

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

**NOTE: One of 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:

**TUESDAY, APRIL 14, 2015  
10:00 A.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX**

1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Development Standards Review Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Development Standards Review Task Force meeting.]*
4. Approval of the March 10, 2015 Regular Meeting.
5. Discussion and action regarding Table 5.1 'Schedule of Uses' in Subsection V of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code.
6. Adjournment.

DATED THIS THE 10<sup>TH</sup> DAY OF APRIL 2015

  
Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED 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 CORRENT 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 **APRIL 10, 2015** AT/OR BEFORE **9:00 A.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)761-8103

<p style="text-align: center;"><b>DEVELOPMENT STANDARDS REVIEW TASK FORCE</b> <b>MEETING MINUTES</b> <b>MARCH 10, 2015</b></p>
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**1. Call to Order.**

Gardner Treharne 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 Logan, Gabby Vanounou, Gardner Treharne, Gary Olle, and George Shelley. Staff members present were: Sungman Kim, Development Director and Marta Martinez.

**2. Pledge of Allegiance.**

Gardner Treharne led those present in the Pledge of Allegiance.

**3. Public Comments and Announcements.**

Mr. Treharne announced the item from the agenda and welcomed/introduced Gary Olle as the newest member of the Development Standards Review Task Force.

**4. Approval of Minutes of the February 18, 2015 Special Meeting.**

Mr. Treharne announced the item from the agenda and asked the Task Force Members if they had any corrections to the February 18, 2015 Special Meeting Minutes. Mr. Logan made a motion to approve with correction. Mr. Shelley seconded the motion. The motion passed on a 4:0:1 vote. Mr. Olle abstained.

**5. Discussion and action regarding a Special Development Plan for the Courtyard by Marriott.**

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding the Special Development Plan for the Courtyard by Marriott. Staff recommends to postpone until applicant reapplies with modifications to the Courtyard plan.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding the Special Development Plan for the Courtyard by Marriott. After some discussion Mr. Shelley made a motion to postpone until further notice. Mr. Vanounou seconded the motion. The motion carried unanimously.

**6. Adjournment.**

Since there was no further business to discuss, Mr. Logan made a motion to adjourn the meeting. Mr. Vanounou seconded the motion. The meeting was adjourned at 10:17 a.m.

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Marta Martinez, Secretary

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Gardner Treharne, Chairman

**MEETING DATE:** April 14, 2015

**Item: 5**

**TO:** Development Standards Review Task Force

**FROM:** Sungman Kim, Director of Development Services

**ITEM DESCRIPTION:**

Discussion and action regarding Table 5.1 'Schedule of Uses' in Subsection V of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code.

**DISCUSSION:**

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**The Issue**

1. This is a part of the efforts to refine the Padre Boulevard and Entertainment District Code (Form-Based Code);
2. Staff found that the existing Table 5.1 'Schedule of Uses' is not clear and also presents lack of use categories to review for development applications; and
3. Staff compared Table 5.1 with the use regulations in the Chapter 20 Zoning, and prepared a draft.

**Major Modifications from the Code (Table 5.1)**

1. Added more use categories and recommended schedule of uses (written in red);
2. Added recommended revisions (highlighted in green); and
3. Indicated recommended merge in the table (highlighted in yellow).

**Discussion**

1. The recommended schedule of uses needs to be discussed;
2. The recommended revisions need to be discussed;
3. The recommended merge need to be considered;
4. Two (2) tables have been attached: (1) Schedule of Uses for the Form-Based Code area only; and (2) Schedule of Uses for both the Form-Based Code and the other zoning districts in the Chapter 20. The second table '(2)' would only be a reference for '(1)'.

**Staff Recommendation**

Staff recommends approval of the revision to the Table 5.1 'Schedule of Uses'.

Table 5.1 - Schedule of Uses (Land Use)													
	Character Zone												
	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre BLVD North/Central/South	Neighborhood Transition	District "A" Single Family	District "B" Multi-family	District "B-2" Residential and Multi-family	District "C" Business	District "D" Resort	District "D-1" Resort	District "E" Low Density Residential
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)													
Retail Sales with no drive through facility (includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchadise; pharmacy; cigarette & cigar stores; hardware stores, etc.)	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Auto-related Sales or Srvce establishments (includes gasoline sales)	NP	NP	P/C	NP	P/C	NP	NP	NP	NP	P	P	P	NP
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	NP	NP	NP	P	P	P	NP
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	P	NP
Food Service Uses (includes seating on a sidewalk are with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Bar or drinking place	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Tattoo and body piercing						NP	NP	NP	NP	NP			NP
Permanent Makeup Application						NP	NP	NP	NP	SE	SE		NP
Retail bait stands	P	P	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Pet and animal sales or services	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	NP	NP	NP	NP	P	P	P	NP
Arts, Entertainment, and Recreation Uses													
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games archades, skating, etc.	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	NP	NP	NP	NP	P	P	SE	NP
Art galleries	P	P	P	P	P	P	NP	NP	NP	P	P	P	NP
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only	P	P	P	P	P	NP	NP	P	NP	P	P	P	NP
Art, dance & music schools	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	NP	NP	NP	NP	P/SUP	P	NP	NP
Boat docks	P	NP	P	NP	P	NP	NP	P	P	NP	P	P	NP
Museums and other special purpose recreational institutions	P	P	NP	P	P	NP	NP	NP	NP	P	P	P	NP

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre BLVD North/Central/South	Neighborhood Transition	District "A" Single Family	District "B" Multi-family	District "B-2" Residential and Multi-family	District "C" Business	District "D" Resort	District "D-1" Resort	District "E" Low Density Residential
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P
Performing arts, theater, cinema, dance or music establishment	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>													
Business associations and professional membership organizations	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Child daycare and preschools	P	P	P	P	P	P	NP	P	NP	P	P	P	NP
Schools, libraries, and community halls	P	P	P	P	P	NP	NP	P	NP	P	P	P	NP
Universities and Colleges	P	P	P	P	P	NP	NP	NP	NP	P	P	NP	NP
Technical, trade, and specialty schools	P	P	P	P	P	NP	NP	NP	NP	P	P	NP	NP
Hospitals (general and special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	NP	NP	P/SUP	NP	P	P	P	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	NP	NP	P/SUP	NP	P/SUP	NP	NP	NP
Civic uses	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Social and fraternal organizations	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Social services and philanthropic organizations	P	P	P	P	P	NP	NP	NP	NP	P	P	P	NP
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	NP	SE	SE	SE	SE	SE	SE	SE
Religious Institutions	P	P	P	P	P	P	SE	P	SE	P	P	SE	SE
Funeral homes	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
<b>Residential Uses</b>													
Home occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	NP	P/A	P/A	P/A	P/A	NP	NP
Single family	SE	SE	N/P	N/P	N/P	N/P	P	P	P	P	P	NP	P
Multi-family residential (including apartment and condominiums)													
Ground floor	P/C	P/C	P/C	P/C	P/C	P	NP	P	P	P/C	P/C	P/C	NP
Upper floors	P	P	P	P	P	P	NP	P	P	P	P	P	NP
Residential lofts	P	P	P	P	P	P	NP	P	P	P	P	P	NP
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP
Single-family residential attached dwelling unit (Townhomes)	NP SE	NP SE	P/C	P/C	P/C	P	NP	P	P	P	P	NP	P
Accessory residential unit (accessory buildings not exceed 50% of the floor area of the principal structure)	NA SE	NA SE	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	NA	P
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NP	NP	NP	NP	NP	NP	SE	NP	SE	NP	NP	NP	SE
Short-term (less than 30 days) rentals	P	P	P	P	P	P	NP	P	P	P	P	P	P

[illegible]

[illegible]

Table 5.1 - Schedule of Uses (Land Use)						
	Character Zone					
	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre BLVD North/Central/South	Neighborhood Transition
<b>Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)</b>						
Retail Sales with no drive through facility (includes alcohol sales; <b>bicycle, vehicle, and water sport sales &amp; rental; general merchandise; pharmacy; cigarette &amp; cigar stores; hardware stores, etc.</b> )	P	P	P	P	P	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	NP	P/C	NP
<b>Marine repairs</b>	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	NP
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	NP
Food Service Uses (includes seating on a sidewalk area with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	NP
Bar or drinking place	P	P	P	P	P	NP
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	NP
<b>Tattoo and body piercing</b>						NP
<b>Permanent Makeup Application</b>						NP
<b>Retail bait stands</b>	P	P	NP	NP	NP	NP
Pet and animal sales or services	P	P	P	P	P	NP
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	NP
<b>Arts, Entertainment, and Recreation Uses</b>						
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games archades, skating, etc.	P	P	P	P	P	NP
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	NP
Art galleries	P	P	P	P	P	P
Art, antique, <b>apparel, appliance</b> , 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
<b>Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only</b>	P	P	P	P	P	NP
<b>Art, dance &amp; music schools</b>	P	P	P	P	P	NP
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	NP



	Character Zone					
	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre BLVD North/Central/South	Neighborhood Transition
Boat docks	P	NP	P	NP	P	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, theater, cinema, dance or music establishment	P	P	P	P	P	NP
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>						
Business associations and professional membership organizations	P	P	P	P	P	NP
Child daycare and preschools	P	P	P	P	P	P
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), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	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 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
<b>Residential Uses</b>						
Home occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	N/P	N/P	N/P	N/P
Multi-family residential (including apartment and condominiums)						
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
Weekend cottages	NP	NP	NP	NP	NP	NP
Single-family residential attached dwelling unit (Townhomes)	NP SE	NP SE	P/C	P/C	P/C	P

	Character Zone					
	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre BLVD North/Central/South	Neighborhood Transition
Accessory residential unit (accessory buildings not exceed 50% of the floor area of the principal structure)	NA SE	NA SE	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NP	NP	NP	NP	NP	NP
Short-term (less than 30 days) rentals	P	P	P	P	P	P
Mixed Use Structure (with uses allowed in the district)	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P
Other Uses						
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use.	NP	NP	NP	NP	NP	NP
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	P/C	P/C	P	P	P	NP
Information services and data processing	P/C	P/C	P	P	P	NP
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P
Bed and breakfast establishments	NP	NP	NP	NP	P	P
Hotels and motels	P	P	P	P	P	NP
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	NP
Commercial parking	P/C	P/C	P/C	P/C	P/C	NP
Temporary Commercial Parking	P	P	P	P	P	NP
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	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
Impound Lot	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP

	Character Zone					
	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre BLVD North/Central/South	Neighborhood Transition
Heliport landing/take-off pads	NP	NP	NP	NP	NP	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
Utility equipment (including 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/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP
Temporary buildings for construction (shall be removed upon completion or abandonment of construction work)	P	P	P	P	P	P