



Generator Permit

1. Permit Application Completed for (Generator & Concrete Pad)
2. Permit Application Completed for (Electrical)
3. Survey Required
4. Survey Set Back Information
5. Home Owner Affidavit Form Completed
6. Home Owner Association Approval Required (if applicable)
7. Area Calculations Form
8. Memorial Village Water Authority Approval
9. Person Responsible for Job Site Form
10. City of Piney Point Work Hours Form
11. Copy of Generator Spec's
12. Generator Decibel Level Spec's
13. Center Point Approval
14. Electrical Load Analysis Form (add 1 line diagram)
15. Emergency Transfer Switch Spec's
16. Foundation Concrete Pad Details
17. Gas Line Location and Connection Details
18. Tree Disposition Form
19. Generator Screening Information
20. Specify Codes to be Used (*for example*, structural, electrical & plumbing)

Notes; All generators packets are subject to plan review by the plan examiner and City Forester. Generators require underground natural gas. Generators must be placed no less than 5' from the main structure. Generator must be sized for the correct electrical load so, 1 line diagrams are required. You need to show where the transfer switch is going and how you plan on doing that. Generators must be screened from street side. Specify if trees are to be removed. Any tree being removed is subject to the Tree Ordinance. Area calculation form must be completed because of the added concrete for the concrete pad. Centerpoint requires approval and will provide an approval document. Generators can be located within any building setback line or in the rear 1/3 of the property. In the rear 1/3 the generator can be placed 10 foot from the property line. Location verification may be required. When applying for a permit, contractor must submit two complete set of plans. A separate plumbing permit is required for the install of the underground natural gas. A generator concrete steel, electrical cover and electrical final, underground natural gas are required inspections. If a re-connect is necessary for this project a separate permit will be required and subject to an additional inspection fee. All failed inspections are \$50.00 and must be paid in advance of rescheduling a re inspection. All inspection tickets are left at the project job site.

Plan Examiners; Jason Bienek & Cary Moran, City Forester

Form Updated, ara, 10.03.2017

PERMIT APPLICATION REQUEST

PROPERTY OWNER INFORMATION

DATE: _____
SITE ADDRESS: _____
LOT: _____ BLOCK: _____ SUBDIVISION: _____
PROPERTY OWNER: _____
MAILING ADDRESS: _____ STATE _____ ZIP _____
PHONE NUMBER: _____ MOBIL: _____
FAX NUMBER: _____ E-MAIL: _____

CONTRACTOR INFORMATION

CONTRACTOR COMPANY NAME: _____
CONTACT NAME: _____ STATE LICENSE# _____
MAILING ADDRESS: _____
CITY: _____ STATE: _____ ZIP _____
TELEPHONE: _____ MOBIL: _____
FAX NUMBER: _____ E-MAIL: _____
TOTAL COST OF IMPROVEMENTS: \$ _____

TYPE OF PERMIT

NEW RESIDENCE:	SWIMMING POOL	ACCESSORY STRUCTURE:
PLUMBING:	FENCE:	FIRE SPRINKLER:
ELECTRICAL:	CULVERTS:	IRRIGATION SPRINKLER:
HVAC:	DRAINAGE:	DRIVEWAY/FLATWORK:
ADDITION:	REMODEL:	ROOF:
GENERATOR:	DECKING:	OTHER:

(Concrete pad & new generator)

JOB DISCRIPTION/DETAIL SCOPE OF WORK

NOTE: No use of any building is permitted without a Certificate of Occupancy, including the storage of any items. Use of building prior to issuance of a Certificate of Occupancy will require the gas and electric to be terminated. Not to exclude other penalties. The City of Piney Point Village has the right to include the current resident/home owner in every aspect of the building permitting process.

THE UNDERSIGNED, IN ACCORDANCE WITH PROVISIONS OF THE BUILDING AND ZONING ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, HEREBY APPLIES FOR THE PERMIT DESCRIBED HERIN. APPLICANT HERBY CERTIFIES THAT ALL PROVISIONS OF BUILDING LAWS AND ORDINANCES WILL BE COMPLIEDWITH AND THAT ALL STATEMENTS MADE HEREIN ARE TRUE AND CORRECT.

SIGNATURE OF APPLICANT

PRINT NAME OF APPLICANT

I ACKNOWLEDGE THAT I HAVE RECEIVED AND REVIEWED ALL OF THE FORMS AND DOCUMENTS LOCATED IN THE BUILDERS HANDBOOK FOR CONSTRUCTION.

(not required)

SIGNATURE OF HOMEOWNER

PRINT NAME OF HOMEOWNER

The City of Piney Point Village
7676 Woodway, Suite 300, Houston, TX. 77063
Telephone: 713.782.1757 Fax: 713.782.3178

PERMIT APPLICATION REQUEST

PROPERTY OWNER INFORMATION

DATE: _____
SITE ADDRESS: _____
LOT: _____ BLOCK: _____ SUBDIVISION: _____
PROPERTY OWNER: _____
MAILING ADDRESS: _____ STATE _____ ZIP _____
PHONE NUMBER: _____ MOBIL: _____
FAX NUMBER: _____ E-MAIL: _____

CONTRACTOR INFORMATION

CONTRACTOR COMPANY NAME: _____
CONTACT NAME: _____ STATE LICENSE# _____
MAILING ADDRESS: _____
CITY: _____ STATE: _____ ZIP _____
TELEPHONE: _____ MOBIL: _____
FAX NUMBER: _____ E-MAIL: _____
TOTAL COST OF IMPROVEMENTS:\$ _____

TYPE OF PERMIT

Electrical

NEW RESIDENCE:	SWIMMING POOL	ACCESSORY STRUCTURE:
PLUMBING:	FENCE:	FIRE SPRINKLER:
ELECTRICAL:	CULVERTS:	IRRIGATION SPRINKLER:
HVAC:	DRAINAGE:	DRIVEWAY/FLATWORK:
ADDITION:	REMODEL:	ROOF:
GENERATOR:	DECKING:	OTHER:

JOB DISCRIPTION/DETAIL SCOPE OF WORK

NOTE: No use of any building is permitted without a Certificate of Occupancy, including the storage of any items. Use of building prior to issuance of a Certificate of Occupancy will require the gas and electric to be terminated. Not to exclude other penalties. The City of Piney Point Village has the right to include the current resident/home owner in every aspect of the building permitting process.

THE UNDERSIGNED, IN ACCORDANCE WITH PROVISIONS OF THE BUILDING AND ZONING ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, HEREBY APPLIES FOR THE PERMIT DESCRIBED HERIN. APPLICANT HERBY CERTIFIES THAT ALL PROVISIONS OF BUILDING LAWS AND ORDINANCES WILL BE COMPLIEDWITH AND THAT ALL STATEMENTS MADE HEREIN ARE TRUE AND CORRECT.

SIGNATURE OF APPLICANT

PRINT NAME OF APPLICANT

I ACKNOWLEDGE THAT I HAVE RECEIVED AND REVIEWED ALL OF THE FORMS AND DOCUMENTS LOCATED IN THE BUILDERS HANDBOOK FOR CONSTRUCTION.

(Not required)

SIGNATURE OF HOMEOWNER

PRINT NAME OF HOMEOWNER

THE STATE OF TEXAS

§
§
§
§
§

DEED RESTRICTION AND
DEVELOPMENT PLAT
AFFIDAVIT FOR
RESIDENTIAL
BUILDING PERMIT

COUNTY OF HARRIS

ADDRESS OF PROPERTY: _____
TYPE OF PERMIT: new generator

Before me, the undersigned authority, on this day personally appeared _____ (Type or legibly print name of affiant) who being first duly sworn by me, on her/his oath deposed and said the following:

"This affidavit is given in connection with the application for a building permit that is attached hereto. I am eighteen years or older, and I am of sound mind. I have personal knowledge of the facts set forth in this affidavit including, without limitation, personal knowledge of the title to the real property to which the building permit application appertains, of the plans and specifications for the work to be performed under the building permit, if issued, and of the intended use of the improvements to be constructed thereunder.

(a) (Each Affiant must initial (1) or (2) as applicable):

- (1) _____ I am owner of the real property to which this building permit application appertains.
- (2) _____ I am the duly designated agent of the owner or owners of the real property to which this building permit application appertains, and I have been expressly authorized by the owner or owners to make this affidavit on their behalf.

(b) (Each affiant must initial this term):

_____ The building permit application to which this affidavit appertains is for the repair, remodeling or construction of a single family detached residence or auxiliary structure thereto (e.g., a garage) that is designed and intended for single family residential use exclusively.

(c) As used in this part (c), the term 'deed restrictions' means any and every restriction or covenant running with and affecting the use and enjoyment of the land that is contained in or incorporated by reference in a properly recorded plan, plat, re-plat, deed or any other instrument affecting a subdivision or portion thereof inside its boundaries that relates in any manner to the property to which this building permit application appertains. The term shall not include any covenant or restriction that has expired through lapse of time by its own terms without renewal, revival or extension. Additionally, the term shall not include any covenant or restriction to the extent, that it has expressly been declared invalid by final order of a court of competent national origin of persons who may enjoy the use of the property. (If there are no deed restrictions, then the affiant shall initial item (1) below; if there are deed restrictions then the affiant must initial and complete item (2) below.)

(1) _____ I am personally familiar with the title to the real property to which this building permit application appertains, and I swear that this property is not encumbered by any deed restrictions.

(2) _____ I am personally familiar with the title to the real property to which this building application appertains, and I have personal knowledge that this real property is encumbered by deed restrictions, which provide, in part, as follows:

(3) _____ Nothing on the submitted plans will violate any deed restrictions.

Uses authorized: _____

Setbacks: _____

Front: _____ Back/rear: _____

Side/interior: _____ Side street: _____

Minimum/maximum lot size: _____ Minimum/maximum house size: _____

Number of stories authorized: _____ Number of structures authorized: _____

Application-Affiant

SWORN TO AND SUBSCRIBED before me, the undersigned authority on this _____ day of _____, 20____, to certify witness my hand and seal of office

Notary Public in and for the State of TEXAS

Area Calculations Form

Property Address: _____ **Date:** _____

Type of Permit: _____

Area of Lot: _____ **Square Footage:** _____

Lot Coverage Calculations

	Existing Area	Proposed Area	Total Area
Main Structure (Total Covered Area)			
Accessory Structure			
Driveways, Walkways & Sidewalks			
Pool and Pool Decking			
Total Lot Coverage			

Percent of Lot Coverage by Main Structure:

Area of Main Structure/ (divided by)	Area of Lot =	30% Max Coverage

Percent of Lot Coverage by Main Structure:

Total Lot Coverage/ (divided by)	Area of Lot =	50% Max. Coverage

Reference, City of Piney Point Code of Ordinances, Chapter 74- Section, 244. Regulations. (g)

The undersigned, in accordance with the provisions of the Zoning Ordinance of the City of Piney Point Village, hereby certifies that all statements made herein are true and correct.

Signature of Property Owner and/or Applicant: _____

Name of Company: _____



CENTERPOINT ENERGY

Required Information for Electrical Service

- **Service Address** – Please call your city if inside city limits, otherwise call CNP at 713-207-4460.
- **Load Analysis** – States voltage and total amps per phase. Include all motors which total more than 250hp, generator specifications with its one liner.
- **Scaled Site Plan** – 1/20, 1/40, 1/50
Show building outline, service location, street, survey note
- **Recorded Plat or Recorded Warranty Deed**
If Primary conductors to be on property
Recorded Plat must be signed and stamped
Warranty Deed must be clearly legible and show recorded stamps

PLEASE – NO MEETINGS UNTIL ABOVE INFORMATION IS RECEIVED

PLEASE FORWARD ABOVE INFORMATION TO:

Mike Swan ~~Fernando Floreslovo~~ – CNP Consultant
3401 Brittmoore Rd, Houston, TX 77043
E-mail – ~~fernando.floreslovo~~^{Michael Swan}@centerpointenergy.com
Phone - 713-945-~~4569~~ 4578
Fax - 713-945-4558

Justin Green!

ADDITIONAL INFORMATION

- Apply for your electric permit at the corresponding City
- Construction Service Standards at:
centerpointenergy.com/electricalservicestandards
- CALL CNP AT 713-207-2222 TO OBTAIN ESID # AND THEN APPLY FOR SERVICE WHEN READY WITH YOUR RETAIL PROVIDER OF YOUR SELECTION
go to – powertochoose.org
- FOR CNP GAS PLEASE CALL 713-659-2111



TRANSFER SWITCH INFORMATION FOR EMERGENCY GENERATORS

SERVICE ADDRESS _____

KEY MAP _____

CONTACT NAME _____

PHONE # (S) _____

E-MAIL ADDRESS _____

RESIDENTIAL _____ COMMERCIAL _____

EXISTING ELECTRIC SERVICE SIZE ON ADDRESS _____

EXISTING SECONDARY VOLTAGE ON SERVICE _____

UPGRADING EXISTING SERVICE YES NO

IF YES, PROVIDE NEW SERVICE SIZE AND VOLTAGE _____

IS EXISTING SERVICE:

CT SERVICE YES NO

SINGLE PHASE 3 WIRES YES NO

THREE PHASE 3 WIRES YES NO

THREE PHASE 4 WIRES YES NO

CONTACT MUNICIPALITY FOR PERMIT

INFORMATION TO BE SUBMITTED ON GENERATOR FOR APPROVAL:

- ONE LINE (DEPICTING, METER, TRANSFER SWITCH AND GENERATOR)
- CATALOG SPECIFICATIONS FOR TRANSFER SWITCH
- GENERATOR NAME AND MODEL

NOTE: CNP usually perform disconnects and re-connects, no guarantees, during the same day, between 9am and 3pm. Over Time is always available.

Michael Swan
~~fernando.flores@centerpointenergy.com~~ or Fax-713-945-4558

OWNER: _____ DATE: _____

ADDRESS: _____

LOAD ANALYSIS: OPTIONAL CALCULATION

1 NO. 1	LOAD DESCRIPTION	1 VOLT-AMPERES
_____	GENERAL LIGHTING	SQ. FT. X 3VA = _____ VA
_____	SMALL APPLIANCE CKTS: @ 1500 VA EA	= _____ VA
_____	LAUNDRY CKTS: @ 1500 VA EA	= _____ VA
_____	IRONING BOARD CKT: @ 1440 VA	= _____ VA
_____	DRYER: 240V, 5KW	= _____ VA
_____	RANGE: 240V, 11 KW	= _____ VA
_____	COOKTOP: 240V, 6.7 KW	= _____ VA
_____	DOUBLE OVEN: 240V, 10.2 KW	= _____ VA
_____	SINGLE OVEN: 240V, 7 KW	= _____ VA
_____	MICROWAVE: @ 1500 VA	= _____ VA
_____	DISPOSAL: 120V, 1176 VA	= _____ VA
_____	DISHWASHER: 120 V, 1500 VA	= _____ VA
_____	TRASH COMPACTOR: 120V, 864 VA	= _____ VA
_____	VENT HOOD: 120V, 480 VA	= _____ VA
_____	READY HOT: 120V, 1500 VA	= _____ VA
_____	WARMING DRAWER: 120V, 750 VA	= _____ VA
_____	ICEMAKER: 120V, 528 VA	= _____ VA
_____	REFRIG/FREEZER: 120V, 1320 VA	= _____ VA
_____	BAR REFRIG: 120V 528 VA	= _____ VA
_____	WHIRLPOOL: 120V, 1656 VA	= _____ VA
_____	CEILING FAN: 120V, 336 VA	= _____ VA
_____	VENT FAN: 120V, 96 VA	= _____ VA
_____	VENT FAN/LIGHT: 120V, 180 VA	= _____ VA
_____	VENT FAN/HEAT: 120V, 1540 VA	= _____ VA
_____	VENT FAN/HEAT/LIGHT: 120V, 1640 VA	= _____ VA
_____	ATTIC VENT FANS: 120V, 528 VA	= _____ VA
_____	GARAGE DOOR OPENERS: 120V, 864 VA	= _____ VA
_____	GATE OPENERS: 120V, 1176 VA	= _____ VA
_____	ELEVATOR: 240V, 4080 VA	= _____ VA
_____	DUMB-WAITER: 120V, 864 VA	= _____ VA
_____	OUTSIDE LTG CKTS. 20 A @ 1920VA/15A @ 1440VA	= _____ VA
_____	POOL MOTOR: HP, V, A	= _____ VA
_____	POOL MOTOR: HP, V, A	= _____ VA
_____	POOL MOTOR: HP, V, A	= _____ VA
_____	POOL LIGHTS: 120V, 500W / 100 W	= _____ VA

_____ WATER HEATER: 240V, 5.5 KW / 4.5 KW = _____ VA
 _____ MISC: _____ = _____ VA
 _____ MISC: _____ = _____ VA
 _____ "OTHER LOAD" TOTAL = _____ VA
 "OTHER LOAD" DEMAND 10,000 VA @ 100% (1) = 10,000 VA
 REMAINDER OF LOAD _____ VA @ 40% (2) = _____ VA
 ADD LINES (1) AND (2) TOTAL DEMAND = _____ VA

ENVIRONMENTAL LOAD

HEATING: (OMIT IF SMALLER THAN AIR CONDITIONING LOAD)

_____ UNIT: 240V, KW @ 65% = _____ VA
 _____ UNIT: 240V, KW @ 65% = _____ VA
 _____ UNIT: 240V, KW @ 65% = _____ VA
 _____ UNIT: 240V, KW @ 65% = _____ VA
 _____ UNIT: 240V, KW @ 65% = _____ VA

AIR CONDITIONING: (OMIT IF SMALLER THAN HEATING LOAD)

_____ UNIT: TON, 240V, A @ 100% = _____ VA
 _____ UNIT: TON, 240V, A @ 100% = _____ VA
 _____ UNIT: TON, 240V, A @ 100% = _____ VA
 _____ UNIT: TON, 240V, A @ 100% = _____ VA
 _____ UNIT: TON, 240V, A @ 100% = _____ VA

AIR HANDLER MOTORS:

_____ MOTOR: HP, V, A = _____ VA
 _____ MOTOR: HP, V, A = _____ VA
 _____ MOTOR: HP, V, A = _____ VA
 _____ MOTOR: HP, V, A = _____ VA
 _____ MOTOR: HP, V, A = _____ VA

TOTAL VOLT - AMPERE LOAD = _____ VA

SERVICE AMPERE LOAD

I = _____ VA = _____ AMPERES

240V

MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD • HOUSTON, TEXAS 77024 • (713) 465-8318 FAX(713) 465-8387

APPLICATION FOR WATER AND/OR SEWER SERVICE AVAILABILITY

INSTRUCTIONS: This application is for the availability of (1) water and/or sewer service for a new residence, business or other commercial type property (2) water service for an irrigation system (3) meter enlargement for an existing meter (4) remodel/pool or (5) commercial fire service line. **Businesses, Schools and Churches** must submit specific information on the quantity of water and/or sewer capacity requested. The applicant must obtain an approval from Memorial Villages Water Authority (MVWA) granting water and/or sewer capacity before a Building Permit will be issued by any of the cities served by MVWA (Hedwig Village, Hunters Creek Village and Piney Point Village). MVWA is not required to provide water or sewer capacity greater than those available at the time of the application. Complete the application and submit in person or by mail at the address listed above, by fax at (713-465-8387) or by e-mail at (www.mvwa.org).

(TYPE OR PRINT) Incomplete or illegible applications may be delayed in processing.

DATE: _____

PROPERTY DESCRIPTION:

APPLICANT NAME: _____ ADDRESS: _____

HOUSTON, TEXAS 77024

RETURN ADDRESS: _____

APPLICANTS SIGNATURE: _____

TELEPHONE NUMBER(S) Hm: () _____ Fax: () _____
Ofc: () _____ Mobile: () _____

THIS APPLICATION IS FOR: (check all that apply)

Water Service for: Residence Business School Church Irrigation System

Fire Sprinkler Meter Enlargement Remodel or Pool

Sewer Service for: Residence Business School Church Remodel or Pool

NEW Generator placement

WATER METER(S) SIZE REQUESTED: If known at this time. Otherwise, complete Water Meter Application Form.

DOMESTIC

IRRIGATION

COMMERCIAL FIRE SERVICE

3/4-inch 1-inch 3/4-inch 1-inch 2-inch 3-inch 4-inch 6-inch

Applicants requesting residential water meters (domestic or irrigation) larger than 1-inch must show written proof that the demand requirements prohibit the use of the smaller meter.

NOTE: This application goes through a review and approval process based on the information submitted by the applicant. If approved, you will be contacted by our office and will receive an executed "APPROVAL FORM" that you will need to take to the City having jurisdiction to obtain the necessary permits. Both the City and the Water Authority require inspections of all work performed before continuous service is provided. For inspections by the Water Authority, call 713-465-8318.



Important Contractor Notification & Acknowledgement!

No Work On Sundays!!

Sec. 10-1. Time limitations on building activities.

(a) It shall be unlawful for any person to cause, permit or perform any construction, renovation, alteration, repair or demolition of any building or structure, or any excavation related thereto, within the city, except between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Fridays, and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays.

(b) The provisions of subsection (a) shall not apply to any construction, renovation, alteration, repair, demolition or related excavation for which a city permit is not required, or to any such work performed within an enclosed building or structure and for which the noise therefrom is inaudible from all adjacent properties.

(c) The city building official is hereby authorized and directed to issue stop work orders as are necessary to assure compliance with the provisions of this section.

(d) Any person who shall violate any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined as prescribed in section 1-11.

(Ord. No. 777, §§ 2--5, 8-22-94)

Cross references: Environment, ch. 26.

Sec. 10-5. Penalty.

Any person who shall violate or cause to be violated any provision of this chapter or who shall fail to comply herewith, or with any of the requirements hereof, or who shall erect, construct, alter, repair, move or demolish any structure, or who shall have erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and approved hereunder shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined as provided in section 1-11.

(Ord. No. 875, § 2, 11-26-01; Ord. No. 884, § 1, 6-24-02)

I have read all of the contractor work hours for the City of Piney Point Village & acknowledge the required work hours and violations. I am aware that no work shall be performed on Sundays for projects that are currently under construction.

Date: _____
Signature of applicant: _____
Print name of applicant: _____
Project address: _____
Project type: _____



Builder Responsible for Construction Correspondence:

Date: _____

Permit Number: P# _____

Property Address: _____

Name of Responsible Party: _____

Title: _____

Example: superintendent

Contact Phone Numbers: _____

Cell Phone Number: _____

Home: _____

e-mail: _____

Estimated build out time: _____

If any of this information changes or you are no longer in charge of the property as indicated above please contact the city of the update and/or change. The City of Piney Point Village can contact the current owner of the property for example the property owner to discuss any construction activity while the building is still under a permit and all final inspections have not been finalized with the city.

Annette R. Arriaga

Building Official

Official Form Date 10.18.07

ORDINANCE 961

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, TEXAS, BY ADDING SECTION §74-244 (a)(3); PROVIDING THAT AIR CONDITIONING/HEATING EQUIPMENT, SWIMMING POOL EQUIPMENT AND MOSQUITO EQUIPMENT BE PROHIBITED ON ANY ROOF OR FRONT YARD OF ANY RESIDENTIAL STRUCTURE; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

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

Section 1. The Code of Ordinances of the City of Piney Point Village, Texas, is hereby amended by substituting hereby adding a new Subsection (3) to Section 74-244(a) to provide as follows:

(3) *Equipment/Residential Structures.* Air conditioning/ heating equipment, swimming pool equipment and mosquito equipment are not allowed on any roof or front yard of any residential structure.

Section 2. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

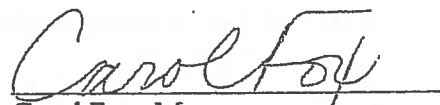
Section 3. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this 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.

PASSED, APPROVED AND ADOPTED this 25th day of September, 2006.

SIGNED:

ATTEST:


Lorena Briel, City Administrator


Carol Fox, Mayor

ORDINANCE 992

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, TEXAS, BY ADOPTING A NEW SUBSECTION 74-244 (a) (4) OF SECTION TO INCLUDE: GENERATORS AS ACCESSORY BUILDINGS AND STRUCTURES; PROVIDING FOR LOCATIONS OF GENERATORS; AND PROVIDING FOR TYPES OF GENERATORS TO BE USED AND TIME FOR CYCLING OF GENERATORS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

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

Section 1. The code of Ordinances of the City of Piney Point Village, Texas is hereby amended by adopting the following amendment to Section 74-244 (a):

(4) *Generator.* If not located in the existing building lines, the generator may be located: (i) on the ground, (ii) in the rear third of the property, and (iii) ten feet from the property line. The generator must be screened from the public view by shrubbery and be fueled only by natural gas. Screening is subject to a City approved design.

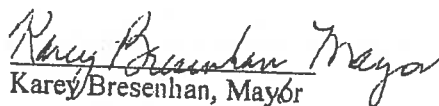
Unless there is a bona fide emergency requiring the use of the generator, the generator may be turned on only during daylight hour on weekdays.

Section 2. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 3. 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 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.

PASSED, APPROVED AND ADOPTED this 28 day of July 2008.

SIGNED:


Karey Bresnahan, Mayor

ATTEST:

Lorena E. Briel, City Administrator

ORDINANCE NO. 2016.10.24.D

AN ORDINANCE AMENDING CHAPTER 74 OF THE CODE OF ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, TEXAS, BY DELETING PARAGRAPH (4) OF SUBSECTION (a) OF SECTION 74-244 IN ITS ENTIRETY AND ADDING A NEW PARAGRAPH (4) OF SUBSECTION (a) TO SECTION 74-244, ESTABLISHING REGULATIONS FOR THE LOCATION OF GENERATORS; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION; AND PROVIDING FOR SEVERABILITY.

* * * * *

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

Section 1. That Paragraph (4) of Subsection (a) of Section 74-244, Chapter 74, Zoning, of the Code of Ordinances of the City of Piney Point Village, Texas, be deleted in its entirety and a new Paragraph (4) of Subsection (a) be added to Section 74-244 to provide as follows:

“Sec. 74-244. – Regulations.

(a) *Accessory buildings and structures.* Except as provided immediately below, or specifically permitted otherwise in this chapter, no accessory building shall be erected in any yard as required by subsection (c).

* * *

(4) *Generator.* The generator may only be located:

- a. On the ground;
- b. No less than ten feet from the property line; and
- c. At least five feet from the building.

No generator shall be located in front of the main structure. The generator must be screened from the public view by shrubbery and be fueled only by natural gas. Sound shielding and screening is subject to city approval design.”

Section 2. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this chapter shall be deemed guilty of a

misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

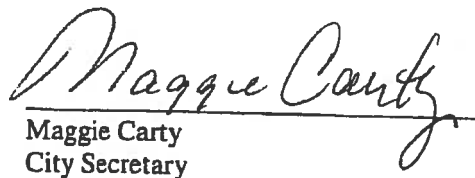
Section 3. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this 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 4. All ordinances and parts of ordinance in conflict herewith are, to the extent of such conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED on first and final reading this 24th day of October 2016.


Mark Kobelan
Mayor

ATTEST:


Maggie Carty
City Secretary