

REVISED 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, DECEMBER 1, 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 November 10, 2015 Regular Meeting Minutes.
5. A workshop with recommendations on amending Chapter 15 Signs.
6. Transportation Plan Workshop: Padre Boulevard Sidewalk and Median Modifications.
7. Adjournment.


DATED THIS THE 25TH DAY OF NOVEMBER 2015.



Marta Martinez, Assistant 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 CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **NOVEMBER 25, 2015** AT/OR BEFORE **12:00 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID





Marta Martinez, Assistant 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

**DEVELOPMENT STANDARDS REVIEW TASK FORCE
MEETING MINUTES
NOVEMBER 10, 2015**

1. Call to Order.

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

2. Pledge of Allegiance.

Gardner Treharne led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of the September 8, 2015 Regular Meeting Minutes.

Mr. Treharne announced the item from the agenda and asked the Task Force Members if they had any corrections to the September 8, 2015 regular Meeting Minutes. Mr. Logan made a motion to approve as submitted. Mr. Olle seconded the motion. The motion carried unanimously.

5. Discussion and action on Art in Public Spaces: proposed graphic on the southern wall (W. Sheepshead Street) of seafood Restaurant (2001 Padre Boulevard).

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding the Art in Public Spaces that was proposed; staff recommends approval.

Mr. Treharne 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. Mr. Olle seconded the motion. The motion carried unanimously.

6. Discussion and action on proposed sign variance for the Gulfpoint Condominiums (200 Padre Blvd).

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding the proposed sign variance for the Gulfpoint Condominiums; staff recommends denial.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After much discussion Mr. Olle made a motion to deny the sign variance. Mr. Vanounou seconded the motion. The motion carried unanimously.

7. Discussion and action on recognizing and regulating signage on umbrellas.

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim and Mr. Mitchim gave a brief presentation regarding recognizing and regulating signage on umbrellas.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion the Task Force members suggest having a workshop to discuss the matter further and have staff draft language for review. No action was taken.

8. Transportation Plan Workshop: Padre Boulevard Sidewalk and Median Modifications.

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim and Ms. Jones gave a brief presentation regarding the Padre Boulevard Sidewalk and Median Modifications.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion the Task Force members suggest having a workshop to discuss the matter further. No action was taken.

9. Adjournment.

Since there was no further business to discuss, Mr. Logan made a motion to adjourn. Mr. Vanounou seconded the motion. The meeting was adjourned at 11:30 a.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

**DEVELOPMENT STANDARDS REVIEW TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: December 1, 2015

ITEM: 5

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

A workshop with recommendations on amending Chapter 15 Signs

DISCUSSION:

UMBRELLA SIGN

GENERAL DEFINITIONS (that need to be added)

PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported by wheels including, but not limited to signs which are mounted on skids, trailers, wheels, legs or stakes; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising.

UMBRELLA. A device, often round or square in shape, that is supported by a center pole, attached to and supported by a table, and that provides to such table and abutting seats, if any, shade or protection from the elements. For purposes of this article, any device, structure, canopy, etc. that is handheld, or that is totally or partially enclosed, or that projects from or is connected to a building shall not be deemed to be an umbrella.

UMBRELLA SIGN. A sign that is painted, installed, or otherwise applied to or located directly on an umbrella at an establishment with outdoor seating. For purposes of this article, signs that are suspended from umbrellas (suspended signs) shall not be considered to be umbrella signs.

SUSPENDED SIGN. A sign, other than a parasite sign, that is suspended from and supported by the underside of an awning, a marquee, a fascia, an umbrella, or a building overhang.

PARASITE SIGN. Any sign not exempted by the sign code, for which no permit has been issued, and which is hung from, attached to, or added onto an existing sign.

ADDITIONAL EXAMPLES (to consider)

CAPE CORAL, FL – No particular regulation as long as it meets the definition;

SOUTHLAKE, TX – Letter/logo height is limited to 8 inches. Signage may only be displayed on the flap of the umbrella;

ANDERSON, SC – Umbrella: The maximum area of eight (8) feet in diameter with a logo on each panel on the exterior umbrella face. Must meet set back of minimum of thirty (30) feet from road right of way or within five (5) feet of a public entrance.

ARLINGTON COUNTY, VA – Up to four (4) sq. ft. on any individual umbrella. The message should be related to the dining facility or products served there, or non-commercial.

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JACKSONVILLE BEACH, FL – An umbrella sign shall not exceed three (3) sq. ft. in area or exceed eight (8) feet in height. The copy on an umbrella sign is limited to the name and/or logo of a single commercial product and/or the appurtenant business establishment.

SAINT PETERSBURG, FL – No signs shall be attached or suspended from umbrellas.

Staff recommends utilization of Jacksonville Beach standards.

INFORMATION SIGN

Sec.15-2 Definitions (currently existing in the code)

(14) Commercial Sign: A sign other than a real estate “For Sale” or “For Lease” sign, “Open House” sign, political sign, residential nameplate sign, **public information sign**, traffic control sign, temporary new business opening sign, or exempted sign, which directs the attention of the general public to a business, product, service, or other commercial or business activity.

Sec.15-8 Signs Exempt from Regulation (currently existing in the code)

(B) Signs erected and maintained by the City

So, if the public wants to have information/notification boards, the city may build signs on locations that are appropriate and have the public display their information/notification.

At the same time, in Chapter 15, there is a definition of “Business Information Sign” and the requirements in Table 15-1:

(9) Business Information Sign: A sign that is **permanently and professionally attached to a door or window at the entrance of a business** that contains information that may include the Business Name, Address, Phone Numbers, Hours of Operation, and Trade Associations the Business is a member of, e.g. FDIC, SBA, etc. All of the information must be located within the maximum Area of Sign for Business Information Sign as defined in Table 15-1. A Business Information Sign is not a Window Sign or a Wall Sign. [Ord 05-13].

Table 15-1

SIGN TYPE	MAX. No. SIGNS PER LOT	MAX. AREA OF SIGN	MAX. HEIGHT	SETBACK
6) Business Information Sign	1 per business	9 sq. ft. & no portion of the sign more than 5 ft. from the entrance.		

Staff recommends no action if the Task Force is not seeking a freestanding information sign. If the Task Force wants standards for a freestanding information sign, “that is permanently and professionally attached to a door or window at the entrance of a business” in the definition should be deleted and the distance standard in the Table 15-1 may need to be revisited.

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SIGNS FOR LARGE RESORT/CONDOMINIUM FACILITIES

There is not much definition of “large resort/condominium facilities” available in other jurisdictions. However, we may be able to rely on the following:

Density (units/acre)		Acreage	
		3	5
No. of Units	50	16.6	10
	75	25	15

The Sapphire: 227 units on 7.7-acre (29.5 units/acre)

The Pearl: 72 units on 5.2-acre (14.4 units/acre)

The threshold needs to be set on the bases of (1) acreage, (2) number of units, and consequently (3) density: If we use the density that was used for the Pearl, **42 units on 3-acre property would be sufficient to meet the standards.**

The Chapter 15 therefore needs to be amended as follows:

Sec.15-2 Definition

(35) Large Resort/Condominium Facilities: A development with a density greater than 14 units/acre on a property that is larger than 3-acre.

Table 15-1

High Rise Buildings & Large Resort/Condominium Facilities