

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, IN ACCORDANCE WITH DIVISION 4 OF ARTICLE II OF CHAPTER 74 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING AND APPROVING ISSUANCE OF A SPECIFIC USE PERMIT FOR THE INSTALLATION OF CERTAIN IMPROVEMENTS ON THE ECCLESIA TRACT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.**

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WHEREAS, the City of Piney Point Village (the "City") finds it to be in the best interest of the health, safety, and welfare of its citizens to approve the following improvements on the Ecclesia Tract subject to certain conditions; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:**

**Section 1.** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are hereby adopted.

**Section 2.** The City hereby establishes and approves issuance of a specific use permit, as outlined by the terms of this Ordinance, to permit the installation of the following improvements on the Ecclesia Tract. Such improvements are further identified in a site plan and related specifications, as provided for in Exhibit "A," attached hereto and made a part of this Ordinance. City Council approval of the proposed improvements provided for in this Ordinance is subject to adherence to the site plan and related specifications provided for in Exhibit "A," and other stipulations as stated below:

## 1. Fellowship Hall Exterior Renovations

- a. Retire four old exterior condenser units. Replace with three new units located on west side of building at parking lot where current units are located.
- b. Relamping of the exterior downlights in the roof soffit.
- c. Replace damaged existing shingle and membrane roofing in kind, adding a layer of continuous insulation.

## 2. Fellowship Hall Interior Renovations

- a. Replace drywall and base trim throughout.
- b. New tile in bathrooms.
- c. Install new interior doors.
- d. Install new kitchen work counters, including a sink.
- e. Paint walls and ceiling throughout.
- f. Patch surface of exposed concrete floor at entrance (interior).
- g. Replace toilets and sinks (2 each) in existing single occupancy bathrooms with new fixtures.
- h. Replace electrical wiring in kitchen to bring it up to current code.
- i. Replace the demolished fluorescent fixtures with new LED lighting fixtures throughout, see lighting plan.
- j. New switching for light fixtures, see electrical plan.
- k. New duplex outlets, see electrical plan.
- l. Install insulated acoustical panels at interior of exposed ceiling.
- m. Install new spiral HVAC ducts, diffusers, and return vents.

**Section 3.** Any person who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed (i) \$2,000.00 for violation of any provision that governs fire safety, zoning or public health or sanitation, including dumping of refuse, or (ii) \$500.00 for all other violations. No penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State of Texas. Each day of any violation shall constitute a separate offense.

**Section 4.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Piney Point Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**Section 5.** All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2021.

ATTEST:

\_\_\_\_\_  
Mark Kobelan  
Mayor

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Karen Farris  
City Secretary

**EXHIBIT "A"**

**Site Plan and Related Specifications for Proposed Improvements to Ecclesia Tract**