

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF LEON VALLEY, TEXAS, CITY COUNCIL, AMENDING THE LEON VALLEY CODE OF ORDINANCES, CHAPTER 14 UTILITIES TO AMEND ARTICLE 14.05 SEWERS, TO ALLOW ON-SITE SEWAGE FACILITIES ON LOTS LARGER THAN ONE ACRE IN SIZE AT ANY PROPERTY WITHIN THE CITY, THAT ARE CONNECTED TO THE PUBLIC WATER SUPPLY, AND THAT ARE NOT WITHIN 300' OF A PUBLIC SANITARY SEWER MAIN; PROVIDING AN EFFECTIVE DATE OF THE REVISION WITH PUBLICATION, AS REQUIRED BY LAW, PROVIDING A SAVINGS CLAUSE; AND PROVIDING A CONFLICTS PROVISION.

WHEREAS, several areas of the City contain properties that have a private on-site sewage facility (OSSF) (septic tank); and

WHEREAS, State law allows property owners of properties that are connected to a public water supply to install and maintain OSSF's if the properties are over one acre in size; and

WHEREAS, there are several areas of the city, developed and undeveloped, that are or could be over one acre in size, that are or will be connected to a public water supply, and are not within 300' of the city's sanitary sewer system, and the installation of an OSSF may be of economic advantage to the property owner;

WHEREAS the city currently has no mechanism for permitting or inspecting the installation of such systems and desires to have Bexar County permit and inspect them to affirm such systems are installed properly and maintained according to local, state, and federal laws and regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

SECTION 1. That the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.05 Sewers be amended as follows:

"Sec. 14.05.001 - Connection

(a) Required. Every residence, place of business, or other building or place where persons reside, congregate, or are employed, which abuts a street in which there is a public sanitary sewer, or the lot or tract of land which is at any point within 300 feet of a public sanitary sewer, within the city, shall be connected to the sewer, by the owner or agent of the premises, in the most direct manner possible, and with a separate connection for each home, building or place except for lots which meet all of the following criteria:

- (1) The lot is a minimum of one acre in area;
- (2) The lot is served by a public water source; **and**

~~(3) The lot is located in the Monte Robles Subdivision.~~

(3) An On-Site Sewage Facility (OSSF) (septic system) is designed, constructed, inspected, and maintained in accordance with local, state, and federal laws and regulations; and

(4) A permit and subsequent satisfactory inspections have been obtained through the Bexar County Department of Environmental Services for the installation of an On-Site Sewage Facility.

(b) A permit fee shall be charged for connection of the plumbing fixtures of any house, residence, structure or building equipped with one or more plumbing fixtures to any sewer line or pipe, or septic system connected with or destined to be connected with the sanitary system of any franchisee of this city or to the sewer system of the City of San Antonio, and connection of such fixtures, without first paying said fee and obtaining such permit is hereby declared to be an offense.

(c) Penalty. The connection of any plumbing fixture in any building to a sanitary sewer line in the city connected to any franchisee of this city or to the sewer system of the City of San Antonio without first paying said fee and obtaining such permit is hereby declared to be an offense."

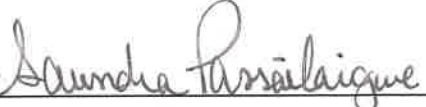
SECTION 2. This ordinance shall become effective on and after its passage, approval and the meeting of all publication requirements as provided by law.

SECTION 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict. All provisions, sections and sub-sections set forth in the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.05 Sewers not revised or amended herein shall remain in effect.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 4th day of June 2024.

APPROVED


CHRIS RILEY
MAYOR

Attest : 
SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form:


ARTURO D. "ART" RODRIGUEZ
City Attorney