



TOWN OF PINE ISLAND §
COUNTY OF WALLER §
STATE OF TEXAS §

ORDINANCE NO. 2018-001

AN ORDINANCE OF THE TOWN OF PINE ISLAND, TEXAS REQUIRING A PERMIT FOR THE CONSTRUCTION OF, ADDITION TO OR EXTENSION OF A RECREATIONAL VEHICLE STORAGE FACILITY WITHIN THE INCORPORATED BOUNDARIES OF THE TOWN OF PINE ISLAND, COUNTY OF WALLER, STATE OF TEXAS, AND REQUIRING A LICENSE TO OPERATE A RECREATIONAL VEHICLE STORAGE FACILITY AND SETTING FORTH THE SITE REQUIREMENTS AND OTHER PREREQUISITES TO THE ISSUANCE OF A PERMIT OR LICENSE, PROVIDING DEFINITIONS, AND PRESCRIBING REGULATIONS FOR THE MANAGEMENT OF A RECREATIONAL VEHICLE STORAGE FACILITY, AND PROVIDING FEES, AND CONTAINING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE AND CONTAINING A SEVERABILITY CLAUSE, AND SETTING AN EFFECTIVE DATE.

NOW THEREFORE:

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINE ISLAND, WALLER COUNTY, TEXAS:

WHEREAS, it has come to the attention of the Town Council of the Town of Pine Island that unregulated **RECREATIONAL VEHICLE STORAGE FACILITIES** can be dangerous and constitute a hazard to life and property; and

WHEREAS, it is in the best interest of the Town that the health, safety and general welfare of the Town be promoted by preventing overcrowding of land through planned and orderly growth of the Town, and an undue concentration of the population be avoided; and

WHEREAS, the Town Council of the Town of Pine Island finds it to be in the best interest of the public safety, health and general welfare to regulate **RECREATIONAL VEHICLE STORAGE FACILITIES** within the Town boundaries;

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

Section 1. This Ordinance is hereby referenced as the Pine Island Recreational Vehicle Storage Facility Ordinance.

Section 2. DEFINITIONS – For the purposes of this Ordinance, certain terms, words and phrases shall have the meanings hereinafter ascribed thereto.

- (A) **Building Official**: Designated in section authority of the Town, or its authorized representative.
- (B) **Permit**: a written certificate issued by the Town Council authorizing and allowing the construction of, addition to, or extension of a recreational vehicle storage facility, when it has been determined by the Town Council that the building, structure and/or land and its use complies with the provisions of all applicable Town ordinances and regulations.
- (C) **Common Access Route/Internal Street**: Private drive allowing principal means of access to individual lots or auxiliary buildings of a Recreational Vehicle Storage Facility.
- (D) **Recreational Vehicle**: vehicle designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use; includes travel trailers, motor homes, 5th wheel trailers, all-terrain vehicles, and all types of watercraft including boats
- (E) **Recreational Vehicle Storage Facility**: any lot, tract or parcel of land used in whole or in part for the storage of Recreational Vehicles by the day, week, or longer period of time, either with or without compensation. Minimum size of the Storage Facility shall be ten (10) acres.
- (F) **License**: written license issued by the Town Council, allowing a person to operate and maintain a Recreational Vehicle Storage Facility.
- (G) **Plot Plan/Site Plan**: Graphic representation, drawn to scale, in a horizontal plane, delineating the outlines of the land included in the plan and all proposed use locations, accurately dimensioned, the dimensions also indicating the relation of each use to that adjoining and to the boundary of the property; includes existing structures, proposed construction, drainage and any easements or rights of way.
- (H) **Space**: Plot of ground within a Recreational Vehicle Storage Facility designed for the storage of one recreational vehicle; includes “lot” and “site”.
- (I) **Person**: any natural individual, firm, trust, partnership, association or corporation.
- (J) **Manager**: any person who has the control, direction, maintenance or supervision of a Recreational Vehicle Storage Facility, whether as owner or otherwise.

Section 3. PERMITS

(A) Permit Required. It shall be unlawful for any person to construct, alter, extend or expand any RECREATIONAL VEHICLE STORAGE FACILITY within the boundaries of the Town of Pine Island without a valid permit issued by the Town Council in the name of such person for the specific construction, alteration, or extension proposed.

(B) Application; issuance; renewal; transfer

(1) Application for initial permit. Application for an initial Recreational Vehicle Storage Facility permit shall be filed with the Town Council. The application shall be in writing signed by the applicant, and shall include the following:

(a) Name and address of applicant;

(b) Location and legal description of the land to be used as a Recreational Vehicle Storage Facility

(c) A complete plan of the Recreational Vehicle Storage Facility in conformity with the requirements of this Ordinance

(d) Plans and specifications of all internal streets, utilities, buildings, Spaces, fences, and improvements constructed or to be constructed within the Recreational Vehicle Storage Facility.

(e) Such further information as may be requested by the designated official to enable him/her to determine whether the proposed Recreational Vehicle Storage Facility will comply with the legal requirements. This application and all accompanying plans and specifications shall be filed in triplicate. The designated official shall investigate the applicant and inspect the application and the proposed plans and specifications. If the applicant is of good moral character, and the proposed Recreational Vehicle Storage Facility will, when constructed or altered in accordance with such plan and specifications, be in accordance with all provisions of this ordinance and all other applicable ordinances and Texas state statutes, the designated official shall recommend to the Town Council the approval of the application, and issuance of the permit to construct, alter, extend or expand the Recreational Vehicle Storage Facility according to the plan and specifications.

(2) Renewal Permit. Upon application in writing by a permittee for renewal of a permit for an additional year and upon payment of the fee, the Town Council shall issue a certificate renewing such permit for another year.

(3) Transfer of Permit. Upon application in writing for the transfer of a Permit and payment of the transfer fee, the Town Council shall issue a transfer if the proposed transferee is of good moral character.

- (C) Recreational Vehicle Storage Facility Location. No Recreational Vehicle Storage Facility shall be located within the boundaries of the Town of Pine Island except as herein provided for. No such facility shall be established at any location within the Town of Pine Island unless such location first be approved by the Town Council.
- (D) Permit Fee. All applications shall be accompanied by a fee of \$500.
- (E) Issuance of Permit. In considering the application, the Town Council may take into account the proposed location of the Recreational Vehicle Storage Facility in relation to the present and anticipated land use and development. After review of the application and determining that the application and proposed facility complies with this Ordinance and other applicable laws, the permit shall be issued.
- (F) Denial of Permit; Hearing. Any person whose application for a permit under this Ordinance has been denied may request in writing a re-hearing on the matter and offer additional evidence if desired.

Section 4. LICENSES.

- (A) License Required. It shall be unlawful for any person to establish, operate or maintain or permit to be established, operated or maintained upon any property owned or controlled by such person any Recreational Vehicle Storage Facility within the boundaries of the Town of Pine Island unless such person holds a valid license issued annually by the Town Council. All applications for licenses shall be made in writing to the Town Council, who shall issue a license upon compliance by the applicant of this Ordinance. The Town Council shall not issue a license unless the applicant is a valid holder of a Permit which shall be issued by the Town Council pursuant to Section 3, above. At any time a Permit is revoked, the license shall also be cancelled. Licenses shall expire on December 31st of each year.
- (B) Application; issuance; renewal; transfer; revocation; posting
 - (1) Application for Initial License. Application for initial license shall be made in writing signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of the license fee hereinafter provided, and shall contain the following:
 - (a) Name and address of applicant;
 - (b) Copy of a valid Permit
 - (c) Location and legal description of Recreational Vehicle Storage Facility
 - (d) Site plan of the Recreational Vehicle Storage Facility prepared in accordance of this Ordinance.

- (2) Denial of License; Hearing. Any person whose application for a license under this Ordinance has been denied may, within ten (10) days of the denial of the application, request a rehearing in writing, which rehearing will be granted by the Town Council to be held at its next regular monthly meeting.
- (3) Application for License Renewal. Application for renewal of a license shall be made in writing by the licensee on forms furnished by the Town Council, on or before December 1st of each year. The application shall contain any change in the information occurring after the initial license was issued or the latest renewal was granted.
- (4) License Fee. All initial license applications or renewals thereof shall be accompanied by a fee of \$500. All fees shall be due on the issuance of the license or renewal.
- (5) Transfer of License. All applications for license transfer shall be accompanied by a fee of \$500.
- (6) Violations; Notice; Suspension. If the Town Council finds that conditions or practices exist in the Recreational Vehicle Storage Facility which are in violation of any provision of this Ordinance, it shall give notice in writing in accordance with this Ordinance to the Licensee or Licensee's agent, that unless such conditions or practices in violation of this Ordinance are corrected within a reasonable period of time (not less than thirty (30) days nor more than one (1) year as specified in said notice, the license shall be suspended. At the end of the period of time granted for correction, if the conditions or practices have not been corrected, the Town Council may suspend the license and give notice in writing of the suspension to the licensee or Licensee's agent at the address provided on the application. Upon receipt of the notice of suspension, the Licensee shall cease operation of the Recreational Vehicle Storage Facility within ten (10) days after the notice is issued.
- (7) Revocation; Reissue. The Town Council may revoke any license to maintain and operate a Recreational Vehicle Storage Facility if the licensee has been found guilty by a court of competent jurisdiction of violating any provision of this Ordinance. After any such conviction, the Town Council may reissue the license if the circumstances leading to the conviction have been remedied and the

Recreational Vehicle Storage Facility is being or will be maintained and operated in full compliance with the law and this Ordinance.

Section 5. INSPECTION.

Any duly authorized inspector for the Town shall be allowed to make reasonable inspections of any Recreational Vehicle Storage Facility to determine compliance with this Ordinance.

Section 6. NOTICES; HEARINGS; ORDERS

Notice of Violations; requirements of Notice. Whenever it is brought to the attention to the Town Council that there has been a violation of any of the provisions of this Ordinance, the Town Council shall give notice of such alleged violation to the Permittee or Licensee or Agent, as hereinafter provided. The notice shall (1) be in writing; (2) shall contain a statement for the reasons of its issuance; (3) allow a reasonable time of not less than thirty (30) days nor more than one (1) year, based on the nature and severity of the violation and having due regard for the safety and protections of the community, for the performance of the action it requires; (4) be served upon the permittee, licensee or agent; provided that the notice or order shall be deemed to have been properly served upon the permittee, licensee or agent when a copy thereof has been sent by mail to the last known address of the permittee, licensee or agent, or when permittee, licensee or agent has been served with the notice by any method authorized or required by the laws of the State of Texas; and (5) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance. If the violation is not remedied in accordance with the Notice, and a breach of the Ordinance continues, then the Town Council may revoke any permits or licenses issued in addition to any penalties provided hereinafter.

Section 7. RECREATIONAL VEHICLE STORAGE FACILITY

- (A) Site Plan. The site plan shall be filed as required by this Ordinance and shall show the following:
- (1) Name, address, fee owner and record owner of the proposed or existing Recreational Vehicle Storage Facility.
 - (2) Name of the subdivision where the Facility is located.
 - (3) Name of adjacent public streets and roads.
 - (4) Contour lines at two foot intervals
 - (5) Locations and dimension of all spaces, utility easements, internal streets and drives, and sidewalks. Each Space shall be numbered.
 - (6) Scale of plan (no small than 1"- 200') and complete dimensions
 - (7) Density in units per gross acreage
 - (8) Area and dimensions of site

Areas

- (9) Areas defined for waste containers and method of disposal for garbage and refuse.
- (10) Water and Sewer Plans
- (11) Paving and Drainage Plans. Paving and drainage plans must show the directions and calculated quantities of runoff and the proposed specifications for paved spaces and streets.

The Town Council shall notify the applicant in writing as to whether the site plan was approved, and if disapproved, state the reasons for disapproval and the modifications or conditions that must be made or met before approval can be obtained upon subsequent submission.

(B) RECREATIONAL VEHICLE STORAGE FACILITY. Any Recreational Vehicle Storage Facility constructed after adoption of this Ordinance, and any extension/addition to an existing Recreational Vehicle Storage Facility in the Town of Pine Island shall be done in compliance with the following site requirements:

- (1) Density. A Recreational Vehicle Storage Facility shall have no more than twenty (20) Spaces per one acre. Each Recreational Vehicle Storage Facility shall be planned for and shall provide a minimum of ten (10) acres in area.
- (2) Basic Recreational Vehicle Storage Facility Minimum Site Requirements:
 - (a) Height Requirements. The height limit for any structure within the Facility shall be ten (10) feet.
 - (b) Spacing Regulations. Each space in the Recreational Vehicle Storage Facility shall be located no closer than eight (8) feet from each other or from any structure.
 - (c) Recreational Vehicle Storage Facility Space. Each space shall be numbered individually and conform with the following standards:
 - (i) Provide a minimum width of sixteen (16) feet and minimum depth of forty (40) feet.
 - (ii) Abut a private internal street, which street is to be paved.
 - (iii) Be constructed of material which shall adequately support the weight of the recreational vehicle placed thereon and well-drained under normal use and weather conditions.
 - (iv) No vehicular access to a space is permitted from a public dedicated street.
 - (v) The ground surface in all parts of the Recreational Vehicle Storage Facility and especially beneath recreational vehicles shall be graded and equipped to drain all surface water in a safe, efficient manner so as not to allow water to stand or become stagnant.
 - (d) Screening: A landscaped strip, not less than ten (10) feet in width or a screening device shall be located along all Recreational Vehicle Storage Facility boundary lines abutting upon a public dedicated road or abutting

residential property. The landscaped strip shall be continuously maintained and shall be devoted exclusively to the planting, cultivation, growing and maintenance of site obscuring trees, shrubs, and plant life. Trees, shrubs, cane, and/or other vegetation shall be planted, cultivated and maintained as a sight and noise obscuring buffer that will effectively achieve sight and noise obstruction within approximately five years.

(e) Access; Traffic Circulation; Parking

- (i) Internal streets shall be privately owned, built and maintained for safe and convenient access to all spaces. All internal streets shall be constructed with concrete and shall be durable and well-drained under normal use and weather conditions.
- (ii) Internal streets shall be a minimum width of twelve (12) feet.
- (iii) Dead-end private streets shall be limited to a maximum length of one thousand feet and shall be provided with a vehicular turning space, with a turning circle of eighty (80) feet in diameter

(f) Fire Safety Standards:

- (i) The storage, handling and use of liquefied petroleum gases and flammable liquids shall be done in compliance with applicable state statutes.
- (ii) Approaches to all spaces shall be kept clear for emergency vehicles.
- (iii) Licensee or agent shall provide an adequate system of collection and safe disposal of rubbish.
- (iv) The Licensee or agent shall be responsible for maintaining the entire Facility free of dry brush, leaves, limbs and weeds.
- (v) The Licensee or agent shall provide a pond located on the property filled at all times with a minimum of 20,000 gallons of water with a dry hydrant. The dry hydrant outlet shall be of standard size.

- (g) Control of rodents, insects and other pests. Grounds, buildings, and structures in the Recreational Vehicle Storage Facility shall be maintained free of the accumulation of high grass and weeds and debris so as to prevent rodent and snake harborage or the breeding of flies, mosquitoes or other pests

Section 8. PENALTY PROVISIONS

Any person or business entity violating this Ordinance or any portion thereof shall, upon conviction, be guilty of a misdemeanor and shall be fined not less than \$100.00 nor more than \$500.00. Each day that such violation continues shall be considered a separate offense and punishable accordingly.

The Town Council may seek an injunction in a Texas state district court enjoining a Licensee from establishing, operating or maintaining a Recreational Vehicle Storage Facility in violation of this Ordinance.

Section 9. SEVERABILITY

If any section or part of any section or paragraph of this Ordinance is declared invalid or unconstitutional for any reason, it shall not be held to invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this Ordinance.

Section 10. EFFECTIVE DATE

This Ordinance shall be effective immediately upon its passage, approval and publication.

PASSED AND APPROVED this 4 day of December, 2018.

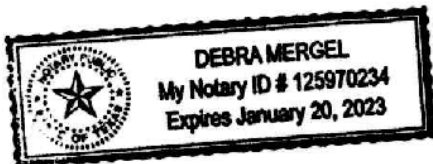
APPROVED: Steve Nagy
STEVE NAGY, MAYOR
Town of Pine Island, Texas

ATTESTED:

Linda Cole
LINDA COLE, CITY SECRETARY
Town of Pine Island, Texas

State of Texas
County of Waller

This instrument was acknowledged before me on
the 4th day of December 2018 by Steve Nagy, mayor,
Town of Pine Island, Texas



Debra Mergel
Notary Public
State of Texas

FILED AND RECORDED

Instrument Number: 1901969

Filing and Recording Date: 03/11/2019 04:04:48 PM Pages: 10 Recording Fee: \$48.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To:
TOWN OF PINE ISLAND



Waller County
Debbie Hollan, County Clerk
836 Austin St.
Suite 217
Hempstead, TX 77445
979-826-7711

Receipt: 19-1933

Product	Name	Extended
C	Ordinance	\$48.00
	Pages	10
	Document #	1901969
	Document Info:	TOWN OF PINE ISLAND
Records Management		\$10.00
Courthouse Security		\$2.00
Recording Fee - \$5 1st page, \$4 add pages		\$37.00
Total		\$48.00
Tender (CHECK)		\$48.00
Check Number	1302	
Paid By	TOWN OF PINE ISLAND	

3/11/19
#1302
48.00
Waller Co Clerk

Thank You for Your Business

clause, and setting an effective date.
Passed December 4th, 2018.

Pine Island Ordinance List 2019