

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 10-04-01, COMMONLY KNOWN AS THE VILLAGE OF TIKI ISLAND ZONING ORDINANCE, AND THE OFFICIAL ZONING MAP OF SECTION 12.302 OF SAID ZONING ORDINANCE AND THE PERMITTED USE TABLE OF SAID ORDINANCE BY CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL FOR TWO TRACTS OF PROPERTY DESCRIBED AS LOTS 2-10, SECTION 15C, AND LOTS 54-63, SECTION 15A, AND BY ADDING A NEW SECTION 12.304(A) (6) N, ENTITLED ADDITIONAL REQUIREMENTS FOR COMMERCIAL ZONES D AND E.

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

Section One:

That Ordinance No. 10-04-01, commonly known as the Village of Tiki Island Zoning Ordinance and the official Zoning Map as provided in Section 12.302 of said Ordinance is hereby amended by changing the Zone Class from Residential to Commercial for two tracts of property described as Lots 2-10, Section 15C and Lots 54-63, Section 15A.

Section Two:

That Ordinance No. 10-04-10, commonly known as the Village of Tiki Island Zoning Ordinance Permitted Use Table shall be amended to provide Permitted Uses for Zone D Freeway and Zone E Shoal Water as depicted in Exhibit "A" attached hereto and made a part hereof.

Section Three:

That Ordinance No. 10-01-04, commonly known as the Village of Tiki Island Zoning Ordinance, is hereby amended by adding a new Section to be known as Section 12.304(a)(6)(N) Additional Requirements for Commercial Zones D & E, which shall read as follows:

“(N) Additional Requirements for Commercial Zones D and E:

(i) Commercial Zones D and E are limited to structures and business operations that preserve the residential character of the area.

(ii) Commercial properties within these zones must be compatible with the residential character of surrounding properties. External appearance, including building facades, landscaping, lighting, fencing and signage must be consistent with the architectural standards of adjacent residential properties as described in Deed Restrictions and Village Ordinances.

(iii) Commercial activities must be conducted entirely within the commercial building. No outside storage of equipment, supplies or inventory related to the business shall be allowed.

(iv) No short term rentals or time shares are allowed in Zones D & E.”

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

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

ATTEST:

Karen Hagerman, City Secretary