

**ORDINANCE NO. 2024.11-A**

**AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS,  
AMENDING CHAPTER 74, ARTICLE IV. OF THE CODE OF  
ORDINANCES BY CREATING A NEW SUBSECTION (m) UNDER  
SECTION 74-245 – SUPPLEMENTARY DISTRICT REGULATIONS  
REGARDING THE ORIENTATION OF A BUILDING.**

\* \* \* \* \*

**WHEREAS**, the zoning regulations and districts established in Chapter 74 of the Code of Ordinances for the City of Piney Point Village, Texas have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety and general welfare of the city and its inhabitants; and

**WHEREAS**, pursuant to Section 74-98 of the Piney Point Village Code of Ordinances, the City Council of the City of Piney Point Village, Texas and the Planning and Zoning Commission of the City of Piney Point Village, Texas have each held a public hearing to consider possible amendments to the Piney Point Village Code of Ordinances; and

**WHEREAS**, pursuant to Section 74-98 of the Piney Point Village Code of Ordinances, the Planning and Zoning Commission of Piney Point Village, Texas submitted its written recommendation to the City Council of the City of Piney Point Village, Texas concerning proposed amendments to Chapter 74, Article IV., Section 74-245 -Supplemental District Regulations relating to the orientation of a building; and

**WHEREAS**, the City Council of the City of Piney Point Village, Texas, has considered the recommendation of the Planning and Zoning Commission and has concluded that amendments should be made to Chapter 74, Article IV., Section 74-245 -Supplemental District Regulations, of the Piney Point Village Code of Ordinances relating to relating to the orientation of a building;

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

**Section 1.** The recitals set forth above are found to be true and correct and are adopted as the findings of fact of the City.

**Section 2.** Chapter 74, Article IV., Section 74-245 -Supplemental District Regulations of the Code of Ordinances of the City of Piney Point Village, Texas is hereby amended by adding **Subsection (m) *Building Orientation*** to read as set out in Exhibit A, attached hereto.

**Section 3.** All other portions of the Piney Point Village Code of Ordinances not specifically amended hereby remain in full force and effect.

**Section 4.** All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

**Section 5.** 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.

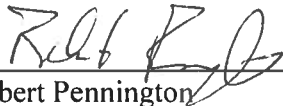
**Section 6.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate 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.

**PASSED, APPROVED, AND RESOLVED this 18 day of November 2024.**



Aliza Dutt  
Mayor

Attest:



Robert Pennington  
City Administrator / City Secretary



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**EXHIBIT A**

**Chapter 74  
Article IV.**

**Section 74-245(m) –Supplementary District Regulations**

- (m) *Building orientation.* Each main building on a lot that is adjacent to more than one street (i.e., corner lot) shall be designed and constructed so that the building front, or apparent building front, is oriented toward the street adjacent to the front yard of the lot upon which such main building is located. The building front, or apparent building front, is that building side where the greatest amount of architectural detail is emphasized, and the primary entrance is located.