

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, JULY 12, 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:
4. Approval of the June 14, 2016 Regular Meeting Minutes.
5. Discussion and action on proposed sign variance for the San Francisco located at 110 E. Amberjack St.
6. Discussion and action on proposed sign variance for the San Francisco V located at 126 E. Swordfish St.
7. Discussion and action on proposed sign variance for the Kohnami located at 410 Padre Blvd Unit 102.
8. Adjournment.


DATED THIS THE 8TH DAY OF JULY 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 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 **JULY 8, 2016** AT/OR BEFORE **10:30 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

**DEVELOPMENT STANDARDS REVIEW TASK FORCE
MEETING MINUTES
JUNE 14, 2016**

1. Call to Order.

Gardner Treharne called the meeting to order at 10:03 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, Randy Smith, Police Chief, David Travis, Building Inspector, Sungman Kim, Development Director, and Marta Martinez. Also present was Council Member Alita Bagley.

2. Pledge of Allegiance.

Gardner Treharne led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of the May 10, 2016 Regular Meeting Minutes.

Task Force Member Shelly made a motion, seconded by Task Force Member Vanounou to approve the May 10, 2016 regular Meeting Minutes. Motion carried unanimously.

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

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 much discussion Mr. Shelly made a motion to deny, seconded by Ms. Dollar. Motion passed on a 4:1 vote. Mr. Vanounou abstained.

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

The Task Force Members expressed their comments/concerns regarding this matter. After some discussion Mr. Vanounou made a motion to approve a five (5) feet by four (4) feet sign to be placed two (2) feet eight (8) inches from the right-of-way, seconded by Mr. Treharne. Motion carried unanimously.

7. Discussion and possible action regarding the color palette.

Dr. Kim, Development Director gave a brief presentation regarding the color palette. The Task Force Members expressed their comments/concerns regarding this matter. Mr. Olle made a motion to keep the color palette as is, seconded by Mr. Shelly. Motion carried unanimously.

8. Adjournment.

There being no further business, Mr. Treharne adjourned the meeting at 11:13 a.m.

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| <p>DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM</p> |
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MEETING DATE: July 12, 2016

ITEM: 5

TO: Development Standards Review Task Force

FROM: Jay Mitchim, Building Official

ITEM DESCRIPTION:

Discussion and action on proposed sign variance for the San Francisco located at 110 E. Amberjack St.

DISCUSSION:

Applicant has not provided any compelling reason to support a variance and therefore staff recommends denial. Staff is concerned about line-of-sight issues for vehicles backing out into the street.

the sign or the sign structure, then the repair of the sign must comply with the wind pressure requirements of Table 15-3, providing that the wind load pressure requirements can be met without repairing or altering more than Fifty Percent (50%) of the sign surface or sign structure, in which case the sign must then be removed.

7. Replacement – The replacement of any portion or part of a legally non-conforming sign shall classify the non-conforming sign as a “new” sign requiring the conformance of the sign to all of the requirements of this Ordinance at that time.

8. All non-conforming, off-premise signs must be removed no later than June 1, 2005.

B. Determination of Non-Conformance -- In any instance of cases of doubt or a specific question raised as to whether a non-conforming sign exists, it shall be a question of fact and shall be determined on appeal to the City Council as referenced in Section 15-14 of this Ordinance.

Sec. 15-14 Appeals and Variances.

Any person aggrieved by any decision of the City Manager or his designee in the administration of this Chapter may appeal such decision to the Development Standards Review Task Force. The Development Standards Review Task Force shall:

(A) Hear and decide appeals that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Chapter,

(B) Grant variances from the strict enforcement of the requirements of this Chapter due to special conditions, a literal enforcement of this Chapter would result in unnecessary hardship, and so that the spirit of Chapter 15 is observed and substantial justice is done,

(C) Provide recommendations to the City Council regarding ordinance revisions and changes to this chapter to better address the City's desired direction for aesthetic improvement.

Any person aggrieved by the decision of the Development Standards Review Task Force in granting approval or denial of a sign permit may appeal such decision to the City Council, requesting a determination by that body. A Notice of Appeal must be filed in the Office of the City Secretary within ten (10) calendar days following the decision by the Development Standards Review Task Force. The appeal will specifically state how the application, as filed or subsequently modified, meets or fails to meet the applicable criteria set forth in these regulations. No appeals will be accepted after the tenth calendar day following the decision of sign permit approval/denial. However, if an appeal is submitted, the aggrieved party shall be placed on the agenda for the next regular meeting of the City Council for a final decision.

Sec. 15-15 Bond required.

(A) Upon the granting of the permit required by this chapter, and prior to the commencement of erection and or construction, a bond with good and sufficient sureties for a sum of not less than Ten Thousand (\$10,000.00) Dollars providing for the payment to the City and to any person or persons injured or damaged in person or property, including damages to streets, culverts or any other property of the City, for all injuries and damages caused by, or growing

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): 110 E. Amberjack

Legal Description (Lot/Block/Subdivision): Lot # 1 Block # 1 San Francisco Subdivision

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 from code "15-1" setback requirements of 15' for monument family identification sign (code states monument sign cannot be located within 15 feet from side + front property line. I would like to request permission to place sign 6 inches from front property line + 2 feet 4 inches from west property line.
*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 Villareal Alanis

OWNER MAILING ADDRESS: 5800 Padre Blvd suite 108

CITY, STATE, ZIP: Padre Island, TX

PHONE NUMBER: _____ (E-mail address) carlos.villareal.a@fmexi.com

Carlos Villareal
Signature of Property Owner (required)

06/23/2016
Date

APPLICANT: Gilbert Escobar

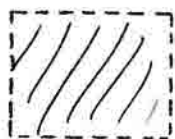
APPLICANT MAILING ADDRESS: 219 E. Flynn Ave

CITY, STATE, ZIP: Harlingen TX 78550

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

Gilbert Escobar
Signature of Applicant (if different from owner)

06-23-2016
Date

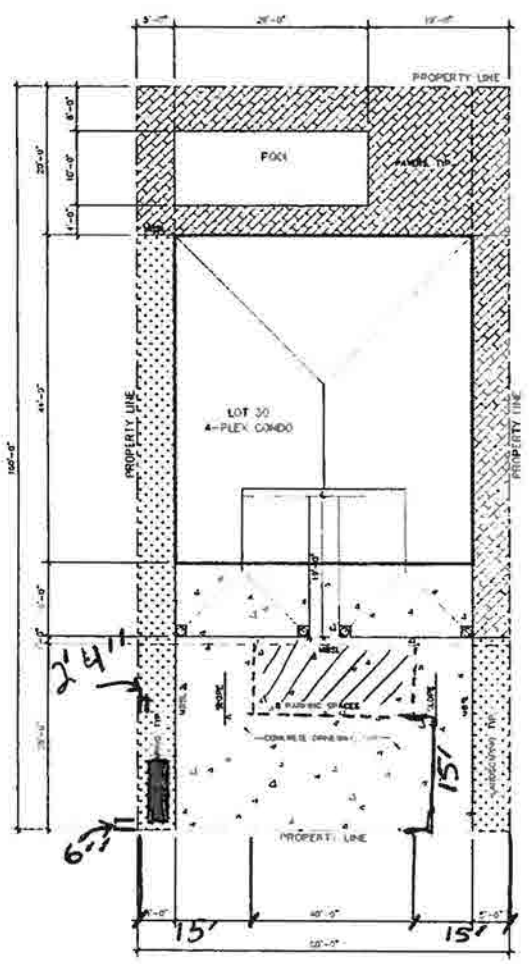


Required sign location per code
15' from front & west property line

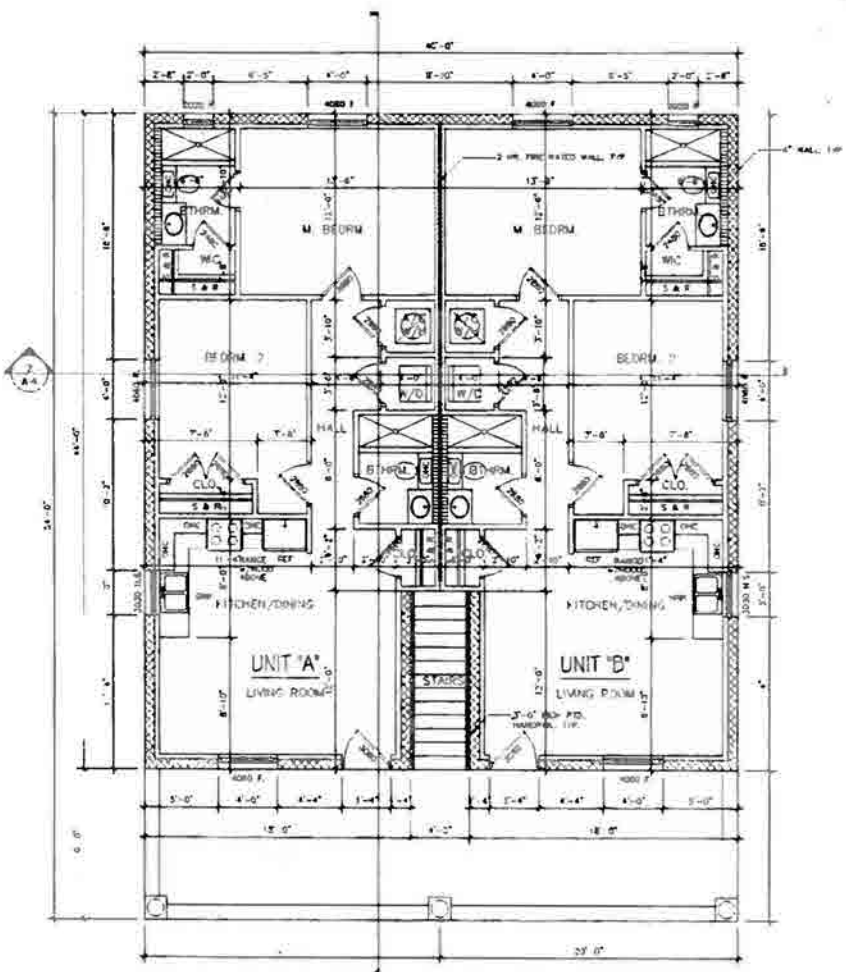


Proposed location for sign

LANDSCAPING REQ'D.
LOT AREA 5,000 SQ. FT.
20% ON FRONT - 260 SQ. FT.
PROVIDED - 260 SQ. FT.



① SITE PLAN
SCALE: 1/8" = 1'-0"



② LOT FLR - FLOOR PLAN
SCALE: 1/4" = 1'-0"

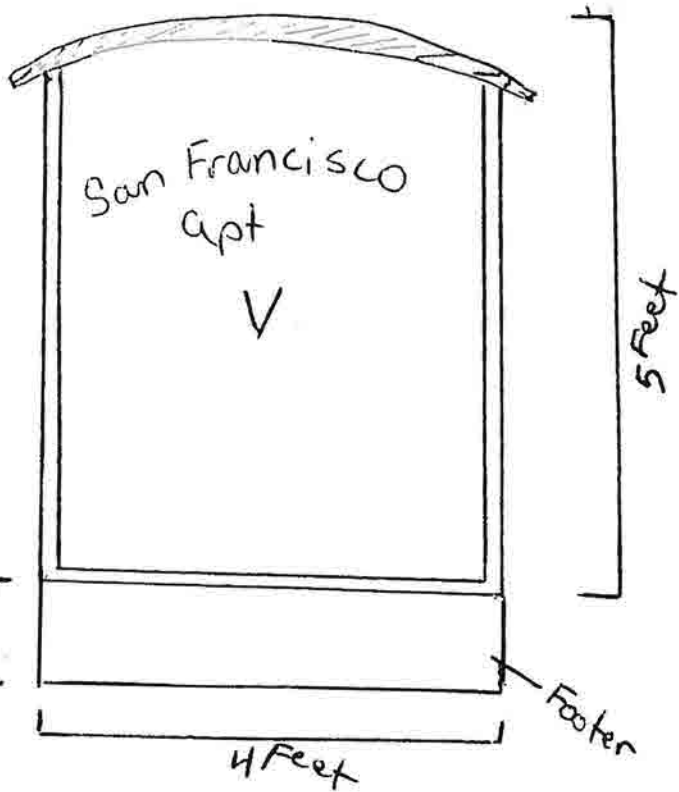
RGV Architecture
331 West 4th Street
Merceda, Texas, 76570
(940) 825-7307 Office
steve.mcgregor@rgv-arch.com

SAN FRANCISCO ASC, LLC

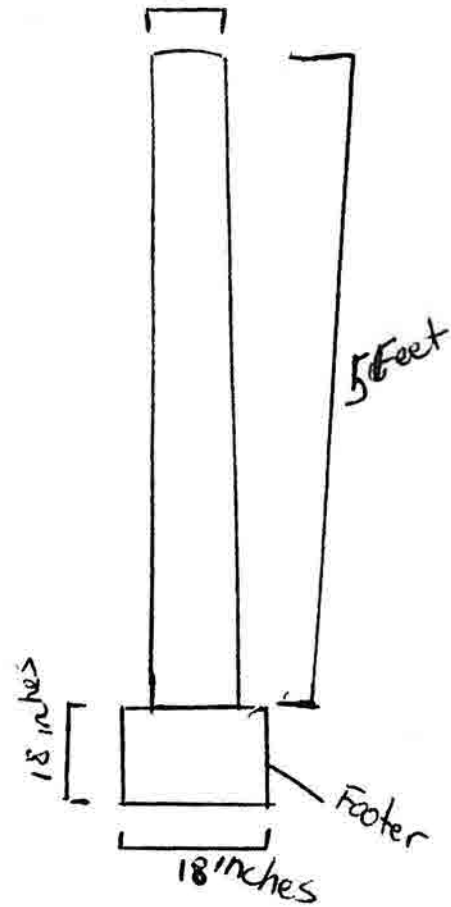
NEW 4-PLEX AND
8-PLEX CONDOS
SOUTH PADRE ISLAND

SITE PLAN & 1ST
FLR - FLOOR PLAN

Front View
Stucco Finish



Side View
Stucco Finish



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| <p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM</p> |
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MEETING DATE: July 12, 2016

ITEM: 6

TO: Development Standards Review Task Force

FROM: Jay Mitchim, Building Official

ITEM DESCRIPTION:

Discussion and action on proposed sign variance for the San Francisco V located at 126 E. Swordfish St.

DISCUSSION:

Applicant has not provided any compelling reason to support a variance and therefore staff recommends denial. Staff is concerned about line-of-sight issues for vehicles backing out into the street.

the sign or the sign structure, then the repair of the sign must comply with the wind pressure requirements of Table 15-3, providing that the wind load pressure requirements can be met without repairing or altering more than Fifty Percent (50%) of the sign surface or sign structure, in which case the sign must then be removed.

7. Replacement – The replacement of any portion or part of a legally non-conforming sign shall classify the non-conforming sign as a “new” sign requiring the conformance of the sign to all of the requirements of this Ordinance at that time.

8. All non-conforming, off-premise signs must be removed no later than June 1, 2005.

B. Determination of Non-Conformance -- In any instance of cases of doubt or a specific question raised as to whether a non-conforming sign exists, it shall be a question of fact and shall be determined on appeal to the City Council as referenced in Section 15-14 of this Ordinance.

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Sec. 15-15 Bond required.

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| Commercial Signs for Single Business Use | | | | |
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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): 126 E. swordfish

Legal Description (Lot/Block/Subdivision): lot #24 Block #56 Padre Beach
sub-division

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 on
variance from code "15-1" setback requirement of 15 feet for
permanent family identification sign. Code states monument sign
cannot be located within 15 feet from property line. I would like to
request permission to place sign 2 feet 8 inches from property line. 3h x 4L
***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 Alanis

OWNER MAILING ADDRESS: 5800 Padre Blvd. Suite 108

CITY, STATE, ZIP: Padre Island, TX

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

cf Villarreal
Signature of Property Owner (required)

06/23/2016
Date

APPLICANT: Gilbert Escobar

APPLICANT MAILING ADDRESS: 219 E. Flynn Ave

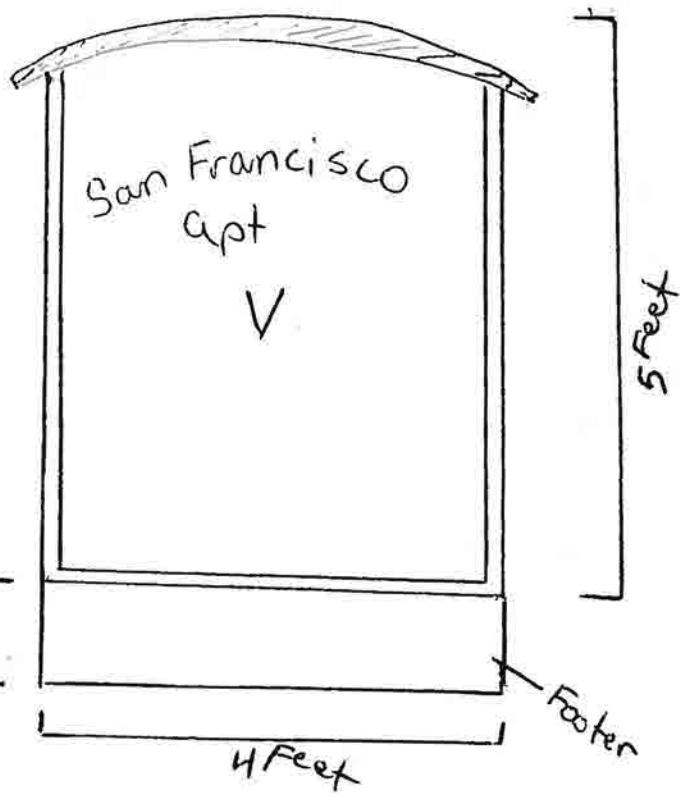
CITY, STATE, ZIP: Harlingen

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

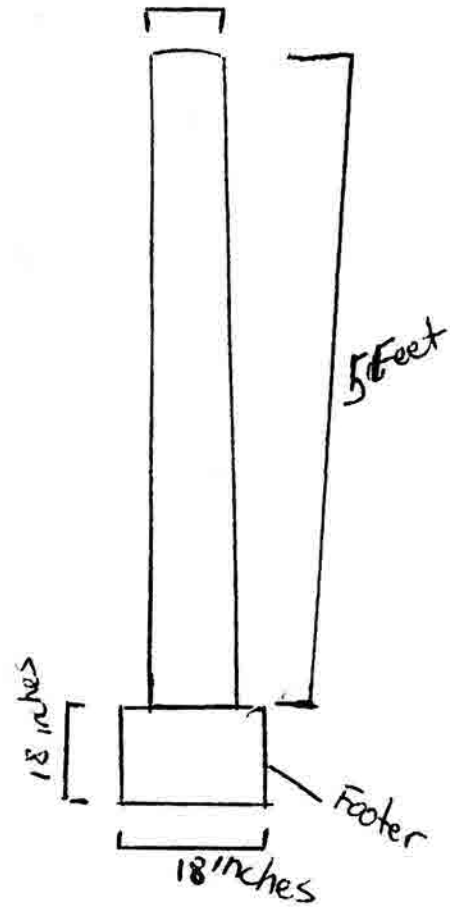
[Signature]
Signature of Applicant (if different from owner)

06-23-2016
Date

Front View
Stucco Finish



Side View
10" Stucco Finish





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| <p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM</p> |
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MEETING DATE: July 12, 2016

ITEM: 7

TO: Development Standards Review Task Force

FROM: Jay Mitchim, Building Official

ITEM DESCRIPTION:

Discussion and action on proposed sign variance for the Kohnami located at 410 Padre Blvd Unit 102.

DISCUSSION:

Staff recommends denial, applicant has not demonstrated any hardship or reason that a variance is necessary.

Staff would urge the developers to apply for a unified sign plan for the multi-tenant structure as per Section 15-7 (B)

the sign or the sign structure, then the repair of the sign must comply with the wind pressure requirements of Table 15-3, providing that the wind load pressure requirements can be met without repairing or altering more than Fifty Percent (50%) of the sign surface or sign structure, in which case the sign must then be removed.

7. Replacement – The replacement of any portion or part of a legally non-conforming sign shall classify the non-conforming sign as a “new” sign requiring the conformance of the sign to all of the requirements of this Ordinance at that time.

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(C) Provide recommendations to the City Council regarding ordinance revisions and changes to this chapter to better address the City's desired direction for aesthetic improvement.

Any person aggrieved by the decision of the Development Standards Review Task Force in granting approval or denial of a sign permit may appeal such decision to the City Council, requesting a determination by that body. A Notice of Appeal must be filed in the Office of the City Secretary within ten (10) calendar days following the decision by the Development Standards Review Task Force. The appeal will specifically state how the application, as filed or subsequently modified, meets or fails to meet the applicable criteria set forth in these regulations. No appeals will be accepted after the tenth calendar day following the decision of sign permit approval/denial. However, if an appeal is submitted, the aggrieved party shall be placed on the agenda for the next regular meeting of the City Council for a final decision.

Sec. 15-15 Bond required.

(A) Upon the granting of the permit required by this chapter, and prior to the commencement of erection and or construction, a bond with good and sufficient sureties for a sum of not less than Ten Thousand (\$10,000.00) Dollars providing for the payment to the City and to any person or persons injured or damaged in person or property, including damages to streets, culverts or any other property of the City, for all injuries and damages caused by, or growing

15-7 (B) Multi-tenant Structures: Unified sign plans are requested by the Design Review Committee in order to promote a compatible style or theme between all signs within a single multi-tenant development. The unified sign plan, which will include a plan for all monument and awning, wall, or roof signage, is not intended to prevent multi-tenant establishments from self-expression or creative advertisement. Each business within the multi-tenant center will still be required to obtain individual sign permits. Approval of a unified sign plan will only set the parameters for the future signs within a multi-tenant development.

- The proposed sign type should be complimentary to the architectural style of the development.
 - The lettering style, sign background color and/or awning color should be compatible with one another.
1. **New Construction:** All new multi-tenant commercial developments are required to provide a unified sign plan (to include all monument signage, and awning, wall or roof signage) at the time of site plan submission, to be reviewed by the Development Standards Review Task Force. This plan shall include the following information.
 - a. Sign locations
 - b. Sign dimensions
 - c. Sign background and/or awning colors
 - d. Sign materials/lighting
 2. **Existing Developments:** All existing multi-tenant developments will be required to submit a unified sign plan by December 1, 2004 (to include all monument and awning, wall or roof signage). No new sign permits will be issued to any tenant or to the owner of a multi-tenant development until such plan has been submitted and approved by the Development Standards Review Task Force. The Development Standards Review Task Force will review proposed sign plans with input and cooperation from the owners and/or existing tenants of the development. A time line and future sign plan may be established in order to reasonably phase in changes needed to comply with a unified sign plan. The existing sign plan will include the following information for each tenant currently located within the center and for all vacant tenant space within the center:
 - a. Sign locations
 - b. Sign dimensions
 - c. Sign background and/or awning colors
 - d. Sign materials/lighting
 3. **Sign Dimensions:** Businesses located within a multi-tenant development must comply with the submitted and approved unified sign plan for that multi-tenant development. Owners/tenants may not combine the use of awning, wall and roof signage; they must instead choose one kind of signage of the three. The table below should be used as a general policy to determine the maximum amount of awning, wall or roof signage per place of business.

Another suggested alternative for multi-tenant owners to determine the maximum area of signage for each place of business is to divide the total linear feet of store frontage of the multi-tenant structure by the number of places of business located within the structure, and using the table below, determine the average maximum square footage of signage allowed for each place of business.

| Total Linear Feet of Store Frontage per Place of Business | Proposed Total Square Footage of Awning, Wall or Roof Signage |
|---|---|
| 18 feet or less | 24 square feet or less |
| Over 18 feet to 36 feet | 32 square feet or less |
| Over 36 feet to 54 feet | 48 square feet or less |
| Over 54 feet | 64 square feet or less |

* Awning, wall, and roof signs can only be business identity signs which may include the name of the on-premise business, business logo, business byline, and/or business product and services but under no circumstance shall a business use awning, wall and/or roof signage for the purpose of advertising prices of their products (i.e. 4 T-shirts for \$20; beer bongs for \$9.99, etc.).

** A business may potentially have more than 64 square feet of signage, but no more than 64 square feet can be seen at any one time from any one line of sight.

Sec. 15-8 Signs Exempt from Regulation.

The provision of this Ordinance shall not apply to the following signs:

- (A) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other metal provided that such signs shall not exceed Two (2) square feet.
- (B) Signs erected and maintained by the City.
- (C) Official Governmental Notices and notices posted by governmental officers in the performance of their duties, governmental signs to control traffic or for other regulatory purposes, or to identify streets, or to warn of danger.
- (D) Works of fine art, as identified by the Development Standards Review Task Force which in no way identify or advertise a product or business.
- (E) Temporary decorations or displays, when they are clearly incidental to and are customarily and commonly associated with any national or local holiday or celebration; provided, that such decorations are maintained in an attractive condition, do not constitute a fire or traffic or pedestrian hazard, and are removed within a reasonable time after the event or celebration has occurred.
- (F) Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices.



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): 410 Padre Blvd.

Legal Description (Lot/Block/Subdivision):

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

Linear footage of any walls facing a street: 29' 9"

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

We are allow 32'sq ft. and we are requesting 64' sq ft

***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: Varisla Plaza LLC

OWNER MAILING ADDRESS: 805 Media Luna Rd #710

CITY, STATE, ZIP: Brownsville, TX 78520

PHONE NUMBER: (956) 455-9004 (E-mail address)

Jaine Alardin 6/29/16
Signature of Property Owner (required) Date

APPLICANT: Signs and More

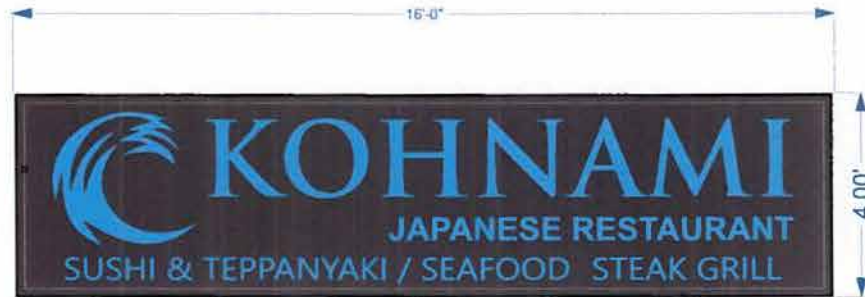
APPLICANT MAILING ADDRESS: 2108 Central Blvd.

CITY, STATE, ZIP: Brownsville, Tx. 78520

PHONE NUMBER: 956-561-7283 (E-mail address) signsandmore2015@gmail.com

[Signature] 6/29/16
Signature of Applicant (if different from owner) Date





a)

64.00 Sq.Ft.



b)

32.00 Sq.Ft.

**ORIGO —
—WORKS**

T 956.574.9373
F 956.517.1513
805 Media Luna Rd.
Suite No. 500
Brownsville, TX 78520

Signs.
&more

Your professional sign company

2108 Central Boulevard,
Brownsville, TX 78520

TSCL18754

Designed by:

Job Name:

Address:

410 Padre Blvd Ste 102
South Padre Island, TX
78597-0000

Revision 1: Date
Description

File Name:

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5 of 5

w/ 32 SQUARE FEET



b)

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b)

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3 of 5



64 SQUARE FEET

a)

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Brownsville, TX 78520

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