unlawful for a person to carry dirt or sand in any vehicle in an amount larger than two cubic yards anywhere in the City. All tracked vehicles, whether steel or rubber tracked, are to be considered commercial trucks within this section 1 definition.

Sec. 2. Permits

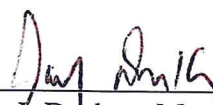
A person may obtain a permit to drive a commercial truck within the city upon a proper showing that the driving of the truck shall be extremely intermittent, the posting of an acceptable bond by the driver, and the payment of an acceptable permit fee. The details of the permit shall be left to the sole discretion of the mayor. The permit to be arranged may be a single haul permit or an intermittent haul permit at the discretion of the mayor.

Sec. 3. Exemptions. Commercial truck owners delivering retail goods inside the City, including all parcel delivery services, shall be exempt. Entergy and AT & T repair vehicles and their contractors' repair vehicles shall be exempt. Jefferson County vehicles shall be exempt. Contractors performing work for the City Public Works Department shall be exempt. Federally licensed vehicles including mail trucks shall be exempt. All trucks carrying materials or equipment for the construction of a home or other structure in the City shall be exempt.

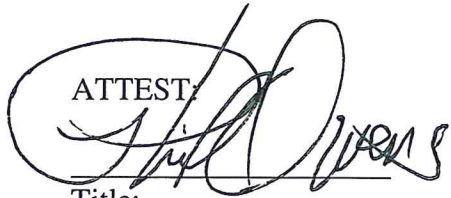
Sec. 4. Private Roads. Private roads are not permitted in the City. Commercial truck drivers shall not create or use a private road unless the Section 2 permit allows the creation and/or use of a private road.

Sec. 5. Penalties. Violation of this ordinance shall constitute a Class C Misdemeanor punishable by a fine not to exceed \$500.00. The City is authorized also to seek civil, including injunctive, enforcement of this ordinance.

PASSED AND APPROVED ON THIS THE 23rd DAY OF October, 2014.



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:


Title:
 City of Taylor Landing, Texas

VOTE: Mayor Durkay
 Commissioner Owens
 Commissioner Rahe

~~Yes~~
~~Yes~~
 Yes

No Absent
 No Absent
 No Absent

CITY OF TAYLOR LANDING

ORDINANCE NO. 25

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Sec. 1 Required (drilling or seismographic testing); location restrictions

(a) No person shall conduct any drilling, redrilling or seismic testing within the corporate limits of the city without having obtained a permit for said drilling, redrilling or seismic testing under this article.

Sec. 2 Review and action on drilling permit application; approval or disapproval of operations

(a) The city mayor, based on the criteria established herein, may require the applicant for a permit hereunder to do those things necessary to insure the health, safety and welfare of the citizens of the city. The city council shall review the applications according to the following criteria:

- (1) That the proposed drilling operation will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
- (2) That the drilling operation will not impede the normal and orderly development and improvement of surrounding vacant property;
- (3) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided and the well owner, for and on behalf of all truckers servicing the well, has obtained the necessary truck permit and that adequate compensation to the City for all truck traffic servicing the well has been provided;
- (4) The design, location and arrangement of all driveways and parking spaces provided for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- (5) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration;
- (6) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and

- (7) That there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

In authorizing a drilling operation, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

- (b) The mayor is hereby authorized to approve or disapprove the actions of the permittee not otherwise covered by the permit application during the drilling and post-drilling operations in accordance with the terms of this article only.

Sec. 3 Form of drilling permit application; permit fee

- (a) Applications for permits to drill or redrill any oil or gas well shall be made in writing to the mayor or the City Public Works Director and shall include the following:

- (1) The legal description of the proposed drill site and the legal description of the real property in the city which the applicant proposes to explore for oil and gas purposes. A map shall be attached to the application, which map shall clearly show and outline the proposed drill site with reference to existing city streets or city limits.

- (2) A statement of what property the applicant has the right, by reason of ownership or permission of the owner, to pass through and enter for drilling purposes and a further statement that the applicant agrees, in finally locating the well, not to pass through or enter any property where he does not have such right.

- (3) The proposed location, type, kinds, size, and amount of major equipment, including estimates of required servicing trucking, and a general description and the method of operation of the proposed well.

- (4) The proposed method of handling and using any product proposed to be developed at the well site and the proposed method of disposing of all waste products anticipated.

- (5) A statement from a licensed surveyor or registered professional engineer verifying the drill site as being either an urbanized or a nonurbanized drilling site as defined herein.

- (b) Each application shall state the maximum depth to which the applicant desires to drill, and each application shall be accompanied by an application fee of ten cents (\$0.10) per foot of depth. This sum shall not include any required truck permit fees. Should the applicant drill to a greater depth than that stated in his application, a supplemental fee shall be required based upon the increased depth.

Sec. 4. Notices

- (1) The permittee is required to notify the following entities twenty-four (24) hours prior to the start of any drilling, blasting, or vibrancy [vibratory] testing:

City Public Works Director; and

All residents abutting test route.

- (2) If more than three (3) consecutive working days of nonproduction occur, the permittee must contact the City Public Works Director twenty-four (24) hours in advance of any blasting to be done after a period of intermittent work.

- (3) In addition, the permittee is required to notify any and all other entities, directly or indirectly, involved through other permits or agreements.

Sec. 5 Transfer

All permits granted under this article shall be nontransferable unless the transfer is approved by the City Public Works Director and the mayor.

Sec. 6. Lapse of permit

- (a) Time; work without permit prohibited. The drilling permit shall become null and void unless the permit is accepted by the applicant in its entirety in writing, filed with the mayor or Public Works Director within thirty (30) days from the effective date thereof, and no work on such drill site shall be commenced until such permit is issued and accepted. The drilling permit shall become null and void unless drilling is commenced within one hundred eighty (180) days of the effective date of the permit.

Sec. 7. Violations; suspension or revocation of permit; appeals

Any permit may be suspended or revoked for any material violation of the conditions of the permit by the permittee or for persistent violation of any law by the permittee in the operation of any such well. The mayor shall not revoke any permit without first giving the permittee ten (10) days' written notice of the nature of the violations and of the intention to revoke such permit. The permittee shall at once cease drilling or seismic testing operations after receipt of notice of intent to revoke this permit.

Sec. 8. Vehicular access route to site

A vehicular access route to the site may be established at the discretion of the mayor or the Public Works Director official after consideration of all of the circumstances including but not limited to the existing width, load-bearing capability, and composition of all streets proposed to be included in the access route; residential densities; potential interference with pedestrian and bicycle traffic; the presence of effective traffic control; and the general character of the areas through which the proposed access route would pass.

Sec. 9 Compliance with permit as to drilling location and as to operations

- (a) The oil or gas well drilled pursuant to any drilling permit shall be drilled only within the properties which the permittee set forth in its application as the properties through which such well was proposed to pass unless the permittee secures approval of the mayor or the Public Works Director to cause such well to pass through other properties.
- (b) No permittee shall drill, operate, or maintain any oil or gas well except in conformity with the terms and conditions of a permit issued under this article.

Sec. 10 Representative operations supervisor

The applicant or permittee shall designate a competent representative who shall be responsible for the supervision of drilling operations and the carrying out of the conditions of any permit. Such representative shall be available at all times during drilling operations and shall be the responsible contact agent of the applicant or the permittee whom the Public Works Director may require to carry out the provisions of the permit.

Sec. 11. Storage of equipment and materials restricted

- (a) No equipment shall be stored on the site which is not essential to the everyday operation of the oil well located thereon.
- (b) Lumber, pipes, and casing shall not be left on the site, except when drilling operations are being conducted on the site.
- (c) No equipment shall be stored except within the fenced areas of the site.

Sec. 12 Noise, vibration, odor, etc., restricted

- (a) All drilling and production equipment installed or operated upon any drill site shall be so constructed, operated, and maintained that no noise, vibration, odor, or other harmful or annoying substances or effects therefrom which can be eliminated or diminished by the use of modern and approved types of equipment, silencers, or greater care shall ever be permitted to result from operations on any drill site to the injury or annoyance of persons in the vicinity of such drill site. Proven technological and mechanical improvements in methods of drilling and production and in the type of equipment used therefor shall be adopted from time to time, as the same become available, if the use of such equipment, improvements, and methods will reduce noise, vibration, odors, or the harmful effects of annoying substances.
- (b) The engines used in connection with the drilling of any oil well or any production equipment shall be equipped with an exhaust muffler or mufflers, or an exhaust muffler box, sufficient to suppress noise and to prevent the escape of obnoxious gases, fumes, sparks, ignited carbon, or soot. The type and design of any muffler or muffler box shall be approved by the mayor or Public Works Director or his authorized representative.

PASSED AND APPROVED THIS 28th DAY OF May,
2019

[Signature]
John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:
[Signature]
Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<u>Yes</u>	No	Absent
	Commissioner Owens	<u>Yes</u>	No	Absent
	Commissioner Rahe	<u>Yes</u>	No	Absent

CITY OF TAYLOR LANDING
ORDINANCE NO. 26

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

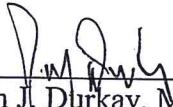
Be it ordained by the Commission of the City of Taylor Landing:

Section 1. The City finds that the regulation of livestock inside the City is important in that all City residents use personal wells for their water supply and maintaining the quality of the aquifer on which the residents rely for their water supply, and keeping livestock from polluting that aquifer are essential to City quality of life. The City notes that inside of its boundaries are current deed restrictions prohibiting livestock. Until recently for the most part its extraterritorial jurisdiction was occupied by a golf course. Now that the golf course has been closed, the property has been purchased by an individual who intends subdivision permitting small quantities of the raising of livestock. This ordinance therefore becomes necessary.

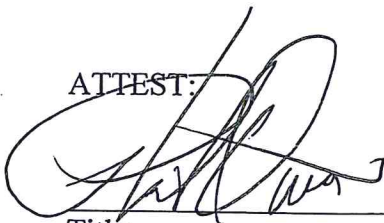
Section 2. No person shall raise hogs anywhere within the City or the City's extraterritorial jurisdiction except that a family may have a single pig which is of a miniature breed intended to be a pet. No person shall raise any livestock, including horses, cattle or goats anywhere within the City. A person may by permit raise horses or cattle within the City's extraterritorial jurisdiction by obtaining a permit from the Mayor. The Mayor shall grant the permit on determining that the total number of livestock to be raised is consistent with good land management practices in terms of total quantities to be raised and that the raising of the livestock will be conducted in such a fashion as to prevent any possible contamination of the aquifer under the City and its extraterritorial jurisdiction.

Section 3. The City hereby imposes a civil penalty of \$15,000 for violation of this ordinance and retains the right to enforce this ordinance using all measures authorized by the Texas Local Government Code. It is specifically authorized to seek attorney's fees for the enforcement of this action in court as may be awarded by the trial court as an additional civil penalty. It is further specifically authorized to seek an injunction enforcing this ordinance.

PASSED AND APPROVED THIS 10th DAY OF August,
2016



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:


Title:

City of Taylor Landing, Texas

VOTE:	Mayor Durkay	Yes	No	Absent
	Commissioner Owens	Yes	No	Absent
	Commissioner Rahe	Yes	No	Absent

CITY OF TAYLOR LANDING
ORDINANCE NO. 27

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1. The City finds that when abutting land owners access City streets they need to construct physical access across the City's fairly deep eco-drainage system, open ditches. However constructing that access can impede the ability of the drainage system to function properly. The City further finds that there are acceptable and affordable engineering practices which allow access across the ditches to City streets and which do not impede the ability of the drainage system to function properly. The City further finds that Jefferson County maintains specifications on such practices.

Section 2. No person shall construct across any portion of the City's right of way without first obtaining the permission of the City Public Works Director. The City Public Works Director shall only issue permission when the Director determines that the construction shall not adversely affect the ability of the City to drain any portion of the City or the City's extraterritorial jurisdiction.

Section 3. The Public Works Director is authorized to specify the nature of and the manner of construction of any structure in the right of way but in general the Director may defer to and adopt the Jefferson County culvert specifications, including, if the Director so desires, asking the County to provide the culvert and inspection of the culvert installation to the person seeking to construct across the right of way.

Section 4. The Public Works Director is authorized to remove any structure erected in violation of this ordinance and to charge the owner abutting the right of way using the structure, whether or not that owner installed the structure, the cost of removal.

Section 5. The granting of permission by the City to erect a structure does not grant title to the abutting owner nor create any entitlement to the structure on the part of the owner. In the event that the City subsequently decides the structure is undesirable for any reason, whether the structure does or does not affect drainage, the City is authorized to enter the right of way and modify or remove the structure as the City sees fit. These acts are authorized to the Public Works Director or any person the Director may delegate.

Section 5. The City hereby imposes a civil penalty of \$15,000 for violation of this ordinance and retains the right to enforce this ordinance using all measures authorized by the Texas Local Government Code. It is specifically authorized to seek attorney's fees for the enforcement of this action in court as may be awarded by the trial court as an additional civil penalty. It is further specifically authorized to seek an injunction enforcing this ordinance.

PASSED AND APPROVED THIS 10th DAY OF Sept,
2016

John Durkay
John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:
[Signature]
Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<u>Yes</u>	No	Absent
	Commissioner Owens	<u>Yes</u>	No	Absent
	Commissioner Rahe	<u>Yes</u>	No	Absent

CITY OF TAYLOR LANDING
ORDINANCE NO. 28

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1. The City finds that it is essential to the quality of life inside the City that the City be able to drain all residents' property. When the addition which subsequently became the City was created, extensive drainage engineering was conducted. Its immediate East neighbor was a golf course which likewise placed a premium on good drainage and engineered and constructed extensive drainage. The course has now closed and the property has been subdivided. The City must assert the power and authority to continue to maintain both the City's and the golf course's drainage in order to continue to properly drain the City.

Section 2. No person shall construct within the City or within the City's extraterritorial jurisdiction if such construction affects drainage of the City or the City's extraterritorial jurisdiction or the City's ability to freely access drainage structures in the City or the City's extraterritorial jurisdiction in order to maintain City drainage including drainage of the City's extraterritorial jurisdiction. Such construction shall include fences or other obstacles to the free passage of construction equipment as well as physical alteration of the drainage ditches now in existence in the City or in the City's extraterritorial jurisdiction or hereinafter constructed in the City or the City's extraterritorial jurisdiction by anyone.

Section 3. The Public Works Director is authorized to remove or alter any structure erected in violation of this ordinance and to charge the owner of the structure, whether or not that owner installed the structure, the cost of removal or alteration.

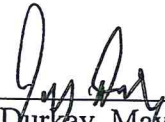
Section 4. The City is hereby granted an easement of necessity to enter any private property inside the City or the City's extraterritorial jurisdiction to construct, alter or maintain any drainage system or structures it deems necessary to benefit the drainage of the City, at its cost and expense. In the event that the City performs work on a drainage system, title to the real estate will be unaltered.

Section 5. The granting of permission by the City to erect a structure does not grant title to the abutting owner nor create any entitlement to the structure on the part of the owner. In the event that the City subsequently decides the structure is undesirable for any reason, whether the structure does or does not affect drainage, the City is authorized to enter the right of way and modify or remove the structure as the City sees fit. These acts are authorized to the Public Works Director or any person the Director may delegate.

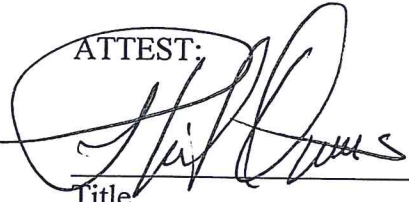
Section 6. The City hereby imposes a civil penalty of \$15,000 for violation of this ordinance and retains the right to enforce this ordinance using all measures authorized by the Texas Local Government Code. It is specifically authorized to seek attorney's fees for the enforcement of

this action in court as may be awarded by the trial court as an additional civil penalty. It is further specifically authorized to seek an injunction enforcing this ordinance.

PASSED AND APPROVED THIS 15th DAY OF August,
2016



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:


Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay	<input checked="" type="checkbox"/>	No	Absent
	Commissioner Owens	<input checked="" type="checkbox"/>	No	Absent
	Commissioner Rahe	<input checked="" type="checkbox"/>	No	Absent

CITY OF TAYLOR LANDING
ORDINANCE NO. 29

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

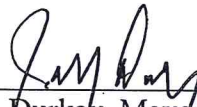
Be it ordained by the Commission of the City of Taylor Landing:

Section 1. The City of Taylor Landing hereby adopts this ordinance as a zoning regulation under Subchapter A of Chapter 211 of the Texas Local Government Code. It finds that the need to regulate land use inside the City is defeated unless that regulation is also extended to the City's extraterritorial jurisdiction and that the Texas Local Government Code specifically authorizes such extension.

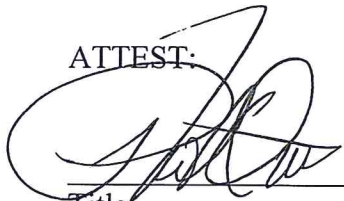
Section 2. This ordinance is an amendment of and extension of the City's zoning regulation.

Section 3. The zoning regulation is hereby extended to the entire extraterritorial jurisdiction of the City, as defined by Texas Local Government Code §42.021, whether or not any of that extraterritorial jurisdiction lies within the extraterritorial jurisdiction of any other City.




PASSED AND APPROVED THIS 15th DAY OF August,
2016



John J. Durkay, Mayor
City of Taylor Landing, Texas

ATTEST:


Title:
City of Taylor Landing, Texas

VOTE:	Mayor Durkay		No	Absent
	Commissioner Owens		No	Absent
	Commissioner Rahe		No	Absent

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Tom Pines
March 9, 2019
JJP

CITY OF TAYLOR LANDING
ORDINANCE NO. 30

THE COMMISSION OF TAYLOR LANDING PASSES THE FOLLOWING
ORDINANCE:

Be it ordained by the Commission of the City of Taylor Landing:

Section 1. The City finds that dogs not being restrained by their owners has caused a nuisance in the community. The City further finds that it has been the tradition in the City, often promulgated by owner’s handbooks, for over fifty years that dogs must be on leashes.

Section 2. Effective thirty days after the passage of this ordinance, all dogs must be at all times restrained by their owners. For purposes of this ordinance “restrained” means on the owner’s property and not able to leave the owner’s property, whether by fence, electronic fence or being inside a structure, on a leash or on the property and trained or as of a disposition that the dog will not react to passers by on the City right of way. The owner of the dog will be responsible under this ordinance.

Section 3. It shall be a defense that a one time breach in a fencing system allowed the dog to escape a fence and that the owner has taken steps to repair the breach. It shall be a defense that a one time loss of holding the leash or the leash breaking allowed the dog to escape, provided the owner promptly attempted to retrieve the dog. In order to raise the defense that the owner does not own the dog the owner must provide convincing evidence that someone else resident in the City owns the dog. The City may make the case that a person is an owner by common knowledge of the community subject to the above refutation.

Section 4. The City hereby imposes a civil penalty of up to \$500 for violation of this ordinance and retains the right to enforce this ordinance using all measures authorized by the Texas Local Government Code. It is specifically authorized to seek attorney’s fees for the enforcement of this action in court as may be awarded by the trial court as an additional civil penalty. It is further specifically authorized to seek an injunction enforcing this ordinance. This action may be brought by any City officer including but not limited to the animal control officer unless the Commission by action properly noticed instructs that the action not be brought.

PASSED AND APPROVED THIS ___20th___ DAY OF February_____,
___2019_____

_____/s/ John J. Durkay_____
John J. Durkay, Mayor
City of Taylor Landing, Texas