

**NOTICE OF 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 MEETING ON:

**WEDNESDAY, NOVEMBER 12, 2014
10:00 A.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 October 21, 2014 Special Meeting.
5. Discussion and action on revising Table 11.1 of XI. Signage Standards for Padre Boulevard and Entertainment District Code. (City Council; Dr. Kim)
6. Adjournment.

DATED THIS THE 7TH DAY OF NOVEMBER 2014



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF 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 **NOVEMBER 7, 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
SPECIAL MEETING MINUTES
OCTOBER 21, 2014**

1. Call to Order.

Gardner Treharne called the meeting to order at 10:30 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 Logan, George Shelley, and Gardner Treharne. Member with an excused absence was Gabby Vanounou. Staff members present were: Sungman Kim, Development Director, David Travis, Building Inspector, and Marta Martinez. Also present was City Council Member Alex Avalos.

2. Pledge of Allegiance.

Gardner Treharne led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None

4. Approval of Minutes of the August 19, 2014 Special Meeting.

Mr. Treharne announced the item from the agenda and asked the Task Force Members if they had any corrections to the August 19, 2014 regular Meeting Minutes. Mr. Logan made a motion to approve the minutes as submitted. Mr. Shelley seconded the motion. The motion carried unanimously.

Mr. Treharne then moved to agenda item 7. All Task Force Members were in favor.

5. Discussion and action on revising Table 11.1 of XI Signage Standards for Padre Boulevard and Entertainment District Code. (City Council; Dr. Kim)

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding Table 11.1 of XI Signage Standards for Padre Boulevard and Entertainment District Code.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After much discussion Mr. Treharne made a motion to table this agenda item. Mr. Shelley seconded the motion. The motion carried unanimously.

6. Discussion and action on revising Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code, regarding Special Exception Use Permit. (Dr. Kim)

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding Table 5.1 of V Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code regarding Special Exception Use Permit.

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

7. Discussion and approval of DSRTF priority rankings.

Mr. Treharne announced the item from the agenda and asked Mr. Logan for his report. Mr. Logan gave a brief presentation regarding the priority rankings.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After much discussion Mr. Logan suggested a workshop to discuss the Form Based Code and then develop a marking plan.

Mr. Treharne then moved back to agenda item 5. All Task Force Members were in favor.

8. Adjournment.

Since there was no further business to discuss, Mr. Logan adjourned the meeting at 11:55 a.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

DSRTF

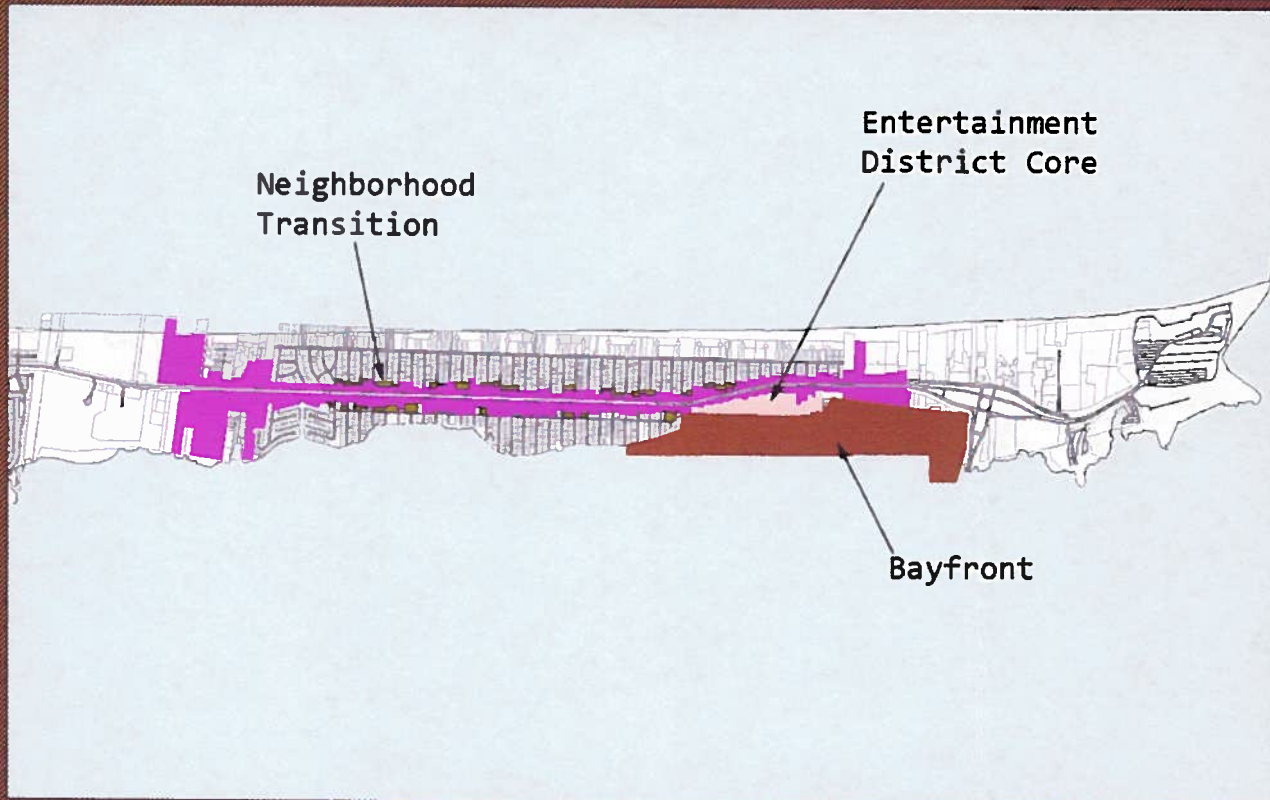
October 14, 2014

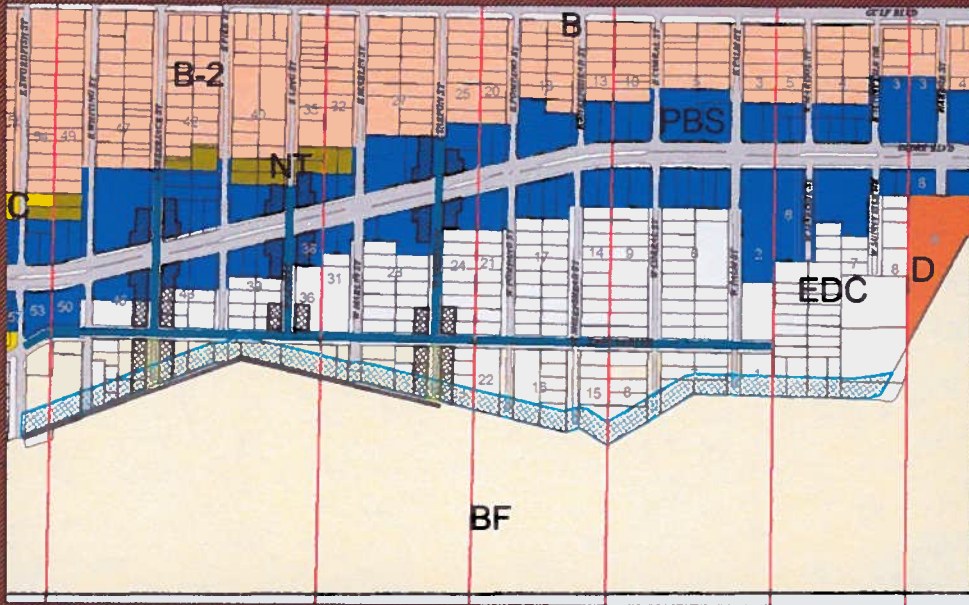
Table 11.1 of XI. Signage Standards

Background History

- The City Council (September 3) made an action to allow the same signage for businesses on the side streets that are allowed on Padre Boulevard; and
- *There have been questions on existing window signs, especially those displayed at T-shirt shops. (?)*

Monument Signs

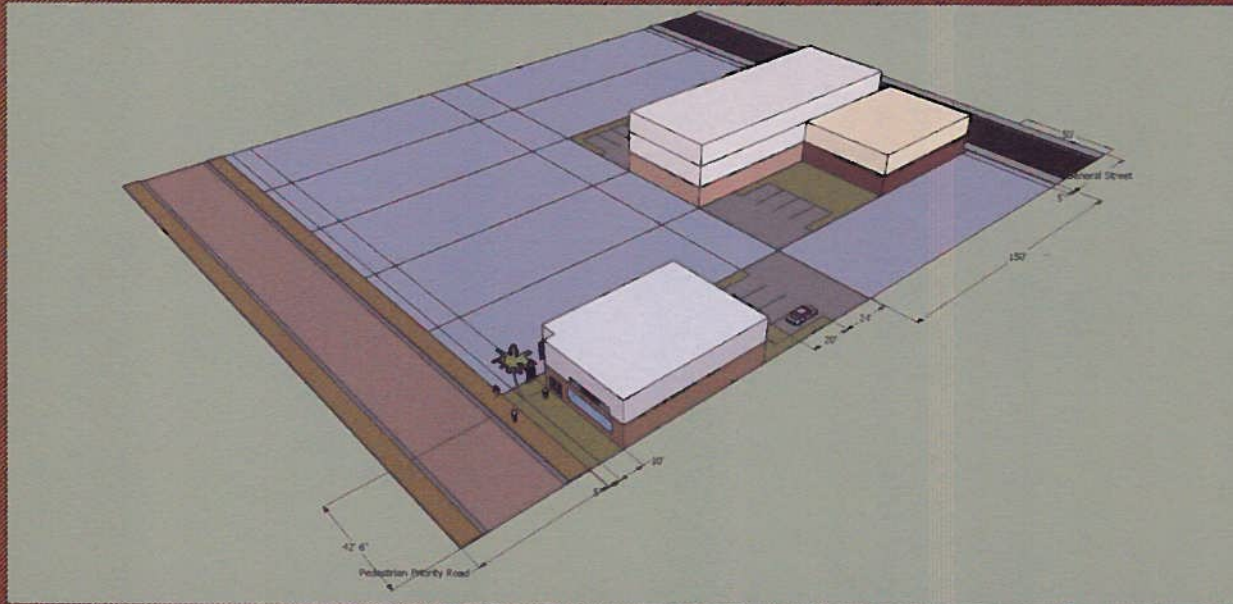




50' X 150' Lots



Isometrics



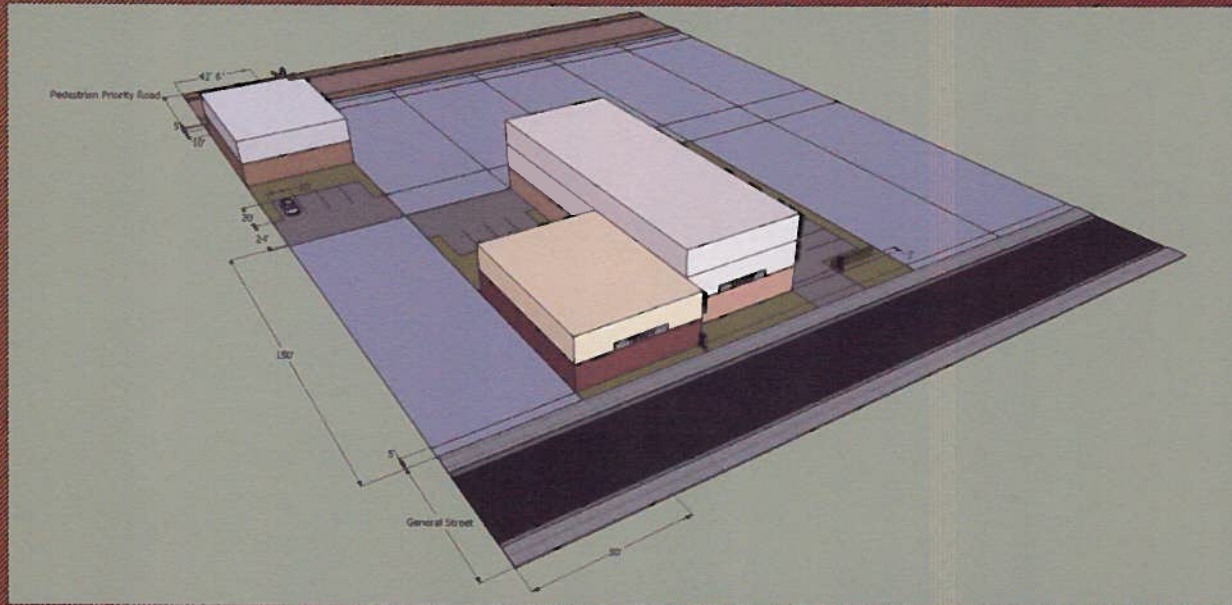
Pedestrian Priority Street



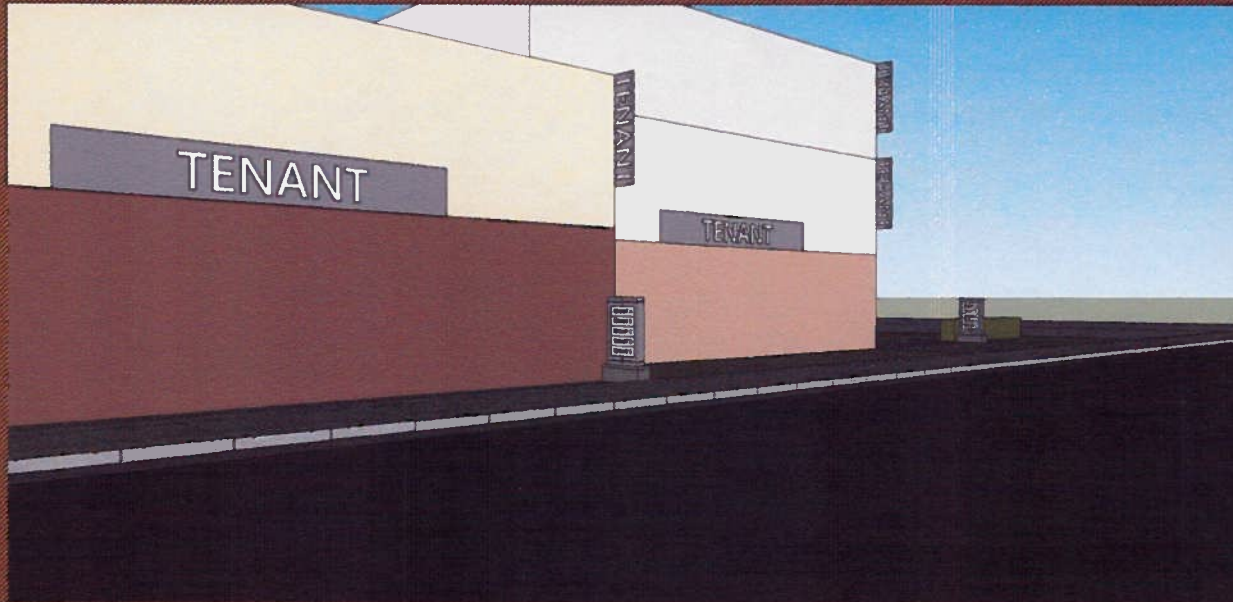
Pedestrian Priority Street



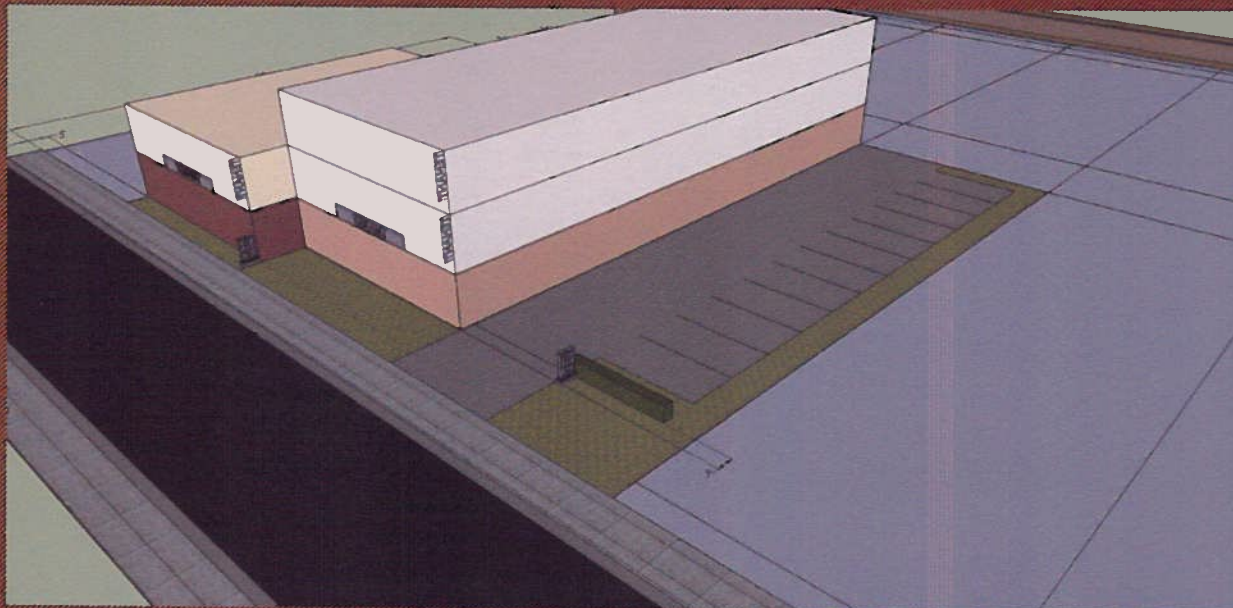
General Street



General Street



General Street



Monument Signs

Table 11.1

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standards
Sign Type									
Monument Signs	NP	NP	P	P	P	P	P	NP	<ul style="list-style-type: none"> One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.

Staff Recommendation

- Staff recommends the DSRTF approve the proposed amendments.



XI. Signage Standards

11.1 Applicability. For new and substantially modified signs, the standards in Table 11.1 shall apply and sign permits shall be approved administratively by the City of South Padre Island Building Official unless specifically noted in this section. Except as specifically listed below, all other signage and sign standards shall comply with Chapter 15 of the City of South Padre Island City Ordinances, as amended. Refer to Section XIII for Definitions of the various sign types.

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Wall Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space per each street frontage, not to exceed more than 2 signs; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant. Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq.ft. Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max. Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk. Building signs may be internally or externally lit. Marquee signs as only permitted as specified below.
Monument Signs	NP	NP	P	P	P	P	P	NP	<ul style="list-style-type: none"> One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.
Window Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> Limited to 10% of the window area. In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses). <p>The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas.
Building Blade Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> One per building (commercial and mixed use buildings only) Area = 30 sq. ft. maximum per sign face. May encroach a maximum of 2 ft. over a sidewalk, but shall not encroach over any parking or travel lane. Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	P	P	P	P	P	P	P (comm.)	<ul style="list-style-type: none"> One per commercial tenant space (retail, office, or restaurant use) Area = 16 sq. ft. maximum per sign face

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Sign Type								uses only)	<ul style="list-style-type: none"> May encroach a maximum of 2 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.
Marquee Signs	P	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more Marquee signs shall be attached to the building or located above or below a canopy only Area = 100 sq.ft. maximum Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> Size is limited to 32 sq. ft. per sign face All other standards are the same as City of South Padre Island Sign Regulations.
Address signs	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Temporary construction signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> 1 free standing sign per lot during construction only; limited to 32 sq. ft. Regulations same as City of South Padre Island Temporary Signage regulations, Sec.15-6 (G)
Banners	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Sandwich board signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses Limited to 12 sq. ft. per sign face per storefront; Sign may not exceed 5 ft. in height. A minimum of 6 ft. of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited. Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> Permitted only with approval of the City Council. Max. 10 sq. ft. per sign face. Limited to one per light pole All light pole banners shall be approved by the appropriate utility company prior to consideration by the City Council. Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> Shall be allowed for all multi-tenant commercial and mixed use buildings only One directory sign per multi-tenant building limited to 12 sq. ft. in area Design of the sign shall be integral to the façade on which the sign is to be affixed.

P= Permitted; NP = Not permitted

11.2 Master Sign Plans. An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City of South Padre Island Building Official and are subject to approval of the City Council. In evaluating a Master Sign Plan, the City Council shall consider the extent to which the application meets the proposed Sign Plan:

- 11.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 11.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
- 11.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- 11.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

XII. Open Space Standards

12.1 Applicability. This chapter establishes the public Civic Space and private Open Space Standards for the Corridor. The detailed Civic Space Standards for each type are included in this Section. These standards include general character, typical size, frontage requirements, and typical uses.

12.2 Private Open Space Standards. Given the mixed use nature of development within the Corridor, all new residential and lodging uses within the Corridor shall meet the private open space standards established in this Section. Table 12.1 establishes the standards for different private open space types and Table 12.2 establishes the

private open space requirement based on the proposed intensity of residential or lodging development.

Table 12.1 Private Open Space Types

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(i) Balconies	Balconies that are not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width Balconies may be semi-recessed or recessed. Projecting metal or slab balconies are only permitted if they have some means of visible support.
(ii) Patios	Patios shall be a minimum of 150 sq.ft. Patios shall have a clear sense of enclosure and separation from the public realm.
(iii) Courtyard	Courtyards shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk. The courtyard shall be a minimum of 200 square feet. Courtyard may be landscaped or a combination of landscape and hardscape. However, they shall contain amenities for residents such as seating, water features, etc.
(iv) Forecourt	A Forecourt shall be surrounded on at least two sides by buildings. A Forecourt shall be a minimum of 150 square feet.
(v) Playground	Playgrounds shall be a minimum of 400 sq.ft.
(vi) Community Garden	Maximum size shall be 1 acre Gardens may 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: <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, bobbed wire, vinyl, unpainted/stained pressure treated wood, plywood