

**CITY OF MEADOWLAKES  
ORDINANCE 2010-18  
11/9/10**

**AN ORDINANCE OF THE CITY OF MEADOWLAKES, TEXAS, TO AMEND  
THE CODE OF ORDINANCES (the code) ADOPTED APRIL 13, 2010,  
PROVIDING FOR CODE CORRECTION AND UPDATE, IN THE MANNER  
SET OUT BELOW; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, in determining a quorum it is necessary to have a predetermined, stated number of building committee members; and,

**WHEREAS**, Resolution 10-015, passed on October 12, 2010, established position expiration dates for the building committee members that are consecutively staggered with expiration dates for all Meadowlakes' established committees and commissions; and,

**WHEREAS**, the city finds omissions within Title XV: LAND USAGE which include hours of construction activity, stop work orders and minimum square footage requirements for construction.

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

**Section 1. Findings.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

**Section 2. Amendment.** The City of Meadowlakes Code of Ordinances is hereby amended by amending all chapters in the adopted Meadowlakes code of ordinances by removing the strikethrough language and replacing it with the language listed in bold, italics following the strike through language and/or as instructions are stated in attached Exhibit "A".

**Section 3. Effective Date.** This ordinance shall take effect immediately from and after its passage.

**Section 4. 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, *Chapt. 551, Tex. Gov't. Code.*

**PASSED AND APPROVED** this the 9th day of November, 2010.

ATTEST

SIGNED:

/s/ Linda A. Wendling  
Linda Wendling (City Secretary)

/s/ Don Williams  
Don Williams (Mayor)

**EXHIBIT "A"**

**1) Amend Chapter 150 by amending the first and third sentence in Section 150.02, Subsection B as follows:**

The City Council shall designate and appoint a Building Committee of ~~not less than 5 (five) or more than 7 (seven)~~ persons, all residents of Meadowlakes, Texas, which shall serve at the pleasure of the City Council. The terms of office shall be for two years. The terms shall uniformly expire on ~~May 1<sup>st</sup>~~ **September 30<sup>th</sup>** of the year consistent with the provision that even numbered places expire in even years and odd numbered places expire in odd years.

**2.) Add new language to Chapter 150, New Section 150.07 as follows, with the section language being titled § 150.07 PERMITTED HOURS FOR CONSTRUCTION ACTIVITY:**

*All construction operations and vendors, including the delivery of materials and equipment, are only permitted between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday. Exceptions may be granted based on specific weather conditions at the discretion of the Building Committee.*

**3.) Amend Chapter 150, Section 150.15, Subsection (A) (2) as follows:**

(2) The Building Committee (or designee) is granted both the authority and responsibility to halt construction activity at a site for occurrences where construction is not being performed per adopted building code(s) and/or construction is not being performed consistent with the construction plans (including updates) previously approved by the Building Committee, or in violation of an ordinance. Execution of the halt directive (in the form of posting a "~~red tag~~" "**STOP WORK ORDER**" at the site) shall be done as soon as practical after the non-conformance is observed. A person commits an offense if such person fails to immediately stop all construction activities after posting of a "~~red tag~~" "**STOP WORK ORDER**" at the site. *The stop work order shall be posted on the property. Stop work orders may not be removed except by authorized personnel of the city.*

**4.) Add new language to Chapter 150, New Section 150.16 as follows, with the section language being titled § 150.16 MINIMUM SQUARE FOOTAGE REQUIREMENTS:**

(A) **Residential:** *Only one (1) structure may be built on any lot or replatted lot. Each dwelling unit shall contain a minimum floor area of heated and air-conditioned space as follows:*

<i>Lots 1 (one) through 9 (nine)</i>	<i>Minimum 1,850 square feet</i>
<i>All other single family residential</i>	<i>Minimum 1,600 square feet</i>
<i>Multi-family residential</i>	<i>Minimum 1,400 square feet</i>

***(B) Commercial/District NO: Neighborhood Office: Only one (1) structure may be built on any lot or replatted lot. Each unit shall contain a minimum floor area of heated and air-conditioned space as follows:***

***Lots 1231, 1232 and 1233***

***Minimum 2,500 square feet***

**5.) Amend all index pages, index information and title pages as required in relation to the above outlined amendments and/or additions.**