

**NOTICE OF SPECIAL MEETING
CITY OF SOUTH PADRE ISLAND
DEVELOPMENT STANDARDS REVIEW TASK FORCE**

NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

NOTICE IS HEREBY GIVEN THAT THE DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A SPECIAL MEETING ON:

**TUESDAY, AUGUST 19, 2014
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX**

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements.
4. Approval of Minutes of the August 12, 2014 Regular Meeting.
5. Discussion and action on revising Table 5.1 "Schedule of Uses" and Table 5.2 "Use Criteria" for Padre Boulevard and Entertainment District Code to allow Surface Parking (primary use of property) as a permitted use with design criteria in Neighborhood Transition Zone.
6. Adjournment.

DATED THIS THE 14TH DAY OF AUGUST 2014


Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF SPECIAL MEETING OF THE DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **AUGUST 14, 2014** AT/OR BEFORE **2:00 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

**DEVELOPMENT STANDARDS REVIEW TASK FORCE
MEETING MINUTES
AUGUST 12, 2014**

1. Call to Order.

Robert Fudge called the meeting to order at 10:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Task Force members in attendance were: Joe Baker, Robert Fudge, and Gardner Treharne. Members with an excused absence were Joe Logan and Nancy Moyer. Staff members present were: Jay Mitchim, Building Official, David Travis, Building Inspector, Sungman Kim, Development Director and Marta Martinez. Also present was City Council Member Alex Avalos.

2. Pledge of Allegiance.

Robert Fudge led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None

4. Approval of Minutes of the July 9, 2014 Regular Meeting.

Mr. Fudge announced the item from the agenda and asked the Task Force Members if they had any corrections to the July 9, 2014 regular Meeting Minutes. Mr. Treharne made a motion to approve the minutes as submitted. Mr. Baker seconded the motion. The motion carried unanimously.

5. Discussion and action regarding a variance request by Cliff Beatenbough with KFC from the City's Padre Boulevard and Entertainment District Code. Applicant is requesting approval of the color scheme for KFC building located at 3201 Padre Blvd. (Lot 6 Block 75 Padre Boulevard Central Character Zone)

Mr. Fudge announced the item from the agenda and asked for a staff report. Dr. Kim stated that the applicant is requesting approval of the color scheme for KFC building.

Mr. Fudge then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. Mr. Treharne made a motion to approve as submitted. Mr. Baker seconded the motion. The motion carried unanimously.

6. Election of Chairman. (Mr. Fudge)

Mr. Fudge announced the item from the agenda and asked any nominations. Mr. Baker made a motion to nominate Mr. Treharne for Chairman and Mr. Fudge seconded the motion. The motion carried unanimously.

7. Adjournment.

Since there was no further business to discuss, Mr. Fudge adjourned the meeting at 10:10 a.m.

Marta Martinez, Secretary

Robert Fudge, Chairman

DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM
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MEETING DATE: August 21, 2014

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on revising Table 5.1 "Schedule of Uses" and Table 5.2 "Use Criteria" for Padre Boulevard and Entertainment District Code to allow Surface Parking (primary use of property) as a permitted use with design criteria in Neighborhood Transition Zone.

DISCUSSION:

BACKGROUND HISTORY

On July 9, 2014, DSRTF reviewed potential alternatives for Padre Boulevard Design Standards and selected a preferred section elevations. At the meeting, parking issue was discussed and DSRTF requested staff to come up with a parking plan.

At the same time, the City has been looking for parking spaces that will serve city's current parking needs and found that many vacant lands are in Neighborhood Transition Zone, which does not allow Surface Parking as a primary use of property.

LOCATION ANALYSIS

Neighborhood Transition Zones are located between residential and non-residential areas and intended to minimize negative impacts from non-residential toward residential areas.

On the other hand, Neighborhood Transition Zones have been the major area that has parking problems because of its proximity to non-residential areas and lack of parking spaces. The City recently reduced parking capacity within residential areas and it brought more parking needs in Neighborhood Transition Zone.

POLICY ANALYSIS

Surface parking as a primary use of property within Padre Boulevard and Entertainment District Code has only been permitted when it meets the design criteria per Table 5.2, and the criteria are as follow:

- Shall be permitted as an interim use of property (3 year increments);
- Applications for new surface lots shall include in-fill building concepts on the lot;
- New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets;

<p>DEVELOPMENT STANDARDS REVIEW TASK FORCE</p> <p>AGENDA REQUEST FORM</p>

- New surface parking shall not be located at a street intersection for minimum of 30' along each street.

The provided criteria stipulates that the use of surface parking as a primary use of property shall be an interim use.

RECOMMENDATION

Staff recommends the DSRTF allow surface parking as 'a primary use of property that is permitted with design criteria per Table 5.2' for Neighborhood Transition Zone.

Table 5.1 – Schedule of Uses

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central/South	Neighborhood Transition
Land Use						
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)						
Retail Sales with <u>no drive through facility</u> (includes alcohol sales). Excluded from this category are retail sales and service establishments geared towards the automobile	P	P	P	P	P	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	NP	P/C	NP
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with <u>no drive through facility</u>	P	P	P	P	P	NP
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	NP
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages.	P	P	P	P	P	NP
Bar or drinking place	P	P	P	P	P	NP
Personal Services such as laundry, hair care, etc.	P	P	P	P	P	NP
Pet and animal sales or service	P	P	P	P	P	NP
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	NP
Arts, Entertainment, and Recreation Uses						
Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	NP
Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.	P/SEU	P/SEU	NP	NP	P/SEU	NP
Art galleries	P	P	P	P	P	P
Art, antique, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	NP
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	NP
Marina or yachting club facility	P/SEU	NP	NP	NP	P/SEU	NP
Museums and other special purpose recreational institutions	P	P	NP	P	P	NP
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P
Performing arts establishment	P	P	P	P	P	NP
Theater, cinema, dance, or music establishment	P	P	P	P	P	NP
Educational, Public Administration, Health Care and Other Institutional Uses						
Business associations and professional membership organizations	P	P	P	P	P	NP
Child day care and preschools	P	P	P	P	P	P

Table 5.1 – Schedule of Uses

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central/South	Neighborhood Transition
Schools, libraries, and community halls	P	P	P	P	P	NP
Universities and Colleges	P	P	P	P	P	NP
Technical, trade, and specialty schools	P	P	P	P	P	NP
Hospitals (General and Special) and clinics	NP	NP	P	P	P	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SEU	P/SEU	P/SEU	NP
Civic uses	P	P	P	P	P	NP
Social and fraternal organizations	P	P	P	P	P	NP
Social services and philanthropic organizations	P	P	P	P	P	NP
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	P	NP
Religious Institutions	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	NP
Residential Uses						
Home Occupations	P/A	P/A	P/A	P/A	P/A	P/A
Multi-family residential						
Ground floor	P/C	P/C	P/C	P/C	P/C	P
Upper floors	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P
Single-family residential attached dwelling unit (Townhomes)	NP	NP	P/C	P/C	P/C	P
Accessory residential unit	NA	NA	P/A	P/A	P/A	P/A
Live-work unit	P	P	P	P	P	P
Other Uses						
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	NP
Motion picture and sound recording	P/C	P/C	P	P	P	NP
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	P/C	P/C	P	P	P	NP
Information services and data processing	P/C	P/C	P	P	P	NP
Model homes for sales and promotion**	P	P	P	P	P	P
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P
Hotels	P	P	P	P	P	NP
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	NP P/C
Parking, surface (accessory use of property)	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	NP
Private attached garage	P/A	P/A	NP	NP	NP	P/A
Private detached garage	P/A	P/A	NP	NP	NP	P/A
Sales from kiosks	P/C	P/C	P/C	P/C	P/C	NP
Community garden	P/C	P/C	P/C	P/C	P/C	P/C
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C

** Model homes are limited to a time period until all the homes are sold in the neighborhood.

Table 5.1 – Schedule of Uses						
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central /South	Neighborhood Transition
Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A	P/A	P/A
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A
Special Event	P/SEU	P/SEU	P/SEU	P/SEU	P/SEU	NP

P= Permitted by right

NP= Not Permitted

P/C = Permitted with design criteria per Table 5.2

P/A = Permitted Accessory Use

P/SEU = Permitted with a Special Exception Use Permit

NA= Not applicable

P/A/C = Permitted as an accessory use with design criteria per Table 5.2

A* = Accessory use to not exceed 25% of the primary use building square footage

SEU Permits shall meet standards in Chapter 20-16 of the City of South Padre Island Code of Ordinances.

5.3 Use Criteria: All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2

Table 5.2 – Use Criteria		
Use	Zone	Location & Design Criteria
Non-Residential Uses		
Auto-related Sales and Service	Neighborhood Crossing and Padre Boulevard North/Central/South	<ul style="list-style-type: none"> Gas pumps, canopies, and/or service bays shall not be located along any Pedestrian Priority Street frontage. No more than 50% of a lot's frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays. Any buildings associated with the use shall also have a pedestrian entrance at a Pedestrian Priority Street and/or the Boulevard. No outdoor storage of vehicles or other products sold shall be permitted. All auto-related sales display shall be inside storefronts.
Any permitted use with a drive through facility	Neighborhood Crossing and Padre Boulevard North/Central/South	<ul style="list-style-type: none"> All drive through access (driveways) shall be from the Boulevard. Drive through lanes and/or canopies shall not have frontage along on or be located along any Pedestrian Priority Streets. Drive through areas screened by a 4' high Street Screen.
Residential Uses		
Multi-family residential Ground Floor	Bayfront, Entertainment District Core, Neighborhood Crossing, Town Center Crossing and Padre Boulevard North/Central/South	<ul style="list-style-type: none"> All ground floors along all Pedestrian Priority and Boulevard Frontages shall be built to Commercial Ready standards. Ground floors may be occupied by residential uses unless designated as Main Street Frontage. Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan <u>shall not</u> be occupied by residential units and/or lodging rooms to a minimum depth of 30 feet as measured from the front building line.
Single-family residential attached dwelling unit (Townhomes)	Neighborhood Crossing, Town Center Crossing and Padre Boulevard North/Central/South	<ul style="list-style-type: none"> Frontages along street intersections shall be built to Commercial Ready standards for a minimum of 30' along each street or the width of the lot, whichever is less.

Table 5.2 – Use Criteria		
Use	Zone	Location & Design Criteria
Other Uses		
Publishing (newspaper, books, periodicals, software)	Bayfront and Entertainment District Core	<ul style="list-style-type: none"> Shall only be permitted on the upper floors of buildings
Motion Picture and sound recording		
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)		
Information services and data processing		
Parking, surface (primary use of property)	Bayfront, Entertainment District Core, Neighborhood Crossing, Town Center Crossing and Padre Boulevard North/Central/South All Zones	<ul style="list-style-type: none"> Shall be permitted as an interim use of property (3 year increments) Applications for new surface lots shall include in-fill building concepts on the lot New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets. New surface parking shall not be located at a street intersection for minimum of 30' along each street.
Sales from Kiosks	Bayfront, Entertainment District Core, Neighborhood Crossing, Town Center Crossing and Padre Boulevard North/Central/South	<ul style="list-style-type: none"> Kiosks shall only be permitted on civic/open spaces or along the bayfront Boardwalk frontage. Kiosks shall be no larger than 150 sq. ft. in area and no taller than 18' in height. Kiosk locations shall not impede pedestrian pathways or entrances to buildings Kiosks from which merchandise or food is sold shall be attended when open for business. Kiosks shall be constructed of similar materials or given a similar finish as adjacent buildings. All sides of a kiosk shall have a finished look with no externally visible utility equipment.
Community Garden	All Zones	<ul style="list-style-type: none"> Shall be no larger than 0.5 acres Gardens shall be enclosed by a fence on all open sides. Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges. Fencing Materials: <ul style="list-style-type: none"> <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel <u>Not permitted</u>: chain link, bobbied wire, vinyl, un-painted/stained pressure treated wood, plywood
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	All Zones	<ul style="list-style-type: none"> Antennas shall be permitted on rooftops. Antennas shall be screened entirely with a screen of same color as the principal building. Antennas shall not be visible from adjacent Pedestrian Priority Street.
Rain water harvesting equipment	All Zones	<ul style="list-style-type: none"> Rain water harvesting equipment may not be installed along Pedestrian Priority Streets. On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	<ul style="list-style-type: none"> Utility equipment shall not be installed with frontage on Pedestrian Priority Streets. On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.