ORDINANCE NO. 13-07

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND PERTAINING TO ZONING AND ADDING SEC. 20-8.10, "NORTHERN RESORT DISTRICT ‘NRD’ CHARACTER ZONE" AND AMENDING APPENDIX Z OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF TWO THOUSAND DOLLARS ($2000.00) FOR ANY VIOLATION; AND PROVIDING FOR PUBLICATION IN CAPTION FORM.

WHEREAS, the City Council has indicated a need to annex north of our current existing city limits; and

WHEREAS, a new character zone needs to be created to ensure property development occurs in a proper and consistent manner,

WHEREAS, the Northern Resort District “NRD” Character Zone guidelines and regulations have been developed and approved by the Planning and Zoning Commission and the Development Standards Review Task Force; and

WHEREAS, City Council, as required by Sec. 20-18(c), held a public hearing on the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. Chapter 20 of the Code of Ordinances of the City of South Padre Island is amended to add the following:

"Sec. 20-8.10. Northern Resort District “NRD” Character Zone
Intent: The Northern Resort District “NRD” Character Zone building form and development standards are intended to provide for more flexible, market-based development vision that balances pedestrian orientation with auto oriented development. Development standards in this district are intended to focus on establishing specific criteria under which developers could propose alternative and unique standards to implement a more market-responsive project, which contributes to and enhances the general seaside resort character of the district.

Generally, this district may accommodate a wide range of commercial (retail, entertainment, restaurant and office), lodging, and residential uses. Given the availability of undeveloped land along this section, there is more flexibility within this Character Zone for applicants to propose alternative development options.

The code governing the development of projects within this zone is incorporated herein as Appendix “Z” Padre Boulevard and Entertainment District Code, heretofore adopted and hereby amended to add section 6.8 to Article VI.” (A true and correct copy is hereby attached as Exhibit “A,” entitled Northern Resort District.)
Section 2. This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 3. Any violation of the above amended section of Chapter 20 of the Code of Ordinances of the City of South Padre Island may be punished by a fine not to exceed two thousand Dollars ($2000.00) for each offense or for each day such offense shall continue and the penalty provisions of Section 21-2 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

Section 4. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 5. This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on First Reading, the 20th day of March, 2013.

PASSED, APPROVED AND ADOPTED on Second Reading, the 3rd day of April, 2013.

ATTEST:

SUSAN HILL, CITY SECRETARY

CITY OF SOUTH PADRE ISLAND, TEXAS

JO ANNE EVANS, MAYOR PRO-TEM
residential, entertainment, recreation, hospitality and other tourism-related activities.

The Northern Resort District Character Zone, as a whole, may accommodate a wide range of the land uses in response to appropriate market demand. The "Northern Resort District Character Zone" as a whole characterizes the district.

The standards are intended to allow individual developers to establish unique and site-specific criteria for their individual properties in a way which

6.X Northern Resort District

NORTHERN RESORT DISTRICT CHARACTER ZONE

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE

6.X.1 Illustations and Index