

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

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

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

TUESDAY, AUGUST 11, 2015
10:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Development Standards Review Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Development Standards Review Task Force meeting.]*
4. Approval of the July 14, 2015 Regular Meeting Minutes.
5. Discussion and action regarding a variance request by Gulfpoint Condominiums from Table 15-1 Residential Sign 2) Permanent multi-family or subdivision identification sign Max. Area of sign 24 sq. ft. of the City's Code of Ordinances. Applicant is requesting approval to place an approximately 52.07 sq. ft sign. (200 Padre Boulevard; 4.205 Acres part of AD Dickinson Tract)
6. Discussion and action on Segway (Electric Personal Assistive Mobility Devices) regulations. (Task Force Member; Gabby Vanounou)
7. Adjournment.

DATED THIS THE 7TH DAY OF AUGUST 2015.



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **AUGUST 7, 2015** AT/OR BEFORE **12:00 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

<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE MEETING MINUTES JULY 14, 2015</p>

1. Call to Order.

Gabby Vanounou called the meeting to order at 10:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Task Force members in attendance were: Joe Logan, and George Shelley. Members with an excused absence were Gary Olle and Gardner Treharne. Staff members present were: Sungman Kim, Development Director and Marta Martinez.

2. Pledge of Allegiance.

Gabby Vanounou led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of the June 9, 2015 Regular Meeting Minutes.

Mr. Vanounou announced the item from the agenda and asked the Task Force Members if they had any corrections to the June 9, 2015 regular Meeting Minutes. Mr. Logan made a motion to approve as submitted. Mr. Shelley seconded the motion. The motion carried unanimously.

5. Discussion and action regarding text amendments to Table 5.1 – Schedule of Uses and Table 5.2 – Use Criteria of the form-based code, so that “Auto-related Sales or Service Establishment” are allowed within Town Center Crossing Zone. (Lots 2 – 6 Block 136 Town Center Crossing Character Zone)

Mr. Vanounou announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding text amendments to Table 5.1 – Schedule of Uses and Table 5.2 – Use Criteria of the form-based code, so that “Auto-related Sales or Service Establishment” are allowed within Town Center Crossing Zone.

Mr. Vanounou then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion Mr. Vanounou made a motion to approve with the addition of cross access connection shall be required for a mechanic shop to achieve a better screening and all vehicles under repair and equipment within repair shall be contained within the building and shall not be visible from outside. Mr. Logan seconded the motion. The motion carried unanimously.

6. Discussion and action on Segway (Electric Personal Assistive Mobility Devices) regulations. (Task Force Member; Gabby Vanounou)

Mr. Vanounou made a motion to table this agenda item until next regular meeting. All Task Force Members were in favor

7. Discussion and possible action regarding Section 20-11.1 Outdoor displays-Regulations and Requirements. (Task Force Member; Gabby Vanounou)

Mr. Vanounou withdrew this agenda item.

Development Standards Review Task Force Minutes
July 14, 2015
Page 2 of 2

8. Adjournment.

Since there was no further business to discuss, Mr. Vanounou adjourned the meeting at 10:24 a.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM
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MEETING DATE: August 11, 2015

ITEM: 5

TO: Development Standards Review Task Force

FROM: Gulfpoint Condominiums

ITEM DESCRIPTION:

Discussion and action regarding a variance request by Gulfpoint Condominiums from Table 15-1 Residential Sign 2) Permanent multi-family or subdivision identification sign Max. Area of sign 24 sq. ft. of the City's Code of Ordinances. Applicant is requesting approval to place an approximately 52.07 sq. ft sign.

DISCUSSION:

Applicant is requesting to place a 52 square feet sign for the Gulfpoint Condominiums. Maximum allowed is 24 square feet.

STAFF RECOMMENDATIONS / COMMENTS:

It is the staff's recommendation that the Development Standards Review Task Force deny the sign variance request.

TABLE 15-1
Sign Number, Area and Height Regulations***

SIGN TYPE	MAX. No. SIGNS PER LOT	MAX. AREA OF SIGN	MAX. HEIGHT	SETBACK
Residential Signs				
1) Residential Nameplate signs	1 per dwelling unit	2 sq. ft per residence OR 0.5 sq. ft per multi-family unit	6 ft from average grade	15 ft from ROW & Property Line (PL)
2) Permanent multi-family or subdivision identification signs	1 per project or subdivision	24 sq. ft	16 ft from average grade	15 ft from ROW & PL
Commercial Signs for Multi-Tenant Centers & Office Complexes				
1) Monument Signs (Doubled Faced)	1 sign per center	72 sq. ft per face	16 ft from average grade	15 ft from ROW & PL
2) Awning, Wall & Roof Signs	As determined by tenant**	64 sq. ft. total		15 ft from ROW & PL
3) Joint directory commercial signs	1 per tenant	2 sq. ft per tenant	16 ft from average grade	15 ft from ROW & PL
4) Nameplate Sign	1 per tenant	2 sq. feet		15 ft from ROW & PL
5) Window Sign <i>Ord 04-03; 3/17/04 Prohibited after Feb 1, 2012; Ord 10-02</i>	4 - As per Table 15-3A & 15-3B	32 sq. ft. per sign		No closer than 6 inches from glass of window or door
6) Business Information Sign	1 Per Business	9 sq. ft. & no portion of the sign more than 5 ft. from the entrance,		
Commercial Signs for Single Business Use				
1) Monument (Double Faced)	1 sign per lot*	50 sq. feet per face	16 ft from average grade	15 ft from ROW & PL
2) Projecting Sign	1 sign per lot in lieu of monument sign	36 sq. ft. per face	16 ft from average grade	15 ft from ROW & PL
3) Awning, Wall, Roof Signs	As determined by business**	64 sq. ft total		15 ft from ROW & PL



CITY OF SOUTH PADRE ISLAND

Development Standards Review Task Force Application

Meeting date on the 2nd Tuesday of every month.

To be considered a complete application this form must be COMPLETELY filled out and ten (10) copies of the form and supporting documentation must be submitted two (2) weeks before the meeting date. \$250 application fee per variance request.

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 200 PADRE BLVD / GULFPOINT CONDOMINIUMS I, II

Legal Description (Lot/Block/Subdivision): GULFPOINT CONDOMINIUMS I, INC. AS SHOWN AND DESCRIBED IN SUPPLEMENTARY DECLARATION RECORD IN VOLUME 5, PAGES 762-896 CONDOMINIUM RECORDS OF CAMERON COUNTY.

Is this property part of a shopping center (i.e. one tenant of many?) | YES / ☒ NO

Linear footage of any walls facing a street: N/A

I hereby request the following from the Development Standards Review Task Force: _____

ASK FOR SIGN VARIANCE TO INSTALL NEW GULFPOINT CONDOMINIUMS SIGN AS PER ATTACHED DESIGN AND LOCATION.

*SIGNS & STRUCTURES: person pulling sign permit is required to have a \$10,000 license and permit bond made out to the City of South Padre Island. (ON FILE WITH CITY OF SPI)

PROPERTY OWNER: GULFPOINT CONDOMINIUMS I, INC

OWNER MAILING ADDRESS: 200 PADRE BLVD

CITY, STATE, ZIP: SOUTH PADRE ISLAND, TX 79597

PHONE NUMBER: 956-761-5611 (E-mail address) _____

Signature of Property Owner (required) BOBBI FREDRICKS

8/6/15
Date

APPLICANT: SAME AS ABOVE -

APPLICANT MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____ (E-mail address) _____

Signature of Applicant (if different from owner) _____

Date

GULFPOINT

CONDOMINIUMS

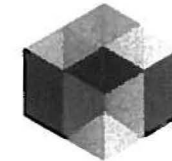




200 PADRE BOULEVARD

GULFPOINT CONDOMINIUMS

PRIVATE ROAD RANCE



CUBO ARQUITECTOS

ARC ENTEQUE CARREROS

SIMBOLOGÍA / ICON LEGEND

DESCRIPCION

PROYECTO GP-01

Sign Design /
Diseño de Anuncio

REV	FECHA	CONTEMPORANEAS
1	2013	
2		
3		
4		

UBICACION Y TIPO
Texas State Park Road No. 100

WALLA WALLA, IDAHO

PROYECTO/PROJECT
GULFPOINT CONDOMINIUMS

NORTE / NORTH
PROPIETARIO

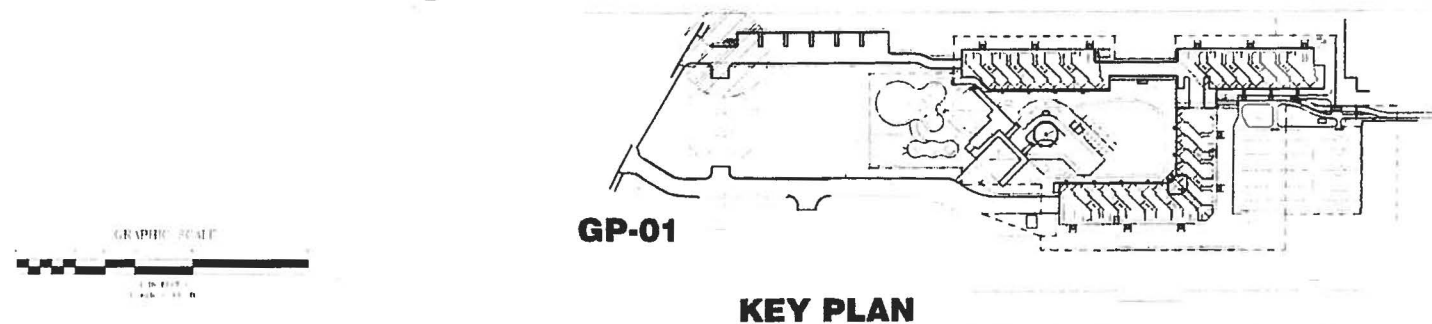
TITULO / TITLE
SIGN PLAN AND ELEVATIONS

DISEÑO / DESIGN
PROYECTO / PROJECT

ESCALA / SCALE
FECHA / DATE
AR-04

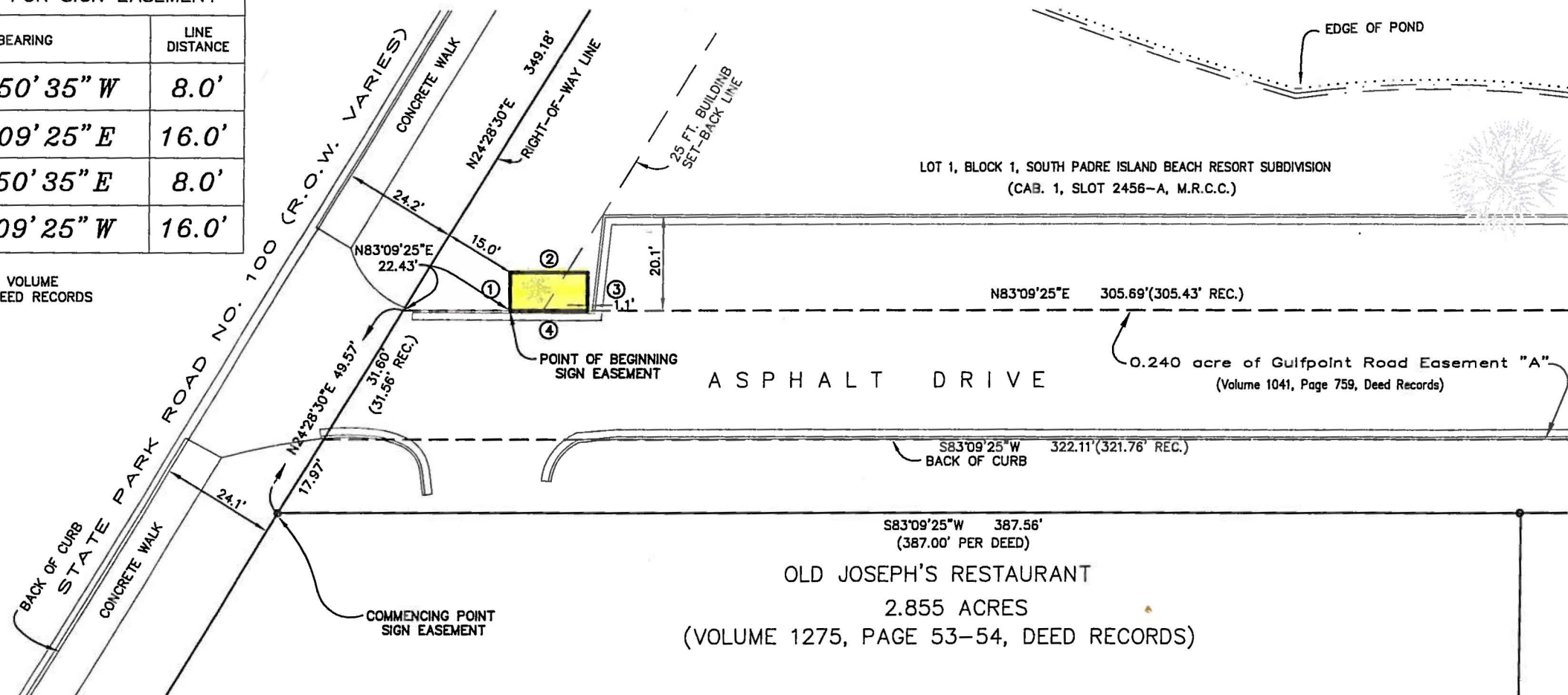


1 GP-01 SIGN PLAN AND ELEVATIONS



LINE TABLE FOR SIGN EASEMENT		
LINE NO.	LINE BEARING	LINE DISTANCE
1	N06°50'35"W	8.0'
2	N83°09'25"E	16.0'
3	S06°50'35"E	8.0'
4	S83°09'25"W	16.0'

MERIDIAN PER VOLUME
1076, PAGE 125, DEED RECORDS



MAP OF
128.0 SQ. FT. SIGN EASEMENT WITHIN LOT ONE (1), BLOCK ONE (1), SOUTH PADRE ISLAND BEACH RESORT SUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 2456-A, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'
PREPARED FOR:

GULF POINT CONDOMINIUMS

MARCH 11, 2015

5.480 ACRE TRACT (VOLUME 1076,
PAGE 125, DEED RECORDS)

Mejia & Rose, Incorporated

Engineering Surveying

T.B.P.E. Reg. No. F-002670

T.B.P.L.S. Reg. No. 10023900

1643 West Price Road (956) 644-3022

P.O. Box 3781 Brownsville, Texas 78520

Fax (956) 644-3088

email: mandrino@cngmail.com

G.P. NO. N/A

JOB NO. 19143

S. TROWBRIDGE

Mejia & Rose, Incorporated

Page 1 of 1

Engineering

Surveying

Gulf Point Condominiums
128 Sq. Ft. Tract

March 11, 2015
Job no. 19143

Metes and Bounds Description

128 Sq. Ft. of land, more or less and being out of Lot 1, Block 1, South Padre Island Beach Resort Subdivision, city of South Padre Island, Cameron County, Texas, recorded in Cabinet 1, Slot 2456-A, Map Records of Cameron county, Texas; and said 128 Sq. Ft., being more particularly located and described as follows;

COMMENCING, at the Southwest corner of Lot 1, Block 1, South Padre Island Beach Resort Subdivision, and being on the East Right-of-way line of State Park Road no. 100 (R.O.W. varies); **THENCE**, along said East Right-of-way line of State Park Road no. 100, North 24 deg. 28 min. 30 sec. East, a distance of 49.57 feet; **THENCE**, along the North line of a 0.240 acre easement "A" (Volume 1041, Page 759, Deed Records) North 83 Deg. 09 Min. 25 Sec. East, a distance of 22.43 feet, for the Southwest corner and **Point of Beginning** of this 128 Sq. Ft. tract;

THENCE, North 06 deg. 50 min. 35 sec. West, a distance of 8.00 feet, for the Northwest corner of this tract;

THENCE, North 83 deg. 09 min. 25 sec. East, a distance of 16.00 feet, for the Northeast corner of this tract;

THENCE, South 06 deg. 50 min. 35 sec. East, a distance of 8.00 feet, for the Southeast corner of this tract;

THENCE, South 83 deg. 09 min. 25 sec. West, a distance of 16.00 feet, to the **POINT OF BEGINNING**;

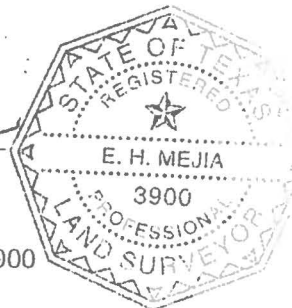
CONTAINING, 128 Sq. Ft., more or less.

NOT A BOUNDARY SURVEY



EDUARDO H. MEJIA

REG. PROF. LAND SURVEYOR NO. 3900



HOME OFFICE
2100 FLEUR DRIVE
DES MOINES, IOWA 50321-1158
(515) 243-8171
FAX (515) 243-3854



AUSTIN OFFICE
P. O. BOX 26720
AUSTIN, TEXAS 78755-0720
(512) 343-9033
FAX (512) 343-8363

LICENSE AND PERMIT BOND

Bond No. TX 819468

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Gulfpoint Condominiums I, Inc.,
of S. Padre Island, State of Texas, as Principal,
and MERCHANTS BONDING COMPANY (Mutual), a corporation duly licensed to do business in the State of
Texas, as Surety, are held and firmly bound unto
City of South Padre Island, Texas, Oblige, in the penal
sum of Ten Thousand Dollars (\$10,000.00) DOLLARS.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas, the Principal has been licensed
General Contractor

by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply with the laws
and ordinances, including all Amendments, appertaining to the license or permit applied for, then this obligation
to be void, otherwise to remain in full force and effect for a period commencing on the 11th day of
March, 2015, and ending on the 11th day of March,
2016, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing to the Oblige and to the
Principal, in care of the Oblige or at such other address as the Surety deems reasonable, and at the expiration of
thirty-five (35) days from the mailing of notice or as soon thereafter as permitted by applicable law, whichever is later,
this bond shall ipso facto terminate and the surety shall thereupon be relieved from any liability for any subsequent
acts or omissions of the Principal.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Oblige
named herein.

Dated this 11th day of March, 2015

Gulfpoint Condominiums I, Inc.

Principal

Countersigned (if required):

Principal

By: _____

MERCHANTS BONDING COMPANY (Mutual)

By: _____

Lonna Pokrant
Lonna Pokrant Attorney-in-Fact

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations duly organized under the laws of the State of Iowa (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint, individually,

Betty J Baxter; Kerry Jean Woods; Kevin G Keetch; Lonna Pokrant; Tracie Henderson

of **Corpus Christi** and State of **Texas** their true and lawful Attorney-in-Fact, with full power and authority hereby conferred in their name, place and stead, to sign, execute, acknowledge and deliver in their behalf as surety any and all bonds, undertakings, recognizances or other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

ONE MILLION FIVE HUNDRED THOUSAND (\$1,500,000.00) DOLLARS

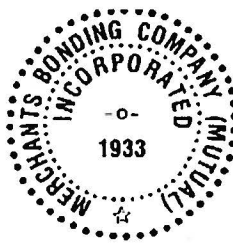
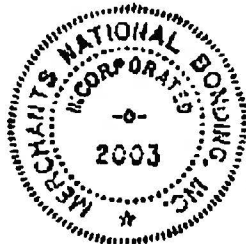
and to bind the Companies thereby as fully and to the same extent as if such bond or undertaking was signed by the duly authorized officers of the Companies, and all the acts of said Attorney-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power-of-Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of the Merchants Bonding Company (Mutual) on April 23, 2011 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 24, 2011.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof.

The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 13th day of **August**, 2014.



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

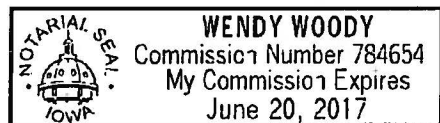
By

Larry Taylor
President

STATE OF IOWA
COUNTY OF POLK ss.

On this 13th day of **August**, 2014, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument is the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at the City of Des Moines, Iowa, the day and year first above written.



Wendy Woody

Notary Public, Polk County, Iowa

STATE OF IOWA
COUNTY OF POLK ss.

I, William Warner, Jr., Secretary of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 11th day of **March**, 2015.



William Warner Jr.
Secretary

Sec. 18-29 - ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICES

(A) Definition.

Electric personal assistive mobility device (a.k.a. Segways) means a two non-tandem wheeled device designed for transporting one person that is self-balancing and propelled by an electric propulsion system with an average power of 750 watts or one horsepower (Sec.551.201, Subtitle C, Title 7 of Texas Transportation Code).

(B) Operation on Sidewalks.

It shall be unlawful to operate any motorized means of transportation, in, on, or upon any sidewalk or sidewalk areas in the city, except for (a) wheelchairs or other motorized means of transportation when used by disabled persons and (b) electric personal assistive mobility devices, where otherwise not prohibited, which shall be restricted to a maximum speed of eight (8) miles per hour.

(C) Operation on Roadways.

A person may operate an electric personal assistive mobility device on a residential street, roadway, or public highway, as close as practicable to the right-hand edge, with a speed limit of thirty (30) miles per hour or less only:

- (1) While making a direct crossing of a highway in a marked or unmarked crosswalk;
- (2) Where no sidewalk is available; or
- (3) When so directed by a traffic control device or by a law enforcement officer.

(D) Responsibilities of Persons Operating Electric Personal Assistive Mobility Devices.

Whenever any person is operating an electric personal assistive mobility device where otherwise not prohibited, such person:

- (1) Shall engage in such activity at a safe speed which does not endanger the safety of pedestrians or others;
- (2) Shall not obstruct or endanger pedestrian, bicycle user or vehicular traffic;
- (3) Shall yield the right-of-way to any pedestrian, and shall give an audible signal before overtaking and passing such pedestrian; and
- (4) Shall comply with all applicable laws established by the Federal, State, and the City governments.

(E) Responsibilities of Persons and Business Entities Providing Rentals and/or Leases of Electric Personal Assistive Mobility Devices.

Any person or business entity that rents, leases, and/or provides tours for electric personal assistive mobility devices shall:

- (1) Maintain a commercial general liability insurance coverage, including bodily injury and property damage, from an insurance company that is Best Guide rated B+ or better; and
- (2) Obtain a combined release of liability, hold harmless agreement, and an acknowledgement of receipt of the summary of Section 18-29 of the city code, the training provided, and the

offer of a helmet, all as acceptable to the city attorney, signed by all renters of electric personal assistive mobility devices. The combined signed documents shall be made available for inspection by the city at any time during business hours. If the renter is under the age of twenty-one (21), his or her parent or legal guardian must sign the combined release, and hold harmless agreement, and acknowledgements;

(F) Liability

Nothing in this Section shall be construed as an assumption of liability by the City of South Padre Island for any injuries to persons, pets or property which may result from the operation of an electric personal assistive mobility device by an authorized driver.

Owners are fully liable and accountable for the actions of any individual that they provide permission to operate and drive said device, both on personal and/or city and public properties. This described liability responsibility especially applies to personal injuries or property damage resulting from drivers who are minors under the age of twenty-one (21) with or without a current and valid Texas driver's license.

(G) Penalties.

Any person who violates the terms of this Section shall be penalized as provided by Sec.21-1 of the Code of Ordinance.