Building Permit Ordinance 030816-1
Revised 011017

AN ORDINANCE TO PROVIDE CERTAIN REQUIREMENTS WHICH MUST BE MET BEFORE A BUILDING PERMIT CAN BE ISSUED: TO PROVIDE FOR PENALTIES FOR THE VIOLATION THEREOF: AND DECLARING AN EMERGENCY. BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF FRANKSTON, TEXAS THAT:

Section 1 Building Permits

The owner of any land situated within the incorporated limits of the City of Frankston shall neither construct nor allow construction or placement, on such land, of any building or structure of a type set forth in Sub-Paragraphs (a) through (c) below, without having obtained a building permit from the City of Frankston for such construction. The afore-mentioned permit will likewise be required in event of remodeling or repair of such structure:

(a) Single-family residence.
(b) Multiple-family residence.
(c) Any building in which; or from which, any business, commercial enterprises, or manufacturing process is to be conducted, or which is to be used for related storage or warehousing purposes.

Section 2 Application for Building Permit

The application for any building permit required by this ordinance will be submitted by the landowner concerned to City Hall and shall contain as a minimum the following:

(a) Name, Mailing Address, and telephone number of the applicant
(b) Type building to be constructed or repaired (as listed in Section 1 of this ordinance)
(c) Location of the building site
(d) Outside dimensions of the proposed building or addition
(e) Construction materials to be used for the foundation, floor, and exterior walls
(f) Manner in which the proposed building will be anchored to the foundation
(g) Height of the first floor level above ground level, as measured from the highest point of the found level:
    (1) Prior to any grading leveling
    (2) After grading and leveling
(h) Date on which construction is proposed to begin

Section 3 Fees for Building Permits

A fee will be charged for each building permit issued. Payment of said amount will accompany each permit application submitted; with such payment to be returned in

the event the application is denied. There will also be a Customer Service Inspection done on all new homes, with a fee set by the Frankston City Council.

Section 4 Issuance of Building Permit

In each case the permit shall be granted unless found to be in violation of any flood zone ordinance or other ordinance heretofore or hereinafter adopted by the City. For commercial and non-residential construction, the party seeking the building permit must also comply with the City's Construction Ordinance 030816-2. Any building permit issued under the provisions of the ordinance will remain valid only for a period of 120 days from its date of issue, and becomes void if construction has not begun within that period, or unless it is renewed within that period.

Section 5 Violations and Penalties

Any person, firm or corporation violating any of the provisions hereof, shall be deemed guilty of a misdemeanor and upon conviction shall be fined in any sum of not less that Fifty ($50.00) dollars, nor more that One thousand ($1,000.00) dollars and each and every day during which this ordinance or any part thereof shall be violated shall be deemed a separate offense and punishable as such.

Section 6 Effective Date

This ordinance shall be in force and take effect from and after its passage and publication as provided by law.

Passed and approved this _____day of January, 2017.

_____
Sharyn Harrison
Mayor

Building, Moving and Special Permit Fee Schedule

The fees are as follows:

Building/Structure moving or demolition: (Includes moving mobile homes)	$25.00
Construction:	
Residential: Less than 1000'	$25.00
" " over 1000'	$50.00
Commercial and non-residential: Application Fee Plus a Review Fee of $0.20 per square foot of impermeable surface (i.e. roofing, sidewalks, parking lots, driveways, etc.)	$300.00
Remodeling permit (with grease trap inspection)	$25.00
Plumbing Inspection: Customer Service Inspection: Residential	$100.00
Commercial and non-residential	$200.00

No Permit needed for the following:

Above or below ground pools
Fencing
Replace central heat/air
Replace hot water heater
Driveway Repair
Roof repair or install
Sprinkler system

Construction Plan Ordinance 030816-2

AN ORDINANCE TO PROVIDE CERTAIN REQUIREMENTS WHICH MUST BE MET BEFORE COMMERCIAL AND NON-RESIDENTIAL CONSTRUCTION CAN BEGIN WITHIN THE JURISDICTION OF THE CITY OF FRANKSTON AND TO PROVIDE FOR PENALTIES FOR THE VIOLATION THEREOF. BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF FRANKSTON, TEXAS, THAT:

Section 1 Legislative Findings.

The City of Frankston relies upon a water drainage system primarily consisting of bar ditches and creek beds for storm water runoff. The City has suffered serious erosion caused by commercial and non-residential construction projects, where little thought was given to the impact of such construction projects on the City's water drainage system. Erosion has a significant impact on the citizens of the City and leads to unexpected costs to the City and its taxpayers. To avoid future erosion and the costs association with it from commercial and non-residential construction projects, the City adopts this Construction Plan Ordinance.

Section 2 Submission of Construction plans.

(a) *Purpose and applicability.* All commercial and non-residential construction plans shall be submitted to the Frankston City Council for all existing or proposed streets, sidewalks, parking lots, drainage and utility improvements, and any other improvements that are required or proposed to be constructed, reconstructed, improved, or modified. Where the construction is to be completed in phases, each phase shall be submitted to the Frankston City Council. The construction plans shall provide for the detailed engineering drawings for all improvements required to complete the construction project. The construction plans shall be kept as a permanent record of the City.

(b) *Responsibility of project engineer.* The project engineer is responsible for the accuracy and completeness of the construction plans. The purpose of the City review is to ensure that the City's water drainage system will not be damaged or otherwise adversely impacted by the planned construction. However, the City review is limited to facts as presented on submitted plans. The City has no project engineering responsibility. The engineer certifying the plans is responsible for the accuracy and completeness of the documents submitted for review and actual construction. The City reserves the right to require corrections to actual conditions in the field which are found to be contrary to or omitted from submitted plans.

Section 3 Contents of construction plans.

The construction plans shall include the following information:

(a) *General.* North arrow, scale, date, and mean sea level elevations of all improvements. The plans shall provide for a reference to elevation benchmark or monumentation used in the development of the plans. The construction plans shall be signed and sealed by a professional engineer licensed by the State of Texas prior to the start of construction.

(b) *Sanitary sewer systems.* Plan and profile for each sanitary sewer line showing existing ground level elevation at center line of pipe, pipe size, flow line elevation at all drops, and turns, and station numbers at fifty-foot intervals, with a section showing embedment, unless specified or permitted otherwise by the committee.

(d) *Water systems.* Plan and profile, when required, of the water distribution system showing pipe sizes and the location of valves, fire hydrants, fittings and other appurtenances, with a section showing embedment.

(e) *Stormwater management systems.* Plans and profile of all proposed channels, ditches, underground systems, detention areas, and any other stormwater improvements, modifications, or facilities proposed to serve the development. The plans shall specify in detail the materials and sizing for all channels or ditches, stormwater pipes, pipe connections, inlets, outlets, manholes, culverts, bridges and any other drainage structures and improvements. Each improvement shall show the hydraulic data on which the design of the improvement was based.

(f) *Grading.* A grading plan showing the existing and proposed topography in two-foot contours, proposed or minimum finished floor elevations, and the 100-year flood limits, if any. The grading plan shall consist of contours and spot elevations with water directional arrows to define the flow patterns.

(g) *Erosion control.* The location, size and character of all temporary and permanent erosion and sediment control facilities with specifications detailing all on-site erosion control measures which will be established and maintained during all periods of development and construction.

Section 4 Processing procedure for construction plans.

(a) *Submittal.* The application for building permit and two (2) copies of the construction plans, along with any applicable fee, shall be submitted to the City of Frankston for final review and approval by the Frankston City Council prior to the start of construction. In addition, if a Stormwater Permit is require by the Texas Commission on Environmental Quality (TCEQ), then a copy of the Stormwater Pollution Prevention Plan (SWP3) and approved TCEQ Stormwater Permit for the construction projection shall also be submitted to the City of Frankston along with the proposed construction plans. It is the sole obligation of those person(s) in charge of the planned construction to be in full compliance with the TCEQ's rules and regulations.

(b) *Council review.* The Frankston City Council shall review the construction plans to determine if the construction project poses a substantial risk of erosion to the City's water drainage system. The applicant shall be afforded an opportunity to meet with the Frankston City Council to receive its comments and recommendations on the sufficiency of the plans, so as to allow the applicant to make any recommended or desired changes, corrections, or modifications. At the City's election, the City may hire an engineer of its choice to participate in the review of the construction plans and the likely impact the construction will have on the City's water drainage system. Upon completion of the review process, the Frankston City Council will vote to approve the construction plans so long as the Frankston City Council concludes that the City's water drainage system will not be damaged or otherwise adversely impacted by the proposed construction plans.

(c) *Council action.* The Frankston City Council shall take action on the proposed construction plans at a regularly scheduled meeting held within thirty (30) days of the date the final construction plans for which approval is requested is submitted, unless the applicant requests and consents in writing to waive the time deadline for action.

Section 5 Violations and Penalties

Any person, firm, or corporation violating any of the provisions hereof, shall be deemed guilty of a misdemeanor and upon conviction shall be fined in any sum of not less than Fifty Dollars ($50.00), nor more than One Thousand Dollars ($1,000.00) and each and every day during which this ordinance or any part thereof shall be violated shall be deemed a separate offense and punishable as such.

Section 6 Effective Date

This ordinance shall be in force and take effect from and after its passage and publication as provided by law.

Passed and approved this _____ day of March, 2016.

_____

Mayor Sharyn Harrison
City of Frankston

S HELP YOU CLEAN

Jan. 1977

Building Permit Ordinance

siness Services

EPTIC TANK NEEDS

ALL US FOR ALL your eptic tank needs. We lean septic tanks and rease traps. We sell, de-ver 100, 250 and 500 gal-n tanks. Phone 876-2354, 76-2254 or 876-2955.

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Frankston, Texas

Individual Would Like To Buy Around 100 acres, improved or unimproved.

Tom Bostick
Phone 876-3219, Frankston.

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Section 1. Building Permits

The owner of any land situated within the incorporated limits of the City of Frankston shall neither construct nor allow construction or placement, on such land, of any building or structure of a type set forth in Sub-Paragraphs (a) through (c) below, without having obtained a building permit from the City of Frankston for such construction. The afore-mentioned permit will likewise be required in event of remodeling or repair of such structures:

(a) Single-family residence.

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(c) Any building in which; or from which, any business, commercial enterprises, or manufacturing process is to be conducted, or which is to be used for related storage or warehousing purposes.

Section 2. Application for Building Permit

The application for any building permit required by this ordinance will be submitted by the landowner concerned to the Mayor at City Hall, in duplicate copy, and shall contain as a minimum the following:

(a) Name, mailing address, and telephone number of the applicant.

(b) Type building to be constructed or repaired (as listed in Section 1 of this ordinance).

(c) Location of the building site.

(d) Outside dimensions of the proposed building or addition.

(e) Construction materials to be used for the foundation,

Legal Notice

(f) Manner in which the proposed building will be anchored to the foundation.

(g) Height of the first floor level above the ground level, as measured from the highest point of the ground level:

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(h) Date on which construction is proposed to begin.

Section 3. Fees for Building Permits

A fee of $5 will be charged for each building permit issued. Payment of said amount will accompany each permit application submitted, with such payment to be returned in event the application is denied.

Section 4. Issuance of Building Permits

The Mayor will present each permit application to the City Council for its review or other disposition at a regular or called meeting, with the exception that no application will be presented for the Council's consideration until it has been approved by the and bears his approval. In each case the permit shall be granted unless found to be in violation of any flood zone ordinance or other ordinance heretofore or hereinafter adopted by the City.

Any building permit issued under the provisions of the ordinance will remain valid only for a period of 90 days from its date of issue, and becomes void if construction has not begun within that period, or unless it is renewed within that period.

Section 5. Penalty for Violation

Any person receiving written notification from the City of Frankston that he is in violation of the provisions of this ordinance shall have a period of 30 days following his receipt of such notice in which to effect compliance, or otherwise will upon conviction be subject to a fine of no more than $5 per day for so long as he remains in violation.

Section 6. Effective Date and Repeal of Ordinance

Legal Notice

full force and effect thirty (30) days from and after the passage and publication of this ordinance, and no ordinance or resolution shall be deemed repealed hereby except to the extent of any conflict herewith.

PASSED AND APPROVED THIS 4 day of Jan. 1977.

APPROVED: Sant Perry Jr., Mayor

ATTEST: Janie Jennings, City Secretary

Legal Notice

Henderson County Junior College is accepting bids on two busses, one '65 Chevrolet, 54 passenger, one '68 Chevrolet, 32 passenger. You may contact Mr. Irvin Mills at 675-6349 or 675-2882 for further information. The college has the right to reject any and all bids.

2-30c396

Obituary

Mrs. Jones

Mrs. Ida Jones, 74, of Neches, (Route 4, Palestine), died at 12:30 p.m. Sunday in Anderson County Memorial Hospital following a lengthy illness.

Funeral services were held at 2 p.m. Tuesday in Hassell & Foster Chapel with the Revs. Jimmy Smith and Leon Williams officiating. Burial was in Neches City Cemetery.

Pallbearers were George Simmons Sr., George Simmons Jr., R.J. Simmons, Bethune McDonald, Howard Daly and Hester Marrs.

A lifelong resident of Neches, Mrs. Jones was born April 23, 1902, a daughter of the late J.S. Yates and Lizzie Harrison Yates.

Survivors include her husband, Bryon L. Jones of Neches; two sisters, Mrs. Maggie Furnish of Neches and Mrs. Clyde Cox of Longview.

030805
* All orig. ordinance 1977 #12

BUILDING PERMIT ORDINANCE

AN ORDINANCE TO PROVIDE CERTAIN REQUIREMENTS WHICH MUST BE MET BEFORE A BUILDING PERMIT CAN BE ISSUED: TO PROVIDE FOR PENALITIES FOR THE VIOLATION THEREOF: AND DECLARING AN EMERGENCY. BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF FRANKSTON, TEXAS THAT:

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Section 6. Effective Date.

This ordinance shall be in force and take effect from and after its passage and publication as provided by law.

Passed and Approved this _____ day of March, 2005.

_____
Al Mann
Mayor Pro Tem

Attest:

_____
Laura Griffith
City Secretary

RESOLUTION
ESTABLISHING BUILDING, MOVING AND
SPECIAL PERMIT FEES

BE IT RESOLVED that on the ___ day of March 2005, the Frankston City Council of Frankston, Texas, during a regular meeting established fees for Building and Moving Permits within the City of Frankston, Texas.

The fees are as follows:

Building /Structure moving or demolition: (includes moving mobile homes)	$25.00
Construction:	
Residential: less than 1,000'	$25.00
" " over 1,000'	$50.00
Commercial: flat rate	$100.00
Remodeling permit (with grease trap inspection)	$25.00

No Permit Needed for the following:

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Fencing
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Replace hot water heater
Driveway Repair
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_____
Mayor Pro Tem

Attest:

_____
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Jan. 1977

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Let Us Sell Your Homes, Farms, Business Property.

PHONE — 876-2323
Frankston, Texas

Individual Would Like To Buy Around 100 acres, improved or unimproved.

Tom Bostick
Phone 876-3219, Frankston.

Quality Furniture At Lower Prices

Budget Terms
We finance your account —Make your payments direct to us.

Free Delivery

Friendly Service

Bob Scoggin Furniture

1006 E. Palestine Ave.
723-2121
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or Give Away

EE—Excellent pet for good me. Full grown male Sia- ese cat. Phone 876-2665.

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