

City of Cottonwood Shores

ORDINANCE 14021

AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS; PROVIDING, REGULATIONS AND STANDARDS FOR THE DEVELOPMENT AND USE OF RECREATIONAL VEHICLE PARKS AND PERMANENT CAMPING SITES WITHIN THE CITY. PROVIDING SEVERABILITY, OPEN MEETING AND EFFECTIVE DATE CLAUSES, PROVIDING PENALTIES AND PROVIDING FOR RELATED MATTERS.

WHEREAS the City Council of the City of Cottonwood Shores finds that properly planned and operated recreation vehicle and camping communities promote the safety and health of the residents of such communities and of other nearby communities and encourage economical and orderly development of such communities; and

WHEREAS it is declared to be the policy of the City of Cottonwood Shores to eliminate and prevent health and safety hazards and to promote the economical and orderly development and utilization of land by providing for planned and supervised recreational vehicle and permanent camping communities by providing for the standards and regulations necessary to accomplish these purposes.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COTTONWOOD SHORES, TEXAS, THAT:

This Ordinance is enacted in order to facilitate the development of Recreational Vehicle Parks (RV Parks) and Permanent Camping Sites (PC Sites), to promote and develop the use of land to minimize possible impacts, and to promote the health, safety and general welfare of the public.

Section 1: Applicability

This Ordinance shall apply to any recreational vehicle Park and/or permanent camping site with the City limits.

Section 2: Definitions

Accessory Structure. Any structural addition to the Recreational Vehicle Park and/or permanent camping site, including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, and similar appurtenant structures.

Building Official. The official of the City responsible for the inspection of construction, electrical, mechanical and plumbing associated with a property.

Code Official. The official of the City or his/her designee charged with the enforcement of the provisions of this Ordinance.

Controlling Interest. A person or developer who controls at least fifty-one percent (51%) of ownership.

Full-Time Employee. A person who is responsible for maintenance of the RV Park and/or PC Site seven (7) days per week. This person may or may not be the owner of the RV Park and/or PC Site.

Licensee or Agent. A person who may or may not own the RV Park and/or PC Site but is the person responsible for the day to day operations including records and license of the Park and/or site.

Permanent Camping Site or PC Site. A specific area set aside for non-vehicular camping.

Pet. A domesticated companion animal.

Public Use Phone. A phone used by registrants of the RV Park and/or PC Site for emergency purposes.

Recreational Vehicle or RV. Any licensed camp trailer, travel trailer, motor home or fifth wheel designed to provide temporary living quarters for recreational camping or travel use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.

Recreational Vehicle Park or RV Park. Any tract or parcel of land, appropriately zoned, upon which accommodation is provided for two or more recreational vehicles used as a living or sleeping quarters by the day, week, or month, whether a charge is or is not made. A recreational vehicle park is a unified development of recreational vehicle spaces provided for recreational vehicle use with or without community facilities and permitted permanent buildings.

Recreational Vehicle Site or RV Site. That part of a tract or area in a Recreational Vehicle Park or RV Park that has been reserved for the placement of one recreational vehicle or RV.

Unattended Pet. A domesticated companion animal that is unaccompanied or not under immediate control of the person responsible for the pet or pets. (A pet tied or secured outside of camping equipment or other buildings shall not be considered under immediate control.)

Section 3: Zoning

A Recreational Vehicle Park and/or Permanent Camping Site may only be developed in areas within the City limits zoned as Light Commercial (C1), Heavy Commercial (C-2) or Planned Unit Development (PUD).

Section 4: License

(a) Required. It shall be unlawful for any person to operate any RV Park and/or PC Site within the City limits unless he/she holds a valid license issued annually by the City of Cottonwood Shores in the

name of such person for the specific park/site. The applicant shall make all applications for the licenses on forms furnished by the City of Cottonwood Shores, which shall issue a license upon compliance with the provisions of this Ordinance.

(b) Application Fee. The license fee of \$1,000.00 plus \$65.00 per individual pad site.

(c) Hearing on Denial. Any person whose application for a license under this article has been denied may request, and shall be granted, a hearing on this matter before the City Council.

(d) Application for Renewal. Application for renewal of an RV Park and/or PC Site license shall be made in writing by the licensee on forms furnished by the City of Cottonwood Shores on or before December 31st of each year. Such application shall contain any changes in the information occurring after the original license was issued or the latest renewal granted. The renewal license fee shall be \$1,000.00 plus \$65.00 per individual pad site.

(e) Approval of Transfer. Every person holding a license shall give notice in writing to the City of Cottonwood Shores within ten (10) days after having sold, transferred, given away, or otherwise disposed of interest in or control of any RV Park and/or PC Site. Application for transfer of a license shall be made within ten (10) calendar days after notification of change covered in this subsection. Within thirty (30) calendar days thereafter, the City of Cottonwood Shores shall act on the application for license transfer and it shall be approved if the RV Park and/or PC Site is in compliance with the provisions of this Ordinance.

(f) Transfer Fee. If the RV Park changes ownership, the original license terminates and a new application/license fee of \$1,000.00 plus \$65.00 per individual pad site will be collected.

(g) Suspension.

- 1) Whenever, upon inspection of any RV Park and/or PC Site, the City finds that conditions or practices exist which are in violation of any provisions of this Ordinance applicable to such RV Park and/or PC Site, the City shall give notice in writing to the owner and/or manager of the RV Park and/or PC Site, and if such conditions or practices have not been corrected in the time frame set forth in the notice, the City will suspend the license and give notice of such suspension. Upon suspension of the license, the licensee shall cease operation of such RV Park and/or PC Site.
- 2) The suspension of the license may be appealed to the City Council as set forth in subsection (b) of section 4.2 of this Ordinance.

Section 4.1: Inspections

(a) Authorized. The building official and code official are hereby authorized to make such inspections as are necessary to determine compliance with this article.

(b) Entry on Premises. The building official and code official shall have the power to enter at reasonable times upon any private property used for business open to the public or public property within the purpose of inspecting and investigating conditions relating to the enforcement of this article.

Section 4.2: Notices, Hearings and Orders

(a) Notice of Violation. Whenever it is determined that there are grounds to believe that there has been a violation of any provision of this Ordinance, the City of Cottonwood Shores shall give notice of such alleged violation to the licensee or agent, as hereinafter provided. Such notice shall:

- 1) Be in writing
- 2) Include a statement of the reasons for its issuance.
- 3) Allow ten (10) days for compliance or longer at the discretion of the Code Official based on the complexity.
- 4) Be served upon the licensee or his agent; provided that such notice or order shall be deemed to have been properly served upon such licensee or agent when a copy thereof has been served in person or sent by certified mail to his/her last known address.
- 5) Contain an outline of remedial action that, if taken, will effect compliance with the provisions of this Ordinance.
- 6) After all procedures outlined above are exhausted, citations may be issued. If a municipality mails a notice to a property owner in accordance with Section 4.2 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 delivered.

(b) Appeal from Notice. Any person affected by any notice that has been issued in connection with the enforcement of any provision of this Ordinance applicable to such RV Park and/or PC Site, may request a hearing before the City Council provided that such person shall file within ten (10) days after the day the notice was served, in the City Secretary’s office, with a copy to the office of the code official, a written petition requesting such hearing and setting forth a brief statement of the grounds thereof. The filing request for a hearing shall operate as a stay of the notice and of the suspension, except in the case of an order issued under this section.

(c) Issuance of Order. After such hearing, the City Council shall issue an order in writing sustaining, modifying, or withdrawing the notice of violation, which order shall be served by certified mail upon the petitioner. Any failure to comply with an order sustaining or modifying the finding of a violation shall constitute grounds for immediate revocation of the license of the RV Park and/or PC Site affected by the order.

(d) Order without Notice. Whenever the City finds that an emergency exists which requires immediate action to protect the public health or safety, the designated official may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring the action to be taken as deemed necessary to meet the emergency. Notwithstanding any other provisions of this section, such order shall be effective immediately, but upon written petition to the City shall be afforded a hearing as soon as possible. The provisions of subsection (c) of this section shall be applicable to such hearing and the order issued thereafter.

Section 5: Site Development Plan

(a) A site development plan must be prepared and submitted to City staff and the Development Committee for approval. The site development plan must include the requirements for site plans contained herein.

(b) The Development Committee shall recommend for adoption or against adoption the RV Park and/or PC Site development plan to the City Council as a whole or in parts, for the future development and redevelopment of the municipality. The Committee shall perform such other duties as may be prescribed by Ordinance or state law.

(c) A nonrefundable fee will be required with submittal of the site development plan. The fee is set by [Ordinance 3003 Development Permit Fees](#) and is on file with the office of the City Secretary. The fee covers the administrative cost for design review, notification of residents within 200 feet of the proposed RV Park and/or PC Site, and for providing advertising/legal notice to the public. The fee will also cover any zone change requests required as part of site development. Note: The Development Committee serves in an advisory capacity to the City Council. Approval or denial of the RV Park and/or PC Site development plans rests solely with the City Council.

Section 5.1: Location and Fencing

(a) RV Parks and/or PC Sites shall be located in an area regulated by section 5.2 of this Ordinance.

(b) In addition, RV Parks and/or PC Sites must be located at least twenty (20) feet from any single-family residential (R1) single family and two-family residential (R2) or multifamily (R3) zoning district. An approval buffer is required by the Development Committee between Zones R1, R2 and R3. Recreational vehicles or camp sites cannot be placed closer than twenty (20) feet to the property line separating the RV Park from adjoining property, measured from the nearest point of the recreational vehicle or camp site.

(c) An opaque fence at least eight (8) feet in height must be placed on the property line to buffer the RV Park from view. The fence shall be installed on both sides and at the rear of the property. The fence must be made of treated lumber, ornamental metal, brick, stone, and/or combination thereof. Fences shall be maintained in good condition or deemed a public nuisance.

Section 5.2: Size and Density

Each RV Park and/or PC Site must have a minimum size of three (3) acres, with a maximum of seven (7) acres. The maximum site density for RV Parks or PC Sites shall be fifteen (15) sites per acre. Only one (1) recreational vehicle is permitted per recreational vehicle site. A conditional use permit, approved by City Council, is required for a larger acreage area.

Section 5.3: Size of Individual Sites; Pad Requirements; Landscaping

(a) Each recreational vehicle site within the RV Park shall have a minimum area of one thousand nine hundred fifty (1,950) square feet and shall be at least thirty (30) feet wide and sixty-five (65) feet in depth. Back-in sites may be shorter, if wider, to provide for tow vehicle parking beside the RV and still providing for twenty (20) feet of recreational and RV spacing. In addition, the space shall be clearly marked identifying the space number.

(b) The left 1/3 (10x65) of the site or driver's side must be planted with grass and other landscaping; the middle (10x65) and the remaining 1/3 or passenger side shall be paved with either cement, asphalt, crushed rock or similar material. The middle portion is to be used for the parking of the recreational vehicle with the paved area on the right used as a parking or patio area. If shorter back-in sites listed in (b) above are selected, the tow vehicle parking area must match the RV parking area.

Section 5.4: Street Access; Street Lighting

(a) Each recreational vehicle site within the RV Park shall have access to an internal private roadway, which shall have access to a public street. The entrance of the internal roadway shall have a pavement width of at least thirty (30) feet with an adequate curb radius. The major thoroughfare shall have a pavement width (concrete or asphalt) of twenty-four (24) feet in accordance with City standards. The roadway may be fifteen (15) feet if the RV Park is designed for one-way roads. Each emergency access lane shall have a clear unobstructed width of twenty-four (24) feet; fifteen (15) feet if one-way and shall have a turning area and radii with a minimum of sixty (60) feet to permit free movement of emergency vehicles. Dead-end streets are not allowed.

(b) Metal signs shall be placed along the emergency access lane, by the owner or agent of the RV Park stating that parking is prohibited. The sign type, size, height and location shall be approved by the City.

(c) Adequate street lighting for the RV Park shall be approved by the City. Reference [Ordinance 8009 Dark Sky](#).

Section 5.5: Required Facilities

(a) Each RV Park and/or PC Site must have an office for the manager of the RV Park and/or PC Site, and bathroom and shower facilities. All facilities used by residents or campers must be well lit inside and out during the night hours. All facilities must meet applicable codes adopted by the City to include compliance with the Americans with Disability Act (ADA).

(b) All RV Parks shall have at least one (1) recreation area, located as to be free of traffic hazards, easily accessible to all park residents and centrally located where topography permits. Not less than eight (8) percent of the gross park area shall be devoted to recreational facilities. Recreation areas include space for community buildings and community use facilities such as restroom and shower facilities, adult recreation (basketball court or tennis court) and playgrounds for children, and swimming pools, but not including vehicle parking, maintenance and utility areas.

Section 5.6: Soil and Ground Cover

Exposed ground surfaces in all parts of the RV Parks or PC Sites shall be paved, covered with stone, rock, or other similar solid material, or protected with vegetative cover that is capable of preventing soil erosion and eliminating dust. All pavement shall be kept in good repair.

Section 6: Drainage

The ground surface in all parts of the RV Park and/or PC Site shall be graded and designed to drain all stormwater, surface water in a safe, efficient manner and not cause adverse effects. Drainage analysis shall be performed by a licensed professional engineer and easements for the conveyance of surface water off-site shall be obtained, if necessary.

Section 7: Water Supply

Each site within an RV Park shall be provided with a connection to the City water supply if available. If City water supply is not available, the City must approve all proposed water facility plans prior to construction. The water distribution system shall be installed as follows:

- 1) The water supply system, fixtures and other equipment must be installed in accordance with applicable codes adopted by the City.
- 2) A master water meter shall be installed to serve the RV Park.
- 3) A reduced pressure principal backflow preventer will be required to be placed at the property line on the discharge side of the master meter. In addition, one (1) must be placed at each of the connections for each RV site and located on the left side of the site.
- 4) Water riser service branch lines shall extend at least four (4) inches above ground elevation. The branch line shall be at least ¾ inch.
- 5) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes. Surface drainage shall be diverted from the location of utility connections at each site.
- 6) A shut off valve below the frost line shall be provided near each water riser pipe.
- 7) The owner/operator shall have complete maintenance responsibility for the water system within the RV Park.

8) The City has no maintenance responsibility for service lines with the RV Park. The responsibility of the City stops at the property line.

Section 8: Wastewater Facilities

It is recommended, but not required, that each site within the RV Park shall be provided with a connection for wastewater if available. If City wastewater is not available, all proposed wastewater service lines shall be approved by the City prior to construction. The wastewater distribution system must be approved by the City and shall consider the following:

- 1) The wastewater system and materials must be installed in accordance with applicable codes adopted by the City.
- 2) Each site shall be provided with a four-inch diameter wastewater riser and shall extend above grade four (4) to six (6) inches. The wastewater riser pipe shall be so located on each stand so that the wastewater connection to the RV drain outlet will approximate a vertical position. Each inlet shall be provided with a gastight seal when connected to a recreational vehicle or have a gastight seal plug when not in service. The plug shall be that of a spring loaded device.
- 3) The wastewater connection to each site shall consist of a single four-inch service line without any branch lines, fittings, or connections. All joints shall be water tight.
- 4) Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4) to six (6) inches above the ground elevation.
- 5) A vent shall be supplied within the design of the collection system at appropriate locations.
- 6) The owner/operator shall have complete maintenance responsibility for the wastewater system with the RV Park. The responsibility of the City stops at the property line.
- 7) Each RV Park shall be required to install at the property line, where connection to the City sewer is made, a sample well site as defined herein. The sample well site shall be installed according to City code.
- 8) All chemicals entering the City sewer shall be biodegradable.

Section 9: Electrical Service

Each site within the RV Park shall be provided with electrical service. All electrical service shall be underground and installed in accordance with the 2006 National Electrical Code. The electrical service shall be installed as follows:

- 1) A master electric meter shall be installed to serve the RV Park.
- 2) The City has no maintenance responsibility for service lines within the RV Park.

- 3) The location of all underground lines shall be clearly marked by surface signs at approved intervals if possible.
- 4) Power supply to each site shall be a minimum of one 20-amp and one 30-amp power supply (50-amp outlets are recommended). If 50-amp outlets are supplied, a 30-amp outlet must also be supplied.
- 5) Outlets (receptacles or pressure connectors) shall be housed in an approved weather proof outlet box.
- 6) A water tight seal shall be provided for underground conduit in floodplain installations and a riser extending a minimum of two (2) feet above the floodplain elevation shall be provided.

Section 10: Sanitary Facilities

(a) Each RV Park and/or PC Site shall provide the following sanitary facilities as listed below:

1) Female facilities:

- (i) RV: One (1) toilet or stool for the female sex for every twenty (20) sites or fraction thereof (minimum of one (1) is required) for the first one hundred and twenty (120) sites, and one (1) per forty (40) sites thereafter.
- (ii) PC: One (1) toilet or stool for the female sex for every ten (10) sites or fraction thereof (minimum of one (1) is required) for the first sixty (60) sites, and one (1) per twenty (20) sites thereafter.

2) Male facilities:

- (i) RV: One (1) toilet or stool and one (1) urinal stall for the male sex for every twenty (20) sites or fraction thereof (minimum of one (1) is required) for the first one hundred and twenty (120) sites, and one (1) per forty (40) sites thereafter.
- (ii) PC: One *(1) toilet or stool and one (1) urinal stall for the male sex for every ten (10) sites or fraction thereof (minimum of one (1) is required) for the first sixty (60) sites, and one (1) per twenty (20) sites thereafter.

3) One (1) washbasin shall be provided within the toilet room for every two (2) toilets or fraction thereof (a minimum of one (1) is required).

4) One (1) shower shall be provided for each sex for each twenty (20) sites or fraction thereof (minimum of one (1) is required for each sex) for the first one hundred and twenty (120) sites, and one (1) per forty (40) sites thereafter.

5) All toilets and shower facilities shall be placed in properly constructed buildings and located not more than two hundred (200) feet from any RV or PC site.

- 6) Buildings shall be well lit at all times, day or night, well ventilated with screened openings, and constructed of moisture proof material to permit rapid and satisfactory cleaning, scouring and washing.
- 7) The floors shall be of concrete or other impervious material, elevated not less than four (4) inches above grade, and each room shall be provided with floor drains.
- 8) A slop sink or basin with water supply shall be in each restroom (male and female) and at least one (1) in the laundry facility, and shall be constructed in accordance with design, size and materials approved by the building official.
- (b) Toilet and bathing facilities shall be in separate rooms or partitioned apart in any manner as to provide privacy and promote cleanliness. Each toilet provided in a community toilet house shall be partitioned apart from any other toilet in the same room. The floor surface around the commode shall not drain into the shower floor.
- (c) Toilet floors and walls shall be of impervious material, painted white or a light color, and kept clean at all times. If a shower stall is of some impervious material other than tile, cement or plaster, it shall be white or some light color and kept clean at all times. The floor of any bathroom, other than the shower stall, shall be of some impervious material, and the walls of the bathroom, other than the shower stall, shall be papered with canvas and wallpaper, or an equivalent washable surface kept clean at all times.
- (d) Each RV Park shall provide an RV sanitary dump site for both black and grey water waste from onboard RV tanks.
- (e) No grey water or black water discharge will be allowed at any RV site except into an approved sanitary waste receptor.

Section 11: Storage, Collection and Disposal of Refuse and Garbage

Each RV Park and/or PC Site shall be provided with safe and adequate facilities for the collection and removal of waste and garbage. Storage, collection, and handling shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, or fire hazards. Every site shall be located within two hundred (200) feet of a refuse facility measured along the RV Park internal roadway or PC Site external roadway. Trash dumpsters shall be screened on three (3) sides.

Section 12: Telephone

Each RV Park and PC Site shall have a minimum of one (1) emergency telephone shall be provided in an easily accessible location twenty-four (24) hours a day, seven (7) days a week.

Section 13: Accessory Structures

The individual sites within the RV Park are not allowed to have accessory structures as defined herein unless the accessory structure comes in with and goes out with the RV.

Section 14: Registration of Guests

Each person renting site within a RV Park and/or PC Site shall provide the following information to the owner, manager, operator or person in charge of the RV Park and PC Site:

- 1) Name;
- 2) Full address of permanent residence;
- 3) Automobile and recreational vehicle license plate number and the state in which each is registered;
- 4) Driver's license number of the owner;
- 5) The number or letter of the site being rented;
- 6) Date of arrival and departure.

Section 15: Control of insects, rodents and other pests, wildfire, nuisances

Grounds, buildings and structures in the RV Park and/or PC Site shall be maintained free of the accumulation of high grass and weeds and debris so as to prevent rodent and snake harborage or the breeding of flies, mosquitoes or other pests.

- 1) The RV Park and/or PC Site owner or manager shall be responsible for maintaining the entire area of the Park and/or site free of dry brush, leaves, limbs and weeds.

Section 16: Fire safety standards; fire hydrants

- 1) Open fires shall be allowed only in a manner and within a container approved by the fire chief.
- 2) A fire hydrant(s) must be placed such that each recreational vehicle site is at least six hundred (600) feet from one.

Section 17: Permanent Occupancy Prohibited

No RV Park or recreational vehicle therein and/or PC Site shall be used as a permanent residence for any period of time, except for permanent full-time employees of the RV Park. No more than one (1) space shall be allowed for use as a permanent residence for full time employees of the RV Park. Occupancy or parking of a recreational vehicle with the RV Park extending beyond six (6) consecutive months in any twelve (12) month period shall be presumed permanent occupancy and is hereby prohibited.

A recreational vehicle may not return for a period of sixty (60) days following six (6) months consecutively.

Section 18: Pets

A pet may be brought into and possessed within a RV Park or PC Site as provided in this subsection.

It is an offense of this Ordinance for any person to:

- 1) Bring into, possess, or permit to roam within a RV Park or PC Site a pet, unless the pet is secured by a leash not exceeding six feet in length, confined in a vehicle, or confined in a suitable cage
- 2) Bring into or possess within a RV Park or PC Site an unattended pet
- 3) Fail to immediately collect and properly dispose of fecal material deposited by a pet for which a person is responsible. For purposes of this paragraph, "properly dispose" means to deposit fecal material in an appropriate solid waste collection container
- 4) Bring a pet into an area where pets are prohibited
- 5) Permit a pet (except a trained assistance animal accompanying a person with a disability) to enter into or remain in any building or enclosure designated for public use including, but not limited to, a restaurant, snack bar, restroom, store, or administration building
- 6) Permit a pet in the water of a designated swimming area or to permit a pet (except a trained assistance animal accompanying a person with a disability) within the land or beach area adjacent to the water of a designated swimming area
- 7) Possess a noisy, vicious, or dangerous pet or a pet which creates a disturbance to or hazard within a RV Park or PC Site

Section 19: Quiet Hours and Generators

- 1) Quiet hours for or in RV Parks or areas shall be in effect from 10 p.m. to 8 a.m.
- 2) Generator use for or in RC Parks or areas is prohibited from 10 p.m. to 8 a.m.
- 3) Generator use and battery charging by engine idling is prohibited during quiet hours
- 4) During quiet hours, all types of noise-producing equipment shall be turned off
- 5) Generators are permitted between 8:00 a.m. and 10:00 p.m.
- 6) During hours permitted for operation the noise level must not exceed 60dba at 3 meters (about 22 feet).

Section 20: Liability

The City of Cottonwood Shores assumes no liability for any type of damage.

Section 21: Violations Declared Nuisance; Enforcement; Abatement; Penalty

Any noncompliance with this Ordinance is hereby deemed a nuisance. The City may abate and remove the nuisance and cite the person(s) responsible for causing or allowing the nuisance condition to exist. An offense of this Ordinance shall be filed with the Municipal Court of Cottonwood Shores by complaint or citation and is punishable by the assessment of a fine not to exceed one thousand dollars (\$1,000.00) and each day of such violation shall be a separate violation.

The Code Official shall be the authority of the jurisdiction responsible for the issuance of citations and appropriate action deemed necessary for the enforcement of this Ordinance. Reference [Ordinance 8007 Nuisance](#), [Ordinance 5005 Wildfire](#), [Ordinance 8005 Sound](#)

Section 19: Severability

If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 21: Effective Date

This Ordinance shall be in full force and effect from and after the date of its passage.

Section 22: Open Meetings

It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ORDINANCE PASSED AND APPROVED BY THE CITY COUNCIL OF COTTONWOOD SHORES, TEXAS, THERE BEING A QUORUM PRESENT, AT A MEETING ON THE 6TH DAY OF JULY, 2017, WITH 5 VOTES IN FAVOR, 0 VOTES AGAINST AND 0 ABSTENTIONS.

Mayor Donald Orr



Attest:

Sheila C. Moore
City Administrator/City Secretary