

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION**

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 PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

THURSDAY, MAY 21, 2015

3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

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 Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission 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 Planning and Zoning Commission meeting]*
4. Approval of minutes of the April 16, 2014 regular meeting.
5. Public Hearing regarding revision of Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code
6. Discussion and action regarding revision of Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code.
7. Adjournment

DATED THIS THE 15TH DAY OF MAY 2015


Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION 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 MAY 15, 2015 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)761-8103

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 16, 2015**

1. Call to Order.

Sungman Kim called the meeting to order at 3:00 p.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. Commission members in attendance were: Russell Judah, Gary Olle, Kori Marra, Beth Vance and Chris Huffman. Member with an excused absence was Robert Bujanos. Member with an unexcused absence was Patrick McNulty. Staff members present were Development Director Sungman Kim and Marta Martinez.

2. Pledge of Allegiance.

Dr. Kim led those present in the Pledge of Allegiance.

3. Election of Chairman and Vice-Chairman.

Dr. Kim announced the item from the agenda and asked for any nominations for Chairman. Mr. Olle nominated Mr. McNulty for Chairman. Mr. Judah seconded the motion. The motion carried unanimously.

Dr. Kim then asked for any nominations for Vice-Chairman. Mr. Judah nominated Mr. Huffman for Vice-Chairman. Mr. Olle seconded the motion. The motion carried unanimously.

4. Public Comments and Announcements.

None

5. Approval of minutes of the December 18, 2014 regular meeting.

Mr. Huffman announced the item from the agenda and asked the Commission members if they had any corrections to the December 18, 2014 regular meeting minutes. Mr. Olle made a motion to approve as submitted. Ms. Marra seconded the motion. The motion passed on a 4:0:1 vote. Mr. Judah abstained.

6. 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.

Mr. Huffman announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding Table 5.1 'Schedule of Uses' in Subsection V of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code. Dr. Kim also provided the Commission a copy of the proposed recommended changes from the Development Standards Review Task Force.

Mr. Huffman then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Ms. Marra made a motion to approve with changes. Mr. Judah seconded the motion. The motion carried unanimously.

7. Adjournment

Since the Commission had no further business to discuss, Mr. Huffman adjourned the meeting at 4:00 p.m.

Marta Martinez, Secretary

Chris Huffman, Vice Chairman

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: May 21, 2015

Item: 5 & 6

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding revision of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code.

DISCUSSION:

The Issue

1. This is the comprehensive effort to refine the Padre Boulevard and Entertainment District Code (Form-Based Code);
2. On January 22, 2015, the form-based code workshop was taken place;
3. On February 4, 2015, the City Council summarized the discussions at the workshop, which resulted in unanimous action on approval of the major amendments;
4. On March 25, 2015, the staff completed the revision to the form-based code and sent it out to Scott Polikov, Gateway Planning, for review; and
5. On April 20, 2015, Gateway Planning made comments for the revision.

Comments made by Gateway Planning

From: Scott Polikov <scott@vialtagroup.com>
Sent: Monday, April 20, 2015 5:09 PM
To: Dr. Sungman Kim; Alita Bagley; Tom.Grant@kimley-horn.com; Brad Lonberger; Jayashree Narayana
Subject: SPI FBC
Attachments: SPI_Gateway FBC review comments.docx

Dr. Kim

Your edits generally look good
Here are our notes

The only major one is that we recommend removing the "50% trigger" and replace with modification ok as long as nonconforming site or building not made worse

Please send us the final version of the modified code and let us know if you need any other help

Best
Scott

Scott Polikov
Gateway Planning, a Vialta Group Partner
512.784.3527



Padre Boulevard and Entertainment District Design Guidelines

May, 2015 (DRAFT)

Originally Prepared by
Gateway Planning Group, Inc.

Revised by
Department of Development Services



I. Streets, Streetscape, and Landscape Standards

cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

1.1 General Requirements

- 1.1.1 Generally: Streets in the Corridor need to support the overall intent for the corridor. They should balance all forms of mobility while maximizing convenience for residents and visitors.
- 1.1.2 The Regulating Plan designates the street types of the street network within the Corridor. The character of streets in the Corridor will vary based on the location.

1.2 Street Design Standards. Table 7.1 shall establish the cross sections for each street type. The cross sections in Section 7.2 may be adjusted to fit existing contexts with the approval of the City Engineer and TxDOT. In addition, the proposed

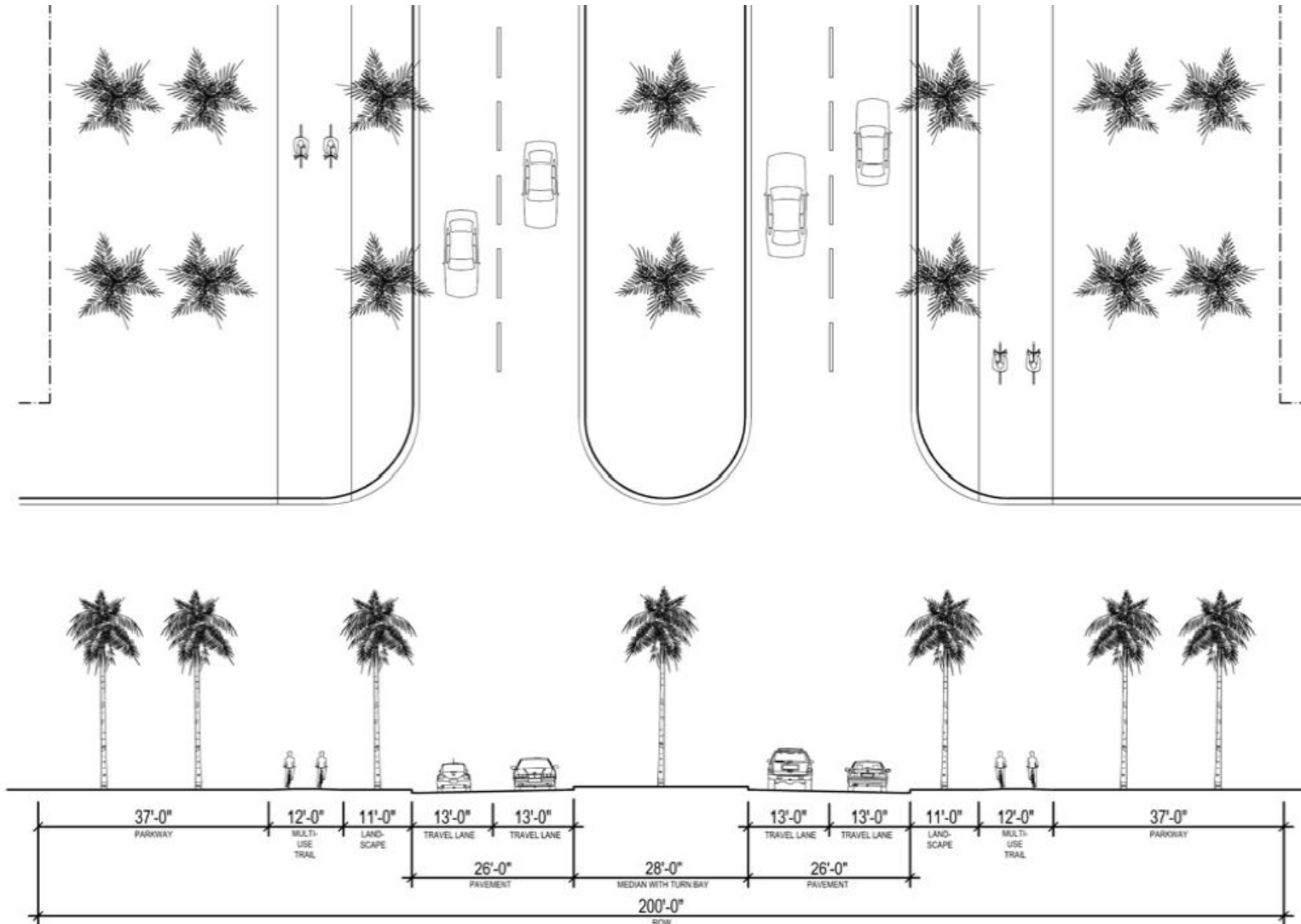
1.2.1 Applicability:

- i. The following cross sections shall apply to new and substantially reconstructed streets within the PBED only.
- ii. The following cross sections shall also apply when properties are developed or redeveloped under the PBED Code.
- iii. Neighborhood and General Streets: If a subject lot along a Neighborhood or General Street is adjacent to a lot that has been redeveloped under this code, then the subject lot shall match the cross section established by the adjoining lot/development.

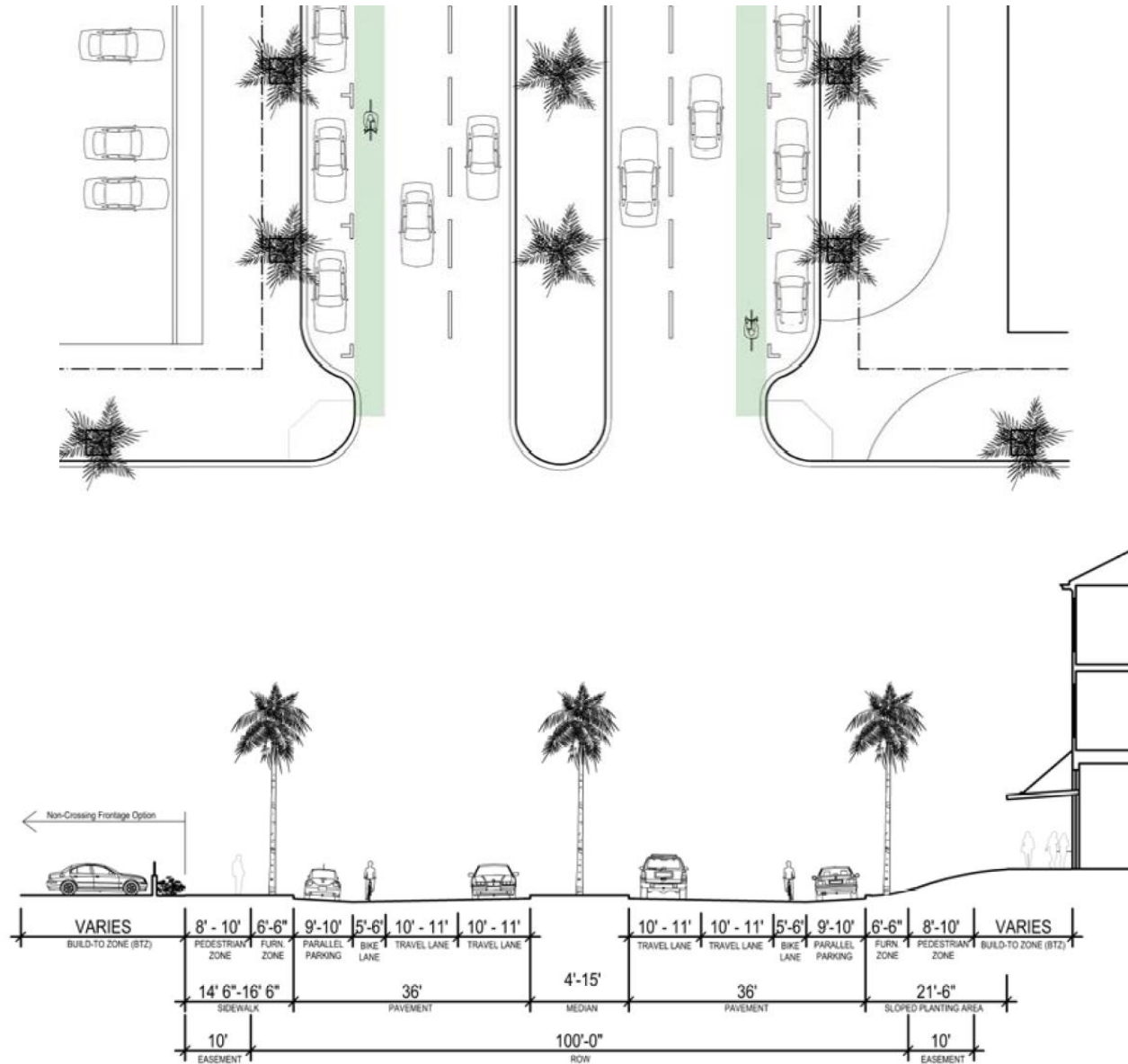
Table 1.1

Elements	Street Width (Recommended minimum)		Number of Vehicular Lanes	Vehicular Lane Widths (max.)	Bike Lanes	On-Street Parking	Pedestrian Sidewalk Width (min. on each side) (includes any easement)	Parkway/ Tree Well (min.)
Street	R.O.W	Easement (on each side)						
Padre Boulevard (north)	200 feet		4	13 feet	Multi-use trail	None	12 feet (multi-use trail)	11 feet (parkway)
Laguna Boulevard	50 feet		2	11 feet	Shared lane	Yes, one side, parallel	10 feet	Tree Well, 5 X 5 feet min.
Padre Boulevard (north, south and central)	100 feet	10 feet	4 + Turn Lane	11 feet	Yes	Yes, both sides, reverse angled or parallel	8 feet	Tree Well 5X5 min. or parkway, feet
Neighborhood Street (Pedestrian Priority Street)	50 feet	10 to 12 feet	2	11 feet	No	Yes, one/two sides, perpendicular or parallel	6 feet	Tree Well, 5X5 feet min.
General Street	50 feet	0 to 11 feet	2	11 feet	No	Yes, both sides, parallel	5 feet	Varies
Commercial Alley	20 feet	None	N/A	N/A	No	None	None	None

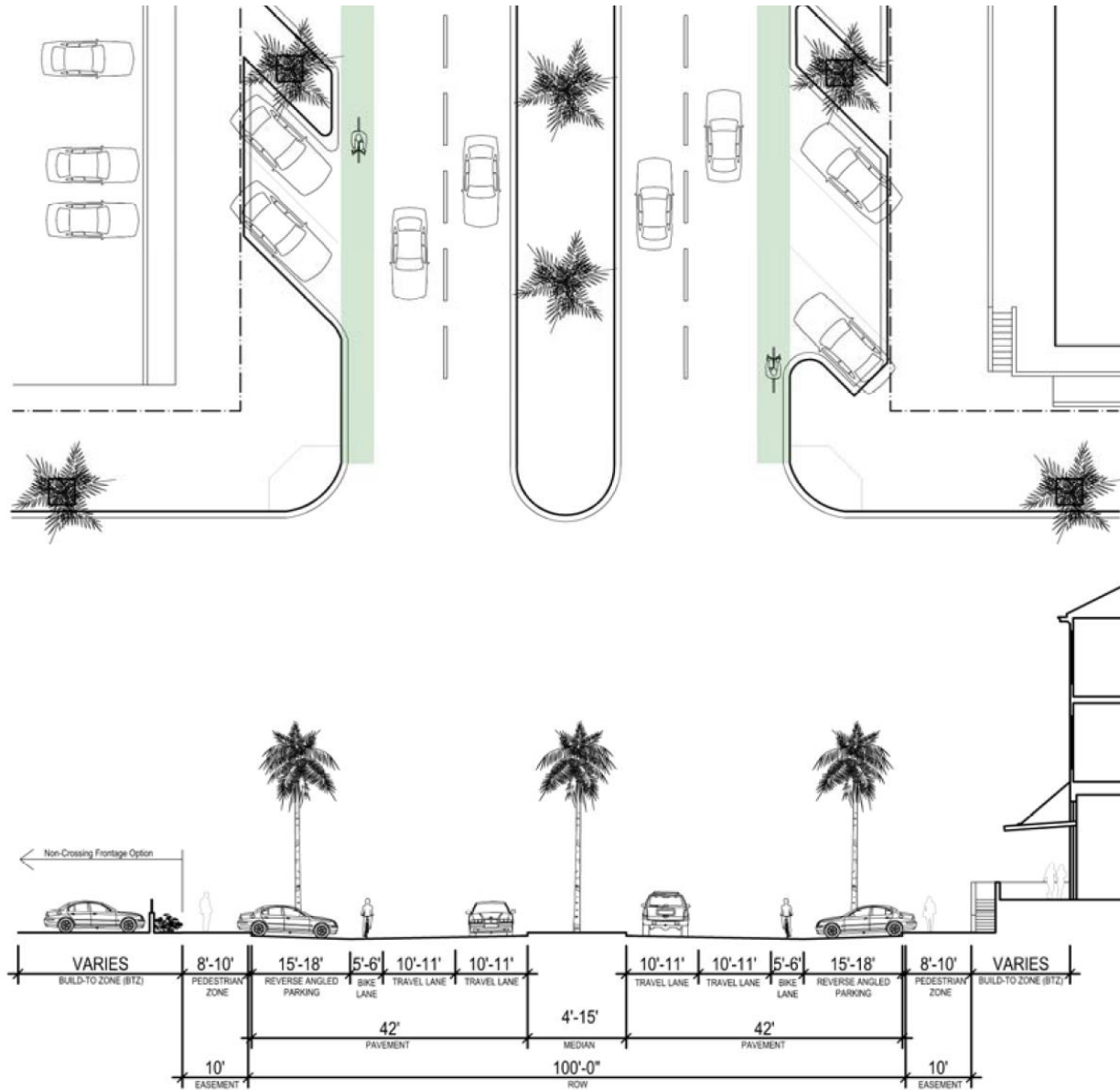
1.2.2 Padre Boulevard North (200' R.O.W)



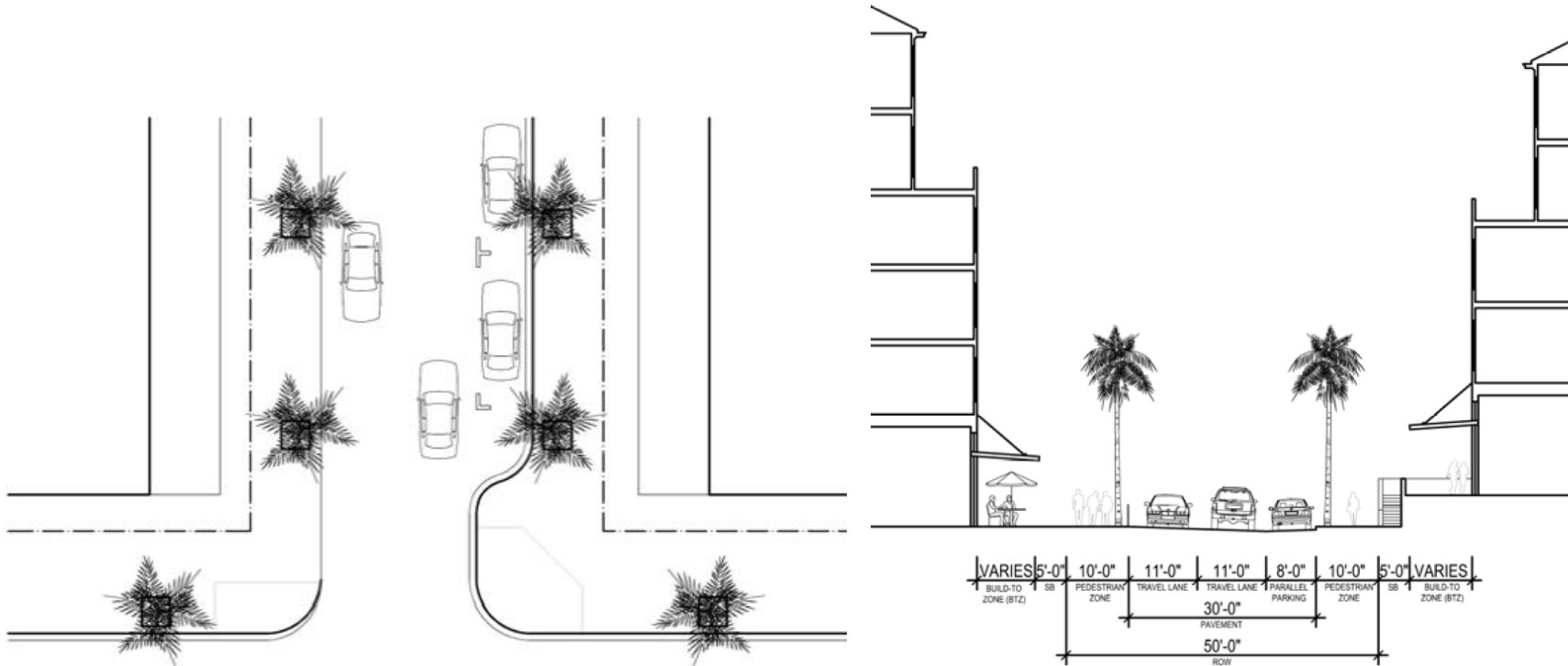
1.2.3 Padre Boulevard North, South, and Central (Parallel Parking) (100' R.O.W)



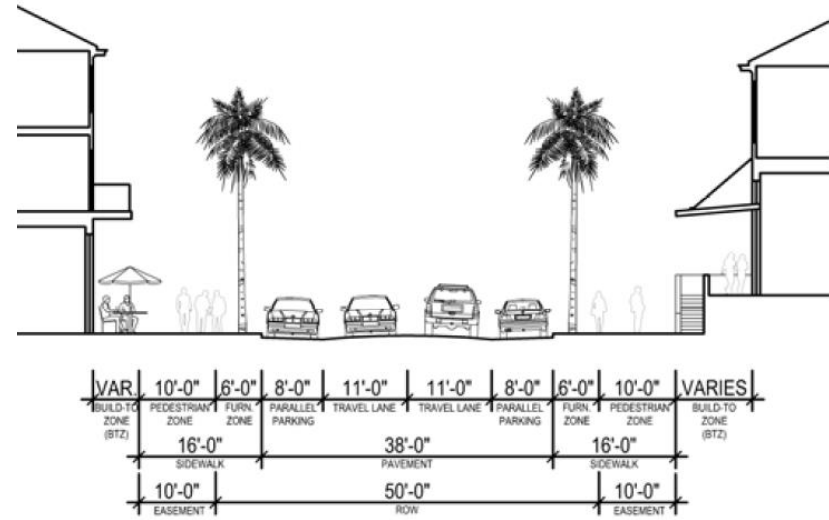
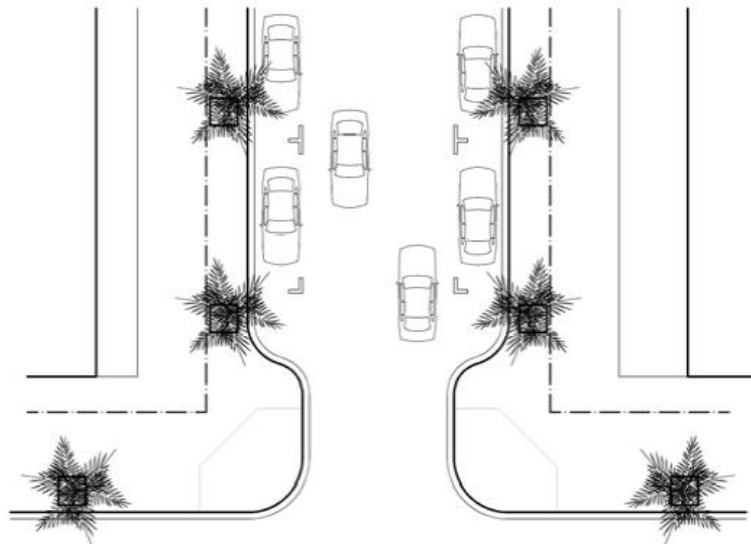
1.2.4 Padre Boulevard North, South, and Central (Reverse Angled Parking) (100' R.O.W)



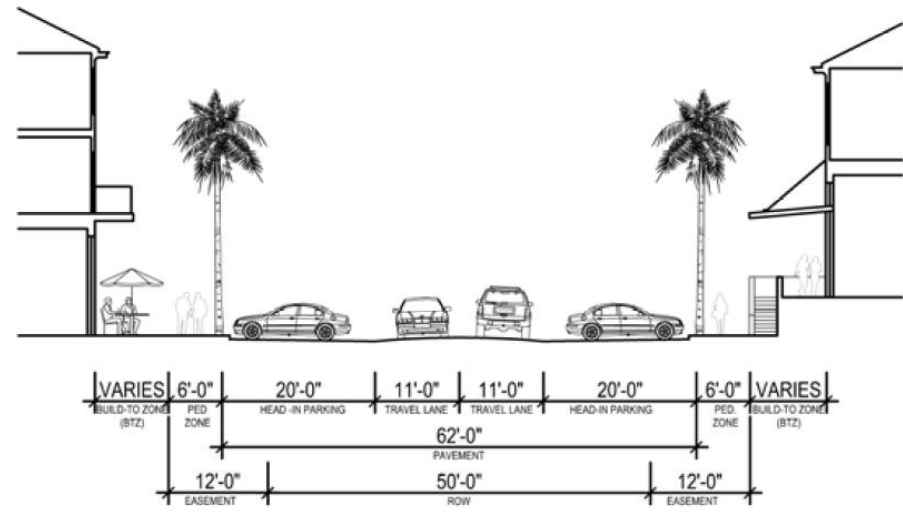
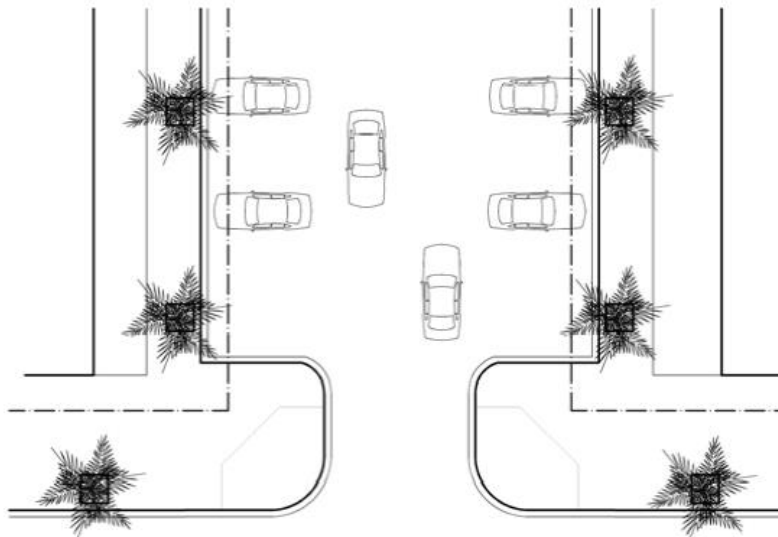
1.2.5 Laguna Boulevard



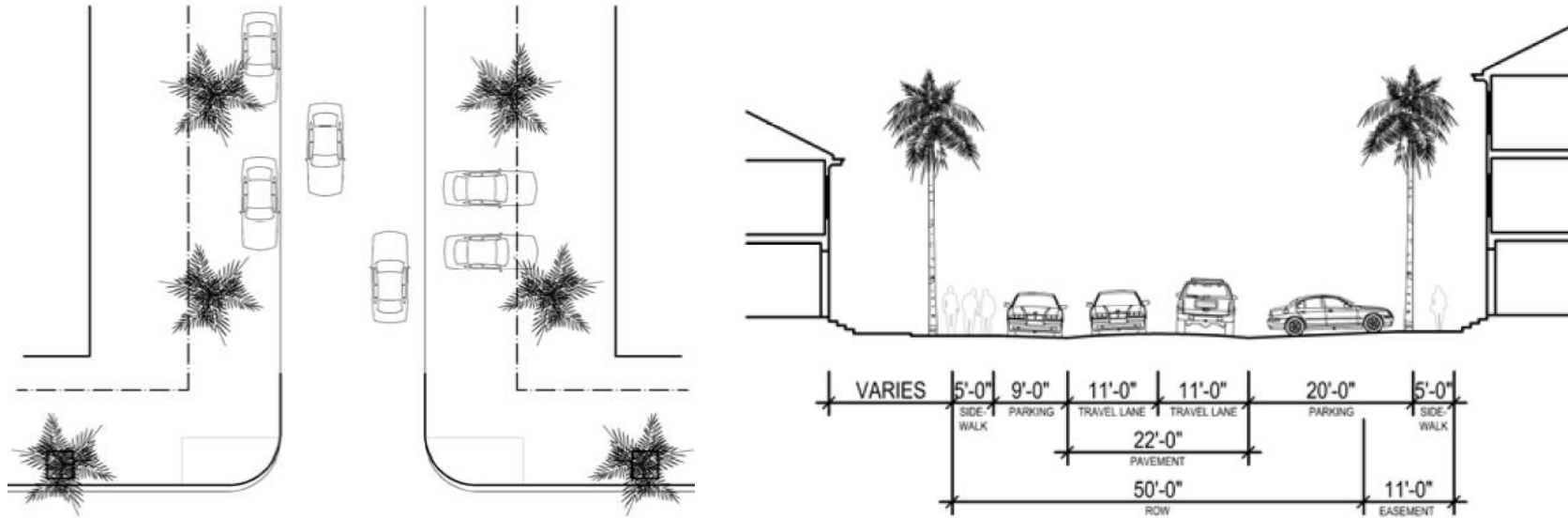
1.2.6 Neighborhood Street (Pedestrian Priority Street) with Parallel Parking



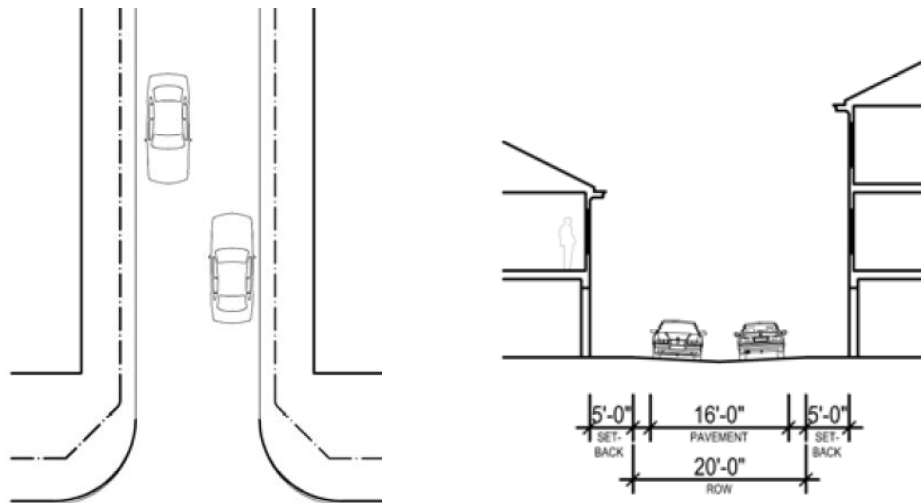
1.2.7 Neighborhood Street (Pedestrian Priority Street) with Head-in Parking



1.2.8 General Street



1.2.9 Commercial Alley



1.3 Street Trees and Landscaping

- 1.3.1 Street trees shall be required on all PBED streets (except on General Streets and alleys).
- 1.3.2 Street trees shall be planted approximately 3 feet behind the curb line.
- 1.3.3 Spacing shall be an average of 40 feet on center (measured per block face) along all streets.
- 1.3.4 The minimum caliper size for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 24 sq. feet.
- 1.3.5 Species shall be selected from the Planting List in Appendix A of this ordinance.
- 1.3.6 Maintenance of all landscape materials shall meet the requirements of Chapter 20-21 of the City of South Padre Island Code of Ordinances.
- 1.3.7 Street Screen required: Any frontage along all Pedestrian Priority Streets and the Boulevard not defined by a building or civic space within the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (except alleys) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Appendix A of this Code. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.

1.4 Street Furniture, Sidewalks, Lighting, and Materials

- 1.4.1 Pedestrian scale lighting shall be required along all Pedestrian Priority streets and the Boulevard in the PBED. The following standards shall apply for pedestrian scale lighting:

- (i) They shall be no taller than 20 feet.
 - (ii) Street lights shall be placed at an average of 75 feet on center, approximately 3 feet behind the curb line.
 - (iii) The light standard selected shall be compatible with the design of the street and buildings. Street lights shall direct light downward or properly shielded to prevent glare and light pollution.
- 1.4.2 Lighting on private development shall meet the standards of the City's Lighting Ordinance as amended.
 - 1.4.3 Trash receptacles and bike racks shall be required along the Boulevard and Pedestrian Priority Streets. A minimum of one each per block face shall be required. Each bike rack shall accommodate a minimum of 2 bike parking spaces.
 - 1.4.4 Street furniture and pedestrian amenities such as benches are recommended along all Pedestrian Priority Streets.
 - 1.4.5 All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet. Placement of street furniture and fixtures shall be coordinated with organization of sidewalks, landscaping, street trees, building entries, curb cuts, signage, and other street fixtures.
 - 1.4.6 Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.
 - 1.4.7 Sidewalk Standards:
 - (i) The standards in the PBED Code shall take precedence over the City's Sidewalk Ordinance.
 - (ii) All new development and redevelopment shall provide sidewalks per the street cross sections in Section 7.2 of this Code.
 - (iii) Development with frontage on Padre Boulevard may provide fee in-lieu of the sidewalk based on the TxDOT's timeline for the reconstruction of Padre Boulevard. The fee in-lieu will be based on

the lot's linear feet of frontage along Padre Boulevard for a 10' wide sidewalk. The rate per linear foot shall be set annually by City Council.

1.5 Public Art Standards

Public Art standards shall apply to all new development in the Bayfront and Entertainment District Core character zones.

- 1.5.1 A requirement for a public art component to new development shall apply to all commercial, mixed use, and residential projects over \$250,000 in building permit value.
- 1.5.2 A minimum of 1% of the project's value shall be dedicated to installation of public art that is visible from the public right-of-way or located within a civic space. Public Art installed per this section of the code shall not be obscene nor be used for commercial purposes.
- 1.5.3 In lieu of the above requirement, an applicant may elect to contribute equivalent funds to the city's Public Art Fund to be used for public art projects within the Bayfront and Entertainment District Core character zones

II. Building Design Standards

The Building Design Standards and Guidelines for the PBED Code shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the City Manager or designee for compliance with the standards below.

The key design principles establish essential goals for Padre Boulevard and the Entertainment District to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they

provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm within the Bayfront and Entertainment District Core Zones, within Neighborhood Crossings and Town Center Crossing, and at intersections of Padre Boulevard.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest. Style oriented elements can be identified in Chapter 9: Architectural Style Standards.
- d. Civic/Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

2.1 General to all Character Zones

2.1.1 Building Orientation

- (i) Buildings shall be oriented towards Pedestrian Priority Streets, where the lot has frontage along Pedestrian Priority Streets. All other buildings shall be oriented towards the Boulevard or Civic Spaces. If the lot does not front either street then it may front a General Street.
- (ii) Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- (iii) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

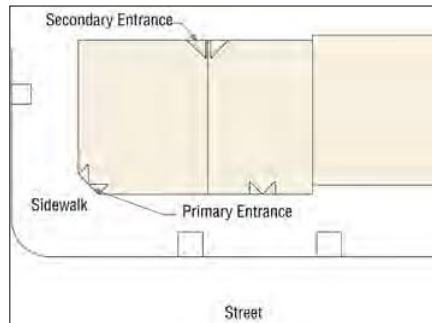
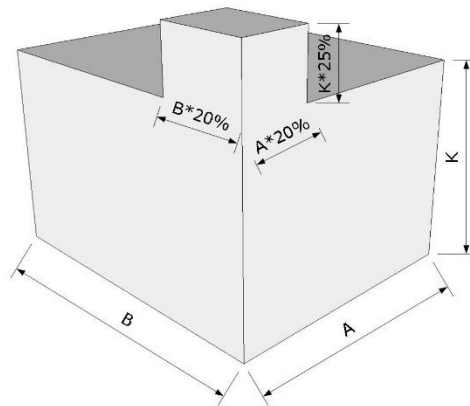


Figure showing required building orientation and location of primary entrances

- (iv) Garages, carports, or new surface parking for Residential Buildings shall be located and accessed from General Streets or alleys at the rear of residential buildings.
- (v) Corner buildings may exceed the maximum building height by 25% for 20% of the building's frontage along each corresponding street façade.



- (vi) Featured corner or vista terminating tower elements, tower time clocks and varied height parapet walls at the building façade are permitted and shall be exempt from the height

limit so long as they are no taller than 25% of the height of the building.

2.1.2 Building Massing and Scale

- (i) Commercial and Mixed-Use buildings shall be simple, rectilinear forms with flat with parapets. Roof pitches for sloped roofs shall be a minimum of 5:12.
- (ii) Residential Buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.
- (iii) Gable roofs, if provided for residential buildings, shall have a minimum pitch of 5:12. When hipped roofs are used, the minimum pitch shall be 5:12. Other roof types shall be appropriate to the architectural style of the building. Porch roofs may be a minimum pitch of 3:12.
- (iv) The following standards shall apply for all buildings with mansard roofs in Padre Boulevard and Entertainment District:
 - Mansard roofs shall only be used on buildings that are three stories or higher.
 - The mansard roof shall project no more than 18" forward of the building façade line.
 - The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.

2.1.3 Façade Composition

- (i) Buildings shall maintain a prevalent façade rhythm of 20' to 30' bays or multiples thereof along all Pedestrian Priority Streets and the Boulevard with Main Street Frontage.
- (ii) This rhythm may be expressed by changing materials, or color, or by using design elements

such as columns and pilasters, or by varying the setback of portions of the building façade.

- (iii) Commercial and Mixed-Use building facades shall be designed with a distinct base, middle and top and shall maintain the alignment of horizontal elements along the block.



Image of Tri-Partite Architecture



Example of tripartite architecture for a 1-story building

- (iv) For retail storefronts, a transom, display window area, and bulkhead at the base shall be utilized.
- (v) Awnings, blade signs, arcades, galleries, café seating and balconies should be used along commercial storefronts fronting a Pedestrian Priority Street and the Boulevard to add pedestrian interest.

- (vi) Porches, stoops, eaves, and balconies should be added along residential facades to add pedestrian interest along the street.

2.1.4 Design of Parking Structures

- (i) All frontages of parking structures located on Pedestrian Priority Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet from the building façade line.
- (ii) The amount of Pedestrian Priority Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) along that Street edge(s).
- (iii) Parking structure facades on all Pedestrian Priority Streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- (iv) Where above ground structured parking is located at the perimeter of a building with frontage along a Pedestrian Priority Street or the Boulevard; it shall be screened in such a way that cars on all parking levels are completely screened from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. In addition, the ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to the second floor of a parking structure along all Pedestrian Priority Streets.
- (v) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.

- (vi) Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.
- (vii) Exposed facades of parking structures along Pedestrian Priority Streets and the Boulevard shall be compatible in color, form, and quality with architectural details of the building and specific detailing elements (such as location and proportion of openings) shall meet the Architectural Style Standards in Section IX of this Code.
- (viii) Fenestration on the ground level of parking structures (which are not lined with habitable space) shall be a minimum of five (5) feet above the average adjacent sidewalk grade. When possible, openings shall be covered with visually attractive screening to minimize the view of parked autos and interior lighting seen from the street.
- (ix) Signage and light sources internal to parking structures shall not be visible from outside the structure.
- (x) Lighting, particularly on parking decks, shall not illuminate or produce glare to adjacent properties. Lamps shall be able to be dimmed or controlled by motion-sensor after 11pm.



Images showing appropriate design of Parking Structures

2.1.5 Design of Automobile Related Building Site Elements

- (i) Drive-through lanes for commercial uses shall not be located along any Pedestrian Priority Street or along any frontage with Main Street

Frontage designation. Drive-through lanes shall be hidden behind a Street Screen along the Boulevard frontage.

- (ii) All off-street loading, unloading, and trash pick-up areas shall be located along General Streets or alleys unless permitted in the specific building form and development standards in Section 6. Any off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building or (ii) a living screen or (iii) a combination of the two.
- (iii) Any frontage along all Pedestrian Priority Streets and the Boulevard not defined by a building or civic space within the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (except alleys) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Appendix A of this Code. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.

2.1.6 Roof Form

- (i) Buildings shall have simple, flat fronts with minimal articulations with flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.

2.1.7 Base Flood Elevation. Within the PBED, the following options are available to address the base flood elevation required for new construction.

- (i) **Dry Flood Proofing:** All buildings along frontages designated as Main Street Frontage on the Regulating Plan shall meet the standards in Section 4.3.1. Dry Flood Proofing may be used to protect the space inside the building below the Base Floor Elevation if the ground floor entrance is not above the base flood elevation. Stairs and ramps may be incorporated inside the building envelop to transition to a higher level. In the case that dry flood proofing is not feasible, exterior stairs and ramps or other approaches shall only be permitted within these zones if it meets the standards in Section 4.3.1. Exterior ramps and stairs when used shall be positioned to minimize the impact and accessibility of the commercial storefront. .

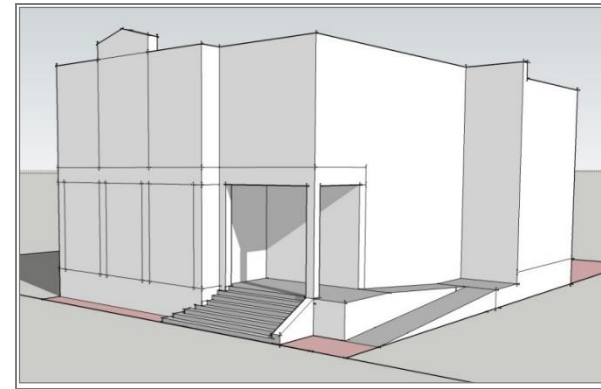


Example of Dry Flood Proofing removable panels utilized in a Bank Building in Naples Fl. – Appropriate in the Bayfront, Entertainment District Core, Neighborhood Crossing, and Town Center Crossing Zones

- (ii) **Exterior Ramps and Stairs:** If an exterior ramp is required in order to accommodate access to a raised Base Flood Elevation, the ramp shall be oriented perpendicular to the primary facade in order to minimize the visual impact and pedestrian accessibility of the primary facade.

Exterior ramps and stairs may be used in all other overlay districts. Other approaches may be used in all other overlay districts only with the approval of City Council.

If an exterior stair is required to accommodate access to a raised Base Floor Elevation, the steps shall be located towards the primary entrance along the primary facade.



Example of a wider parcel (50' wide or greater) and building showing a "switch back" ramp and stair. (Railings and other architectural details not shown)

2.2 Specific to Bayfront Zone, Entertainment District Core, Neighborhood Crossing, Town Center Crossing, and Neighborhood Transition Zones

2.2.1 Commercial, Mixed-Use and Industrial Building Materials

- (i) At least 80% of each building's façade (excluding doors and windows) along any Pedestrian Priority Street and the Boulevard shall be finished in one of the following materials:
- Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)

- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - EIFS may be permitted on the first floor if used with a reinforced nylon mesh
 - Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the Development Standards Review Task Force (DSRTF). DSRTF shall base their decision on the durability, quality, and appearance of the alternative materials proposed.
- (ii) No more than 20% of each façade along any Pedestrian Priority Street shall use accent materials such as wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels.
- (iii) All facades along all other streets or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
- (iv) Roofing materials visible from any public right-of-way shall be of barrel clay tile, concrete shingles, factory finished standing seam metal, slate, synthetic slate, or similar materials.

2.2.2 Residential Building Materials

- (i) The following shall be permitted finishes for at least 80% of all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Lap sided wood;
 - Masonry (brick; stone; man-made stone; glass; or stucco utilizing a three-step process);

- EIFS may be permitted on the first floor if used with a reinforced nylon mesh. EIFS may be permitted on upper floors;
 - Vinyl siding is not permitted in any character zone.
- (ii) The following may only be allowed up to 20% as an accent material:
- Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
 - Architectural Metal Panels.
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be of barrel clay tile, concrete shingles, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building.

2.3 Specific to Padre Boulevard South, Central and North Zones

2.3.1 Commercial and Mixed-Use Building Materials

- (i) At least 75% of each building's façade (excluding doors and windows) along any Pedestrian Priority Street of the Boulevard shall be finished in one of the following materials:
- Masonry (brick, stone, stucco utilizing a three-step process, glass, or glass block)
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - EIFS may be permitted on the first floor if used with a reinforced nylon mesh. EIFS may be permitted on upper floors.
 - Other materials will be considered as primary building materials on a case-by-case

basis and may only be approved by the DSRTF. DSRTF shall base their decision on the durability, quality, and appearance of the alternative materials proposed.

- (ii) No more than 25% of each building's façade along any Pedestrian Priority Street or the Boulevard shall use accent materials such as wood, board and batten, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels.
- (iii) A building's General Street or alley facade shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
- (iv) Roofing materials visible from any public right-of-way shall be of barrel clay tile, concrete shingles, factory finished standing seam metal, slate, synthetic slate, or similar materials.



Images showing appropriate building materials within the Padre Boulevard South, Central and North Zones.

2.3.2 Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Lap sided wood;
 - Masonry (brick; stone; man-made stone; glass; or stucco utilizing a three-step process);
 - Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
- (ii) The following may only be allowed up to 40% as an accent material:
 - Architectural Metal Panels.
 - Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the DSRTF. DSRTF shall base their decision on the durability, quality, and appearance of the alternative materials proposed.
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be of barrel clay tile, concrete shingles, factory finished standing seam metal, slate, synthetic slate, or similar materials.

III. Architectural Style Standards

3.1 Applicability

The architectural style standards shall apply to all substantial modifications, reconstructions, and new constructions of buildings within all character zones of the PBED. This section shall also apply to all modified facades along Pedestrian Priority Streets and the Boulevard. This section shall guide the design of buildings by establishing general standards regarding architectural styles appropriate for the Island. Some of the styles are already represented on the Island and some are not, but are recognized as an appropriate style.

Many elements contribute to defining a particular style. In some cases the use of just a handful of elements can be successful in defining a style and creating an authentic architectural composition. In other cases, it is a compilation and reuse of diverse elements over time that gradually gains coherence and becomes a style. In the recommended styles the Code includes examples of both.

The two primary styles are South Texas Spanish and Coastal. In addition, the "beach theme" interpretation can be realized by accentuating elements within both styles through overall design intent, and by application of specific colors and materials. A more detailed description of the "beach theme" style can be found in this section.

Within the recommended styles, buildings should be designed in accordance with the Building Design Standards of the PBED Code and in a way that promotes the sense of place.

Each style covers its main characteristics of massing, composition, roof types and materials, eaves and overhangs, doors and windows, wall materials, and other elements such as awnings, porches, arcades, colonnades and ornamentation. Images provided in this part of the Code should be used to visualize the

intent, not as examples of places or buildings that need to be copied.

Not all possible arrangements and details have been provided. The principal intent is to create a stylistic foundation as a basis for more creative individual expression. This foundation complements the master plan and the building design standards in Section II.



South Texas Spanish Style



Coastal Style



"Beach Theme" expression

3.2 The Beach Theme

Both Spanish and Coastal styles are appropriate for the "beach theme" composite style. The beach theme is expressed or accentuated by overall design intent, colors and materials.

3.2.1 Overall design parameters (in addition to the ones listed in the Building Design Standards):

- (i) Simple rectilinear windows, balconies with simple and see-through railings
- (ii) Deep shadows - wide overhangs and deep (min 8 ft) porches
- (iii) Appropriate building tops, flat roofs or pitched roofs with dormers
- (iv) Use of rooftop terraces, balconies, galleries, pergolas and trellises
- (v) Brackets under balconies, eaves and overhangs
- (vi) Dry flood proofing (first floor at street level)
- (vii) Towers (rectangular proportion with short edges having an east-west orientation; this orientation may rotate a maximum of 10 degrees).

3.2.2 Colors

- (i) See 3.4.7.

3.2.3 Appropriate Materials

- (i) Stucco and siding (wood or Hardie plank) for walls.
- (ii) Wood and metal for stair and balcony rails.
- (iii) Light colored metal or tile for roofs. Metal roof natural or painted in color from an approved palette.
- (iv) Masonry along base of the building.
- (v) Wood window shutters – operable, fixed louvers, and canvas awnings

3.2.4 Details and other elements

- (i) Bay windows, most commonly rectangular
- (ii) Signs, awnings, and light fixtures

- (iii) Fountains (attached or self-standing)
- (iv) Under-window flower pots
- (v) Sidewalk cafes



Tower elements Arcades and awnings for shade



Roof top terraces

Towers & Balconies



Appropriate Materials & Colors

Civic Spaces

3.3 Coastal Style

3.3.1 Massing.

- (i) Massing is simple and composed of rectangular forms with added balconies, galleries covering part or the entire facade, one or multi-story porches, and arcades on the ground level.
- (ii) Towers are common and appear in different parts of the composition.



Building massing showing simple rectangular forms with balconies and galleries

3.3.2 Façade Composition.

- (i) Regular pattern of openings working with column bay rhythm. Column spacing always less or equal the column height; mostly square columns.
- (ii) Tall ground floor commonly with arcade or colonnade.
- (ii) Buildings are capped with wide eaves and grounded by a continuous and heavier base.
- (iii) Mostly rectangular bay widows and projections. Main wall materials are stucco and wood or cement fiber board siding.



Storefronts with awnings, arcades, and sidewalk cafes add interest along the street

3.3.3 Roof Form

- (i) Pitched roofs with shallow pitches (3:12 to 6:12).
- (ii) Eaves are wide with expressed bracketing. Roof pitch can change over the porch or eave.
- (iii) Flat roofs possible on taller or commercial buildings with simple parapet walls.
- (iv) Elaborate cornice designs are also appropriate.
- (v) Window or vent dormers on pitched roofs.



Examples of appropriate tower elements in the Coastal Style

3.3.4 Windows

- (i) Vertically proportioned, with a minimum window height equal to at least twice the window width. Windows should be separated by a minimum of an 8" wide wall between windows. Windows can sometimes be exaggerated with much longer vertical dimensions. Windows may have multiple panes or divided lights, and simple trim profiles, or stucco borders. Windows can be located with operable or fixed louver shutters. Windows can be grouped together on upper floors or on towers.

3.3.5 Storefronts

- (i) With recessed entry, mostly under a colonnade.

3.3.6 Details and other elements

- (i) Rectangular towers for observation, clocks, stairs, or air chimneys.
- (ii) Stair and balcony rails in wood or metal, with elaborate bracketing.
- (iii) Canvas awnings over windows and along non-recessed store fronts.
- (iv) Rectangular projections, bays with brackets and window flower boxes.

3.3.7 Colors

- (i) See 3.4.7.



Sidewalk cafes



Arcades & balconies



Doors & windows



Civic buildings



Streetscape and paving



Breezeways and passages



Building entrances



Tower elements



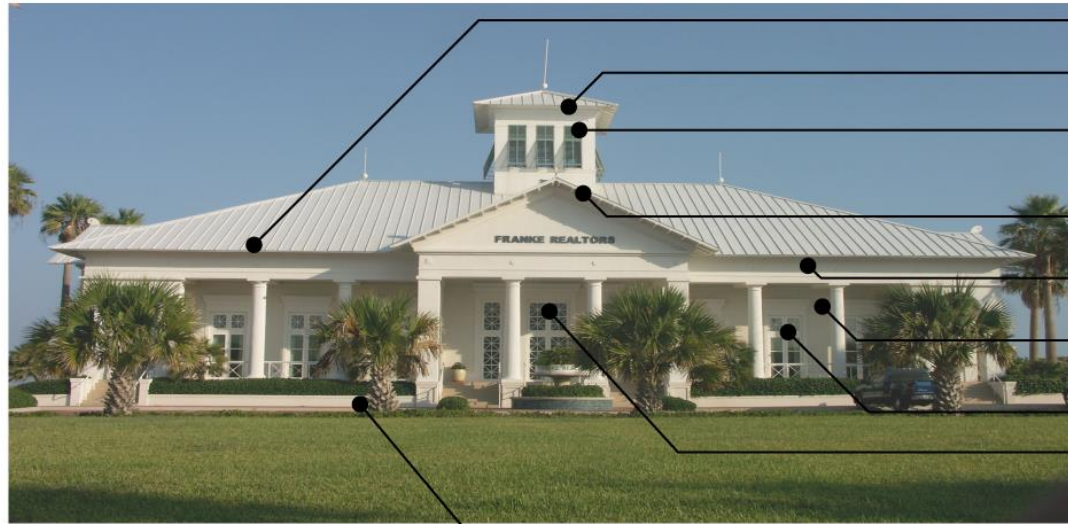
Window detailing



Arcades & balconies



Building massing and storefront design



- Low pitched roof with wide eave and open rafters
- Proportional tower element as a vista terminus
- Vertically proportioned windows with fixed louver shutters
- Wide overhang with visible rafters
- Expressed cornice beam
- Stucco Siding
- Openings aligned within column rhythm
- Appropriate proportions for colonnade - horizontal spacing is less than height
- Elevated building base



- Appropriate tower element as a vista terminus
- Expressed cornice beam showing continuous floor separation
- Appropriate retail signage
- Upper level gallery overlook
- Vertically proportioned windows with operable shutters
- First floor colonnade in stucco
- Arcade in stucco

3.4 South Texas Spanish Style**3.4.1 Massing**

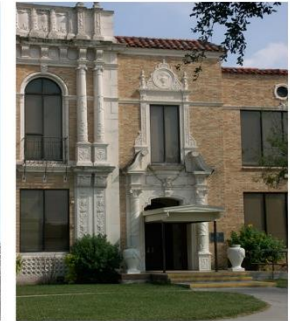
- (i) Buildings are generally built upon a rectangular layout schemes with single or multiple components with mostly flat front, with square, round or octagonal corner towers.
- (ii) Courtyard concept utilized often. Front porches rare, side and rear porches more common.

3.4.2 Façade Composition

- (i) Symmetrical and asymmetrical but well balanced façade compositions with the central part of the building expressed.
- (ii) Doors or windows forming regular patterns of openings, some accentuated by balconies.
- (iii) Tall and usually heavier ground floor often with arcade or colonnade.
- (iv) Tri-partite composition, see Section 8.1.3(iii) of this Code.
- (v) Buildings are capped with wide and continuous eaves supported by open rafters and decorative brackets, or finished with elaborate parapet walls covered by tile and very shallow eaves.
- (vi) Most common wall materials are stucco and monochromatic brick.

3.4.3 Roof Form

- (i) Pitched roofs with red clay tile.
- (ii) Multiple, sometimes complex, building roofs with varying levels. Hipped, gabled, side-gabled, cross-gabled, and both hipped and gabled roof forms.
- (iii) Larger commercial buildings with flat roofs and front parapets covered by tile and ornate cornices.



Building massing and composition



Balanced facade with center emphasis and tripartite architecture



Ground floor arcades



Roof forms



Storefronts and architectural detailing

3.4.4 Windows

- (i) Recessed to give a thick wall impression. Commonly arched on the ground level and with a flat top on the upper floors. Vertically proportioned, with a minimum window height equal to at least twice the window width. Windows should be separated by a minimum of a 16" wide wall between windows. Window openings are punched through the wall rather than grouped with other windows.

3.4.5 Storefronts

- (i) Inset with recessed entry, under the arcade or fit into arches openings, often with canvas awnings.

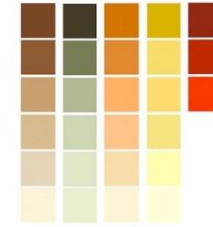
3.4.6 Details and other Elements

- (i) Elaborate detailing most common around principal openings.
- (ii) Decorative windows, metal railings at balconies.
- (iii) Canvas awnings, Roof towers, Masonry screen products for see-through walls or portions of walls.

3.4.7 Colors

The colors, which are specified based on the Munsell Color System, of a building are restricted to those below:

- (i) Areas for color application shall be categorized into (1) body, (2) trim, (3) accent and (4) roof. Body colors indicates colors applied to wall areas. Trim colors include areas of shutters, doors, windows, and wainscot. Accent colors cover fascia and soffit. Roof colors indicate entire roof areas.
- (ii) General Provisions.
 - a. Colors that are recommended:
 - i. Existing color palette (see Appendix B); and
 - ii. Earth tone and/or colors of natural materials.



- b. Colors that are not allowed:

- i. Fluorescent, neon or any illuminated colors.

(iii) Specific Provisions.

- a. Body and roof colors are restricted to those in the table below:

	Hue	Value	Chroma
Body	All	8 or above	6 or below
Roof	All	6 or below	6 or below

- b. Number of colors allowed:

- i. Four (body, trim, accent and roof) colors up to 5,000 sq.ft. (building footprint).
- ii. Five colors for buildings greater than 5,000 sq.ft. (building footprint).
 - (1) Two (2) body colors may be applied to façade rhythm of 20' to 30' bays to be considered Façade Composition (See 2.1.3).
 - (2) No pattern of narrower stripes than 20' is allowed.



Local symmetry in composition



Elevated first floor



Entrance ornamentation



Wide eaves with brackets



Large building with appropriate massing



Decorative elements



Corner storefront with awning



Tower with brackets



Courtyard



Appropriate window and door patterns



Low pitched roof with red-clay tiles and with multiple roof forms

Short overhangs

Shallow arches on upper levels

Wide overhangs with no brackets

Pilasters between windows

Thinner walls with openings on upper floors

Punched wall window openings

Elaborate ornamentation on entrance

Thicker walls on the ground floor

Deeper round arches on the ground floor

Storefront in the arcade



Tower with wide eaves and brackets for the balcony

Smaller windows along the upper floor

Continuous separation between the middle and the top

Balconies in rhythmic or symmetrical pattern

Continuous separation between the base and middle

Larger windows and openings along the base

IV. Sustainability Standards

4.1 Applicability. This section establishes sustainable development techniques to be utilized in the PBED Area. The following matrix sets minimum requirements for new construction and their relation to the natural

environment. The standards set in this section helps the developer or owner to use these techniques to reduce “heat island effect,” manage stormwater effectively, reduce light pollution, improve the indoor environment, save energy and water, and decrease the life-cycle costs of the development.

Table 4.1

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South, Central and North	Neighborhood Transition	Standard
Sustainability Techniques							
Building Orientation and Design							
Ventilation	R	R	R	R	R	R	<ul style="list-style-type: none"> A minimum of 50% of the windows above street level on a building shall be operable. The operable windows should be distributed to maximize the direction of prevailing winds.
Daylighting	R	R	O	R	O	O	<ul style="list-style-type: none"> A minimum daylighting factor of 2% shall be provided in 75% of regularly occupied interior areas. There shall be a direct line of sight to glazing from 90% of all regularly occupied spaces.
Surface Solar Reflectivity	R	R	O	R	O	O	<ul style="list-style-type: none"> The Solar Reflectivity Index for flat roofs shall be a minimum of 78. The Solar Reflexivity Index for sloped roofs shall be a minimum of 29. The Solar Reflexivity Index for pavement shall be a minimum of 29.
Shading	R	R	R	R	O	O	<ul style="list-style-type: none"> A minimum of 50% South facing windows shall be shaded from the summer sun angle. Shading devices include, but are not limited to: awnings, porches, roof overhangs, exterior shades, light shelves, or deep windows. Deep skin screening is permitted upon review of the City Manager or designee.
Energy Systems	O	O	O	O	O	O	<ul style="list-style-type: none"> The use of wind turbines and solar photovoltaic/solar thermal energy systems is permitted.
Building Orientation	O	O	O	O	O	O	<ul style="list-style-type: none"> In the case of a high-rise or tower above a podium (buildings over 6 stories), the proportions of the tower element shall be rectangular with the length on axis with East and West. This alignment may fluctuate by no more than 15%.
Public Darkness							
Exterior Building Lighting	R	R	R	R	R	R	<ul style="list-style-type: none"> Maximum Lighting Standards: <ul style="list-style-type: none"> Full cutoff lighting, Some low wattage, Non-Full Cutoff Lighting, controlled by dimmers, time switch or motion Required Shielding: Shielded luminaire or better
Stormwater Management							

Table 4.1							
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South, Central and North	Neighborhood Transition	Standard
Sustainability Techniques							
Runoff Retention Volume	O	O	O	O	O	O	<ul style="list-style-type: none"> Runoff volume retention shall be a minimum of 30%. This percentage is the change in runoff volume between post-development impervious surface and pre-development land surface.
General Infiltration Methods							
Hard Surface: Permeable Pavement	R	R	O	O	O	O	<ul style="list-style-type: none"> Where paving is provided, a minimum of 25% shall be permeable paving that allows for water to infiltrate, even in frequently trafficked areas.
Hard Surface: Green Roof	O	O	O	O	O	O	<ul style="list-style-type: none"> If a green roof is provided, at least 50% of a building's flat roof shall be designed as a green roof.
Reuse of Rain Water: Reuse Irrigation	O	O	O	O	O	O	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses
Reuse of Rain Water: Reuse, Greywater	O	O	O	O	O	O	Shall meet other applicable city ordinances with the approval of the Public Works Director
Linear Infiltration: Vegetated Swale	N	N	N	N	O	O	
Linear Infiltration: Vegetated Stormwater Planters	O	O	O	O	O	O	
Area Infiltration: Rain Garden	O	O	O	O	O	O	
Area Infiltration: Retention Basin	N	N	N	N	O	O	
District Methods: Retention Areas	O	O	O	O	O	O	
District Methods: Underground Gravel Storage	O	O	O	O	O	O	

R = Required

O = Optional

N = Not Permitted

V. Open Space Standards

5.1 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.

5.2 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 5.1 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.

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(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
(vii) Roof terraces	A Roof Terrace shall at least be 50% of the building footprint area. A Roof Terrace shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building. A Roof Terrace may also include a portion of the roof as a green roof which may or may not have public access.
(viii) Private Open Space Amenity (pool, play courts, picnic area, etc.)	Such private open space may be incorporated with roof terraces or courtyards based on the appropriateness of the design and accommodation of privacy.

Table 5.2 Private Open Space Standard

<i>Number of Residential Units proposed</i>	<i>Private Open Space Standard Proposed</i>
1 – 4	None
5 – 12	The development shall provide: <ul style="list-style-type: none"> At least 40% of all residential units fronting on a street, Boardwalk, public civic space, fore court, or courtyard shall provide one balcony or patio; <u>or</u> One playground or other private open space amenity All other private open spaces are optional.

13 – 25	The development shall provide: <ul style="list-style-type: none"> At least 40% of all residential units fronting on a street, civic space, fore court, or courtyard shall provide one balcony or patio; <u>and</u> One playground area or other private open space amenity All other private open spaces are optional
26 – 50	Any 3 of the private open spaces in the list above
Over 50 units	Shall provide at least one public civic space such as a plaza or paseo
Hotel with more than 200 lodging rooms	Shall provide at least one public civic space such as a plaza or paseo

5.3 Public Civic Space Standards. The design of public Civic Space shall be regulated by the Civic Space standards herein which shall establish a palette of appropriate civic space types for the Corridor. The major civic space types appropriate within the context of the Corridor are: the public boardwalk along the bay front, public paseos, and plazas. The Regulating Plan establishes the location and types of required civic spaces such as the Bayfront Boardwalk. The following section shall apply to all public Civic Space proposed within the Corridor.

5.3.1 Public Boardwalk Standards



The Bayfront **Boardwalk** connects the Entertainment District to the bay. The intent is to create a vibrant and active edge along the bay with commercial activity. The Boardwalk provides a casual place for pedestrians to stroll and view the Bay. The Boardwalk shall be defined by building edges with commercial activity on the ground floor with the bayfront side being defined by a 3'-6" high rail or low wall. The Boardwalk should consist primarily of hardscape with benches and areas for casual seating.

Typical Characteristics

General Character

Provide an active and publicly accessible edge along the bay.

Primarily hardscape

Rail or low wall along the bay

Buildings fronting on the other side with active commercial uses including café seating for restaurants.

Location and Size

Location shall be as shown on the Regulating Plan (Appendix A). The minimum width shall be 20 feet wide.

Typical Uses

Commercial activity including restaurants with café seating and entertainment

Passive recreation

Casual seating, walking and strolling

5.3.2 Paseo Standards



A **Paseo or Pedestrian Passage** is an intimate street level passage way for pedestrians through blocks at designated locations on the Regulating Plan. These paths provide direct pedestrian access to key destinations such as the Bayfront Boardwalk and create unique spaces for frontages to engage and enter off of. A pedestrian passage may be used to visually reduce the impact of a large development block. Building edges may accommodate active uses such as shops and restaurants. Pedestrian passages should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges may simply be landscaped with minimal planting and potted plants. Arcades may line Paseos to provide shade and a more attractive edge. Paseos may allow access to emergency and maintenance vehicles.

Typical Characteristics**General Character**

Hardscape pathway
Pedestrian friendly frontages
Small-scale commercial uses
Frequent entries

Location and Size

Location shall be as shown on the Regulating Plan (Appendix A).
The minimum width shall be 15'.
The maximum width shall be 50'.

Typical Uses

Small scale commercial uses
Residential uses
Casual seating

5.3.3 Plaza Standards



Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets. Plazas are appropriate in the all the character zones.

Typical Characteristics**General Character**

Formal open space
Primarily hardscape surfaces
Trees and shrubs optional
Spatially defined by building frontages

Location and Size

Location shall be as shown on the Regulating Plan (Appendix A). Size shall range from 0.25 acre to 1 acre.
Shall front on at least one (1) street.

Typical Uses

Commercial and civic uses
Casual seating
Tables and chairs for outdoor dining
Retail and food kiosks

Appendix A

Planting List

The following lists contain all species approved for use in the Padre Boulevard and Entertainment District (PBED). It contains native and acceptable adapted species. Other species that are drought tolerant and adaptive may be used for planting within the PBED. The use of alternative species may be permitted with the approval of the City.

LARGE TREES

Common Name

Texas Huisache
Honey Mesquite
Tepeguaje
Texas Sabal Palm
Palmetto Palm
Cabbage or Florida Palmetto
Washington Fan Palm

Botanical Name

Acacia smallii
Prosopis glandulosa
Leucaena pulverulenta
Sabal texana
Sabal minor
Sabal palmetto
Washington filifera

SMALL TREES

Common Name

Coma Del Sur
Tenaza
Yucca Palma, Pita

Botanical Name

Bumelia celastrina
Pithecellobium pallens
Yucca treculeana

SHRUBS

Common Name

Cenizo, Purple Sage
Century Plant
Chilipiquin
Dalea
Dove Croton
Drummond's Turk's Cap
Dwarf Wax Myrtle
Elaeagnus
Golden Eye Daisey
Hachinal
Manzanita

Botanical Name

Leucophyllum frutescens
Agave americana
Capsicum annum
Dalea thyrsiflora
Croton numilis
Malvaviscus drummondii
Myrica pusilla
Elaeagnus pungens
Viguiera stenoloba
Heimia salicifolia
Malpighia glabra

Common Name

Necklace Pod, Yellow Sophora
Pampas Grass
Prickly Pear
Rebequita
Rosemary
Shrubby Blue Sage
Snake Eyes
Tamaulipan Fiddlewood
Texas Baby-Bonnets
White Brush
Yucca (many varieties)

Botanical Name

Sophora tomentosa
Cortaderia selloana
Opuntia spp.
Simisia calva
Rosmarinus officianalis
Salvia ballotiflora
Phaulothamnus spinescens
Citherexylum berlandieri
Coursetia axillaris
Aloysia gratissima
Yucca spp.

PERENNIAL WILDFLOWERS

Common Name

Beach Evening Primrose

Dwarf Wild Petunia
Lila De Los Llanos
Pigeonberry
Texas Lantana
Wild Petunia
Wedelia

Botanical Name

Oenothera cheiranthifolia
suffruticosa
Ruellia sp.
Echeandia chandlevi
Rivina humilis
Lantana horrid
Ruellia brittoniana
Wedelia trilobata

GROUND COVER

Common Name

Asparagus, Sprenger fern
Algerian Ivy
Goats-foot Morning Glory

Botanical Name

Asparagus densiflorus 'Sprenger'
Hedera canariensis
Ipomoea pes-caprae

Common Name

Trailing Lantana
Stonecrop
Asiatic Jasmine
Confederate Jasmine
Indian Blanket
Padre Island Mist Flower
Frog Fruit

Botanical Name

Lantana montevidensis
Sedum acre
Trachelospermum asiaticum
Trachelospermum jasminoides
Gaillardia Pulchella
Eupatorium betonicifolium
Lippia nodiflora

ORNAMENTALS**Common Name**

Aloe Vera
Cape Honeysuckle
Papaya
Shrimp Plant

Botanical Name

Aloe barbadensis
Tecoma capensis
Carica papaya
Beleperone guttata

These plantings may be placed in Civic/Open Spaces or used to meet the private landscaping requirements of the Code. The applicant shall select drought tolerant, low maintenance, and adaptable shrubs and ground cover based on the placement on the site subject to approval by the City.

Appendix B

Color Palette

The following color palette is established for building colors within the PBED. This color palette is based on Sherwin Williams paint palette and other manufacturers may be used provided that the colors used for the various building elements are similar to the ones established below.

Body/Wall	Shutters & Doors, Window, Wainscot, Trim	Accent/ Fascia, Soffit
Banana Cream SW 6673	Extra White SW 7006	Roycroft Brass 2843
Bee's Wax SW 7682	Pure White SW 7005	Virtual Taupe SW 7039
Cargo Pants SW 7738	Koi Pond SW 7727	Herbal Wash SW 7739
Casa Blanca SW 7571	Town Hall Tan SW 7690	Garden Spot SW 6432
Cavern Clay SW 7701	Bittersweet Stem SW 7536	Fiery Brown SW 6055
Chrysanthemum SW 6347	Buff SW 7683	Underseas SW 6214
Classic Ivory SW0051	North Star SW 6246	Peace Yellow SW 2857
Classic Sand SW 0056	Modern Gray SW 7632	Classic French Gray SW 6432
Concord Buff SW 7684	Creek Villa SW 7551	Artifact SW 6138
Cottage Cream SW 7678	Dover White SW 6385	Distance SW 6243
Creamy SW 7012	Tawny Tan SW 7713	Riverway SW 6222
Crème SW 7556	Tatami Tan SW 6116	Urbane Bronze SW 7048
Dockside Blue SW 7601	Extra White SW 7006	Restoration Ivory SW 6413
Ecru SW 6135	Burlap SW 6137	Polished Mahogany SW 2838
Festoon Aqua SW 0019	Polar Bear SW 7564	Sassy Green SW 6416
Gray Clouds SW 7658	Reflection SW 7661	Rocky River SW 6215
Honeycomb SW 6375	Crisp Linen SW 6378	Saguaro SW 6419
Kilim Beige SW 6106	Craftsman Brown SW 2035	Weathered Shingle SW 2841
Koi Pond SW 7727	Alabaster SW 7008	Tea Chest SW 6103
Lanyard SW 7680	Navajo White SW 6126	Rocky River SW 6215
Meadowlark SW 7522	Casa Blanca SW 7571	Earthen Jug SW 7703
Naturel SW 7542	Classis Light Bluff SW 0050	Sealskin SW 7675
Neutral Ground SW 7568	Urban Putty SW 7532	St. Bart's SW 7614
Oyster Bay SW 6206	Casa Blanca SW 7571	Harvester SW 6373

Body/Wall	Shutters & Doors, Window, Wainscot, Trim	Accent/ Fascia, Soffit
Porcelain SW0053	Twilight Grey SW0054	Pewter SW0023
Rain SW 6219	Nantucket Dune SW 7527	Homestead Brown SW 7515
Renwicke Beige SW 2805	Sycamore Tan SW 2822	Library Pewter SW 0038
Repose Gray SW 7015	Pure White SW 7005	Indigo Batik SW 7602
Roycroft Mist Gizey SW 2884	Pacer White SW 6098	Browning Stone SW 2821
Roycroft Rose SW 0034	Sand Bank SW 6052	Mulberry Silk SW 0001
Roycroft Vellum SW 2883	Downing Sand SW 2822	Colonial Revival Stone SW 2827
Rustic Adobe SW 7708	Canvass Tan SW 7531	Oakmoss SW 6180

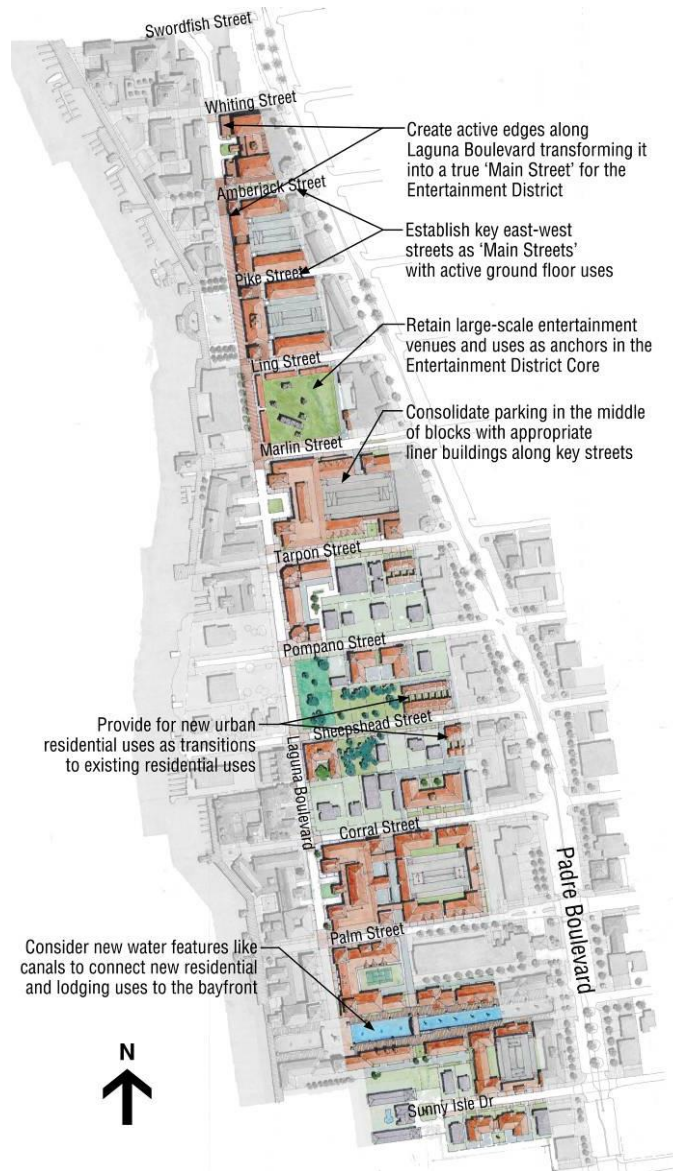
Railings/Grille

Inkwell SW 6992

Porcelain SW 0053

Turkish Coffee SW 6076

Urban Bronze SW 7048



Padre Boulevard and Entertainment District Form-Based Code

May, 2015 (DRAFT)

Originally Prepared by
Gateway Planning Group, Inc.

Revised by
Department of Development Services



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I. Introduction

1.1 Authority

This Padre Boulevard and Entertainment District Code (hereinafter, “the PBED Code”) is enacted as one of the instruments for implementing the public purposes and objectives of the adopted City of South Padre Island ~~2008~~ Comprehensive Plan and the Padre Boulevard and Entertainment District Plan. The Code is declared to be consistent with the ~~2008~~-Comprehensive Plan, and except as noted herein, supplants the application of all provisions of the City of South Padre Island City Ordinance as it pertains to land within the boundaries of the Padre Boulevard Corridor and Entertainment District (hereinafter, “the Corridor”) prior to the effective date of this PBED Code.

1.2 Purpose & Intent

The purpose of the PBED Code is to support economic development and reinvestment along this commercial corridor and within the dedicated entertainment district. Along Padre Boulevard, the PBED Code implements specific development nodes with a pedestrian-oriented mix of uses with convenient access between area neighborhoods and beach front, housing and neighborhood retail services. The intent is to revitalize Padre Boulevard to be an attractive, vibrant commercial corridor in the community, and to develop the Entertainment District into a walkable, mixed-use regional destination. Therefore, the goals of the PBED Code are to promote and provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form.

The followings are the basic concepts for new urbanism and smart growth leading into the purpose and intent of this code:

1.2.1 Create walkable neighborhoods (building frontage and parking backyard);

1.2.2 Encourage compact building design and mixed use;

1.2.3 Establish a strong sense of place;

1.2.4 Cluster developments and conserve open space;

1.2.5 Provide multi-modal transportation; and

1.2.6 Facilitate uses within walkable distance.

1.3 Economic Development

The Corridor and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages public and private investment in and around Padre Boulevard and the Entertainment District.

1.4 Establishment of Specific Development Standards

The PBED Code implements the vision for the Corridor as established in the Regulating Plan (Appendix A). The Regulating Plan shall provide general guidance to property owners, developers, and the City on the form, character, and intensity of future development within key locations along the corridor. Creation of different Character Zones within the Corridor enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote adjacency predictability, flexibility in land use, walkable mixed-use development, transitions to existing neighborhoods, and transportation choice.

II. Components of the PBED Code

2.1 The Regulating Plan

The Regulating Plan for the Corridor shall be the official zoning map. It shall establish the development standards for all lots within the Corridor including:

2.1.1 Character Zones – The Corridor is distinguished into different “Character Zones”. Each Character Zone is intended to create a distinct urban form different from other Character Zone. Each Character Zone shall establish use and building standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all lots with the Corridor into one of eight Character Zones.

2.1.2 Special Frontage Standards – Special Frontage Standards establish exceptions and/or special conditions for all buildings along designated streets. Special Frontage Standards shall apply in addition to the underlying Character Zone standards.

2.1.3 Street Designations – The Street Designations on the Regulating Plan include Pedestrian Priority Street, the Boulevard, and General Streets within the Corridor.

2.1.4 Required and Recommended Civic Space - —The Required and Recommended Civic Space indicates where the Bayfront Boardwalk, Paseos, and Plazas are to be established to implement the vision for the Corridor.

2.2 Development Standards

The PBED Code (the text portion of this Code) enumerates the development standards with text and graphics for Character Zones, Schedule of Uses, Special Frontage Standards, building form, landscape, building design, architectural style, sustainability, signage, streetscape and lighting standards within the Corridor.

2.3 Using This Code

The following basic steps should be followed to determine the uses and development standards applicable on property within the Padre Boulevard Corridor zoning district:

2.3.1 Review the Table 3.1 to evaluate the applicability of the PBED Code based on scope of the proposed development.

2.3.2 Locate the subject property on Padre Boulevard and Entertainment District Corridor Regulating Plan (Appendix A).

2.3.3 Identify on the Regulating Plan:

- (i) the Character Zone in which the property is located;
- (ii) the Street Designation along all its street frontages;
- (iii) any Special Frontage Standards that may be applicable to the subject property and,
- (iv) any civic space designations that may be applicable to the subject property.

2.3.4 Review the Schedule of Uses by Character Zone as listed in Table 5.1 to determine allowed uses.

2.3.5 Examine the corresponding zone standards in the Building Form and Development Standards in Section VI to determine the applicable development standards and Section IV for any Special Frontage standards that apply.

2.3.6 Refer to Section VIII for Building Design Standards, Section IX for Architectural Style Standards, Section X for Sustainability Standards that may apply to the development, Section XI for Signage Standards, and Section XII for Open Space Standards.

The information organized within the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it. For more specific dimensions and standards applicable to a particular property, consult with city staff.

III. Administration

3.1 Applicability

3.1.1 All uses and buildings on all land within the Padre Boulevard Corridor zoning classification shall conform

exclusively to this PBED Code. Table 3.1 shall determine which sections of the code apply to any proposed development based on the type and scope of the proposed development.

Table 3.1 Padre Boulevard and Entertainment District Code Applicability Matrix

Code Section	Land Use Matrix	Building Form - Placement	Building Form - Height	Building Form - Parking & Service	Building Form - Street Screen	Building Form - Encroachments	Building Form - Façade Elements	Building Form - Residential Transition	Building Design Standards	Architectural Style Standards	Sustainability Standards	Streetscape/Landscape Standards	Signage	Civic/Open Space
Type of Development														
Commercial (retail, office, restaurant, lodging), mixed use building, apartment/multi-family building (3 or more units per lot), and live-work buildings														
New Construction	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Change of Use/Expansion of use*	X			X	X									
Expansion of Building Area														
0% - 49% increase in building area • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X	X	X	X	X	X
50% or greater increase in building area AND less than \$50,000 or 50% increase in building /improvement value • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Any increase of building area AND \$50,000 or greater than 50% increase in building /improvement value • Standards in applicable sections shall apply the entire building including retrofitting of the existing building if non-conforming	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Expansion of parking area only (not in conjunction with a building or use expansion)														
Up to 10 spaces				X	X									
11 or more additional spaces				X	X						X	X		
Façade changes to existing buildings (regardless of value of improvement)														
Pedestrian Priority Street and Boulevard Street façades						X	X		X	X			X	
All other street façades						X							X	
Signage														

Code Section	Land Use Matrix	Building Form - Placement	Building Form - Height	Building Form - Parking & Service	Building Form - Street Screen	Building Form - Encroachments	Building Form - Façade Elements	Building Form - Residential Transition	Building Design Standards	Architectural Style Standards	Sustainability Standards	Streetscape/Landscape Standards	Signage	Civic/Open Space
Refacing or changing a panel on an existing sign														
Modification of an existing sign where cost of the modification is valued at <u>less than</u> fifty (50) % of the replacement value of the existing sign														
Modification of an existing sign where cost of the modification is valued at <u>more than</u> fifty (50) % of the replacement value of the existing sign													X	
New sign or complete replacement of an existing sign													X	
Residential Buildings (single family attached and detached buildings)														
New construction	X	X	X	X	X	X	X		X	X	X	X	X	X
Change of Use*	X			X	X									
Expansion of use/structure (any building addition, deck, porch, etc.)	X	X	X			X	X	X	X	X				
Expansion of use/structure (new accessory building/structure on the lot or pool)	X	X	X			X		X	X	X				
Façade changes														
Pedestrian Priority Street and Boulevard Street façades						X	X		X	X				
All other street façades						X								

* with no expansion of building

3.1.2 Provisions of this PBED Code are activated by “shall” when required; “should” when recommended; and “may” when optional.

3.1.3 The provisions of this PBED Code, when in conflict, shall take precedence over those of other City of South Padre Island codes, ordinances, regulations and standards as amended except as noted herein.

3.1.4 The development standards under Chapter 20 of the City of South Padre Island Code of Ordinances, as amended, shall not apply to the Padre Boulevard Corridor except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by Chapter 20 of the City

of South Padre Island Code of Ordinances to the extent they are not in conflict with the intent or standards of the PBED Code.

3.1.5 Sign Standards under Chapter 15, as amended, of the City of South Padre Island Code of Ordinances, shall not apply to the PBED District except as specifically referenced herein.

3.1.6 Terms used throughout this Code are defined in *Section XI. Definitions* of this Code. For those terms not defined in *Section XI. Definitions*, Section 20-3 of the City of South Padre Island Code of Ordinances shall apply. For terms not defined in either section, they shall be accorded commonly accepted

meanings. In the event of conflict, the definitions of this Code shall take precedence.

3.1.7 Where in conflict, numerical metrics shall take precedence over graphic metrics.

3.2 Development Review Process

3.2.1 Development within the Corridor that complies with the provisions of this Code shall be approved by the City Manager or designee. Appendix D provides an overview of the development review process. In addition to complying with other applicable City regulations that are not in conflict with this Code, the applicant shall provide the information to adequately show compliance with this Code as required in Section 3.2.6. The City Manager or designee shall be responsible for the following:

- (i) Reviewing all development applications for compliance with the requirements of PBED Code.
- (ii) Approving development applications that are in compliance with the requirements of the PBED Code.
- (iii) Making determinations on the applications and interpretations of standards in this Code.
- (iv) Approving revisions to previously approved site plans that comply with this Code and all applicable city ordinances.
- (v) Approving any minor modifications to the approved Regulating Plan and Code per Section 3.2.2.
- (vi) Forwarding any appeals to the decision of the City Manager and/or Design Exceptions to the Development Standards Review Task Force.

3.2.2 Minor Modifications to the PBED Code: The City Manager or designee shall have the authority to

approve a request for minor modifications to PBED Code that:

~~(i) Does not materially change the circulation and building location on the site;~~

~~(ii)(i)~~ Does not increase the building area and height permitted under this Code;

~~(ii)(ii)~~ Does not change the relationship between the buildings and the street unless needed to address base flood elevation requirements and/or to accommodate required access/parking;

~~(iv)(iii)~~ Does not allow the reduction of any parking requirement established in this Code; or

~~(v) Change any required element of the Regulating Plan beyond the thresholds established in Table 3.2 below.~~

The City Manager or designee shall also have the authority to approve minor modifications outlined in Table 3.2. All minor modifications approved by the City Manager or designee shall be documented with the appropriate justification for the modification identified.

Table 3.2 -Minor Modifications Allowed

Standard	Minor Modification Allowed	Criteria
Area/boundary of Character Zones (including any Required Civic/Open Spaces and any Special Frontage areas)	No more than a 15% change (increase or decrease) in the area of any Character Zone (aggregate or per block) No more than a 15% change (increase or decrease) in the area of any Special Frontage standards applicable.	<ul style="list-style-type: none"> Shall not eliminate any Character Zone, required Public Civic Space, or Special Frontage designation. Shall not change the overall boundary of the Regulating Plan 15% measurement shall be based on the total area of that specific Character Zone or Special Frontage designation within the entire Corridor
Main Street Special Frontage	Allow the ground floor elevation of a building to be greater than 36" but less than 48" above the finished elevation of the sidewalk along that street frontage <u>and also allow developments adjusting the ground floor elevation to address base flood elevation requirements.</u>	<p>Proposed development shall meet one or more of the following conditions:</p> <ul style="list-style-type: none"> The sidewalk along the subject building frontage shall be constructed at the same elevation of any adjacent sidewalks along the same street front, or There are two parallel sidewalks constructed along the subject building frontage, one at the street elevation level and the second at the ground floor elevation level of the building, or An alternative plan is proposed for sidewalk and building frontage design along multiple properties along the same block that provides continuous sidewalks and active storefronts with appropriate transitions between buildings and/or lots.
Building Form and Development Standards		
<ul style="list-style-type: none"> Build to zones/setbacks 	No more than a 20% <u>Reasonable</u> change in the maximum or minimum <u>BTZ and</u> setback.	<ul style="list-style-type: none"> Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes in the width of a sidewalk, <u>changes due to the needs of access and parking</u>, or to meet the base flood elevation requirements. In no case shall the sidewalk be less than 6 feet in width
<ul style="list-style-type: none"> Building Frontage 	No more than a 15% <u>Reasonable</u> reduction in the required building frontage along each block of a Pedestrian Priority Street.	<ul style="list-style-type: none"> Any reduction in the required building frontage shall be to accommodate porte cocheres for drop-off and pick-up.<u>Changes to accommodate required access and parking. Traffic circulation pattern that would best serve the site shall be selected. Sidewalk shall be constructed immediately after the building facade.</u>
<ul style="list-style-type: none"> Street screen 	Waiver of street screen requirement along The Boulevard Street.	<ul style="list-style-type: none"> Requirement for a street screen may only be waived along a The Boulevard Street along the frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure. In no case shall any portion of the surface parking have frontage along a Pedestrian Priority Street without a required street screen In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 20' along each street (regardless of the Street Type).
Streetscape standards	Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context.	<ul style="list-style-type: none"> Any changes to the streetscape standards shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.
<u>Color Palette</u>	<u>Usage of colors that are not normally accepted</u>	<ul style="list-style-type: none"> <u>Approval should only be issued when the proposed building form/style/design provides positive impacts through combination with the proposed color(s). Usage of one color, which is not normally accepted by the City's color palette, throughout the entire building surface shall not be allowed.</u>

* Appeals over the decision made by the City Manager or Designee and/or other changes beyond the thresholds established in Table 3.2 will be routinely heard by the Form-Based Code Review Committee.

3.2.3 Appeals: Any appeals to the decision of the City Manager on development applications or minor modifications ~~may be made to the Development Standards Review Task Force (DSRTF) will be heard by the Form-Based Code Review Committee (FBCRC)~~ within ~~30-15~~ days of such a decision ~~in writing~~ by the City Manager ~~or designee~~. Appeals of decisions of the ~~DSRTF/FBCRC~~ shall be ~~made to District Court of Cameron County~~ handled as a Special Development Plan application and ultimately reviewed by the City Council. ~~If denied by the City Council, All~~ the appeals shall be taken in the District Court within thirty (30) days after the action or decisions of the ~~DSRTF/City Council~~ and all decisions which have not been appealed within thirty (30) days shall become final. After the appeal is taken, the procedure shall be governed by the rules of civil procedure.

~~3.2.4 Design Exceptions: All applications for Design Exceptions shall be heard by the DSRTF provided the request complies with the purpose and intent of the Code and the vision for Padre Boulevard and the Entertainment District. Appeals of decisions of the DSRTF shall be made to District Court of Cameron County. All appeals shall be taken in the District Court within thirty (30) days after the action or decisions of the DSRTF and all decisions which have not been appealed within thirty (30) days shall become final. After the appeal is taken, the procedure shall be governed by the rules of civil procedure.~~

~~3.2.5~~ 3.2.4 Special Development Plans: A request for a modification to any of the standards of this Code other than Minor Modifications or Design Exceptions shall be reviewed and processed as Special Development Plans. Applications for Special Development Plans shall follow the process for a

zoning change in Chapter 20-18 of the City of South Padre Island Code of Ordinances.

Special Development Plans (SDPs) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan may only be considered by the City Council (CC) after the DSRTF and the Planning and Zoning Commission (P&Z) have made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the DSRTF and the P&Z. In evaluating an SDP, CC may consider the extent to which the application meets any of the following:

- (i) the goals, intent, and vision for Padre Boulevard and Entertainment District
- (ii) provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area
- (iii) fits the adjoining context by providing appropriate transitions
- (iv) provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit
- (v) does not hinder future opportunities for higher intensity development

~~3.2.6~~ 3.2.5 Information Required for Development Review.

The full list of required materials is included in the Padre Boulevard Corridor development application available from the Development Services Department. In general, the following information is required, as applicable:

- (i) Site Plan
- (ii) Building Plans and Elevations
- (iii) Landscape Plan

- (iv) Material Specifications
- (v) Plans and Specifications for Proposed Signs
- (vi) Description of Proposed Scope of Work
- (vii) Photographs of Site and Existing Conditions

3.2.73.2.6 Plat Approval: Plat approval in the PBED shall follow the City's Subdivision Ordinance as established in Chapter 23 of the City of South Padre Island Code of Ordinances.

3.2.83.2.7 Variances: Variances to any standards in this code and Chapter 20 Zoning of the Code of Ordinances shall meet the standards in Chapter 20-19 of the City of South Padre Island Code of Ordinance. ~~Any variances to the Subdivision Ordinance shall require the approval of the City Council per Chapter 23 of the City of South Padre Island Code of Ordinances.~~

3.2.93.2.8 Vacations of public rights-of-way. Street vacations shall follow the standards for a Record Plat in Chapter 23.12 of the City of South Padre Island Code of Ordinances.

3.3 Non-Conforming Uses, Buildings, and Signs:

3.3.1 Regardless of transfer of ownership, existing Non-Conforming Buildings with a Non-Conforming Use that do not conform to the provisions of this Code may continue as ~~they are until~~ long as the impacts of the non-conformity toward the zoning district is not increased.

- ~~(i) the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either \$50,000 or a total of fifty (50) % of the assessed value of all improvements on the lot in the most~~

~~recently certified tax rolls, whichever is greater; or~~

- ~~(ii) any building façade on a designated Pedestrian Priority Street or Boulevard is changed. These may include changes to architectural elements, windows, doors, or any other feature that alters that façade (excluding external façade colors, window/glass replacement and maintenance of existing signage). Only sections the PBED code that affect the façade design of a building in Section VI, VIII, and IX shall apply when Pedestrian Priority Street or Boulevard facades are modified.~~

3.3.2 Regardless of transfer of ownership, existing non-conforming buildings that do not conform to the provisions of this Code may change use within the same building, provided the new use is permitted in Table 5.1 ~~in this Code until.~~

- ~~(i) the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either \$50,000 or a total of fifty (50) % of the assessed value of all improvements on the lot in the most recently certified tax rolls, whichever is greater; or~~
- ~~(ii) any building façade on a designated Pedestrian Priority Street or Boulevard is changed. These may include changes to architectural elements, windows, doors, or any other feature that alters that façade (excluding façade colors, window/glass replacement and maintenance of existing signage). Only sections the PBED code that affect the façade design of a building in Section VI, VIII, and IX shall apply when Pedestrian Priority Street or Boulevard facades are modified.~~

3.3.3 Regardless of transfer of ownership, existing Non-Conforming Signs that do not conform to the provisions of this Code may continue as they are until the sign is reconstructed or substantially modified such that the modifications are valued at more than fifty (50) % of the replacement value of the sign.

~~3.3.4 Regardless of transfer of ownership, all modifications over any continuous three (3) year period to existing Non-Conforming Buildings in excess of \$50,000 or a total of fifty (50) % of the assessed value of all improvements on the lot in the most recently certified tax rolls 50% and changes to Non-Conforming Uses that have lost their Non-Conforming status shall meet the standards in Chapter 20-12 of the City of South Padre Island Code of Ordinances.~~

~~3.3.5~~ 3.4 Any reconstruction or modification of or change to a Pedestrian Priority Street or Boulevard façade of a non-conforming building or non-conforming sign shall meet the provisions ~~of this Code~~ the Padre Boulevard Entertainment District Design Guidelines that affect the façade design of a building ~~in Section VI, VIII, and IX~~ unless a Design Exception is granted by the ~~DSRTF~~ City Manager/Designee, Form-Based Code Review Committee, and/or the City Council. In granting or denying Design Exception, the ~~DSRTF~~ reviewer shall evaluate the extent to which the proposed modifications result in greater or lesser conformance with the specifications of this Code and the extent to which the modifications meet the vision and intent of the PBED Code and the Design Guidelines.

3.4 Amendments to the Regulating Plan and/or Zoning Text: Amendments and changes to the Regulating Plan, text and property boundaries not otherwise permitted in this Code

shall be considered by the Planning and Zoning Commission and approved by the City Council in accordance with the procedure set out in Chapter 20-18 of the City of South Padre Island Code of Ordinances.

IV. The Regulating Plan

4.1 Adoption of Regulating Plan. The Padre Boulevard and Entertainment District Regulating Plan (Appendix A) is hereby adopted as the official zoning map for the Padre Boulevard and Entertainment District. Within any area subject to the approved Regulating Plan, this PBED Code becomes the exclusive and mandatory regulation.

4.2 Establishment of Character Zones

The following Character Zones are established. The designation of the specific Character Zone shall be established in the Regulating Plan.

4.2.1 Bayfront – The Bayfront Zone is intended to encourage the development of higher intensity mixed-use to ~~maximize support pedestrian activities by maximizing~~ bayfront access and views ~~based on the Master Plan and Vision~~. Development standards will emphasize the development of a safe public ~~bayfront boardwalk corridor and a sustainable activity center lined by active uses and appropriate building scale~~. Development within the Bayfront Zone shall meet the Building Form and Development Standards in Section 6.1 of this PBED Code.

4.2.2 Entertainment District Core – The Entertainment District Core Zone is intended to encourage the development of the area consistent with the vision for the Entertainment District that connects to the Bayfront to Padre Boulevard. The Entertainment District is intended to have the highest intensity of

- retail, restaurant, residential, and destination entertainment uses. Development standards will emphasize a pedestrian orientation along Laguna Blvd and key east-west streets such as Amberjacks, Ling and Marlin Streets. Development within the Entertainment District Core Zone shall meet the Building Form and Development Standards in Section 6.2 of this PBED Code.
- 4.2.3 Neighborhood Crossing – The Neighborhood Crossing Zone is intended to encourage the development of activity nodes with a range of commercial and residential uses at key locations along Padre Boulevard that provide bay to beach connectivity. The Neighborhood Crossing Zone shall meet the Building Form and Development Standards in Section 6.3 of this PBED Code.
- 4.2.4 Town Center Crossing – The Town Center Crossing Zone is intended to create a development node centered on major civic and public uses ~~as envisioned in the Master Plan~~. Development standards will emphasize the creation and preservation of a strong public/civic identity at this crossing. Development within the Town Center Crossing Zone shall meet the Building Form and Development Standards in Section 6.4 of this PBED Code.
- 4.2.5 Padre Boulevard North – The Padre Boulevard North Zone is intended to provide for more flexible, market based development vision that balances pedestrian orientation with auto-oriented development. Development standards will focus on establishing specific criteria under which developers could propose alternative/unique standards to implement a more market responsive project. Development within the Padre Boulevard North Zone shall meet the Building Form and Development Standards in Section 6.5 of this PBED Code.
- 4.2.6 Padre Boulevard Central – The Padre Boulevard Central Zone is intended to establish consistent site development standards along Padre Boulevard that creates a more continuous pedestrian realm. Development within the Padre Boulevard Central Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
- 4.2.7 Padre Blvd South – The Padre Blvd South Zone is intended to encourage the redevelopment of the southern portion of Padre Boulevard as a true gateway to the Island. It is also intended to ensure that development along the Boulevard connects the Entertainment District to the beach. Development within the Padre Boulevard South Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
- 4.2.8 Neighborhood Transition – The Neighborhood Transition Zone is intended to provide for a range of smaller scale commercial (retail, office, and live-work) and residential transitions between Padre Boulevard and the neighborhoods to the east and west of the boulevard. Development standards will emphasize keeping a smaller building scale to be compatible with adjoining neighborhoods. Development within the Neighborhood Transition Zone shall meet the Building Form and Development Standards in Section 6.7 of this PBED Code.
- 4.3 Special Frontage Standards** – Special Frontage Standards establish exceptions and special conditions for all buildings along designated street edges. Special Frontage Standards shall apply in addition to the underlying Character Zone

standards. The following Special Frontage Standards as established in the Regulating Plan shall apply:

4.3.1 Main Street Frontage:

- (i) Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and/or lodging rooms in hotels to a minimum depth of 30 feet as measured from the front building facade line.

~~(ii) Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall be built:~~

- ~~1. Such that the vertical distance between the bottom of the storefront window and the finished sidewalk along that street is no greater than 36 inches. This standard shall not apply to Civic Buildings; or~~
- ~~2. The finished elevation of the public sidewalk in front of the building may be greater than 36 inches from the bottom of the storefront window if two parallel sidewalks are provided along that building frontage. In such a case, the sidewalk immediately adjacent to the building shall be at the same finished grade as that of the ground floor of the building.~~

~~4.3.2 Bayfront Height Easement Frontage: The building height within the area designated as Bayfront Height Easement Frontage on the Regulating Plan shall be no greater than four (4) stories. The Bayfront Building Height Easement shall extend 75 feet from the edge of the Lower Laguna Madre at mean high tide within the Bayfront Character Zone.~~

4.3.3 Bayfront Boardwalk Frontage:

- ~~(i) All building facades within the Bayfront Boardwalk Frontage designation on the~~

~~Regulating Plan shall be treated as Pedestrian Priority Street building facades.~~

~~(ii) Ground floors of all buildings designated as Bayfront Boardwalk Frontage on the Regulating Plan shall not be occupied by residential units and/or lodging rooms in hotels to a minimum depth of 30 feet as measured from the building facade line along the Bayfront Boardwalk.~~

4.4 Street Designations – The following Street Designations shall be established for all streets within the Island:

4.4.1 Pedestrian Priority Streets Established – Pedestrian Priority Streets are intended to provide the most pedestrian friendly development context. Buildings along these streets shall be held to the highest standard of pedestrian-oriented design. The Pedestrian Priority Streets are mainly the street sections that are critical neighborhood connectors as identified in the Regulating Plan.

4.4.2 Boulevard Established – The Boulevard designation is intended to balance pedestrian orientation with automobile accommodation. Typically, the Boulevard shall be a hybrid street that has a more pedestrian friendly development context at street intersections and accommodates auto-related functions and surface parking in the middle of the block. Surface parking shall be screened from the roadway with a street or living fence. Padre Boulevard shall be the designated Boulevard within the Corridor.

4.4.3 General Streets Established – General Streets are intended to accommodate a more auto-oriented uses, surface parking, and service functions on a site with automobile orientation. The General Streets are as identified in the Regulating Plan.

- 4.5 **Open Space** – The Regulating Plan indicates Required and Recommended Open Spaces including Paseos, ~~Bayfront Boardwalk~~, and Plazas. The specific standards for Public and Private Open Space are established in ~~Section XII~~the Form-Based Code Design Guidelines.

V. Schedule of Permitted Uses

- 5.1 **Permitted Uses.** Due to the emphasis on urban form over land uses in the District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table 5.1), but are substantially similar, may be permitted upon approval of the City Manager or designee, subject to City Council appeal.

Table 5.1 - Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition
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 merchandise; pharmacy; cigarette & cigar sales; hardware stores, etc.)	P	P	P	P	P	P	NP
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bongs, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide,)	NP	NP	NP	NP	NP	SE	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	NP	P/C	P/C	NP
Marine repairs	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	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	P	NP
Bar or drinking place	P	P	P	P	P	P	NP
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP
Retail bait stands	P	P	NP	NP	NP	NP	NP
Pet and animal sales or services	P	P	P	P	P	P	NP
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP

	Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition
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	P	P	NP
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	P/SUP	NP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	P	NP
Fitness, recreational sports, gym, or athletic club	P	P	P	P	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	P	P	NP
Art, dance & music schools	P	P	P	P	P	P	P	NP
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	P/SUP	P/SUP	NP
Boat docks	P	NP	P	NP	P	P	P	NP
Museums and other special purpose recreational institutions	P	P	NP	P	P	P	P	NP
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Performing arts, theater, cinema, dance or music establishment	P	P	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	P	P	NP
Child daycare and preschools	P	P	P	P	P	P	P	P
Schools, libraries, and community halls	P	P	P	P	P	P	P	NP
Universities and Colleges	P	P	P	P	P	P	P	NP
Technical, trade, and specialty schools	P	P	P	P	P	P	P	NP
Hospitals (general and special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	P	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP
Civic uses	P	P	P	P	P	P	P	NP

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition
Social and fraternal organizations	P	P	P	P	P	P	NP
Social services and philanthropic organizations	P	P	P	P	P	P	NP
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP
Religious Institutions	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	NP
Residential Uses							
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	P/A
Single family	SE	SE	SE	SE	SE	SE	SE
Multi-family residential (including apartment and condominiums)							
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P
Upper floors	P	P	P	P	P	P	P
Residential lofts	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P/C	P/C	P/C	P/C	P
Accessory residential unit (accessory buildings not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	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	NP
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P
Mixed Use Structure (with uses allowed in the district)	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition
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	NP
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP
Information services and data processing	P/C	P/C	P	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	P
Bed and breakfast establishments	NP	NP	NP	NP	P	P	P
Hotels and motels	P	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	P	NP
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP
Temporary Commercial Parking*	P	P	P	P	P	P	NP
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Parking, surface (accessory use of property)	P	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	P	NP
Private attached garage	P/A	P/A	NP	NP	NP	NP	P/A
Private detached garage	P/A	P/A	NP	NP	NP	NP	P/A
Impound Lot	NP	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP	NP
Heliport landing/take-off pads	NP	NP	NP	NP	NP	NP	NP

	Character Zone						
	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition
Community garden	P/C	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	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	P/A/C
Wind energy equipment	P/A	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	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Special event	P/SUP	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	P

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

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

P/SUP: Permitted with a Specific Use Permit

SUP shall meet standards in Chapter 20-24 of the City Code of Ordinances.

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

SE: Special exception

NA: Not applicable

NP: Not permitted

* All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

5.2 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		
<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
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 <u>a street with a higher hierarchy.</u> 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 shall not 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.
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	<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.

Table 5.2 – Use Criteria		
<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
		<ul style="list-style-type: none"> 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, bobbed 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.
<u>Commercial Parking</u>		<ul style="list-style-type: none"> <u>New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets.</u> <u>New surface parking shall not be located at a street intersection for minimum of 30' along each street.</u> <u>Commercial parking shall not be allowed along any pedestrian priority street frontage.</u>

VI. BUILDING FORM AND DEVELOPMENT STANDARDS

6.1 AREA REGULATIONS

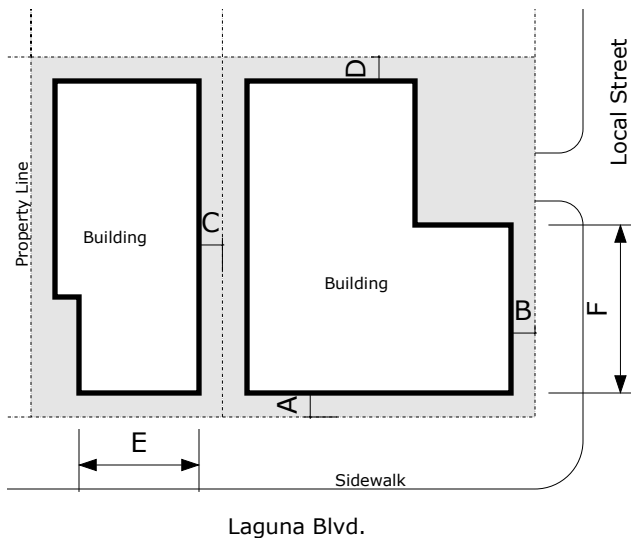
6.1.1 Minimum Lot Size

- (i) Area of Lot: 2,500 square feet
- (ii) Width of Lot: 25 feet
- (iii) Depth of Lot: 100 feet

6.1.2 Single Retail Store Maximum Floor Area

No single retail store whether located in a single building, a combination of buildings, single tenant space, and/or combination of tenant spaces shall exceed twenty thousand (20,000) gross square feet of floor area in the aggregate. This size restriction shall apply to both new retail stores and expansion of existing retail stores.



6.2 BAYFRONT CHARACTER ZONE**6.2.1 Building Placement**

(i) Build-to-Zone (From property line)		
Laguna Blvd.	None	A
Local Street	None	B
Pedestrian Paseo	0'	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
(iii) Building Frontage		
Laguna Blvd.	None	E
Local Street	None	F
Pedestrian Paseo	50% min.	F

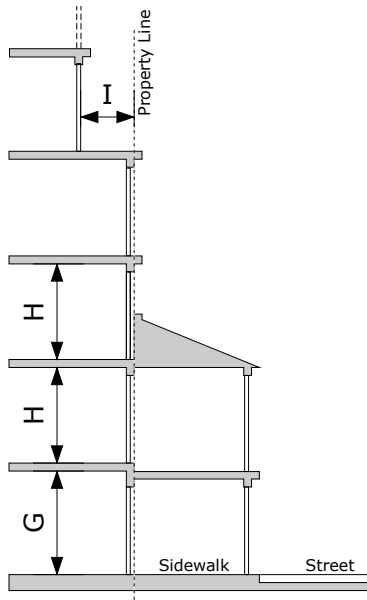
6.2.3 Parking

- (i) Location Priority
1. Front parking;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 3. Next to a building; and
 4. Ground (1st) floor parking;

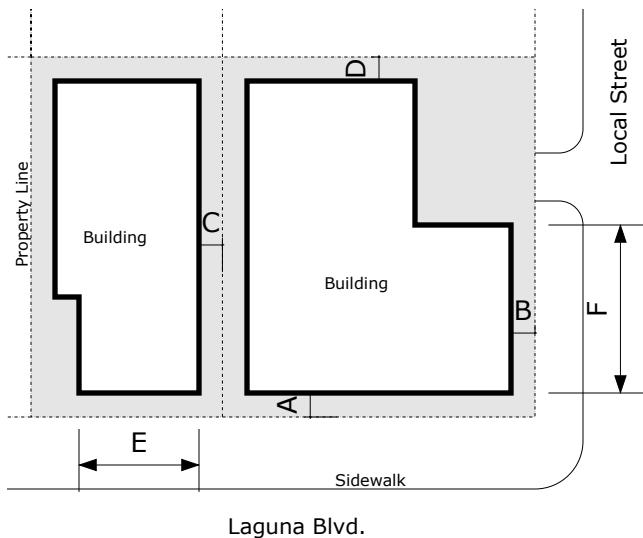
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.

- (iv) Service Access
1. Service access should not be located on a Pedestrian Paseo.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements may be required between lots to minimize curb cuts.

6.2.2 Building Height

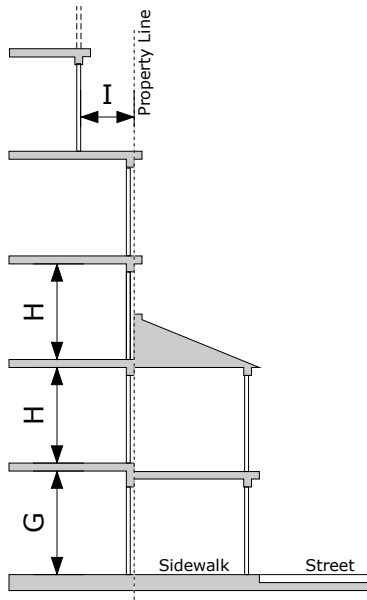
(i) Max. Building Height	None	
(ii) 1st Floor Ceiling Height	12' min.	G
(iii) Upper Floor(s) Ceiling Height	8' min.	H
(iv) Step Back Distance (between 4th and 6th stories)	10' min.	I
(v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet.		
(vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.		
(vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.		
(viii) Ground floors of all building fronting on Pedestrian Paseo and Laguna Blvd. shall be built to Commercial Ready standards.		

6.3 ENTERTAINMENT DISTRICT CORE CHARACTER ZONE**6.3.1 Building Placement**

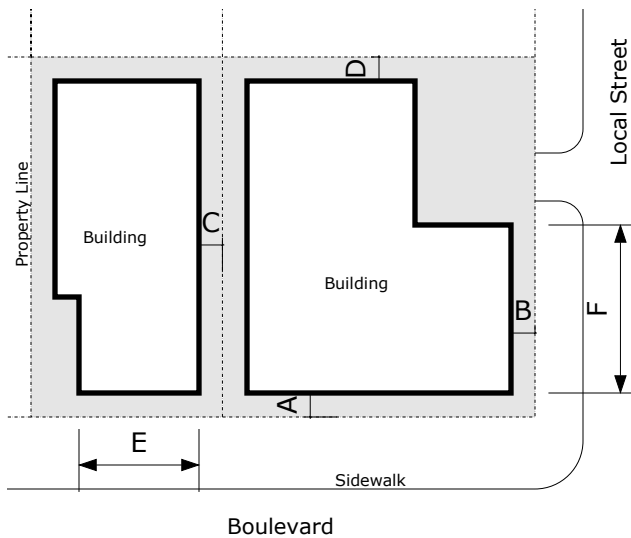
(i) Build-to-Zone (From property line)		
Laguna Blvd.	0'	A
Local Street	None	B
Pedestrian Priority St.	0'	
	(recommended)	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
(iii) Building Frontage		
Laguna Blvd.	70% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	
	(recommended)	F

6.3.3 Parking

- (i) Location Priority
1. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 2. Behind a building;
 3. Next to a building;
 4. Ground (1st) floor parking; and
 5. Front parking - approval by the City Manager or designee required.
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Laguna Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements may be required between lots to minimize curb cuts.

6.3.2 Building Height

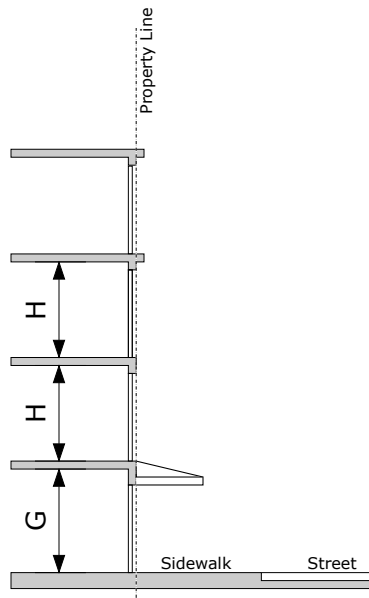
- | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------|---|
| (i) Max. Building Height | None | |
| (ii) 1st Floor Ceiling Height | 12' min. | G |
| (iii) Upper Floor(s) Ceiling Height | 8' min. | H |
| (iv) Step Back Distance
(between 4th and 6th stories) | 10' min. | I |
| (v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet. | | |
| (vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards. | | |
| (vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story. | | |
| (viii) Ground floors of all building fronting on Pedestrian Priority Street and Laguna Blvd. shall be built to Commercial Ready standards. | | |

6.4 TOWN CENTER & NEIGHBORHOOD CROSSING CHARACTER ZONE**6.4.1 Building Placement**

- (i) Build-to-Zone (From property line)
- | | | |
|-------------------------|---------|---|
| Boulevard | 10'-25' | A |
| Local Street | 5' min. | B |
| Pedestrian Priority St. | 5'-25' | B |
- * Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
- | | | |
|---------------------------------------------|----------|---|
| Side | 0' min. | C |
| Rear | 0' min. | D |
| Rear toward a Single Family residential lot | 10' min. | D |
- * A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
- | | | |
|-------------------------|----------|---|
| Boulevard | 50% min. | E |
| Local Street | None | F |
| Pedestrian Priority St. | 50% min. | F |

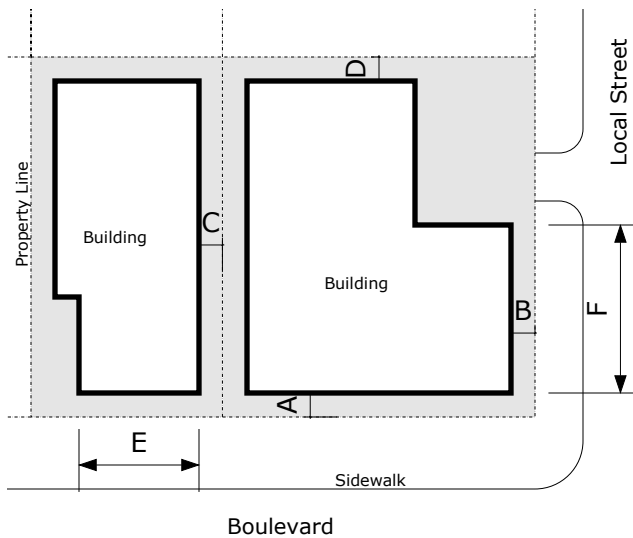
6.4.3 Parking

- (i) Location Priority
1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/500 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.4.2 Building Height

- (i) Max. Building Height
- | | |
|-----------------------|-----------|
| Town Center | 6 stories |
| Neighborhood Crossing | 4 stories |
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.5 PADRE BOULEVARD NORTH CHARACTER ZONE

6.5.1 Building Placement

- (i) Build-to-Zone (From property line)
- | | | |
|-------------------------|----------|---|
| Boulevard | 10' min. | A |
| Local Street | None | B |
| Pedestrian Priority St. | 5'-25' | B |
- * Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
- | | | |
|---------------------------------------------|----------|---|
| Side | 0' min. | C |
| Rear | 0' min. | D |
| Rear toward a Single Family residential lot | 10' min. | D |
- * A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
- | | | |
|-------------------------|----------|---|
| Boulevard | None | E |
| Local Street | None | F |
| Pedestrian Priority St. | 40% min. | F |

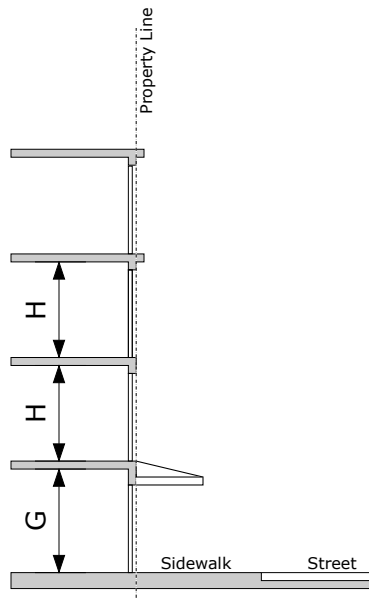
6.5.3 Parking

- (i) Location Priority
1. Front parking;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 3. Next to a building; and
 4. Behind a building.

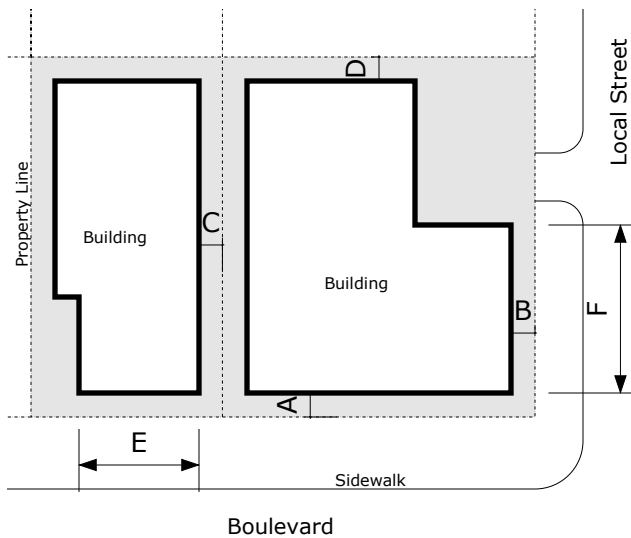
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.

- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.5.2 Building Height

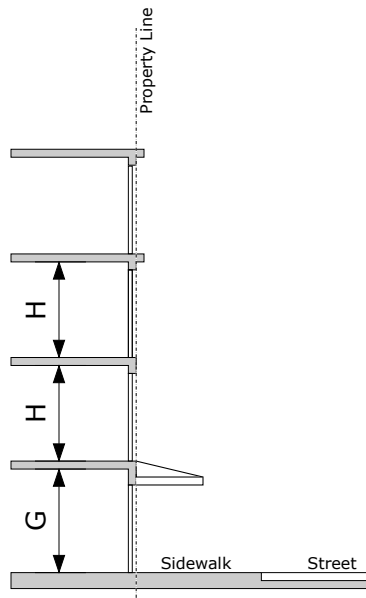
- (i) Max. Building Height None
(Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE**6.6.1 Building Placement**

- (i) Build-to-Zone (From property line)
- | | | |
|-------------------------|---------|---|
| Boulevard | 10'-75' | A |
| Local Street | 5' min. | B |
| Pedestrian Priority St. | 5'-25' | B |
- * Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
- | | | |
|---------------------------------------------|----------|---|
| Side | 0' min. | C |
| Rear | 0' min. | D |
| Rear toward a Single Family residential lot | 10' min. | D |
- * A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
- | | | |
|-------------------------|----------|---|
| Boulevard | 25% min. | E |
| Local Street | None | F |
| Pedestrian Priority St. | 50% min. | F |

6.6.3 Parking

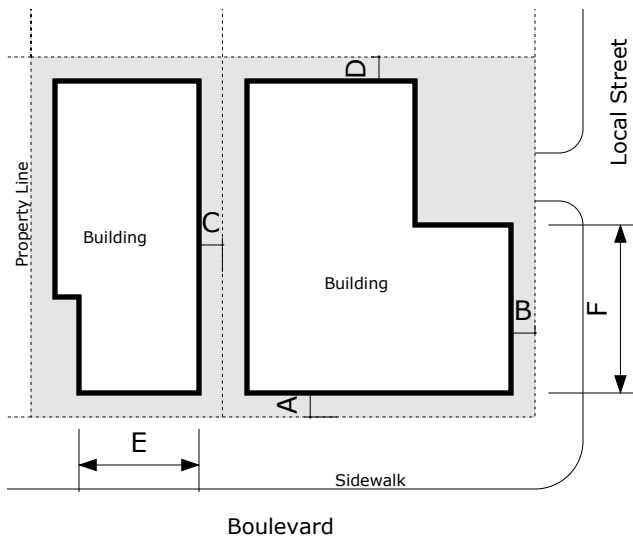
- (i) Location Priority
1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.6.2 Building Height

- (i) Max. Building Height None
(Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE

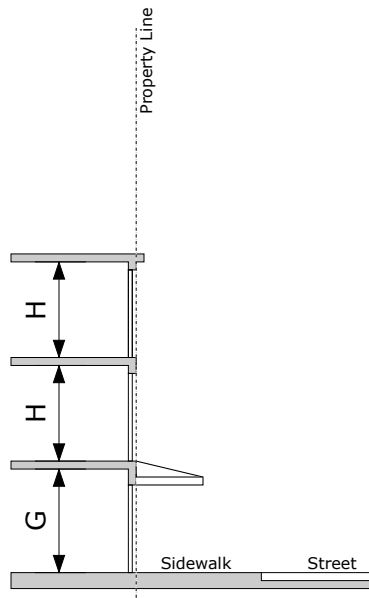
6.7 NEIGHBORHOOD TRANSITION CHARACTER ZONE

6.7.1 Building Placement

- (i) Build-to-Zone (From property line)
- | | | |
|-------------------------|---------|---|
| Boulevard | 10'-75' | A |
| Local Street | None | B |
| Pedestrian Priority St. | 5'-20' | B |
- * Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
- | | | |
|---------------------------------------------|----------|---|
| Side | 0' min. | C |
| Rear | 0' min. | D |
| Rear toward a Single Family residential lot | 10' min. | D |
- * A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
- | | | |
|-------------------------|----------|---|
| Boulevard | 50% min. | E |
| Local Street | None | F |
| Pedestrian Priority St. | 50% min. | F |

6.7.3 Parking

- (i) Location Priority
1. Behind a building;
 2. Next to a building;
 3. Front parking; and
 4. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/500 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.7.2 Building Height

- (i) Max. Building Height 3 stories
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 8' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

VII. GENERAL DESIGN STANDARDS**7.1 Facade Elements****7.1.1 Facade along Pedestrian Priority Street, Paseo and Boulevard**

- (i) There shall be no blank walls greater than 25 feet in widths.
- (ii) Primary entrance door shall be provided on the facade. In the case of a corner lot, there shall be a primary entrance door on the side where the building is addressed.
- (iii) Doors and windows on ground floor of all buildings shall be between 40% and 90% of the ground floor facade area.
- (iv) Windows on the upper floors shall be a minimum of 20% of each upper floor facade area, which should be located between 3 ft. and 9 ft. above each finished floor.

7.1.2 Commercial Ready

Commercial ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

7.2 Landscape Standards**7.2.1 Minimum Requirements**

- (i) Single-Family Use: No less than 30% of the minimum front yard setback area.
- (ii) Townhouse: No less than 15% of the minimum front yard setback area.
- (iii) Commercial / Multifamily (Hotel, Motel, Condominium, Duplex, etc.): No less than 20% of the front-of-building area.
- (iv) Corner Lots: An additional 10% of the side-of-building area.
- (v) Developed Properties with No Building: No less than 10% of the entire lot.
- (vi) Other materials such as planters, bark mulch, brick, stone, natural forms, water forms, and aggregate (but not concrete or asphalt) may be used with the 80% coverage of live plant materials.

7.2.2 Tree Requirements

- (i) Min. one tree / 300 square feet
- (ii) No less than one tree shall be planted on each lot.

7.2.3 Line of Site

All landscape installations must provide unobstructed views in accordance with sight triangle requirements as denoted within Article 2.22 of the *Standards and Specifications for the Acceptance of Public Improvements*.

7.2.4 Landscape Plan

- (i) Landscape plan shall be submitted with any application materials for a building permit.
- (ii) Approved landscape plan shall be valid as long as the building permit for the project is valid.
- (iii) The Building Inspector may at his/her discretion issue a temporary Certification of Occupancy, not to exceed 60 days, in the event of inclement weather, natural disasters, or for other good cause shown.

7.2.5 Maintenance

All landscaping required shall be maintained in a neat and healthy condition. Such Maintenance shall be an ongoing obligation of the owner of the property and prompt replacement shall be made of any damaged materials.

7.2.6 Enforcement

Should any person fail to comply with the requirements of this chapter, such failure shall constitute a violation as set forth in Section 20-17 and 21-2 of the City Ordinance.

VIII. SIGNAGE STANDARDS

8.1 Applicability. For new and substantially modified signs, the standards in Table 8.1 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.

8.2 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:

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

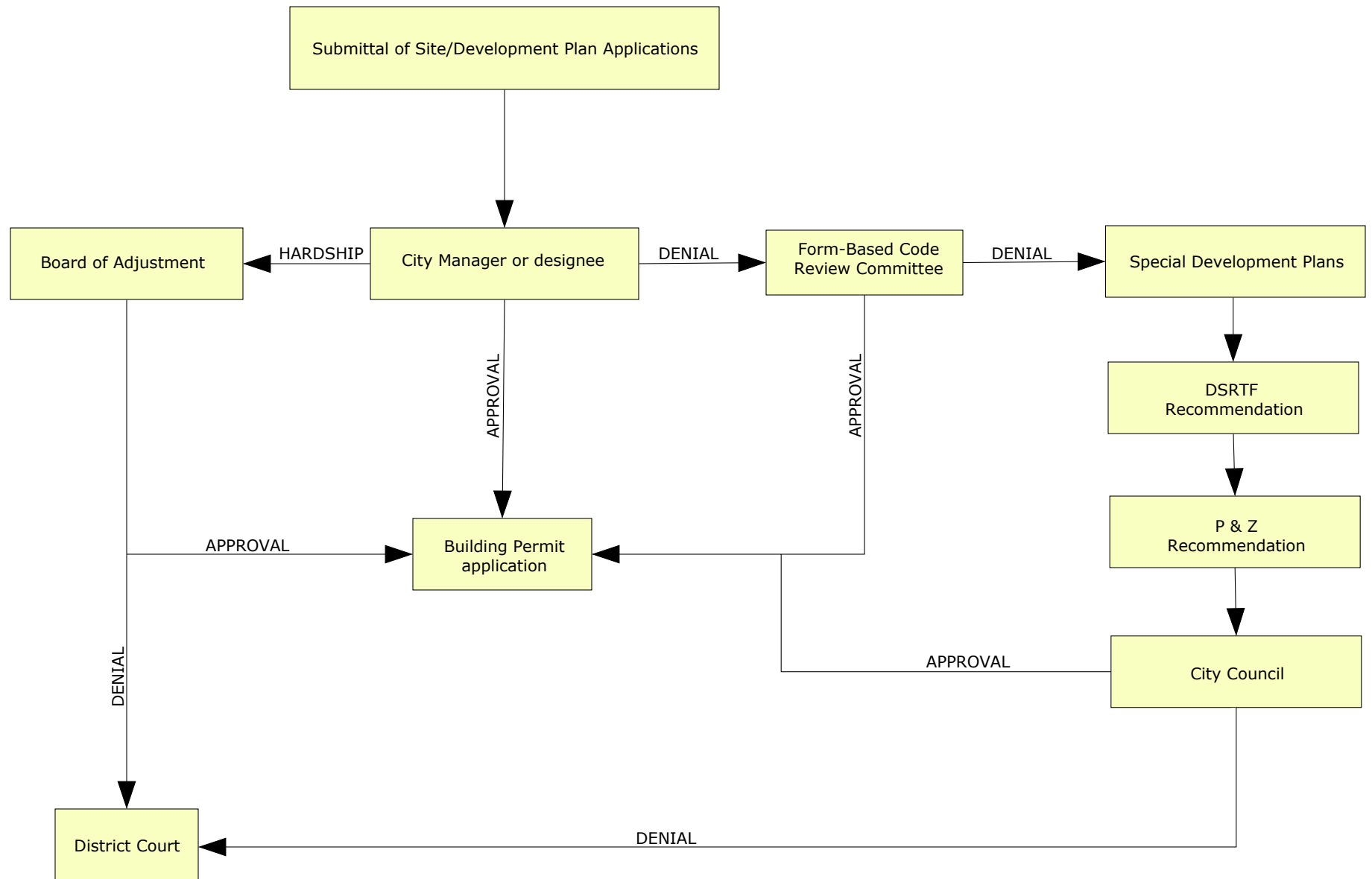
Table 8.1

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									
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	P	P	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

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
IX. DEVELOPMENT REVIEW PROCESS



X. Definitions

In addition to Definitions of the City of South Padre Island City Ordinances, the following terms shall have the corresponding interpretations.

Arcade: is a portion of the main façade of the building that is at or near the Street-Setback Line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

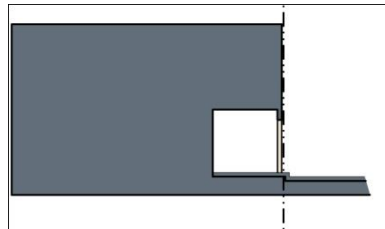


Image of an arcade

Attics/Mezzanines: the interior part of a building contained within a pitched roof structure or a partial story between two main stories of a building.

Auto-Related Sales and Service Uses: are establishments that provide retail sales and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

Balcony is a platform projecting from a second or higher story interior or exterior wall of a building, usually enclosed for privacy and protection by a rail. A balcony usually has French or sliding glass doors leading out to it, and can be entered from a living room or bedroom.



Block Face Dimensions means the linear dimension of a block along one of its street frontages.

Block Perimeter means the aggregate dimension of a block along all of its street frontages.

Block means the aggregate of lots, pedestrian passages and rear alleys, circumscribed on all sides by streets.

Boulevard means the street identified as such on the Regulating Plan. The Boulevard shall be a hybrid street that balances both automobile and pedestrian orientation with respect to the development context.

Build-to Zone means the area between the minimum and maximum setbacks within which the principal building's front façade (building façade line) is to be located.

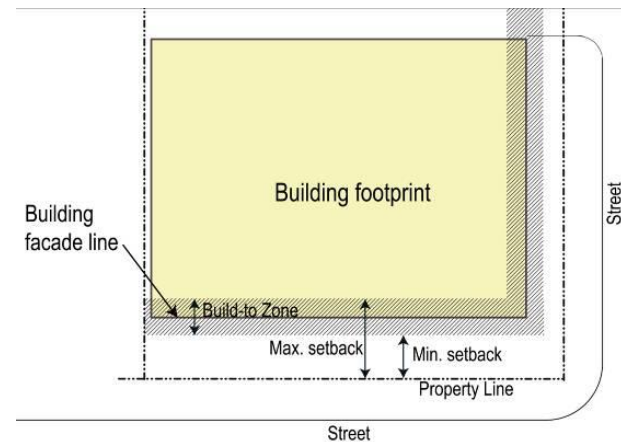
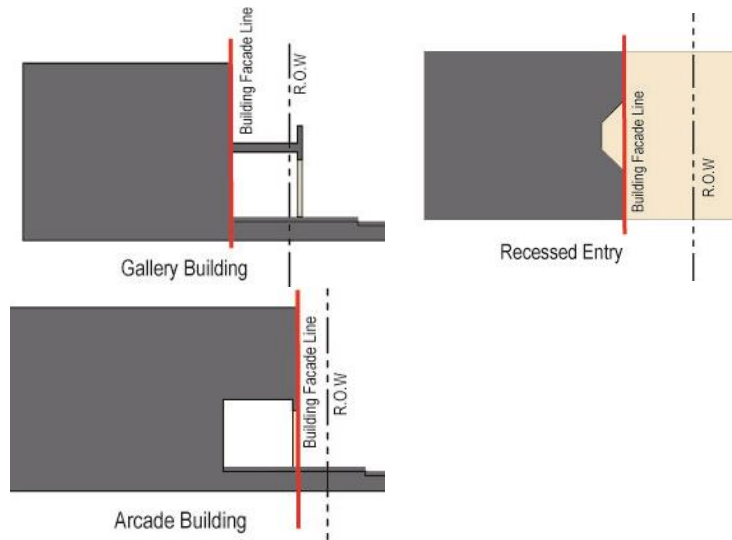


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line means the vertical plane along a lot where the building's front façade is actually located.



Building Façade Line Illustrations

Building Form Standards: the standards established for each Character Zone that specifies the height, bulk, orientation, and elements for all new construction and redevelopment.

Building Frontage: the percentage of the building's front façade that is required to be located at the front Build-to Line or Zone as a proportion of the block frontage along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

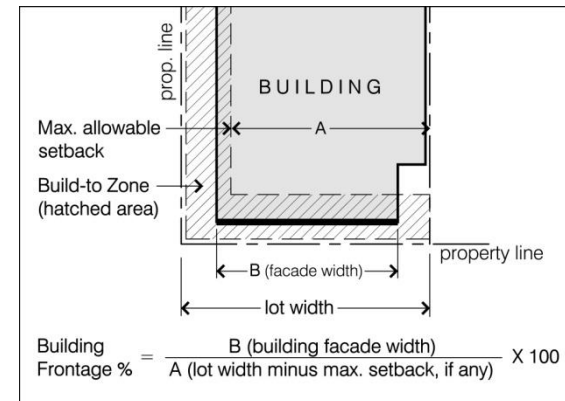


Image showing how a lot's building frontage is calculated .

Character Zone means an area within the Padre Boulevard and Entertainment District that creates a distinct urban form different from other areas within the PBED. Character Zones are identified in the Regulating Plan.

City Manager means the City Manager of the City of South Padre Island or designee.

Civic/Open Space: a publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic/Open Space for the purposes of this ordinance.

Plaza – a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Paseo: is a civic space dedicated for pedestrian movement located between blocks, buildings or along alleys. Paseos may terminate public streets within the PBED.



Image of a typical paseo

Commercial or Mixed Use Building means a building in which the ground floor of the building is built to commercial ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial-Ready space, the space must comply with all building and construction codes for that use. The intent of Commercial-Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

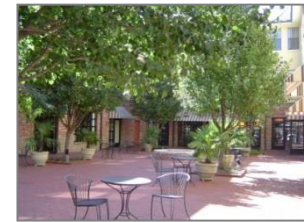
Community Garden is a small to medium size garden cultivated by members of an area for small scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).



Images of community gardens

Comprehensive Plan: City of South Padre Island Comprehensive Plan that establishes the blueprint for the long-term growth and development of the City.

Courtyard is a landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to adjacent buildings or to the public sidewalk through a pedestrian passage.



Images of Courtyards

Daylighting: Daylighting in a building is the utilization of available sunlight by manipulating window placement, window fixtures, and room dimensions to maximize natural light in a space. Using daylighting minimizes the need for lamps and overhead lights and the energy required to power artificial lighting.

Design Exceptions: shall be any request to modify any standards in Section VI, Building Form and Development Standards, Section VIII Building Design Standards, Section IX Architectural Standards, Section X Sustainability Standards, Section XI Signage Standards, and Section XII Open Space Standards.

Development Application: shall be any application for development that changes the outward appearance of a building or site within the Padre Boulevard and Entertainment District. It shall include applications for new buildings and signs, additions or modifications to existing buildings, signs or site. It shall include site plans,

landscape plans, façade improvement plans, surface parking lot plans, sign applications, and similar requests but shall not include building permit applications.

Existing Development: shall be all development (buildings and uses) that existed on or before May 1, 2011.

Encroachment: any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony, that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R-O-W, or above a height limit.

Forecourt is similar to a Courtyard, however, it is located in the front of a building such that the forecourt is surrounded on two or three sides by wings of the building.



Image of a forecourt

Flood Zone Height or Base Flood Elevation: shall be the elevation of the 100-year flood zone as established by the Federal Emergency Management Agency (FEMA).

Gallery: is an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

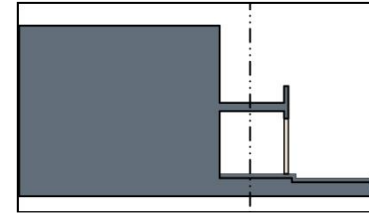


Image of a Gallery

General Street means a street intended to primarily accommodate access to parking, driveways, service, and other auto-related functions.

Hybrid Street: shall be the Boulevard that balances automobile accommodation with pedestrian accommodation.

Illustrative Concept Plan: shall be the design concepts and drawings developed during the Camp Bowie Corridor Code initiative and hereby attached as Appendix B to this Code.

Improvements: Improvements include anything that increases the dollar value or the usefulness of the property as defined by the Appraisal District. Such improvements include extension of utility service lines, filling or draining low areas, building raised areas, creating roads, parking lots and other access as well as erecting buildings, outbuildings and other fixed, permanent structures.

Institutional Uses: are uses that are related to non-profit organizations dedicated to religious or social functions.

Kiosk means a small temporary or permanent structure often open on one or more sides used for sales in civic/open spaces.

Live-Work Unit: means a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street

level and constructed as separate units under a condominium regime or as a single unit. The 'work' component is usually located on the ground floor which is built to Commercial Ready standards. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Living Fence: shall be a Street Screen composed of landscaping in the form of vegetation.

New Development: shall be all development that substantially modified or built after the adoption of this Code.

Nursing, supervision, and other rehabilitation services: shall include inpatient nursing and rehabilitative services and can accommodate patients for extended care. This category shall also include convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide. This category also includes mental retardation services (not licensed hospital care) to people with mental illness, substance abuse problems, psychiatric convalescent needs, etc. The focus of these services may include health care, but the primary purpose is protective supervision and counseling.

Patio is an outdoor space for dining or recreation that adjoins a residence and is often paved. It may also be a roofless inner courtyard within a residence, typically found in Spanish and Spanish-style dwellings.



Image of a patio

Pedestrian Priority Street means the streets identified as such on the Regulating Plan. Pedestrian Priority Streets are the primary pedestrian streets with the development context set to the highest standard of pedestrian-oriented design.

Playgrounds are open spaces designed and equipped for the recreation of children. These playgrounds should serve as quiet, safe places -- protected from the street and typically located where children do not have to cross major to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided. Playground equipment and design must be reviewed and approved by the City prior to installation. A larger playground may be incorporated into the park, whereas a more intimate playground may be incorporated into the green.



Images of playgrounds

Private Open Space Amenity shall be any other private open space that could include a pool (swimming, lap pool, spa area), play courts (basket ball), or picnic areas with shade structures.

Regulating Plan: is a Zoning Map that shows the Character Zones, Street Types, Frontage Types, Civic Spaces, and other requirements applicable to the Padre Boulevard and Entertainment District subject to the standards in this Code.

Retail Sales: Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

Residential Building means a building type that is built to accommodate only residential uses on all floors of the building such as townhomes, apartment buildings, duplexes, etc.

Roof terraces are flat areas on top of a building which are accessible for use as a recreation space for the residents and users of the building.



Image of a roof terrace

Service Uses: This is a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry

cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Sign, Building Blade: is a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or along the front façade of a building above the ground floor to provide identification for the whole building.



Image of a Building Blade Sign

Sign, Tenant Blade: is a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.



Image of a Tenant Blade Signs

Sign, Freestanding: shall include both permanent and temporary signs placed within a building's front yard. Freestanding signs may be Pole or Monument Signs.

Sign, Marquee: is a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or, in the case of theatres or other public venues, the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.



Image of a Marquee sign with a Building Blade Sign

Sign, Monument: is any freestanding sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.



Image of a Monument Sign

Sign, Sandwich Board: is a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.



Images of sandwich board signs.

Special Development Plan: shall be any request to modify any standards the PBED including the Regulating Plan and other sections of the code that are not considered a Design Exception.

Street Screen: a freestanding wall or living fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Transition Zones: are the areas with specific adjacencies within which certain limitations on building heights apply as established for each Frontage Type.

Appendix A Regulating Plan