

ORDINANCE NO. 2026-05-001

AN ORDINANCE OF THE TOWN OF PINE ISLAND, TEXAS ADOPTING A MASTER FEE SCHEDULE TO AUTHORIZE AND ADOPT GENERAL SERVICE FEES, ALL DEVELOPMENT, INSPECTION AND BUILDING PERMIT FEES, SIGN FEES, ADMINISTRATIVE FEES; PROVIDING FOR A SAVINGS CLAUSE, SEVERABILITY, REPEALER, EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the Town of Pine Island, a General Law Type C municipality, provides permits and services to the citizens, property owners, and other parties residing in and/or doing business within the Town; and

WHEREAS, the Town of Pine Island must charge fees in order to serve as a fiscally responsible governmental entity and to recover costs incurred by the Town in connection with the aforesaid permits and services; and

WHEREAS, the Town of Pine Island has an inherent fiduciary responsibility to manage the General Fund in a prudent, fiscally sound manner; and

WHEREAS, the Town Council of the Town of Pine Island desires to adopt a Master Fee Schedule, for the purpose of setting forth and authorizing the comprehensive fees assessed and collected by the Town for a range of applications, permits, licenses, services and activities; and

WHEREAS, the Town Council of the Town of Pine Island specifically authorizes and reauthorizes the building permit fees to be charged by the Town pursuant to Sec. 214.908 of the Texas Local Government Code, after holding a public hearing, and such building permit fees are authorized to be included in the Master Fee Schedule to be adopted herein; and

WHEREAS, the Town Council desires to have this Master Fee Schedule amended annually during the budget process to amend or remove existing fees or add new fees and does so by this Ordinance; and

WHEREAS, in the event there is a conflict between a fee listed in the Master Fee Schedule and the provisions of any other Town ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; and

WHEREAS, although the purpose of this ordinance is to amend the Master Fee Schedule, this ordinance is not intended to amend, abolish or change any fee heretofore established that is not listed in the Master Fee Schedule.

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINE ISLAND, TEXAS:

Section 1. Findings Incorporated. All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Pine Island and are hereby approved, adopted, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. Adoption of Master Fee Schedule. The Town Council hereby adopts and authorizes a new "Master Fee Schedule" containing the rates, fees, building permit fees and

other charges for Town as shown in Exhibit "A," attached hereto and incorporated herein for all purposes.

Section 3. In the event of a conflict between a fee set out in the Master Fee Schedule and the provisions of any other Town ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; however, this Ordinance shall not amend, abolish or change any fee heretofore established that is not listed in the Master Fee Schedule and such fees shall continue in effect for all purposes until amended by ordinance or resolution or transferred to the Master Fee Schedule.

Section 4. Repealer. All provisions of the ordinances and resolutions of the Town of Pine Island in conflict with the provisions of this Ordinance be and the same are hereby repealed and all other provisions of the ordinances and resolutions of the Town of Pine Island not in conflict with the provisions hereof shall remain in full force and effect.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this resolution, it being the legislative intent that the provisions of this Ordinance are severable and that the Ordinance shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.


Section 6. Savings Clause. All rights and remedies of the Town of Pine Island are expressly saved as to any and all violations of the provisions of any ordinances which have accrued as of the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 7. Effective Date. This Ordinance and the proposed rates and fees shall become effective immediately following its passage and publication as required by law.

PASSED AND APPROVED ON THIS 4th DAY OF May, 2026.


STEVE NAGY, MAYOR

ATTEST:


SHERI ORDNER, TOWN SECRETARY

APPROVED AS TO FORM:



JOSH BROCKMAN-WEBER, TOWN ATTORNEY

EXHIBIT "A"



Town of Pine Island
36722 Brumlow Rd
Hempstead TX 77445-9166
Pine.island.tx@gmail.com

Master Fee Schedule

Manufactured Home Park License Application	\$100.00
Manufactured Home Park License renewal	\$50.00 yearly
Manufactured Home Park License transfer	\$50.00
Penalty	\$100-\$500/day
Bicycle and Trail Ride Application	\$50.00
Penalty	\$500.00
Mass Gathering Application	\$50.00
Penalty	\$500.00
Manufactured Home Application	\$100.00
Penalty	\$100-\$500/day
House, Building, Driveway Application	\$100.00
Penalty	\$100-\$500/day
RV Park & Storage Park License Application	\$500.00
RV Park & Storage Park License Renewal	\$500/yearly
RV Park & Storage Park License Transfer	\$500
Penalty	\$100-\$500/day
Septic Installation Application	\$100.00
Penalty	\$100-\$500/day
Minimum Building Standards	\$500.00 per offense
Penalty	
Each day in violation is separate offense	
Violation due to public health	\$2,000.00 per offense
Subdivision Platting	
Administrative fee	\$100.00
Minor Plat	\$250.00
Preliminary Plat	\$1,500.00
Final Plat or Amending	\$1,500.00

Replat

\$1,500.00

Vacation Plat

\$1,500.00

Variance

\$350.00