

**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, JUNE 14, 2016
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 May 10, 2016 Regular Meeting Minutes.
5. Discussion and action on approval of the proposed exterior metal siding of the building located on 1314 Padre Boulevard.
6. Discussion and action on proposed sign variance for the San Francisco IV located on 128 E. Amberjack St.
7. Discussion and possible action regarding the color palette.
8. Adjournment.

DATED THIS THE 10TH DAY OF JUNE 2016.



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 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 JUNE 10, 2016 AT/OR BEFORE 10:00 A.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.





Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE MEETING MINUTES MAY 10, 2016</p>
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1. Call to Order.

Gardner Treharne called the meeting to order at 10:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Task Force members in attendance were: Gardner Treharne, Gabby Vanounou, Gary Olle, George Shelley, and Kimberly Dollar. Staff members present were: Darla Jones, Interim City Manager, David Travis, Building Inspector, Sungman Kim, Development Director, and Marta Martinez.

2. Pledge of Allegiance.

Gardner Treharne led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of the March 8, 2016 Regular Meeting Minutes.

Task Force Member Dollar made a motion, seconded by Task Force Member Shelley to approve the March 8, 2016 regular Meeting Minutes. Motion carried unanimously.

5. Discussion and action on approval of the proposed exterior metal finish of the building located on 202 Whiting Street.

Dr. Kim, Development Director gave a brief presentation regarding the proposed exterior metal finish of the building. The Task Force Members expressed their comments/concerns regarding this matter. After some discussion Ms. Dollar made a motion to approve as submitted, seconded by Mr. Vanounou. Motion carried unanimously.

6. Discussion and action on the proposed sign variance for the building located on 211 W. Swordfish Street.

Dr. Kim, Development Director gave a brief presentation regarding the proposed sign variance for the building. The Task Force Members expressed their comments/concerns regarding this matter. After some discussion Mr. Vanounou made a motion to approve as submitted, seconded by Mr. Shelly. Motion carried unanimously.

7. Discussion and action on amendment to Signage Standards to accommodate additional signs toward Laguna Madre.

Dr. Kim, Development Director gave a brief presentation regarding the amendment to Signage Standards to accommodate additional signs towards the Bayfront. The Task Force Members expressed their comments/concerns regarding this matter. After some discussion the Task Force made a motion to move forward with recommend amendment and bring back for review.

8. Adjournment.

There being no further business, Mr. Treharne adjourned the meeting at 10:17 a.m.

DEVELOPMENT STANDARDS REVIEW TASK FORCE

June 14, 2016

**DISCUSSION AND ACTION ON APPROVAL OF
THE PROPOSED EXTERIOR METAL SIDING OF
THE BUILDING LOCATED ON 1314 PADRE
BOULEVARD.**

LEGAL BASE

Sec.4-27(W) of Chapter 4 Building and Construction:

No structure may use metal, corrugated siding, or use materials that have the appearance of metal or corrugated siding, for the exterior finish of any structure without the express approval of the Development Plan Review Board* or the City Council (Corrugated defined as: shaped sheet metal or other material into straight, parallel, regular, and equally curved ridges and hollows). The only exceptions to this requirement are the following:

- (1) Metal roofs.
- (2) Garage doors,
- (3) Accessory storage structures less than one hundred (100) square feet in area or with dimensions less than then ten (10) ft. by ten (10) ft., whichever is more restrictive, and
- (4) Vinyl siding made to look like wood.

* DPRB is the former DSRTF



ITALIAN BUILDING STYLE



EXAMPLES OF ITALIAN CANOPIES



EXAMPLES OF METAL SIDING

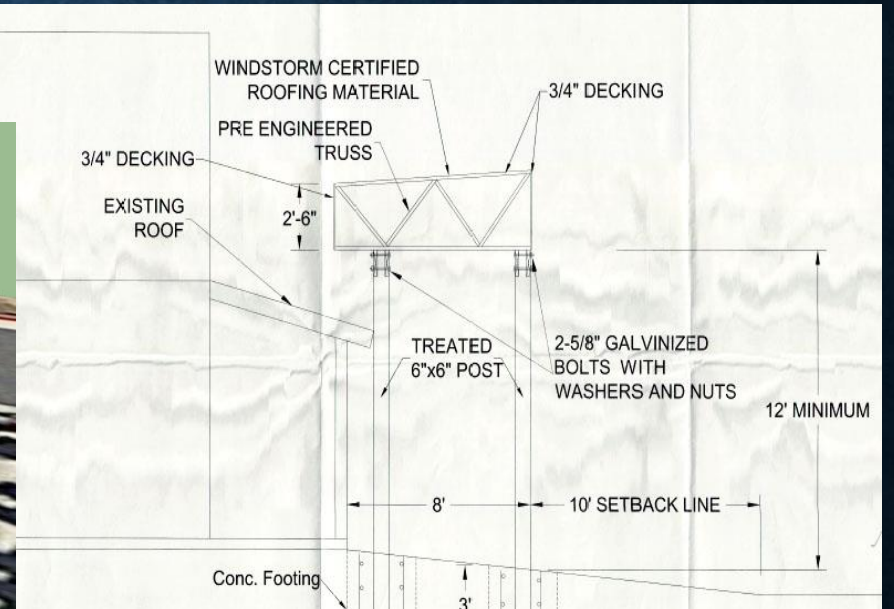


The Point – Futuristic & well articulated large buildings

THE PROPOSED CANOPY / THE CURRENTLY BUILT



THE BUILDING PERMIT ACQUIRED



STAFF RECOMMENDATION

- Although the building is not well articulated, it is built on the basis of Italian Building Style. The metal addition imposes a semi-industrial look that do not conform to the City's aesthetic standards.
- The canopy approved through the building permit process would add some positive aesthetical values to the building rather than the bulky aluminum structure.
- Staff recommends DSRTF deny the application.

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

MEETING DATE: June 14, 2016

ITEM: 5

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on approval of the proposed exterior metal siding of the building located on 1314 Padre Boulevard.

DISCUSSION:

The applicant, Mr. Yehuda Azoulay, proposes aluminum siding (4 X 8 sheets with 3" stainless steel screws) for the canopy immediately before the façade of the building. The canopy covers rental vehicle displayed in front of the building.

Italian Building Style

1314 Padre Boulevard



A Better Example



Examples of Canopy Area



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



The Legal Base

Sec.4-27(W) of Chapter 4 Building and Construction:

No structure may use metal, corrugated siding, or use materials that have the appearance of metal or corrugated siding, for the exterior finish of any structure without the express approval of the Development Plan Review Board* or the City Council (Corrugated defined as: shaped sheet metal or other material into straight, parallel, regular, and equally curved ridges and hollows).

The only exceptions to this requirement are the following:

- (1) Metal roofs.
- (2) Garage doors,
- (3) Accessory storage structures less than one hundred (100) square feet in area or with dimensions less than then ten (10) ft. by ten (10) ft., whichever is more restrictive, and
- (4) Vinyl siding made to look like wood.

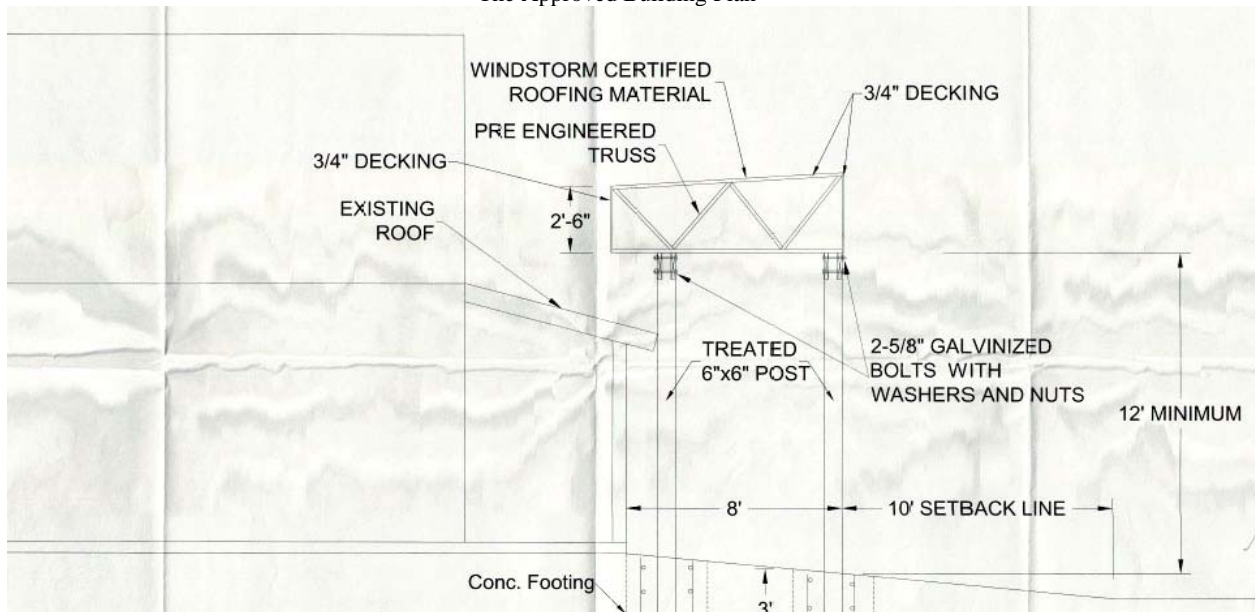
* DPRB is the former DSRTF

Comments

The applicant changed the architectural design by adding the bulk of aluminum sidings wrapped around the structure approved for the building permit. It changed not just the look of the structure (an industrial look), but also the wind-load as well as the weight of the structure. If the usage of aluminum siding is approved, there should be another variance review by the Board of Adjustments and Appeals.

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

The Approved Building Plan



The Currently Built



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

Staff Recommendation

Although the building is not well articulated, it is built on the basis of Italian Building Style. The canopy approved through the building permit process would add some positive aesthetical values to the building rather than the bulky aluminum structure. Staff recommends DSRTF deny the application.

The Canopy Approved



Chapter 4

BUILDINGS AND CONSTRUCTION

ARTICLE I.

GENERAL

Sec.4-1 Building permit required, holders responsible for damage to streets.

There shall be no construction or erection of any type of structure or manufacture of any kind, temporary or permanent, without obtaining a building permit from the City. Permit holders shall be responsible for all damage to City streets (Sec. 16-10 et. seq.) and must comply with all the requirements of Chapter 16 of this Code regarding the right-of-ways of the City.

Sec.4-2 Same--Payment of fees required.

Sec.4-2.1 Every person or entity shall make application for a building permit prior to the commencement of any type or kind of construction of any nature within the City and shall pay the fees established therefor. If there be no specific fee for the type of work or construction, then said applicant shall pay a minimum fee for a building permit as may be established by the City.

Sec.4-2.2. If any person or entity which commences construction or erection of any type of structure or manufacture of any kind before first obtaining a building permit and shall subsequently apply for a building permit and a building permit is thereafter issued, the applicant shall pay twice the normal permit fee or the sum of Two Hundred Dollars (\$200.00), whichever is greater. (Ord 176, 4/5/95)

Sec.4-3 Applications on permits by licensed masters required.

All permits issued for construction shall require an application by a licensed master plumber and licensed master electrician prior to the commencement of plumbing or electrical work, although such application shall not be required for initial issuance of the permit. No additional fee shall be charged by the City in connection with the applications of master plumbers and electricians on building permits. (Ord. No. 17, 12-19-73)

Sec.4-4 Same--Stop-work order for violation.

- (A) Any permit holder that does not comply with any City ordinance, code, law or instruction of the Building Inspector shall be issued a stop-work order by the Building Inspector.
- (B) In the event plumbing or electrical work is commenced prior to application by a master plumber or electrician as required by Sec. 4-3, the Building Inspector may issue a stop-order until such requirement is met.

Sec.4-5 Adoption of Standard Codes.

A) The City adopts the 2012 International Building Code, 2012 International Residential Code without Section P2904 (deleted) and the Exception in Section R302.2 does not apply
City of South Padre Island Code of Ordinances 11/19/15

Sec.4-27 Standards for construction.

The hereinafter enumerated standards shall be required in the construction of all buildings, to-wit:

- (A) All structures erected within the corporate limits of the City shall be supported by continuous connection of pilings to base flood level or first living level whichever is greater.

Pilings shall be treated timber or concrete [Note: Windstorm Code has no provision for concrete pilings] as per the following schedule:

Number of Stories Supported by Pilings	Size of Piling	Type of Pilings	Depth of Piling Below Grade	Spacing Pilings
1	Min. 12" Butt Min. 8" Top	Treated Timber	15'	Min 1 piling per 100 sq. ft. Bldg.
1	11 1/2 x 11 1/2	Reinforced Concrete	12' 12'	Min. 1 piling per 100 sq. ft. Bldg.
2	Min. 12" Butt Min. 8" Top	Treated Timber	25'	Min. 1 piling per 100 sq. ft. Bldg.
2	11 1/2 x 11 1/2	Reinforced Concrete	17'	Min. 1 piling per 100 sq. ft. Bldg.
3	Min. 12" Butt Min. 8" Top	Treated Timber	30'	Min. 1 piling per 100 sq. ft. Bldg.
3	11 1/2 x 11 1/2	Reinforced Concrete	20'	Min. 1 piling per 100 sq. ft. Bldg.

- (B) Concrete pilings shall be reinforced concrete with minimum compressive strength of 4,000 P.S.I. twenty-eight day test, five sack mix and minimum four #6 Grade 60 Deformed steel bars throughout full length of piling and extending eighteen inches into the beam. There shall be a continuous tie with concrete pilings to at least the base flood level, or first floor living level. This continuation shall be with concrete columns or concrete block with four #6 rebar and concrete.

- (C) Wood pilings shall be minimum 12" butt diameter minimum 8" top timber pilings. Piling shall be creosoted or C.C.A. treated to resist deterioration, and shall be in accordance with American Wood Preservers Association Standard C-3.

- (D) Pilings must be tied to building structure by suitable connections bolted with not less than two 3/4" galvanized bolts at wood to wood, wood to concrete connections.

11), plywood siding for the purpose of this Article shall be considered to be 3/8" material. Any material other than 5/8" plywood shall have 5/8" plywood sheathing installed.

- (M) All wood party walls shall be one hour protected with minimum one layer 5/8" type "X" fire code gypsum board on each side, to roof and all doors in party walls shall be minimum one hour class "B" doors. Electrical outlets and plumbing outlets shall be staggered. All ceiling assemblies shall be minimum 5/8" gypsum board.
- (N) At least one approved smoke detector shall be installed adjacent to the sleeping area. When actuated, the detector shall provide an alarm suitable to warn occupants within the sleeping area.
- (O) Interior paneling of occupied area shall have a minimum of 200 flame spread. Minimum class "C" paneling.
- (P) Enclosed garage area under dwellings shall have minimum of 5/8" type "X" fire code gypsum installed on all areas or be of masonry construction, and an approved smoke detector installed.
- (Q) Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than thirty-six (36) inches in height. Guardrails shall have intermediate rails or ornamental closures which will not allow passage of an object six (6) inches or more in diameter, and a toe rail located not more than two (2) inches above deck.
- (R) All factory-built fireplaces shall be installed in compliance with the terms of their listing, the manufacturers' instructions, and completely installed and tested before Certificate of Occupancy is issued.
- (S) No dwelling of Type VI construction as defined by the Standard Building Code shall be constructed in the fire district as defined by the Zoning Map of South Padre Island.
- (T) There shall be no occupancy of buildings without an occupancy inspection by the Building Inspector and the issuing of a certificate acknowledging such an inspection.
- (U) The building permit holder shall be responsible for all street damages.
- (V) All applicants for a building permit for structures shall have a property survey, plot plan, building materials list, and a substantial drawing of the structure to enable the Building Inspector to make a plan review. There shall be a minimum waiting period of 48-hours for a plan review. (Ord. No. 78, 4-16-80; 99-19, 12-1-99)
- (W) No structure may use metal, corrugated siding, or use materials that have the appearance of metal or corrugated siding, for the exterior finish of any structure without the express approval of the Development Plan Review Board or the City Council (Corrugated defined as: shaped sheet metal or other material into straight, parallel, regular, and equally curved ridges and hollows). The only exceptions to this requirement are the following:
 - (1) Metal roofs,
 - (2) Garage doors,
 - (3) Accessory storage structures less than one hundred (100) square feet in area or with dimensions less than ten (10') ft. by ten (10') ft., whichever is more restrictive, and
 - (4) Vinyl siding made to look like wood.
- (X) After the issuance of a building permit from the Public Works Department, the applicant/property owner shall be required to submit a signed and sealed elevation



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): 1314 PADRE BLV

Legal Description (Lot/Block/Subdivision): Lot 8, Blk 5 - Haas Subd.

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

Linear footage of any walls facing a street: 45 FOOT PADRE BLV 10 FT HAS ST

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

Metal siding on existing canopy Sec. 4-27(w)

***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.

PROPERTY OWNER: YFAUDA AZOLLA

OWNER MAILING ADDRESS: 1314 PADRE BLV

CITY, STATE, ZIP: SOUTH PADRE ISL TX 78597

PHONE NUMBER: 956-571-8273 (E-mail address) _____

[Signature]
Signature of Property Owner (required)

5-4-16
Date

APPLICANT: SAM

APPLICANT MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____ (E-mail address) _____

Signature of Applicant (if different from owner)

Date

Aluminium siding 4x8 sheets with 3" stainless steel screws



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

MEETING DATE: June 14, 2016

ITEM: 6

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on proposed sign variance for the San Francisco IV located on 128 E. Amberjack St.

DISCUSSION:

Staff was unable to issue permit because of 15ft setback requirement. Board should determine if there is any reason to grant the variance. Staff's concerns relate to line-of-sight issues. Amberjack is one of the City's busiest side streets and the cars backing out of the project will have their views significantly obstructed.



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): 128 E. Amberjack

Legal Description (Lot/Block/Subdivision): Lot #21 Block #47

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

Linear footage of any walls facing a street: _____

I hereby request the following from the Development Standards Review Task Force: Request a variance of code "15-1 set back requirements for multi-family identification sign." Code states monument sign cannot be located within the first 15' of property line. I would like to request permission to place sign 2' 8" from property line. sign size is 5' H X 4' L

***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.

PROPERTY OWNER: Carlos Villarreal Olanis

OWNER MAILING ADDRESS: 5800 Padre Blvd Suite 108

CITY, STATE, ZIP: Padre Island, Tx

PHONE NUMBER: _____ (E-mail address) carlos.villarreal.a@gmail.com

[Signature]
Signature of Property Owner (required)

2 June 2016
Date

APPLICANT: Gilbert Escobar

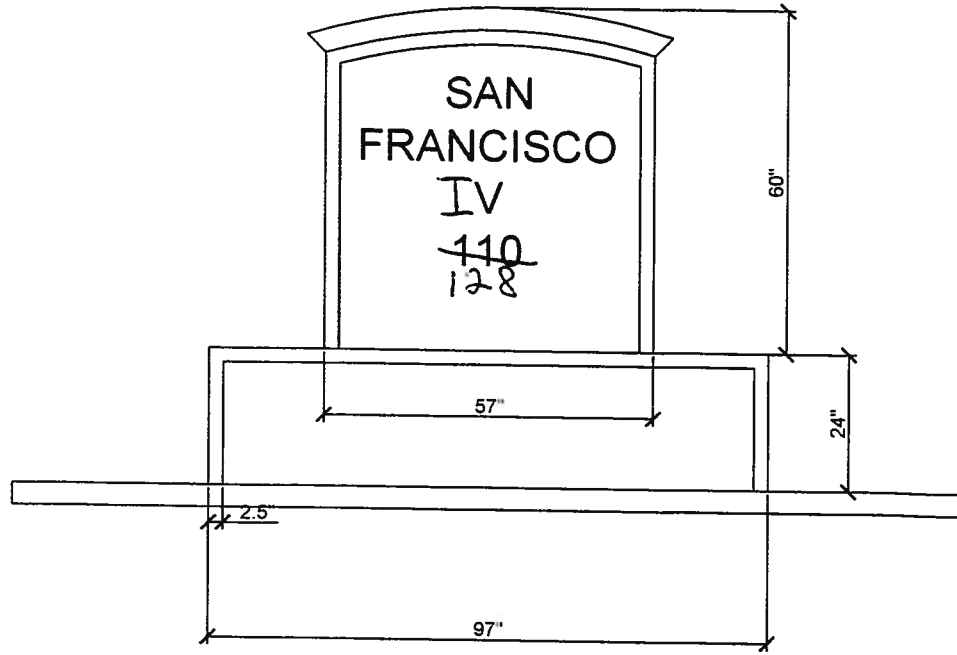
APPLICANT MAILING ADDRESS: 219 E Flynn Ave

CITY, STATE, ZIP: Harlingen TX 78550

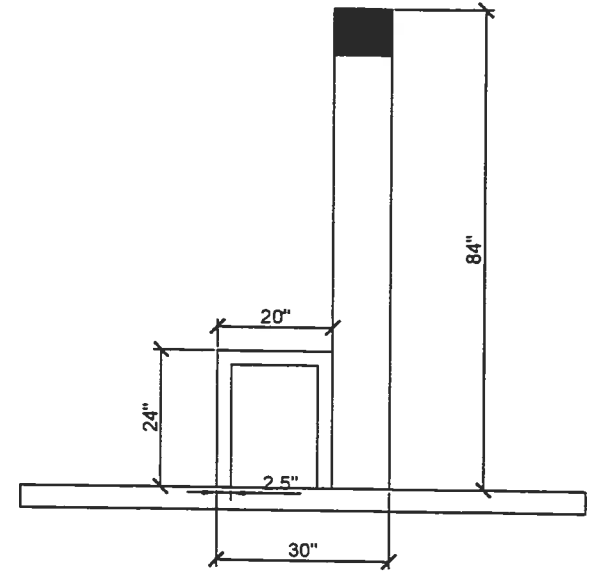
PHONE NUMBER: (956) 200-9237 (E-mail address) escobar.gilbert@gmail.com

[Signature]
Signature of Applicant (if different from owner)

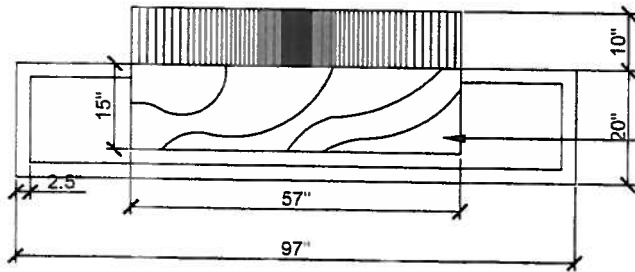
06-07-2016
Date



FRONTAL VIEW



SIDE VIEW



AREA VIEW

**DISCUSSION AND POSSIBLE ACTION ON
COLOR PALETTE.**

QUESTIONS RAISED



CURRENT REQUIREMENTS IN COLOR

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:

	<u>Hue</u>	<u>Value</u>	<u>Chroma</u>
<u>Body</u>	<u>All</u>	<u>8 or above</u>	<u>6 or below</u>
<u>Roof</u>	<u>All</u>	<u>6 or below</u>	<u>6 or below</u>

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.


APPENDIX B




BODY	TRIM	ACCENT
Festoon Aqua SW 0019	Polar Bear SW 7564	Sassy Green SW 6416
Bee's Wax SW 7662	Pure White SW 7005	Virtual Taupe SW 7039
Chrysanthemum SW 6347	Buff SW 7663	Underseas SW 6214



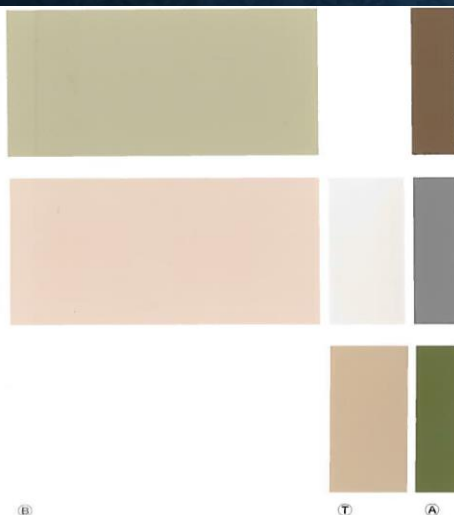
BODY	TRIM	ACCENT
Neutral Ground SW 7568	Urban Putty SW 7532	St. Bart's SW 7614
Rustic Adobe SW 7706	Canvas Tan SW 7531	Oakmoss SW 6190
Concord Buff SW 7684	Greek Villa SW 7551	Artifact SW 6138



BODY	TRIM	ACCENT
Banana Cream SW 6673	Extra White SW 7006	Roycroft Brass SW 2843
Repose Gray SW 7015	Pure White SW 7005	Indigo Batik SW 7602



BODY	TRIM	ACCENT
Creamy SW 7012	Tawny Tan SW 7713	Riverway SW 6222
Cottage Cream SW 7076	Dover White SW 6365	Distance SW 6543



(B)

(T)

(A)



BODY	TRIM	ACCENT
✓ Koi Pond SW 7727	Alabaster SW 7008	Tea Chest SW 6103
✓ Classic Sand SW 0056	Modern Gray SW 7632	Classic French Gray SW 0077
✓ Casa Blanca SW 7571	Townhall Tan SW 7090	Garden Spot SW 6432



BODY	TRIM	ACCENT
✓ Cavern Clay SW 7701	Bittersweet Stem SW 7536	Fiery Brown SW 6055
✓ Honeycomb SW 6375	Crisp Linen SW 6378	Saguaro SW 6419
✓ Crème SW 7556	Tatami Tan SW 6116	Urbane Bronze SW 7048



(B)

(T)

(A)



BODY	TRIM	ACCENT
✓ Dockside Blue SW 7601	Extra White SW 7006	Restoration Ivory SW 6413
✓ Naturel SW 7542	Classic Light Buff SW 0050	Sealskin SW 7675

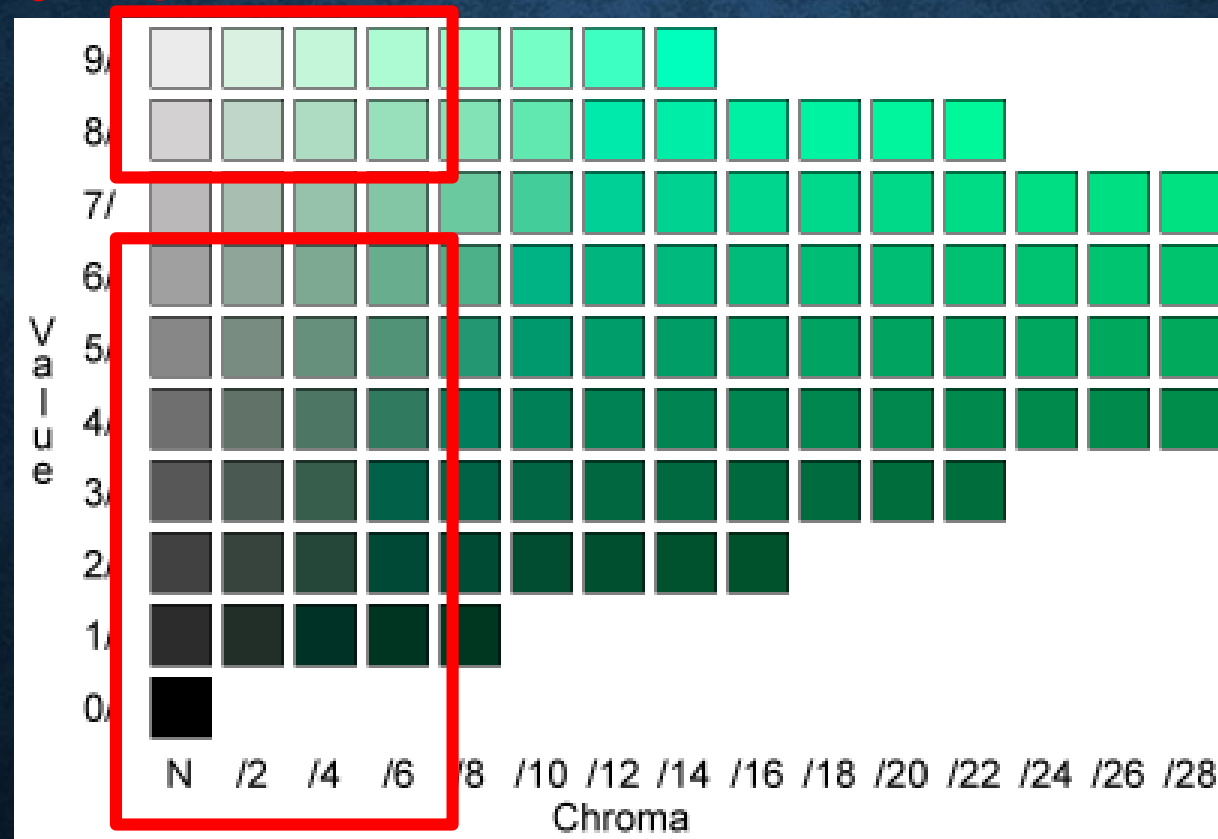


BODY	TRIM	ACCENT
✓ Ecrú SW 6135	Burlap SW 6137	Polished Mahogany SW 2638
✓ Meadowlark SW 7522	Casa Blanca SW 7571	Earthen Jug SW 7703



MUNSELL COLOR SYSTEM (A SAMPLE)

Building Body



Roof