

**NOTICE OF SPECIAL 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.**

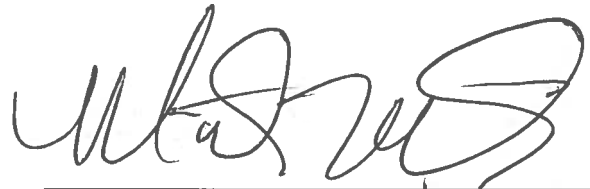
NOTICE IS HEREBY GIVEN THAT THE DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A SPECIAL MEETING ON:

**TUESDAY, OCTOBER 24, 2017  
10:00 A.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX**

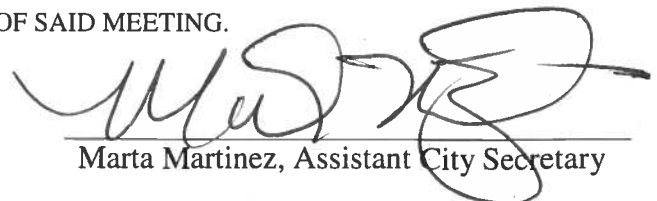
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to the Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [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 September 12, 2017 Regular Meeting Minutes.
5. Discussion and action on proposed unified sign plan for the multi-tenant structure located at 2111 Padre Boulevard.
6. Adjournment.

DATED THIS THE 20<sup>th</sup> DAY OF OCTOBER 2017.



  
Marta Martinez, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF SPECIAL 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 **OCTOBER 20, 2017** AT/OR BEFORE **1:30 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

**MEETING MINUTES  
CITY OF SOUTH PADRE ISLAND  
DEVELOPMENT STANDARDS REVIEW TASK FORCE**

**TUESDAY, SEPTEMBER 12, 2017**

**I. Call to Order.**

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Regular Meeting on Tuesday, September 12, 2017 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gardner Treharne called the meeting to order at 10:00 a.m. A quorum was present: Task Force Member Gary Olle, George Shelley, and Kimberly Dollar. Member with an excused absence was Gabriel Vanounou.

City staff members present were: City Manager Susan Guthrie, Assistant City Manager Darla Jones, Development Director Sungman Kim and Administrative Assistant Marta Martinez.

**II. Pledge of Allegiance.**

Chairman Treharne led the Pledge of Allegiance.

**III. Public Comments and Announcements.**

None

**IV. Approval of the August 8, 2017 Regular Meeting Minutes.**

Task Force Member Dollar made a motion, seconded by Task Force Member Olle to approve the Minutes with a correction. Motion carried unanimously.

**V. Public Hearing and discussion/action regarding the designation of certain beach and submerged land areas – east of Block 20, Padre Beach Estates Subdivision (La Quinta Inn & Suites), Contran Subdivision Lot 2 (Clayton’s Beach Bar), East Tract 17, Padre Beach Estate Subdivision (Clayton’s Fishing Pier), and East Tract 16, Padre Beach Estate Subdivision (Marriott, Court Yard) – from District “B” Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district to District “PBN” Padre Boulevard North Character Zone.**

At 10:05 a.m., Chairman Treharne opened the Public Hearing.

Proponents: None

Opponents: Chris Boswell

Chairman Treharne closed the Public Hearing at 10:10 a.m.

After much discussion, Task Force Members Dollar made a motion to deny the rezoning request. Motion was seconded by Task Force Member Shelley, which passed on a 3 to 1 vote with Task Force Member Olle voting in opposition.

**VI. Public hearing and discussion/action regarding a specific use permit for a private (commercial) fishing pier at East Tract 17, Padre Beach Estate Subdivision and submerged lands belong to the Texas General Land Office.**

At 11:22 a.m., Chairman Treharne opened the Public Hearing.

Proponents: Noe

Opponents: Chris Boswell

Chairman Treharne closed the Public Hearing at 11:39 a.m.

After much discussion, Task Force Members Dollar made a motion to recommend the City Council deny the application. However, if it is to be approved by the City Council, DSRTF recommended the following to be added to the staff recommended conditions:

1. Insurance required with the City named as additional insured
2. Barriers placed on pier to mitigate trash
3. No fish cleaning stations or dumping of bait buckets on pier/over the water
4. Council to review/consider the 12 Fish & Wildlife recommendations (see attachment)
5. Verify the enforcement of the SUP and/or the fee/fine schedule
6. DO NOT approve SUP until the City has jurisdiction over the entirety of the pier

These recommendations only apply IF the City Council does NOT deny.

Motion was seconded by Chairman Treharne, which passed on a 3 to 1 vote with Task Force Member Olle voting in opposition.

**VII. Adjournment.**

There being no further business, Chairman Treharne adjourned the meeting at 12:09 p.m.

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Marta Martinez, Secretary

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Grader Treharne, Chairman

The USACE has identified the following listed species may occur in the project area and potentially impacted by construction and/or during the operation of the pier. These species include five species of nesting sea turtles, the endangered hawksbill sea turtle (*Eretmochelys imbricata*), Kemp's ridley sea turtle (*Lepidochelys kempii*), leatherback sea turtle (*Dermochelys coriacea*), the threatened loggerhead sea turtle (*Caretta caretta*) and green sea turtle (*Chelonia mydas*). Also included are the threatened piping plover (*Charadrius melodus*), the endangered West Indian manatee (*Trichechus manatus*) and the candidate, red knot (*Calidris canutus ssp. Rufa*). The project is not located within designated piping plover critical habitat. The USACE has determined the project "may affect, but is not likely to adversely impact" the species and is seeking concurrence from the U.S. Fish and Wildlife Service's (Service) concurrence with that determination.

To avoid or minimize impacts to the species, the USACE has agreed to implement the following conservation measures:

1. Construction will not occur during the nesting sea turtle season, March 15 to October 1.
2. Informational signs will be posted on the pier educating the public on safe fishing practices that will reduce or prevent sea turtle injuries and who to notify in the event a dead, injured or entangled sea turtle is located. Signs are to be in coordination with and approved by the Sea Turtle Coordinator at Padre Island National Seashore.
3. Trash receptacles on the pier and property will be of the type that will fully contain trash and monofilament line, and not be easily blown down or into to the water or adjacent beach.
4. Lighting from vending machines and interior lighting of at the concession area will be minimized.
5. Pier lighting will consist of amber colored lights mounted in well focused fixtures (with full cutoff design, light baffles, and other light control elements that direct the light downward) on the section of pier that crosses the beach and the entire length of the pier.
6. All individuals involved in project activities will be provided information as to the identification status, and habitat utilization of listed species.
7. Materials and equipment required for the project will be staged in upland areas and transported as needed to the proposed work sites.
8. Construction vehicles will access the beach from public roads closes to the work sites to greatly reduce unnecessary transport along the beachfront.
9. The number of vehicles transiting from upland areas to the project sites will be kept to a minimum, all vehicles will use the same pathways and access will be confined to the immediate project areas.
10. Contractors will provide a single point of contact responsible for communications, monitoring and reporting endangered species.
11. If a manatee is sighted, all construction activities will cease until the animal has left project area.
12. Training materials will include instructions not to feed or water the manatee and to call the Service's Ecological Services Field Office at (361) 994-9005.

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

**MEETING DATE:** October 24, 2017

**ITEM:** 5

**TO:** Development Standards Review Task Force

**FROM:** David Travis, Building Official

**ITEM DESCRIPTION:**

Discussion and action on proposed unified sign plan for the multi-tenant structure located at 2111 Padre Boulevard.

**DISCUSSION:**

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Staff recommends approval as per City of South Padre Island Code of Ordinance Section 15-7 (B).

Section 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 multitenant 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.



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): 2111 Padre Blvd

Legal Description (Lot/Block/Subdivision): Lot 8+9 Bk 24 Subd. SPT Professional Bldg

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

Linear footage of any walls facing a street: Padre Blvd 78' Tarpon Blvd 78'

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

requesting a unified SIGN PLAN THAT CONSISTS OF THE BUILDING NAME TOTALING 26 SQ' & 4 INDIVIDUAL PLACARDS AT 18 SQ' EACH. ALSO A DIRECTORY WINDOW SIGN THE EXISTING SIGN ON TARPON BLVD. WILL BE REMOVED WHEN THE CURRENT TENANT VACATES SUITE 4.

PROPERTY OWNER: Kay H Cunningham

OWNER MAILING ADDRESS: P.O. Box 2729

CITY, STATE, ZIP: South Padre Island, Tx 78597

PHONE NUMBER: 954-371-1911 (E-mail address) kay.cunningham@gmail.com

Signature of Property Owner (required) Kay H. Cunningham

Date 10-4-17

APPLICANT: DuBose Signs

APPLICANT MAILING ADDRESS: 601 E Buchanan

CITY, STATE, ZIP: Harlingen, Tx 78550

PHONE NUMBER: 954-428-3811 (E-mail address) pearl@dubose-signs@yahoo.com

Signature of Applicant (if different from owner)

Date 10-04-17

97' 7" FRONTAGE EAST



77' 9" FRONTAGE NORTH - TARPON

The 3M Vinyl lettered signs are to be made of .063 aluminum with a 1" lip & mounted on 1" aluminum square tubing attached to the brick & cedar wall.

22" x 30" high Directory Sign on Door for a total of 4.5 sq'



20" x 16' - 26 sq'

**2111**  
South Padre Professional Center

4 - 22"x 118" panels for a total of 72 sq'

LAW OFFICE OF  
**Kathy Cunningham**  
Suite 1

Suite 4

**Stewart Title Co.**  
Suites 2 & 3

**SPI Board of REALTORS**  
Suite 5

**98 sq' total**