

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 10-04-01, COMMONLY KNOWN AS THE VILLAGE OF TIKI ISLAND ZONING ODINANCE, BY CHANGING REFERENCES TO A PLANNING COMMISSION TO PLANNING AND ZONING COMMISSION; AND PROVIDING A DEFINITION OF PLANNING AND ZONING COMMISSION; PROVIDING A DEFINITION OF VEGETATIVE BUFFER; MODIFYING REQUIREMENTS FOR PARKING, SCREENING, FIRE SAFETY, AND LIGHTING IN THE TOWN HOME DISTRICT, THE CONDOMINIUM DISTRICT, THE NEIGHBORHOOD COMMERCIAL DISTRICT AND THE MULTI-USE COMMERCIAL DISTRICT; REQUIRING A HURRICAN SAFETY AND EVACUATION PLAN IN THE MARINA DISTRICT; CHANGING THE PUBLIC HEARING REQUIREMENTS; AND ADDING A SEVERABILITY CLAUSE.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF TIKI ISLAND, TEXAS:

Section One:

That all references to the Planning Commission in Ordinance No. 10-04-01 shall mean the Planning and Zoning Commission.

Section Two:

That Section 12.301 of Ordinance No. 10-04-10 shall be amended to add the following definitions of Planning and Zoning Commission and Vegetative Buffer Zone:

“Planning and Zoning Commission is an appointed government board charged with recommending to the Village of Tiki Island Board of aldermen the boundaries of the various zoning districts and appropriate regulations to be enforced therein and any proposed amendments and to act on measures affecting the safety of persons and property within the Village of Tiki Island.

Vegetative Buffer Zone means a landscaped area intended to soften the visual impact of a building by providing a continuous vegetated area. Vegetative Buffer Zones contain no structures, parking areas or other similar improvements with the exceptions of sidewalks, driveways and public streets.”

Section Three:

That Section 12.304 (a), Permits, (6) Design and Operational Requirements for Town Home District, Condominium District, Neighborhood Commercial District and Multi-use Commercial District (B) Parking (ii) of Ordinance No. 10-04-01 shall be amended to read as follows:

“(ii) As a minimum of 2.5 parking spaces shall be provided for every Town Home or Condominium unit. Minimum size for each parking space is 9 feet wide by 18 feet long.”

Section Four:

That Section 12.304 (a) Permits (6) Design and Operational Requirements for Town Home District, Condominium District, Neighborhood Commercial District and Multi-use Commercial District, (E) Screening Requirements: (ii) shall be amended to read as follows:

“(ii) Trash receptacles and dumpsters must be closed and enclosed at all times except when loading garbage or refuse. All receptacles and dumpsters must be enclosed as not to be visible and enclosures are to match the architecture of the building.”

Section Five:

That Section 12.304 (a) Permits (7) Design and Operational Requirements for Marina District (C) Marina Parking, shall be amended to read as follows:

“(C) Marina Parking: There shall be enough parking spaces within the Marina to accommodate all vehicles that use the Marina. Provisions must be made that no vehicles will be required to park outside the Marina property when using or visiting the Marina. As a minimum, one parking space will be provided for every five (5) boats stored in or out of the water. Minimum size for each parking space is 9 feet wide by 18 feet long, up to 15% of required parking spaces may be compact spaces (8’x16’).”

Section Six:

That Section 12.304(a) Permits (7) Design and Operational Requirements for Marina District (J) Fire Protection (ii) shall be amended to read as follows:

“(ii) The Marina shall be equipped at all times with fire extinguishing equipment in good working order. Each building shall be equipped with a monitored fire suppression system. No open fires shall be permitted at any time within the Marina.”

Section Seven:

That Section 12.304(a) Permits (7) Design and Operational Requirements for Marina District (N) shall be amended to read as follows:

“(N) Lighting within the Marina shall be provided along all internal streets. Light standards shall have height and spacing to ensure an adequate illumination within the Marina. The lighting system proposed for compliance with the requirements of this subsection shall be described in the site plan for the Marina. All lighting shall be located to reduce glare and be oriented to reduce illumination of adjacent properties.”

Section Eight:

That Section 12.304(a) Permits (7) Design and Operational Requirements for Marina District shall be amended by adding a paragraph (W) to read as follows:

“(W) The operator of a Marina shall have a Hurricane Safety and Evacuation Plan reviewed and approved by the Village of Tiki Island.”

Section Nine:

That Section 12.308, Zoning Ordinance Change Process, (f) Public Hearing, shall be amended to read as follows:

“(f) Public Hearing. The Planning and Zoning Commission shall make a preliminary report and hold a public hearing thereon before submitting its final report. Written notice of all public hearings before the Planning and Zoning Commission on proposed changes to this ordinance will be held openly to discuss the zoning changes. Meetings will be posted by the Village of Tiki Island in public areas before the third day of the hearing. Meeting on Zoning Map changes will be posted in the official newspaper of the Village of Tiki Island or the local Tiki Islander newspaper, and in public areas before the 15th day of the hearing.”

Section Ten:

That Section 12.309, Permitted Uses of Businesses and Occupations for each District, is hereby renumbered as Section 12.310, and that Section 12.309 is hereby amended to provide for a severability clause to read as follows:

“Section 12.309 Severability. Invalidation of any one of these reservations, covenants, conditions, restrictions, liens, charges, or other provisions by judgment or court order shall not affect any of the other provisions hereof, which shall remain in full force and effect.”

PASSED AND APPROVED this the _____ day of _____, 2010.

Phillip M. Hopkins, Mayor
Village of Tiki Island, Texas

ATTEST:

Karen Hagerman, City Secretary

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