

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

NOTE: One or 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 REGULAR MEETING ON:

**TUESDAY, APRIL 8, 2014
3:00 P.M. AT THE MUNICIPAL BUILDING,
JOYCE H. ADAMS BOARD ROOM, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements.
4. Approval of Minutes of the March 18, 2014 Regular Meeting.
5. Discussion and action regarding a variance request by Raul Gonzalez from Rio Tex Neon Sign, from the City's Code of Ordinances and the City's Padre Boulevard Entertainment District Code. Applicant is requesting to make changes to an existing Legally Non-Conforming Sign. (901 Padre Boulevard; W ½ of Tract 3)
6. Adjournment.

DATED THIS THE 4TH DAY OF APRIL 2014


Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF REGULAR 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 **APRIL 4, 2014** 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) 761-1025.

<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE MEETING MINUTES MARCH 18, 2014</p>
--

1. Call to Order.

Robert Fudge 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, Joe Baker, Robert Fudge, Gardner Treharne, and Nancy Moyer. Staff members present were: Jay Mitchim, Building Official, Sungman Kim, Development Director and Marta Martinez. Also present was City Council Member Alex Avalos.

2. Pledge of Allegiance.

Robert Fudge led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

Mr. Fudge announced the item from the agenda and welcomed/introduced Gardner Treharne as the newest member to the Development Standards Review Task Force.

4. Approval of Minutes of the February 11, 2014 Regular Meeting.

Mr. Fudge announced the item from the agenda and asked the Task Force Members if they had any corrections to the February 11, 2014 regular Meeting Minutes. Mr. Logan made a motion to approve the minutes as submitted. Ms. Moyer seconded the motion. The motion carried unanimously.

5. Discussion and action regarding a proposed art in a Public Space. (1500 Padre Boulevard; Lot 5 Block 3 Sunny Isle Subdivision)

Mr. Fudge announced the item from the agenda and asked if a representative was present. Mr. Fudge then recognized Andy Hancock stated that he is requesting approval to install a sand sculpture in the East side of the existing CVS monument sign located at 1500 Padre Boulevard.

Mr. Fudge then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion Mr. Treharne made a motion to approve the Art in Public Space as submitted. Ms. Moyer seconded the motion. The motion carried unanimously.

6. Color Pallet Workshop.

Mr. Fudge announced the item from the agenda and asked for a staff report. Dr. Kim gave a presentation regarding the color pallet.

Development Standards Review Task Force Minutes

March 18, 2014

Page 2 of 2

Mr. Fudge 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 agreed on have a Workshop on April 8, 2014 and place an ad on the Port Isabel/South Padre Island Press inviting the public. All Task Force Members were in favor.

7. Adjournment.

Since there was no further business to discuss, Mr. Treharne made a motion to adjourn the meeting. Ms. Moyer seconded the motion. The meeting was adjourned at 11:03 a.m.

Marta Martinez, Secretary

Robert Fudge, Chairman

DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM
--

MEETING DATE: April 8, 2014

Item: 5

SPONSOR / ORIGINATOR: Raul Gonzalez, Rio Tex Neon Sign

ITEM DESCRIPTION: Discussion and action regarding a variance request by Raul Gonzalez from Rio Tex Neon Sign, from the City's Code of Ordinances and the City's Padre Boulevard and Entertainment District Code. Applicant is requesting to make changes to an existing Legally Non-Conforming Sign. (901 Padre Boulevard; W ½ of Tract 3)

DISCUSSION:

STAFF RECOMMENDATIONS / COMMENTS:

The existing sign is Legally Non-Conforming with a sign area of 48 square feet. The maximum sign area for a monument/freestanding sign is 50 square feet. The applicant wishes to add 6.67 square feet to the existing sign which would make it larger than the 50 square feet allowed. It is also prohibited to enlarge a Non-Conforming sign and signage is not allowed on the skirting of a monument sign except the address.

It is the staff's recommendation that all of the variance requests be denied.

ACTIONS THE BOARD WOULD NEED TO TAKE IN ORDER TO GRANT THE APPLICANTS REQUEST:

Determination that the addition of 6.67 square feet to existing sign would not constitute a substantial modification requiring conformance to the standards laid out in Table 11.1 of the Padre Boulevard and Entertainment District code.

Variance from Section 15-13 Legally Non-Conforming Signs – Abatement (A) (1) Enlargement – No non-conforming sign shall be enlarged, expanded, or extended to occupy a greater square footage or height than was occupied on the date of its registration.

Variance from Section 15-2 (41) No signage is permitted on the skirting except street address.

Variance from Tables 15-1 City's Code of Ordinances and Table 11.1 of the Padre Boulevard and Entertainment District Code which limit the square footage to no more than 50 square feet.

COMMISSION ACTION:

MOTION: _____

BY: _____ **SECOND BY:** _____

Fudge
Yes / No / A

Logan
Yes / No / A

Baker
Yes / No / A

Moyer
Yes / No / A

Treharne
Yes / No / A

agent, or person having beneficial use of the property upon which the sign is located within ten (10) days of notification by the Code Enforcement Officer concerning the removal. "Removal" shall include the subject sign, as well as the sign structure, poles, and other supporting members.

Sec. 15-12 Special Provisions for Recognized Events and City Holidays.

Regardless of any provision to the contrary contained in this chapter, during the Period of recognized events and City holidays, the City Council, or the City Manager or his designee may grant permits for temporary signage of any nature for the specific period of the respective event or holiday without a review by the Development Standards Review Task Force.

(A) To qualify for a permit, the proposed temporary signage must directly incorporate reference to the applicable recognized event or City holiday. The use of inflatables, placed at the site of recognized events, is strictly limited to major corporate sponsors of the respective event.

(B) If a permit has been issued for temporary parking facilities pursuant to Sec. 13-22 of this code, that permit holder may also obtain a temporary sign permit to identify the parking facility. The sign may be a flashing type sign, the exact nature of the sign is subject to approval of the City Manager or his designee. There shall be a \$10 fee if the permit is issued simultaneous with the temporary parking facilities permit.

Sec. 15-13 Legally Non-Conforming Signs - Abatement

A. Any existing non-conforming sign legally registered, as required by this Ordinance, may continue to be maintained and used subject to the following provisions:

1. Enlargement - No non-conforming sign shall be enlarged, expanded, or extended to occupy a greater square footage or height than was occupied on the date of its registration.

2. Relocation - No non-conforming sign shall be moved in whole or in part to any other portion of the lot, parcel, or building not so occupied on the date of its registration. Any legally non-conforming sign that is removed from its original location may not be reinstated at any other location within the City unless it shall conform with all of the requirements of this Chapter.

3. Discontinuance - If the business, service, product, or person advertised or identified by a legally non-conforming on-site sign ceases to be conducted at that site, all signs must be brought into conformance with the requirements of this Ordinance prior to utilization by any new business, service, product or person. (See Section 15-2 for definition of "abandoned" sign.).

4. Destruction - Should any non-conforming sign be damaged or destroyed by any means to an extent that repairs exceed Sixty Percent (60%) of the cost of erecting a new sign of the same type, it shall not be reconstructed except in conformance with all of the requirements of this Chapter.

5. Removal - If a legally registered non-conforming sign is removed for any reason it shall not be replaced except with a conforming sign.

6. Wind Load Pressure Requirements - If a legally non-conforming sign is damaged by the wind, and the damage involves less than Fifty Percent (50%) of the surface area of

- (37) Lot: A parcel, tract, plot or area of land accessible by means of a street or other permanently reserved principal means of access. It may be a single parcel separately described in a deed or plat, or it may include parts of or a combination of such parcels when adjacent to one another and used as a whole.
- (38) Major Corporate Sponsor: The sponsor of a public event, listed on all advertising and other public promotions, resulting from the contribution of funds, equipment, products, and/or in-kind services to the event.
- (39) Marquee: Any permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.
- (40) Minimum Sight Triangle: A triangular area bounded by the right-of-way lines of a corner lot and a line connecting the two points on the right-of-way lines measured twenty (20) feet from the point of intersection of the right-of-way lines. For ingress/egress points and private roads, the minimum sight triangle shall be determined using the intersection of the curb line or edge of pavement for the ingress/egress point or private road and the public right-of-way.
- (41) Monument Sign: A freestanding sign, other than a pole sign, which has a skirt, dressed base, or other means of enclosing the structural members which support the sign, and which skirting or dressing has been approved by the Development Standards Review Task Force base must equal at least Fifty Percent (50%) of sign width and not to exceed One Hundred Twenty Percent (120%) of the width of the sign for signs up to Eight (8) feet in height. For signs proposed to be taller than Eight (8) feet in height, the width of the of the approved skirting or dressing must equal a minimum of Fifty Percent (50%) of the sign width, but shall in no case exceed Four (4) feet in width. For the purposes of this Ordinance, the terms "skirting" and/or "dressing" shall mean the enclosing of the structural members which support the sign with materials such as decorative masonry, natural and decorative stone, masonry with a stucco finish, and decorative wood such as redwood or cedar when appropriately finished to prevent decay and discoloration; no skirting may be made from metal or plastic materials. No signage is permitted on the skirting except street address.
- (42) Multi-Pole, Single Pole Sign: A sign whose only structural support consists of exposed poles, posts, beams, or other devices mounted in the ground.
- (43) Office Complex/Multi-Tenant Shopping Center: Means Two (2) or more offices or stores sharing customer parking area, regardless of whether said offices or office establishments occupy separate structures or are under separate ownership.
- (44) Official Sign: Any sign erected by or at the direction of any governmental body.
- (45) Off-Premises Sign: Any sign other than an on-premise sign.
- (46) On-Premises Sign: A sign which advertises only goods, services, facilities, events or attractions available on the premises where located, or identifies the owner or occupant or directs traffic on the premises. All other signs are off-premises signs.
- (47) Owner: A person recorded as such on official records and including duly authorized agent, notary, purchaser, lessee, devisee, or judiciary; anyone having a vested or contingent interest in the property or business in question.
- (48) Painting: The application of paint in the course of normal maintenance which in no way shall alter the message or group of works or letters.
- (49) Permanent Multi-Family or Subdivision Identification Sign: A sign which designates the name of a project, subdivision, or other residential district, and which is located at or in close proximity to the main entrance.

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

XI. Signage Standards

11.1 Applicability. For new and substantially modified signs, the standards in Table 11.1 shall apply and sign permits shall be approved administratively by the City of South Padre Island Building Official unless specifically noted in this section. Except as specifically listed below, all other signage and sign standards shall comply with Chapter 15 of the City of South Padre Island City Ordinances, as amended. Refer to Section XIII for Definitions of the various sign types.

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Sign Type									
Wall Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space per each street frontage, not to exceed more than 2 signs; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft. per tenant. Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq. ft. Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max. Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk. Building signs may be internally or externally lit. Marquee signs as only permitted as specified below.
Monument Signs	NP	NP	P	P	P	P	P	NP	<ul style="list-style-type: none"> One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.
Window Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> Limited to 10% of the window area. In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses). The following shall be exempt from this limitation: <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas.
Building Blade Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> One per building (commercial and mixed use buildings only) Area = 30 sq. ft. maximum per sign face. May encroach a maximum of 2 ft. over a sidewalk, but shall not encroach over any parking or travel lane. Building blade signs may be attached to the building at the corners of building or along any street facing facade above the first floor facade.
Tenant Blade Signs	P	P	P	P	P	P	P	P (comm.)	<ul style="list-style-type: none"> One per commercial tenant space (retail, office, or restaurant use) Area = 16 sq. ft. maximum per sign face



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):

901 Padre Blvd South Padre Island Tx

Legal Description (Lot/Block/Subdivision):

W 1/2 of tract 3

785

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: _____

to make an addition message board
on existing sign

***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:

OWNER MAILING ADDRESS:

901 Padre Blvd

CITY, STATE, ZIP:

South Padre Island TX 78597

PHONE NUMBER: 950-761-4350 (E-mail address) _____

Signature of Property Owner (required)

Date

03-18-14

APPLICANT:

Rio Tex neon signs Raul Gonzalez

APPLICANT MAILING ADDRESS:

1500 midcities dr

CITY, STATE, ZIP:

Pharm TX 78577

PHONE NUMBER:

950-782-9601

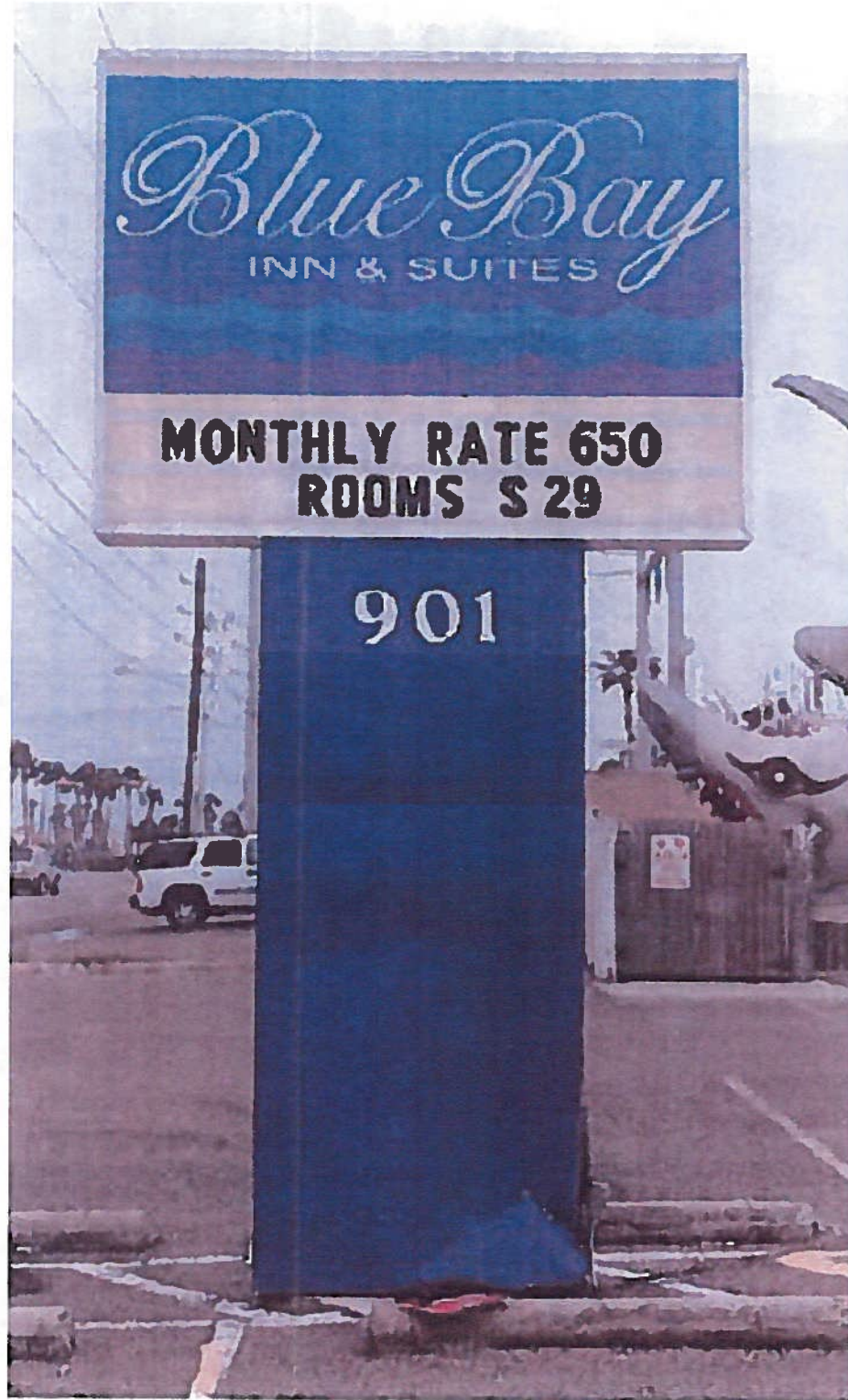
(E-mail address)

Raul@riotexsigns.com

Signature of Applicant (if different from owner)

Date

3/17/14





BLUBAY- EXHIBIT B REVISION 2

DESCRIPTION OF WORK

ELECTRONIC RATE DISPLAY

DISPLAY: Electronic
FACE: Electronic Message Board
RETAINERS: None
ILLUMINATION: LED
MOUNTING: Existing
COLOR: Red PC
CHARACTER SIZE: 18"
CABINET SIZE: 24" x 40"
AC POWER: 110V
*COMM TYPE: GPC Wireless Keypad



Existing View



Proposed View



APPROVED BY: _____ DATE: _____

© 2010 Rio Tex Neon Signs

Unpublished Work. Rio Tex Neon Signs, all rights reserved. This is an original drawing created by Rio Tex Neon Signs. It is submitted for your personal use; however, it shall at all times remain the property of Rio Tex Neon Signs. It may be used in connection with the project being planned for you by Rio Tex Neon Signs, but not otherwise. You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Rio Tex Neon Signs, including but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any other costs incurred by Rio Tex Signs in the enforcement of its copyrights.



RIO TEX NEON SIGNS
1500 Mid Cities Dr., Pharr, TX 78577
Ph (936) 782-9601 | Fax (936) 782-9611
riotexsigns@gmail.com

CUSTOMER INFORMATION

BUSINESS: Blue Bay
CLIENT: -
ADDRESS: -
CITY/ST/ZIP: South Padre Island, TX
PHONE: 956-761-4884
EMAIL: -mmartinez@myspi.org

OTHER INFORMATION

REQUESTED DATE: 01-28-2014
REVISED DATE: 03-24-2014
FILE NAME: Pub.Doc\2014\Blue Bay\
Blue Bay Ex B Rev 2.cdr
DESIGNER: Ruben Nino/Ruben Zumaya
ACCT REP: Raul Gonzalez

COMMENTS

Layouts must be approved before
production begins. Any changes to an
order in production will result in additional
charges.



BLUBAY- EXHIBIT B
REVISION 2

ELECTRONIC RATE DISPLAY

DESCRIPTION OF WORK

ELECTRONIC RATE DISPLAY

DISPLAY: Electronic
FACE: Electronic Message Board
RETAINERS: None
ILLUMINATION: LED
MOUNTING: Existing
COLOR: Red PC
CHARACTER SIZE: 18"
CABINET SIZE: 24" x 40"
AC POWER: 110V
*COMM TYPE: GPC Wireless Keypad

Proposed View

8'-0"



6'-0"

9'-6"



APPROVED BY: _____ DATE: _____

© 2010 Rio Tex Neon Signs

Unpublished Work. Rio Tex Neon Signs, all rights reserved. This is an original drawing created by Rio Tex Neon Signs. It is submitted for your personal use; however, it shall at all times remain the property of Rio Tex Neon Signs. It may be used in connection with the project being planned for you by Rio Tex Neon Signs, but not otherwise. You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Rio Tex Neon Signs, including but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any other costs incurred by Rio Tex Signs in the enforcement of its copyrights.



RIO TEX NEON SIGNS
1600 Mid Cities Dr., Pharr, TX 78577
Ph (936) 782-9601 | Fax (936) 782-9611
riotextsigns@gmail.com

CUSTOMER INFORMATION

BUSINESS: Blue Bay
CLIENT: -
ADDRESS: -
CITY/ST/ZIP: South Padre Island, TX
PHONE: 958-761-4884
EMAIL: -mmartinez@myspi.org

OTHER INFORMATION

REQUESTED DATE: 01-28-2014
REVISED DATE: 03-24-2014
FILE NAME: Pub.Doc.2014\Blue Bay
Blue Bay Ex B Rev 2.cdr
DESIGNER: Ruben Nino/Ruben Zumaya
ACCT REP: Raul Gonzalez

COMMENTS:

Layouts must be approved before
production begins. Any changes to an
order in production will result in additional
charges.

**NOTICE OF WORKSHOP
CITY OF SOUTH PADRE ISLAND
DEVELOPMENT STANDARDS REVIEW TASK FORCE**

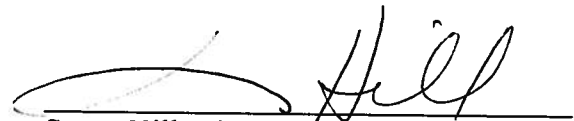
NOTE: *One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.*

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

**TUESDAY, APRIL 8, 2014
3:30 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements.
4. Discussion regarding the Color Pallet.
5. Adjournment.

DATED THIS THE 4TH DAY OF APRIL 2014


Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF WORKSHOP 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 **APRIL 4, 2014** 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) 761-1025.

DSRTF

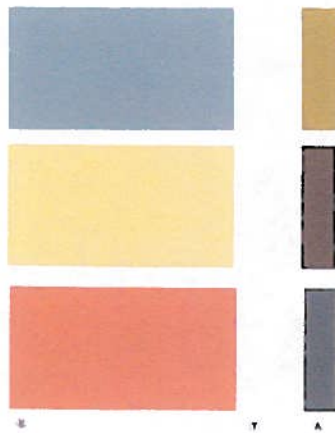
APRIL 8, 2014



COLOR WORKSHOP

City of South Padre Island Color Palette

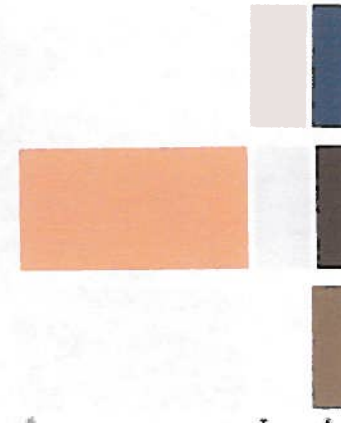
Existing Color Palette



BODY	TRIM	ACCENT
Peckham Aqua SW 0373	Polar Bear SW 7647	Sunny Green SW 6485
Sea's Blue SW 6502	Pure White SW 1237	Vibrant Turquoise SW 1202
Chrysanthemum SW 6512	Buff SW 3303	Underpass SW 6474



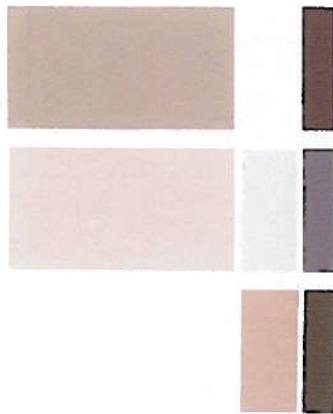
BODY	TRIM	ACCENT
Neutral Ground SW 7143	Urban Putty SW 1207	St. Bart's SW 0014
Rustic Adobe SW 7201	Canvas Tan SW 1207	Outdoors SW 6512
Concord Red SW 6514	Green Vibe SW 7141	Artisan SW 6512



BODY	TRIM	ACCENT
Banana Cream SW 6512	Extra White SW 1237	Revere's Dream SW 7045
Repose Gray SW 7035	Pure White SW 1237	Indigo Earth SW 7142



BODY	TRIM	ACCENT
Croquet SW 7032	Towny Tan SW 7143	Revere's Dream SW 7045
Cottage Cream SW 6512	Deer White SW 6512	Distance SW 6512



BODY	TRIM	ACCENT
Kel Peed SW 7122	Abundant SW 7128	Top Chest SW 6131
Classic Sand SW 6126	Medium Gray SW 7122	Classic French Gray SW 6127
Coco Blanco SW 7127	Townhall Tan SW 7130	Garden Spot SW 6132



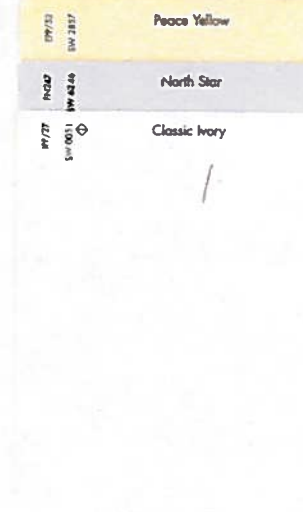
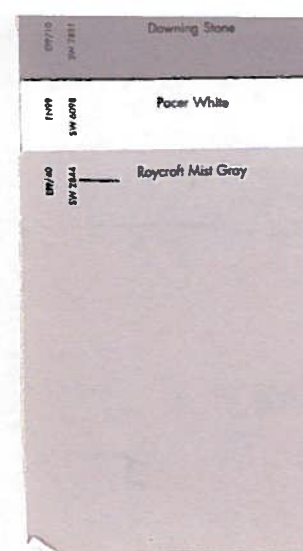
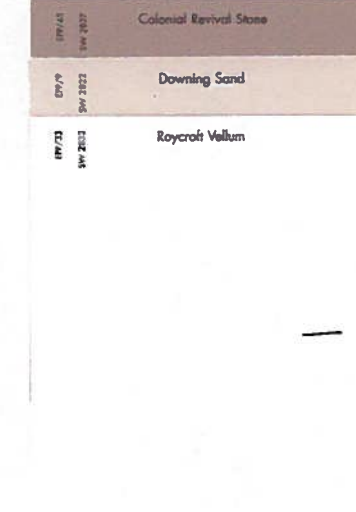
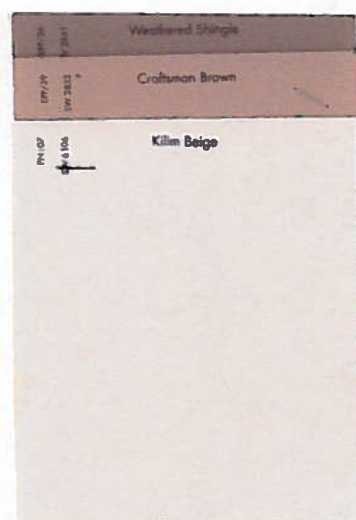
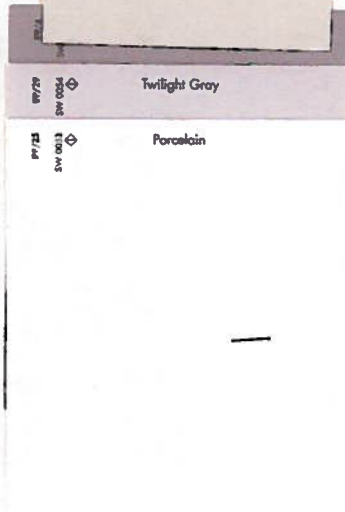
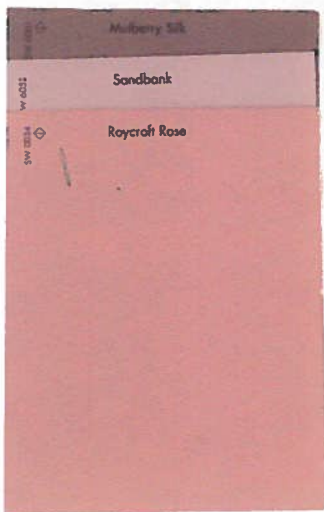
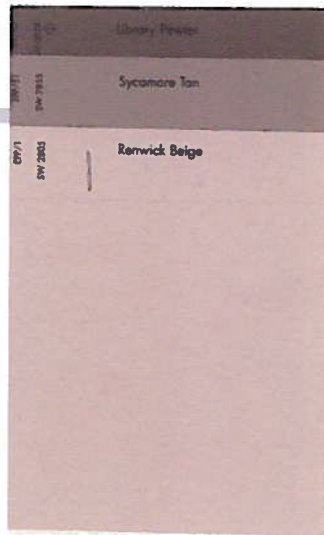
BODY	TRIM	ACCENT
Corona Clay SW 7128	Midnight Stone SW 7128	Perry Brown SW 6131
Honeycomb SW 6127	Crisp Linen SW 6127	Signature SW 6131
Crème SW 7128	Totipot Tan SW 6126	Ultimate Bronze SW 7128



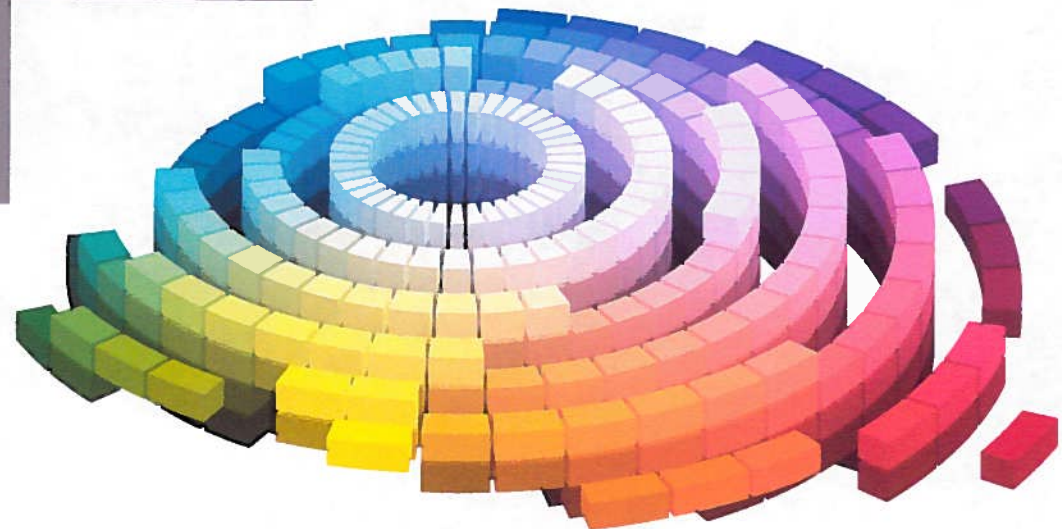
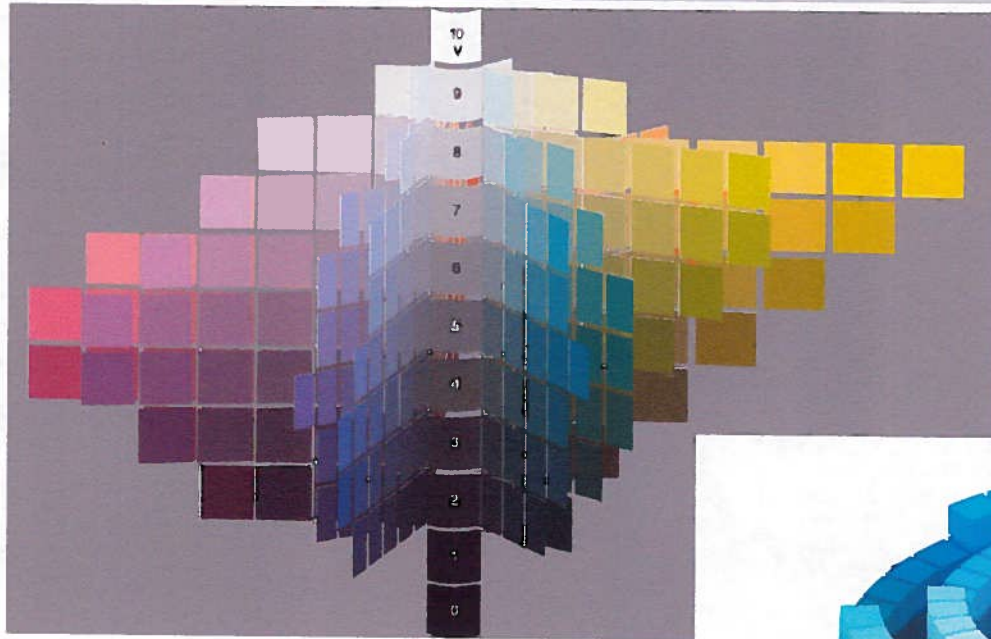
BODY	TRIM	ACCENT
Deckable Blue SW 7128	Extra White SW 7128	Restoration Ivory SW 6131
Natural SW 7127	Classic Light Buff SW 6126	Seashell SW 7128

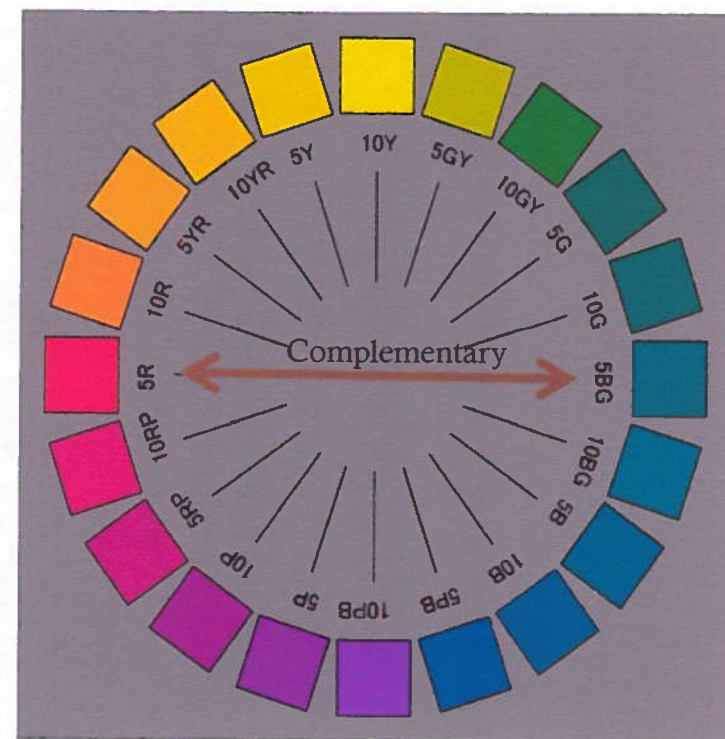
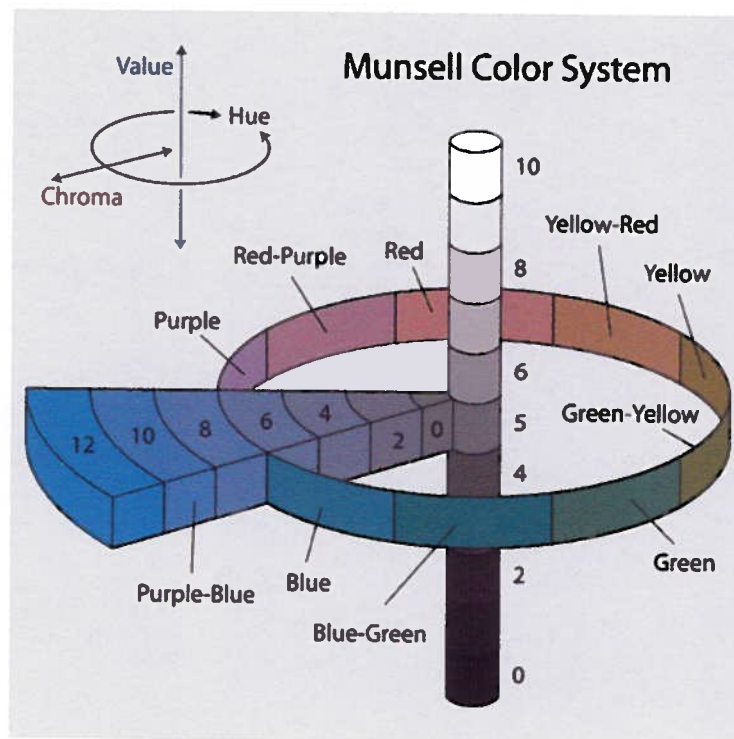


BODY	TRIM	ACCENT
Espe SW 7128	Barley SW 6127	Polished Mahogany SW 6131
Mudmark SW 7127	Casa Blanca SW 6126	Earthen App SW 7128

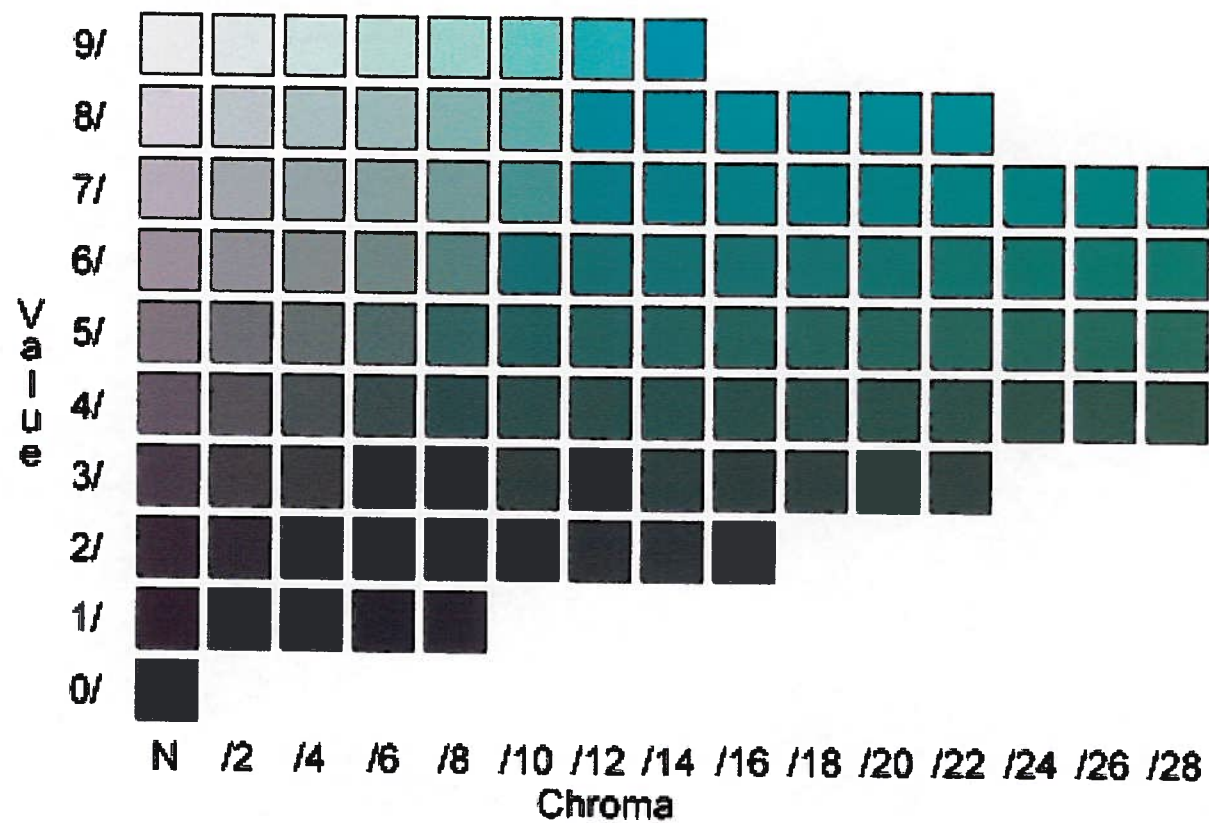


Munsell Color System

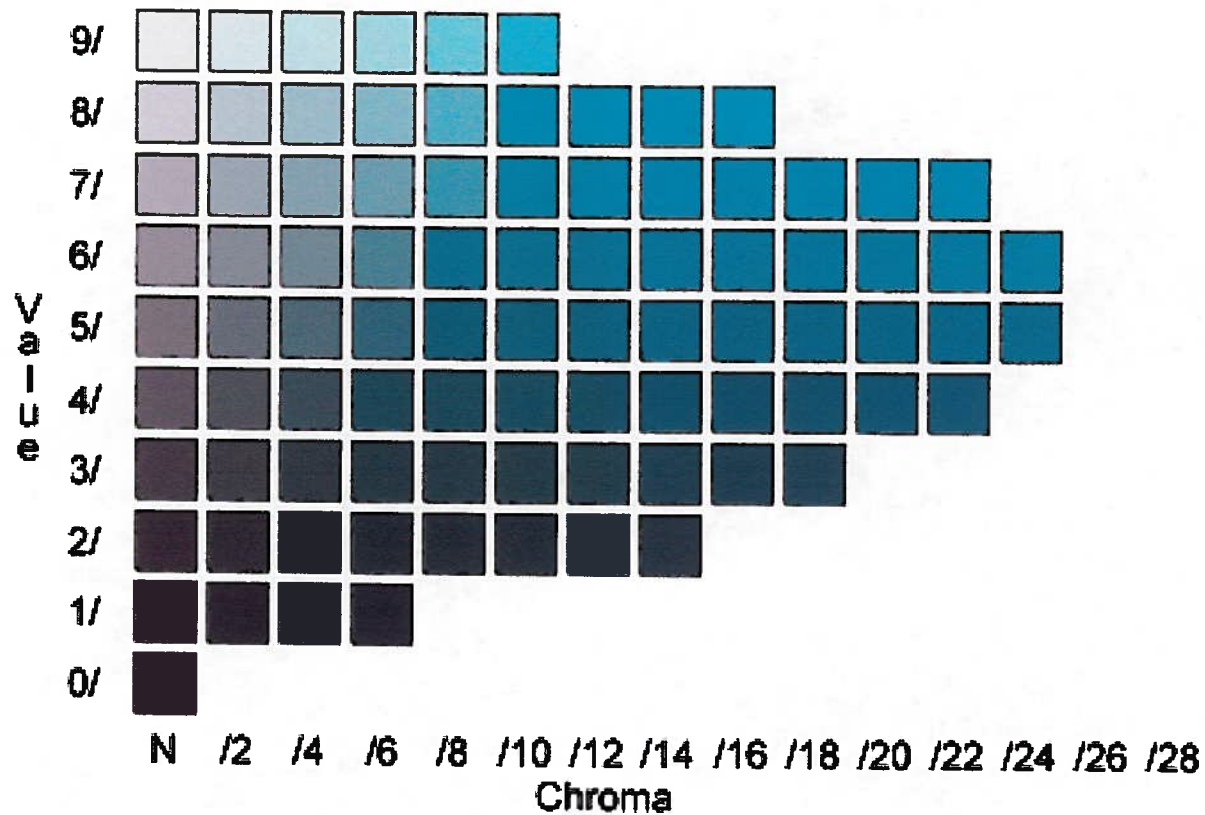




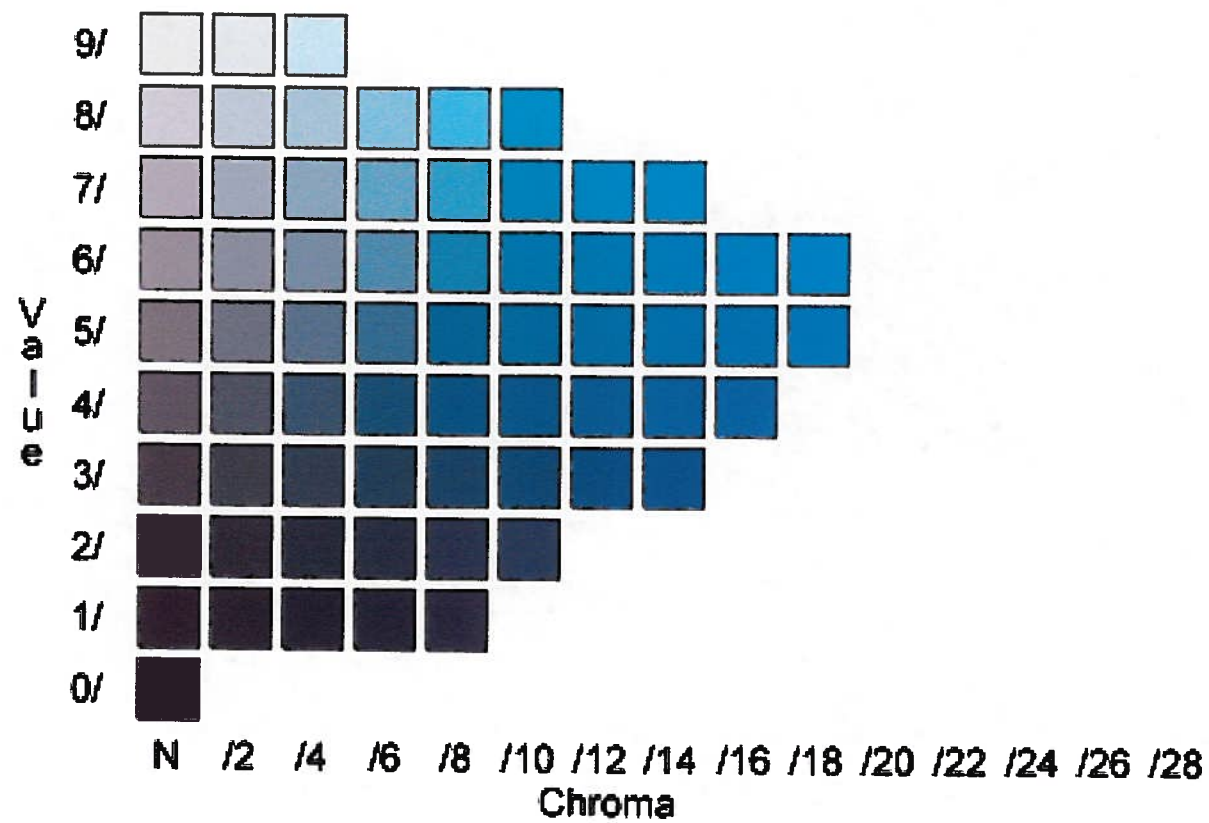
5G



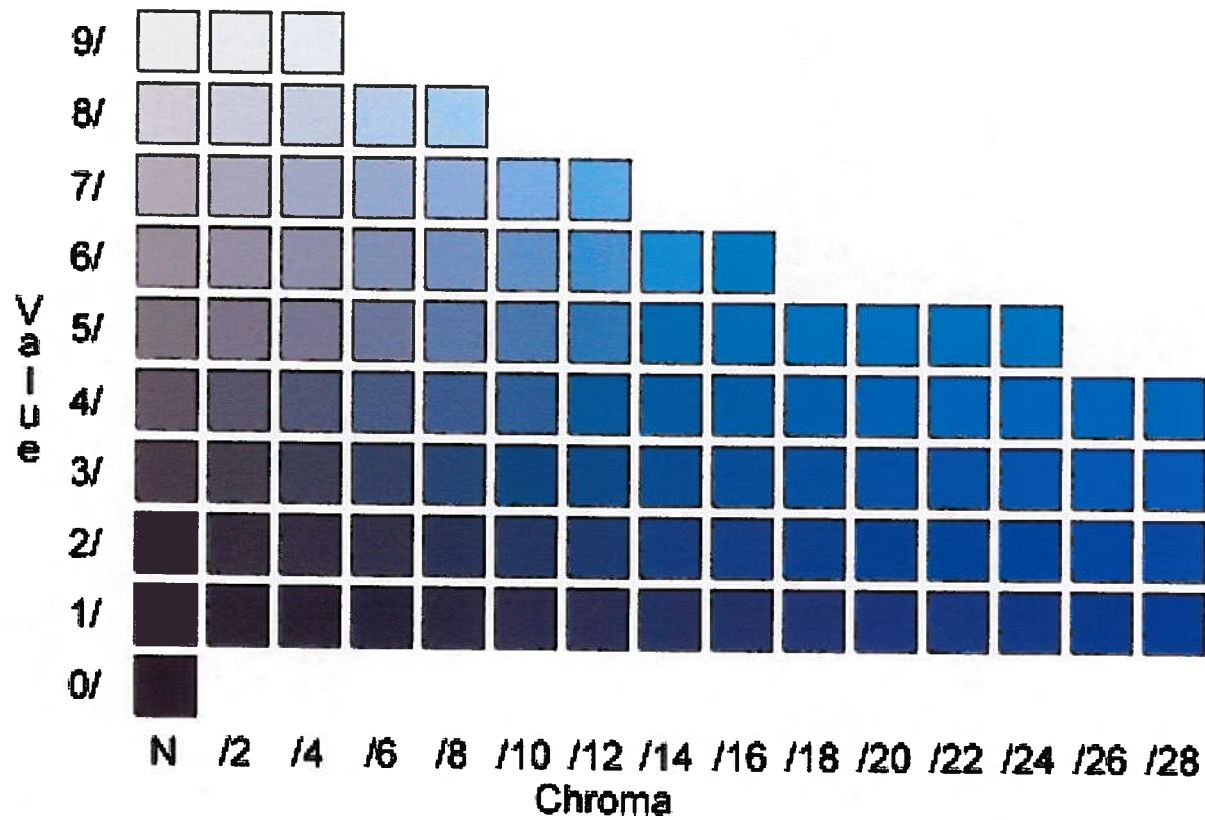
5BG



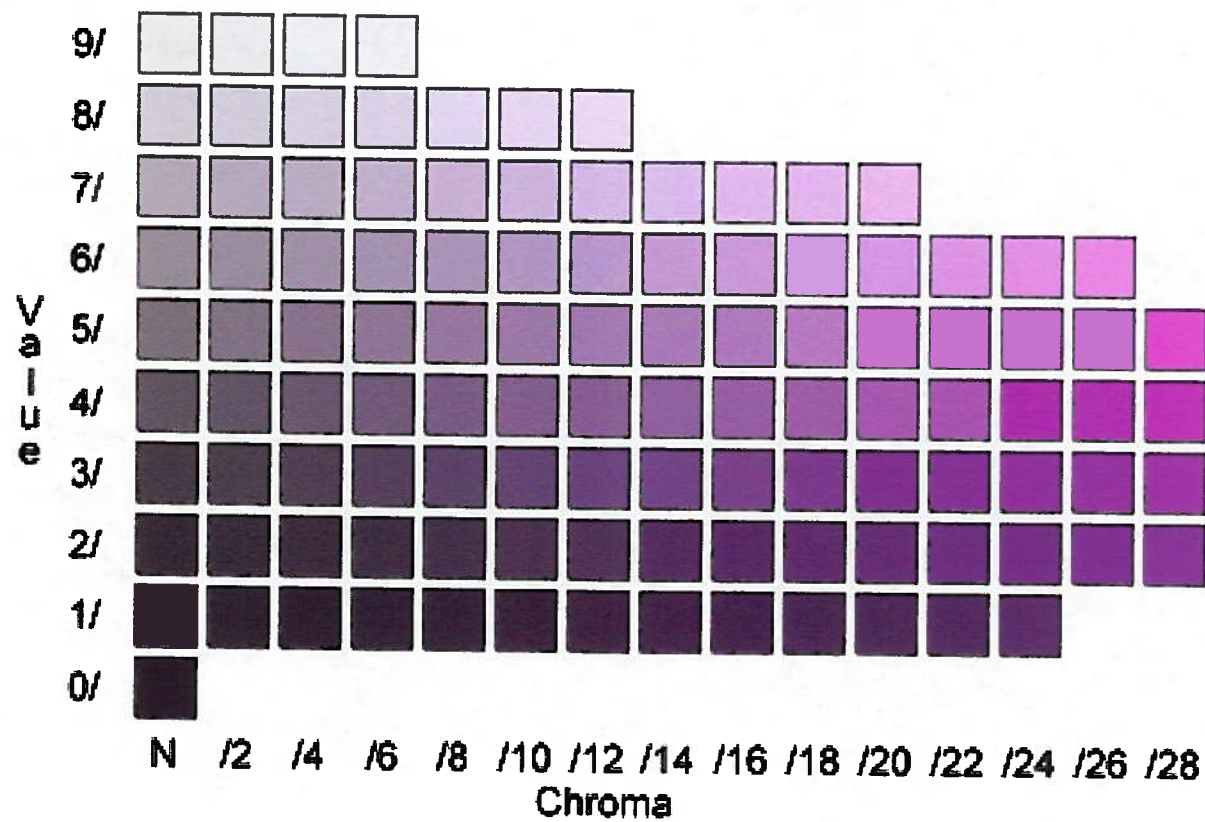
5B



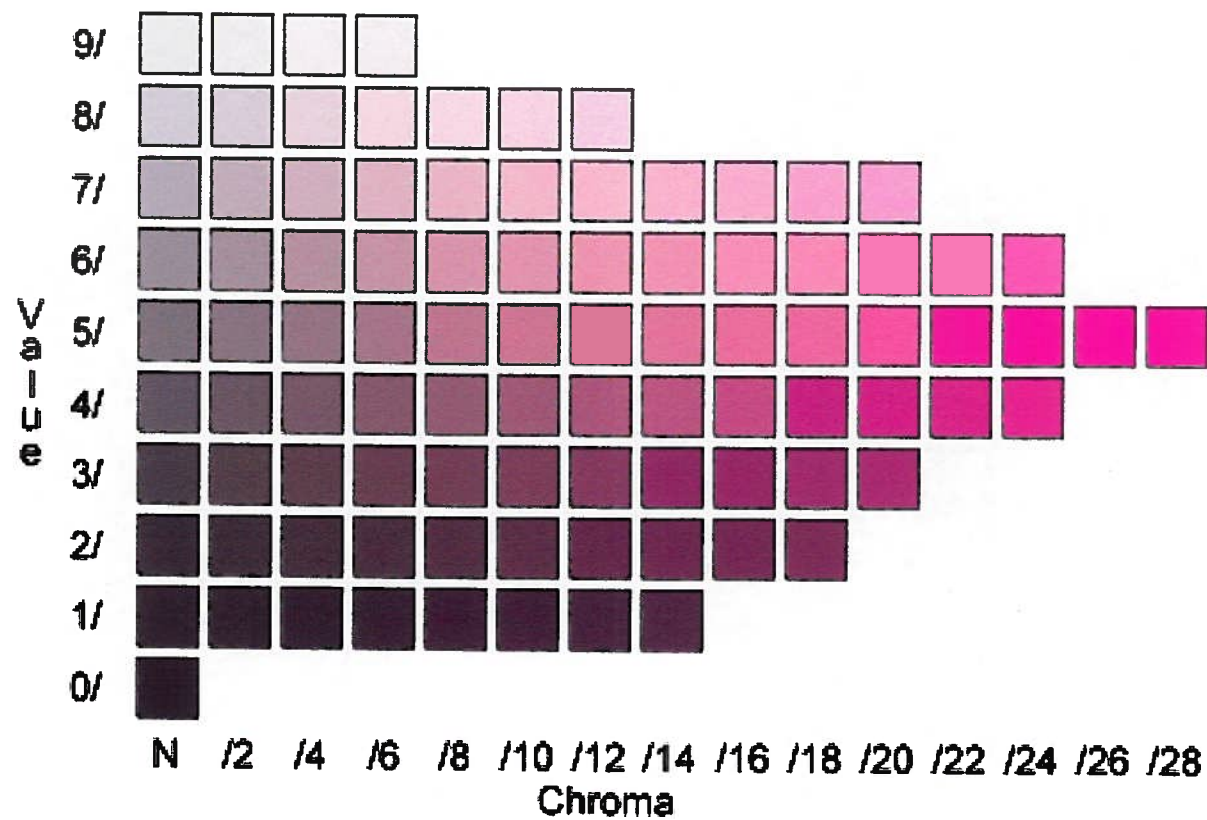
5PB



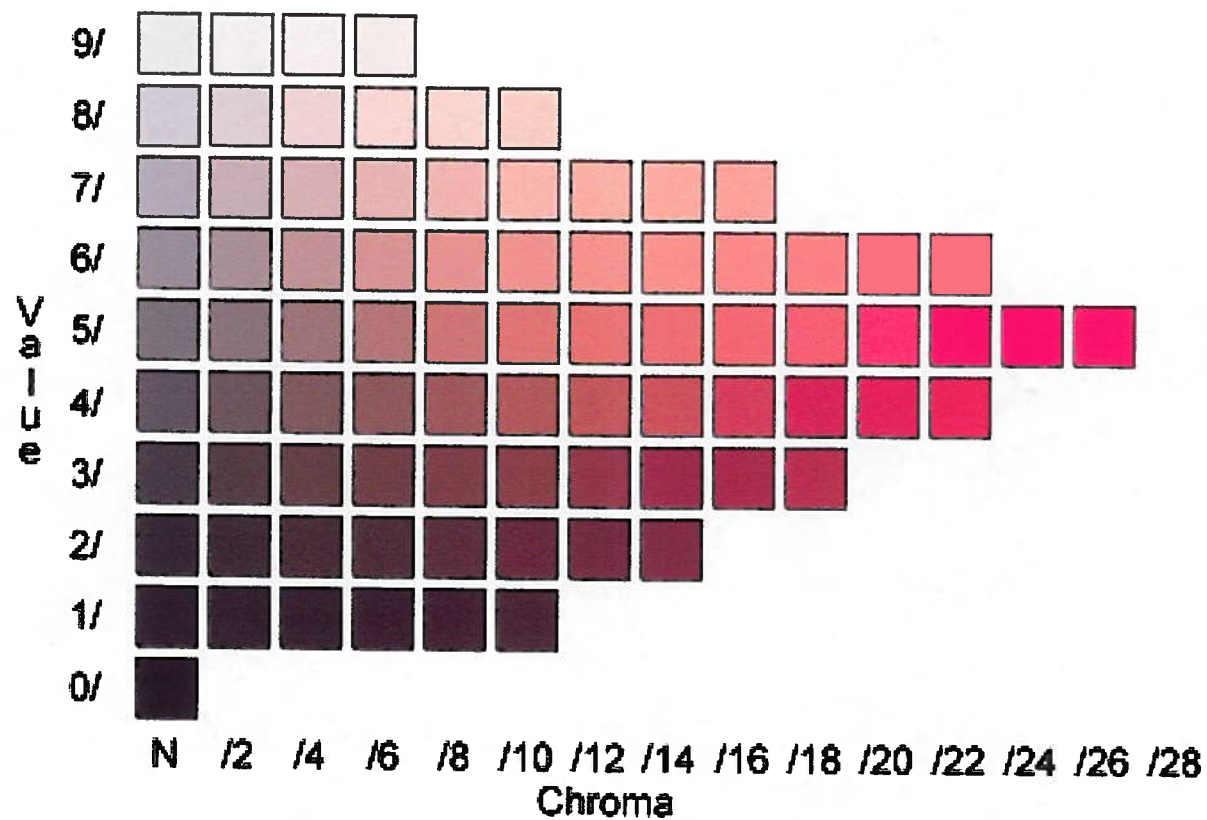
5P



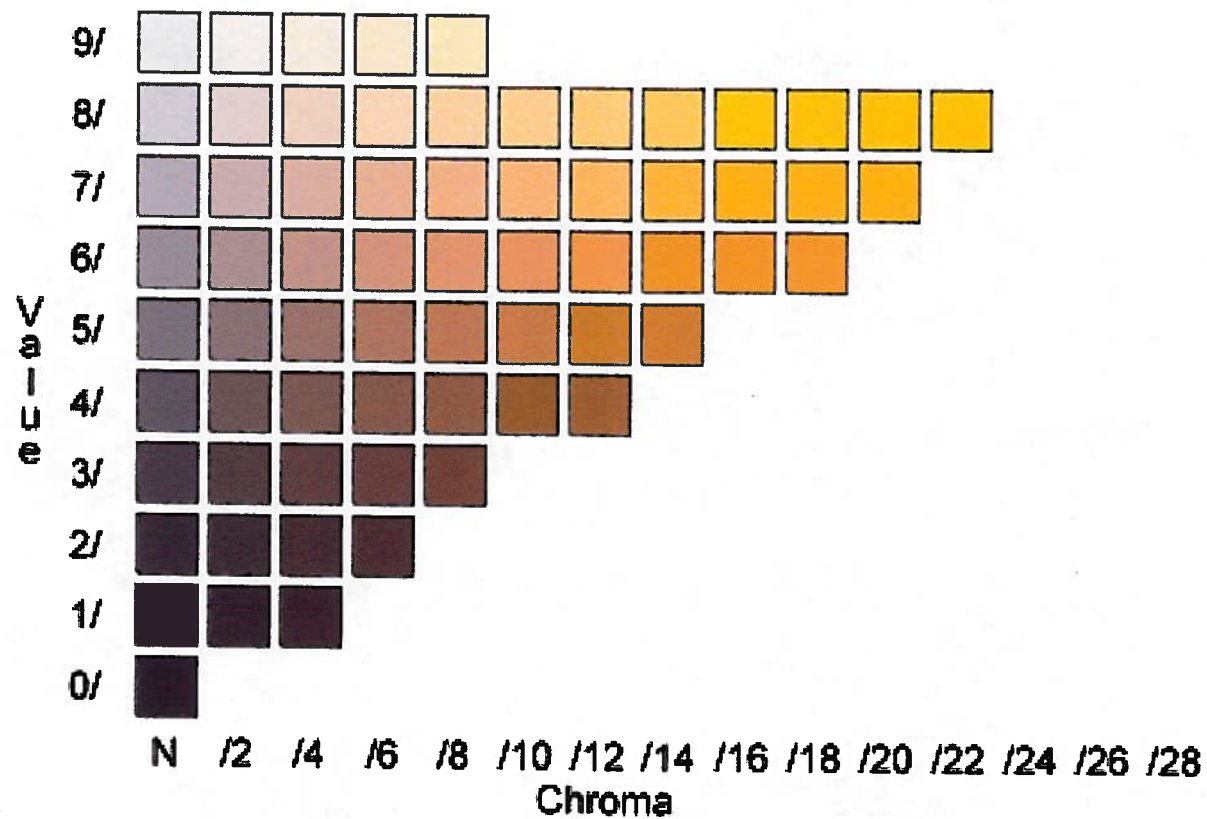
5RP



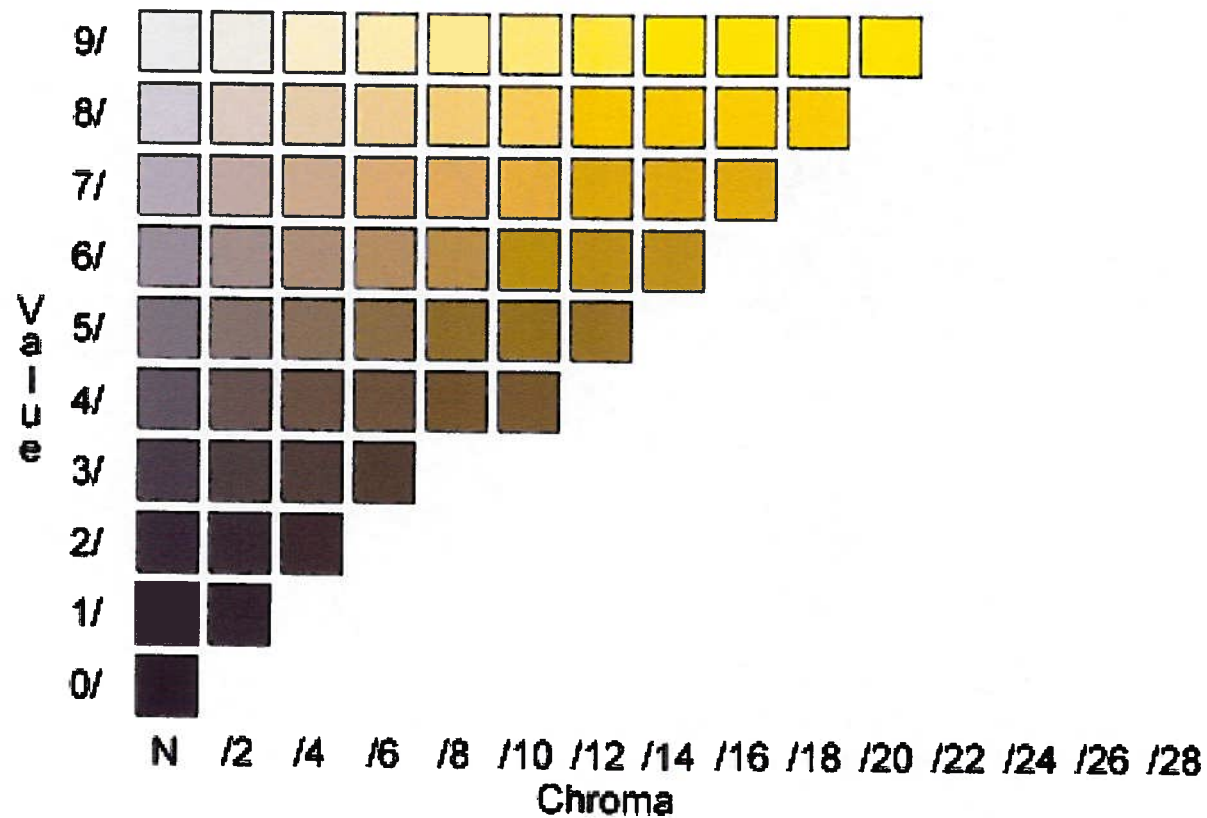
5R



5YR



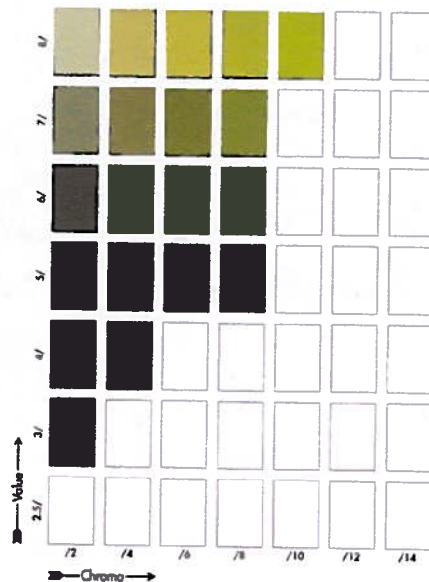
5Y



5GY

The New Munsell® Student Color Set

Hue: 5GY



Place the colors of weakest chroma in the vertical column marked /2, arranging them in the proper value sequence (lightest will be on the bottom, lightest at the top). Next build out from these to the strongest chroma on each value level. Fill these spaces marked with an "X".

Analysis

- Body/Wall: Most of the body colors in the City Palette are in Value above 8 and Chroma below 6. In addition, some of earth tone have been included. No colors in BG (blue-green) and P (purple).
- Trim, Shutters, Doors, Window, Wainscot: Most of the trim colors are white. In general, YR (yellow-red) Value above 7 and Chroma below 6 have been included. PB (purple-blue) 9/2 (value/chroma), R (red) 8/4, and GY (green-yellow) 9/4 are also included.
- Accent/Fascia, Soffit: Accent color varies, but generally in the range between Value below 5 and above 3, and between Chroma below 16 and above 4. Also, included are B (blue) 7/2, R 3/2, YR 6/18, and GY 8/4, and Grey 5/0.
- Roof: Currently no regulation exists.

Recommendation

- Body and roof colors are restricted to those in the table below:

	Hue	Value	Chroma
Body	All	8 or above	6 or below
	Earth tone		
	Colors of natural materials (colors of law metals are not allowed)		
Roof	All	6 or below	6 or below
	Colors of natural materials (colors of law metals are not allowed)		

- It is recommended that accent and trim colors are not to be restricted.
- Number of Colors Allowed:
 - Four (body, trim, accent and roof) colors up to 5,000 sq.ft.
 - Five colors for buildings greater than 5,000 sq.ft.
- Earth Tone:



Examples of the Application (Usage of Complementary Colors)

Existing



5YR



5R



5RP



5P



5PB



5B



5BG



5G



5GY



5Y



Existing



Combination



DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM
--

MEETING DATE: April 8, 2014

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

The 2nd Workshop on Color Palette

Attached, please find the staff report titled 'Color Study'.

March 20, 2014

COLOR STUDY

For City of South Padre Island, Texas

April 8, 2014

Sungman Kim, PhD, Director of Development Services

COLOR STUDY

For City of South Padre Island Color Palette

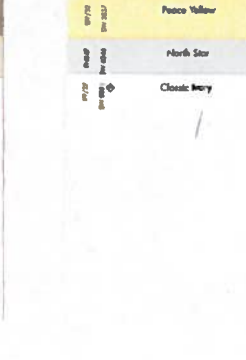
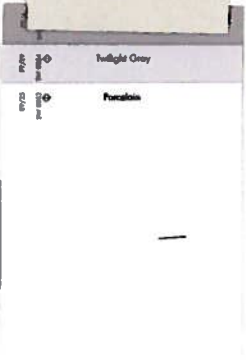
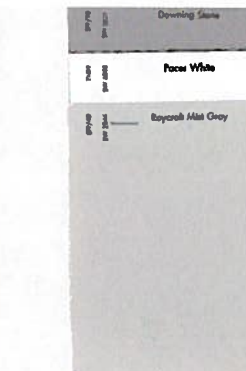
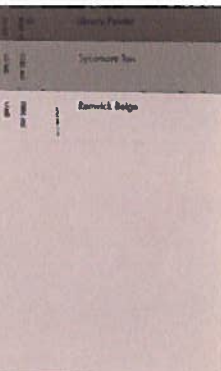
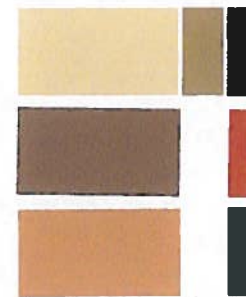
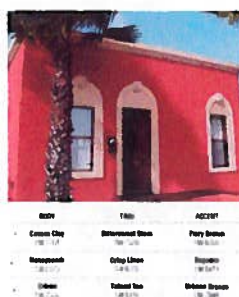
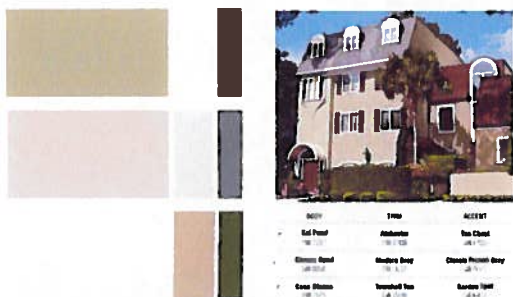
Corporate/franchise color issue was discussed earlier at the Planning & Zoning Commission on June 28, 2013, which motion passed 4 to 1, and at the City Council on July 17, 2013, which motion failed 3 to 3. At the Council meeting, the City Council requested staff to take the issue back to Development Standards Review Task Force (DSRTF) for further discussion. DSRTF then created an Ad-Hoc Committee for the Color Palette on November 12, 2013. This report has been prepared for the February 25th Ad-Hoc Committee for the Color Palette in their first meeting.

Existing Color Palette

coastal color

SOUTHERN SHORES AND BEACHES

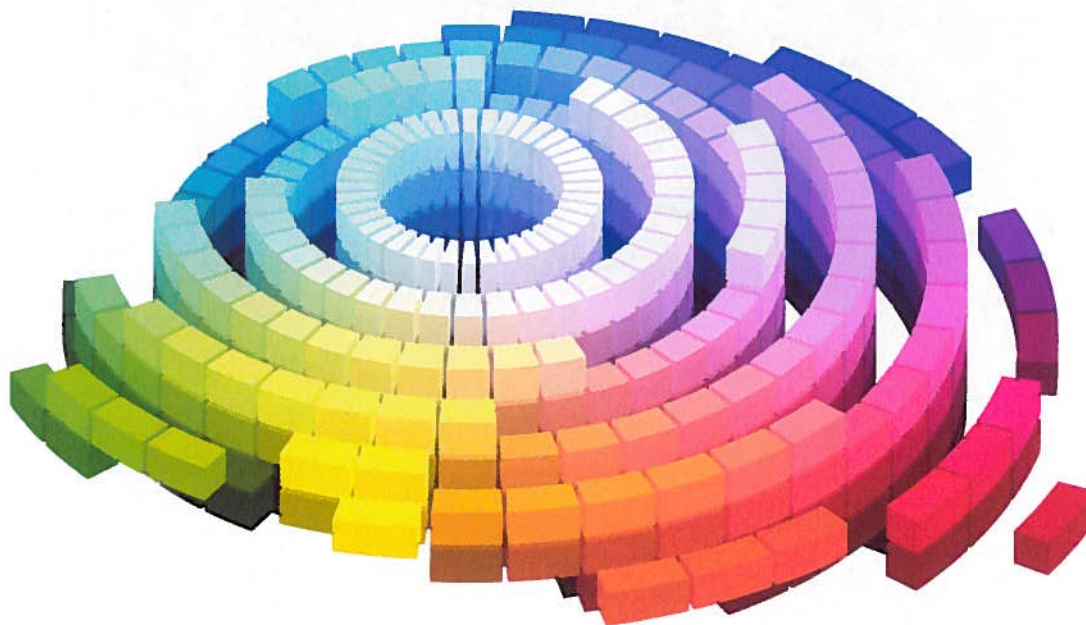
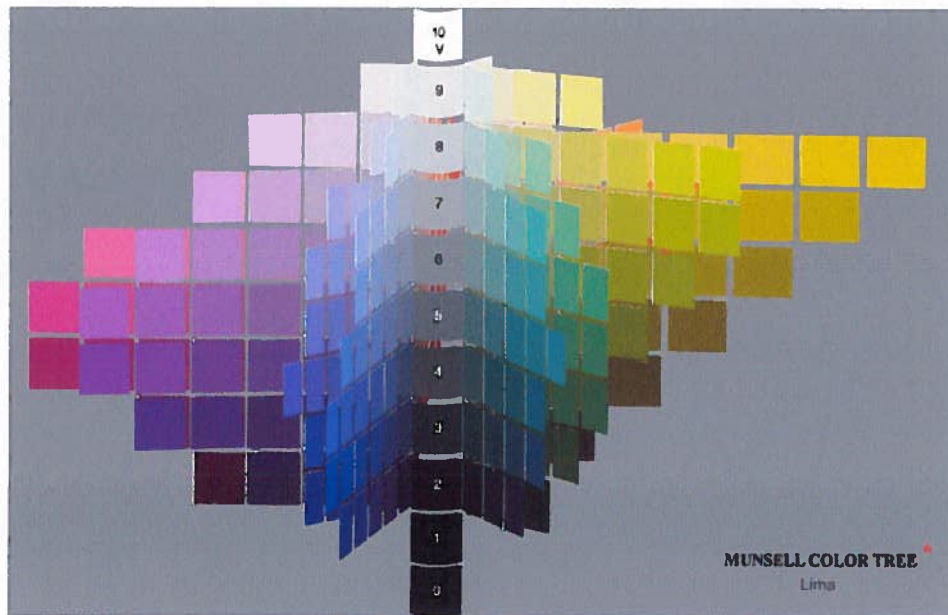




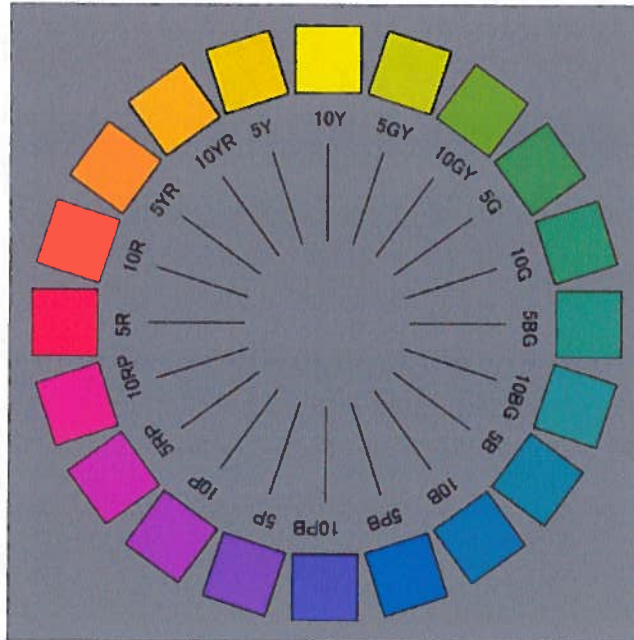
Munsell Color System

The Munsell system is one of several types of color systems such as RGB, CMYK, etc. A color system is simply a collection of colors arranged and identified so that their similarities and differences can be recognized and communicated.

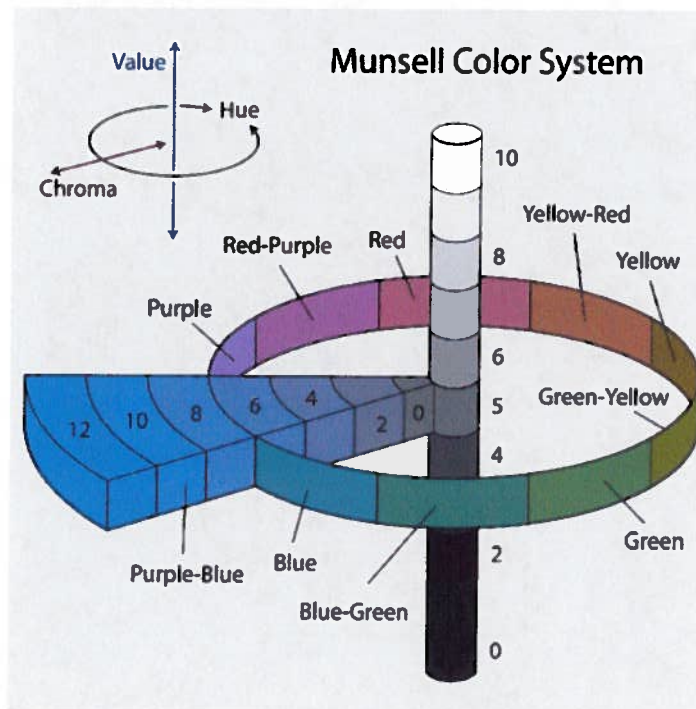
In the Munsell system, colors are defined by three attributes or dimensions: hue, value, and chroma. The terms respectively represent color family, lightness/darkness, and color vividness/purity.



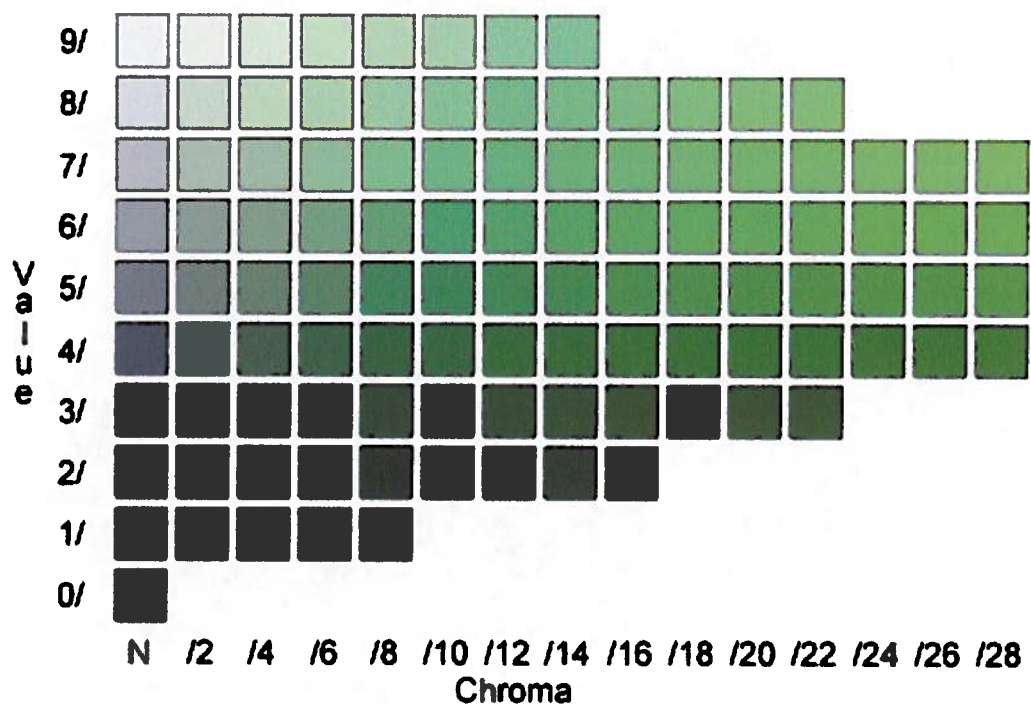
Hue (Color Family)



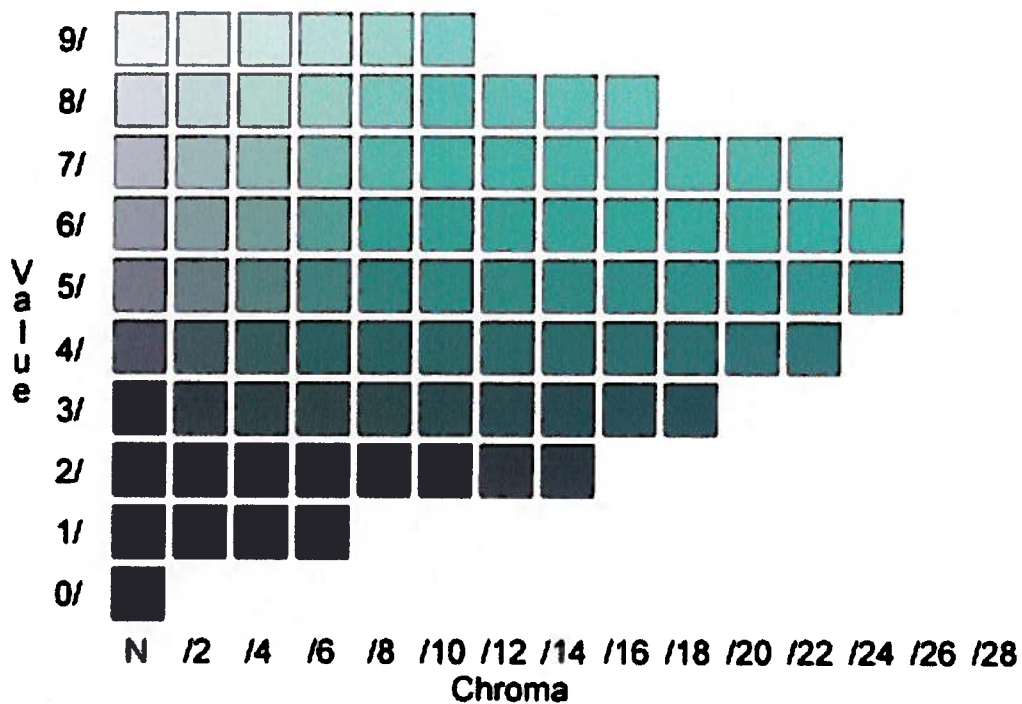
Value (Lightness/Darkness) & Chroma (Vividness/Purity)



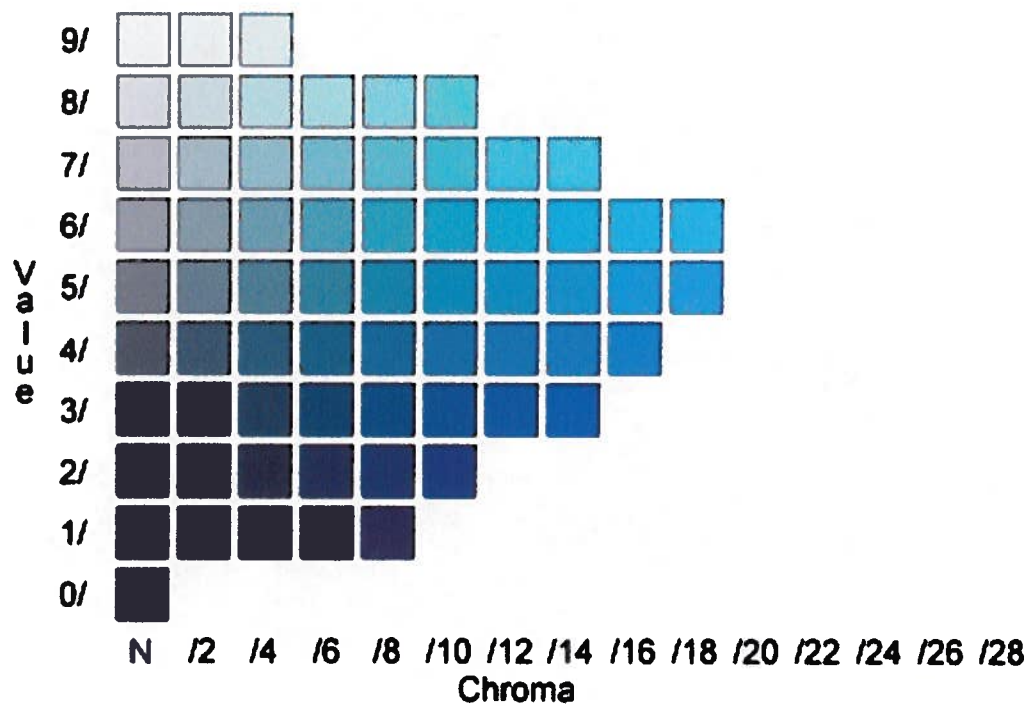
5G



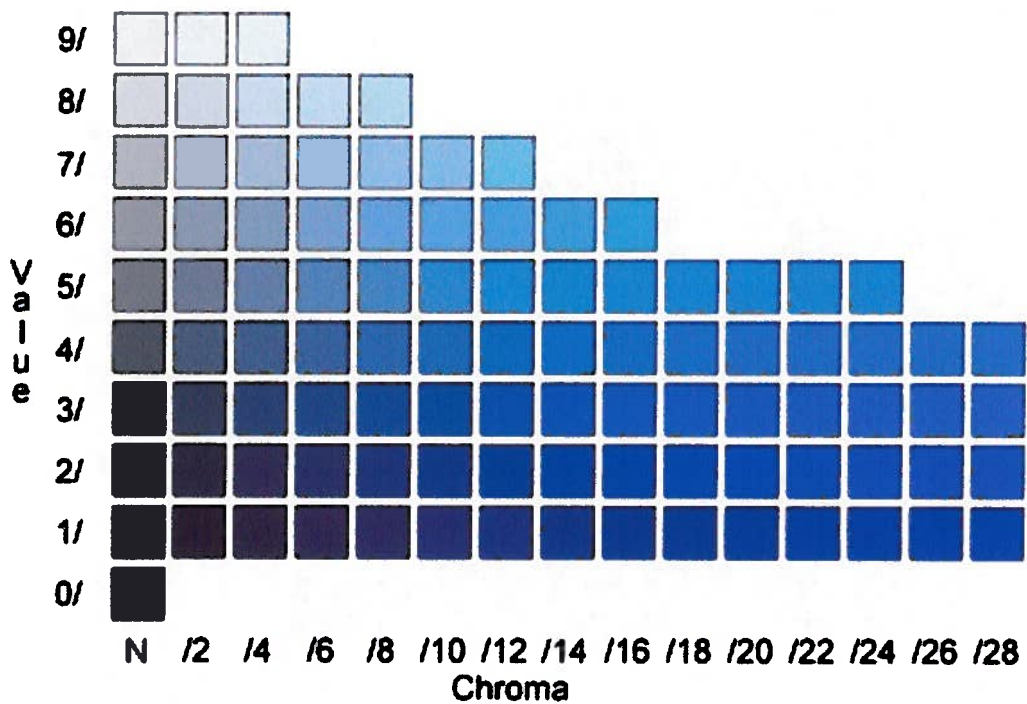
5BG



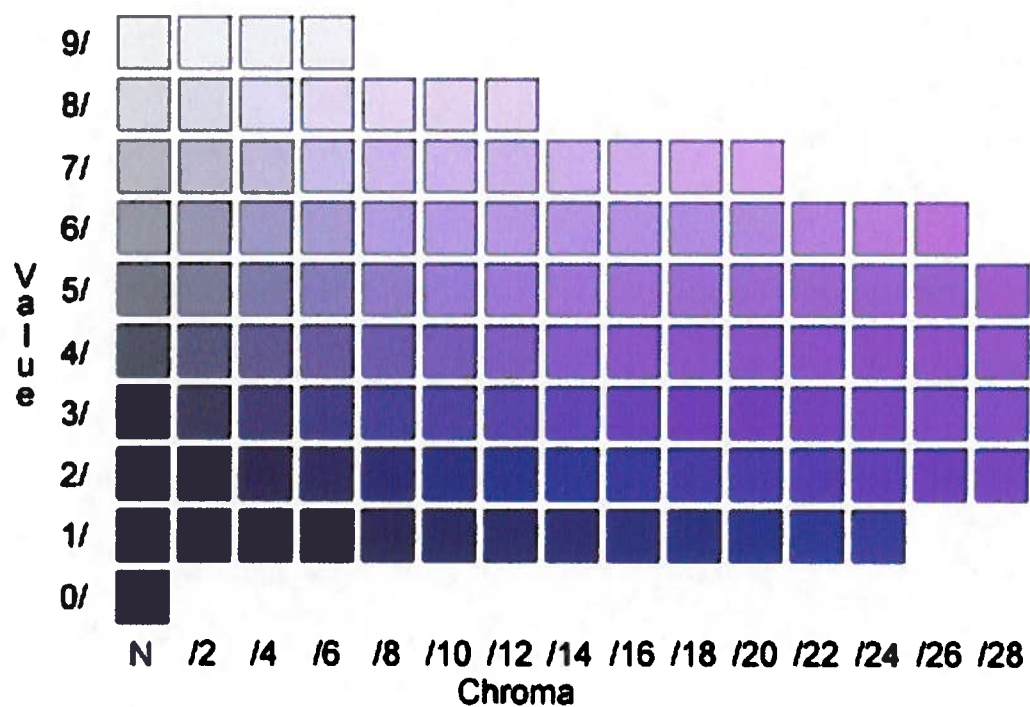
5B



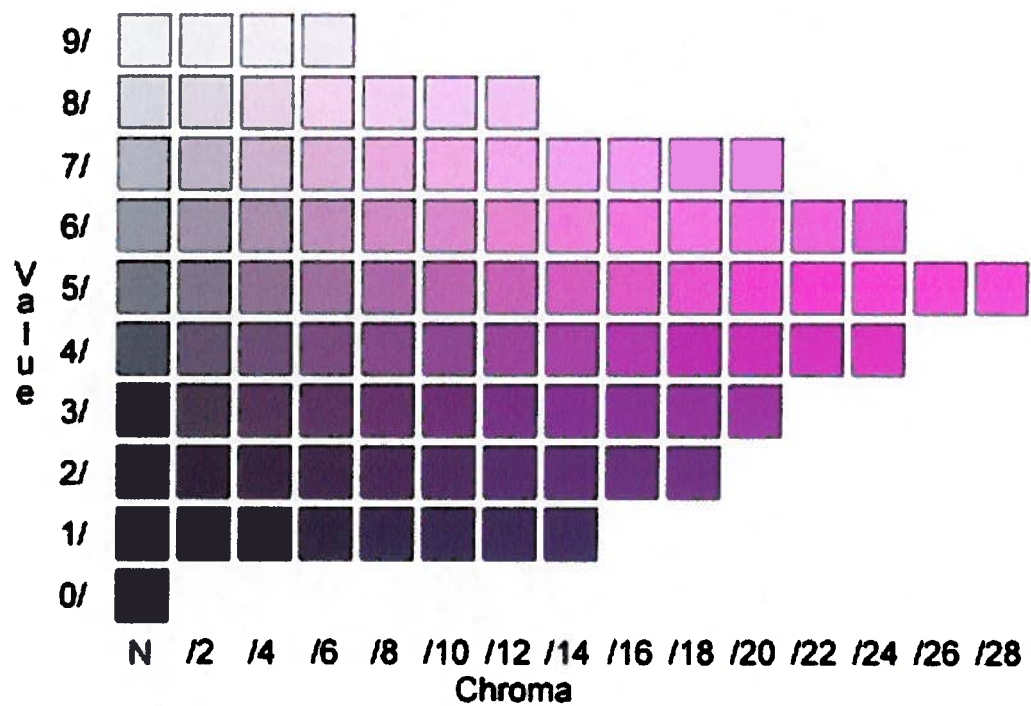
5PB



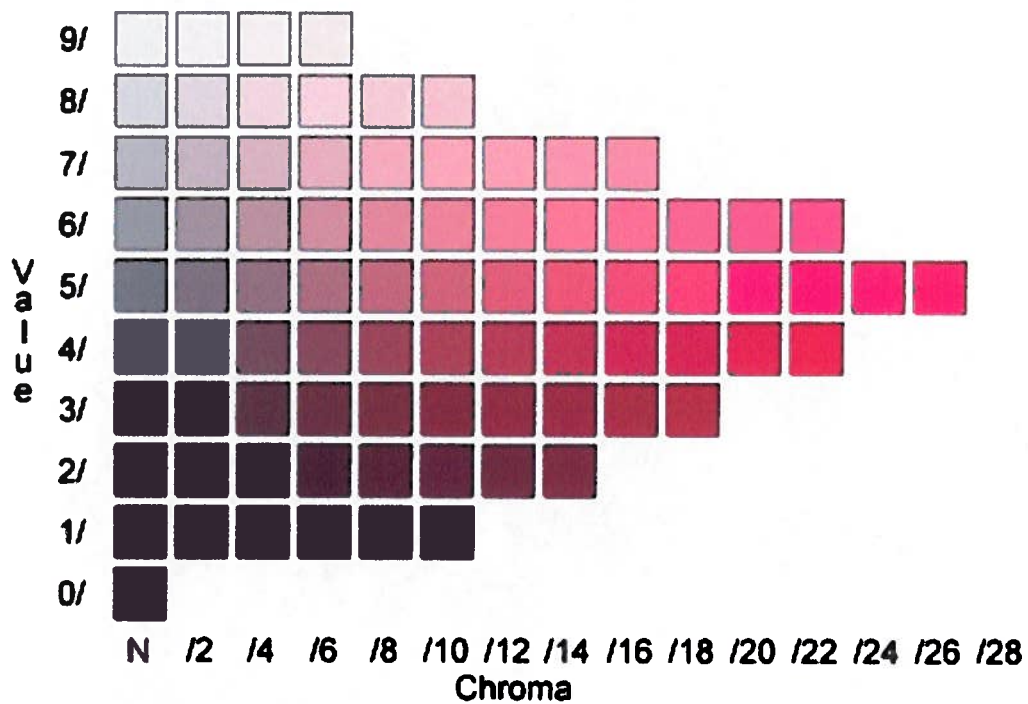
5P



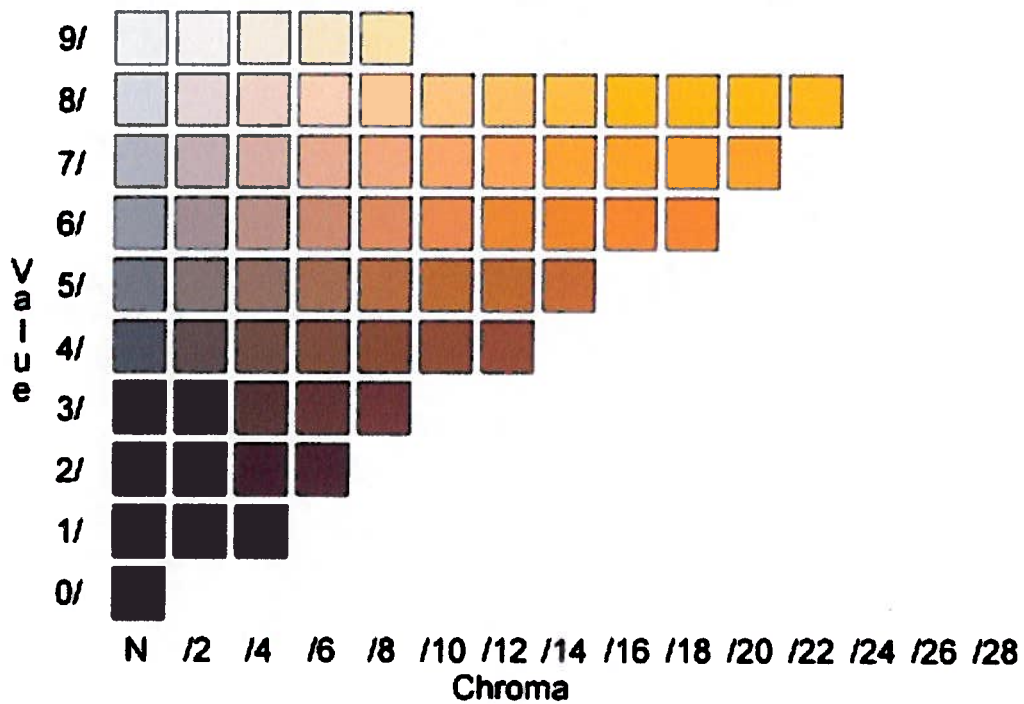
5RP



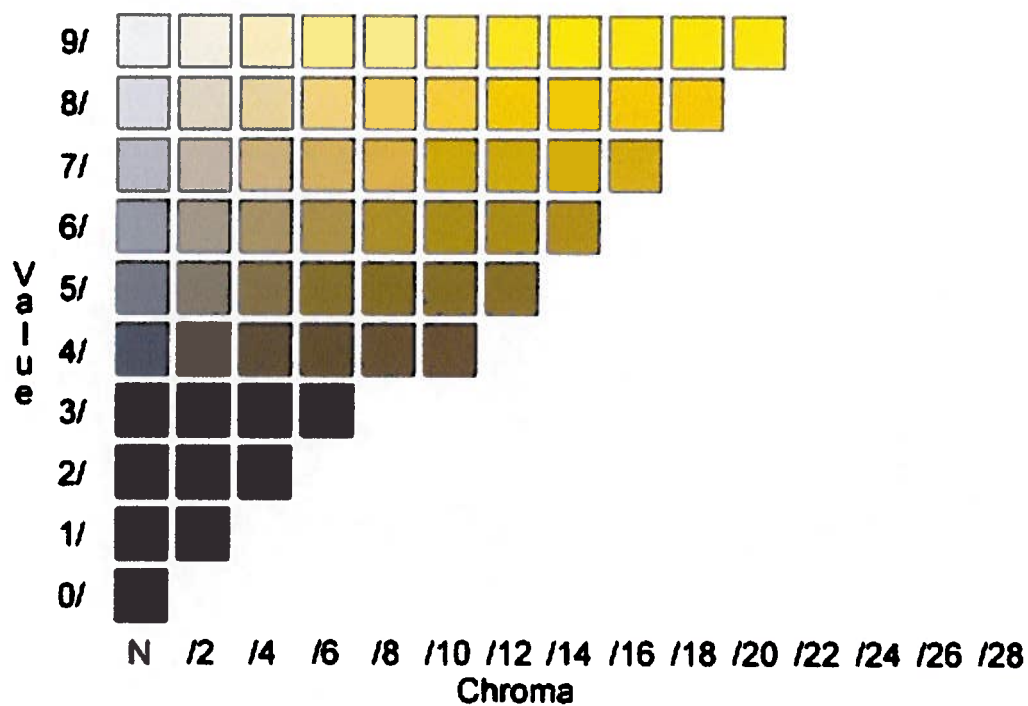
5R



5YR



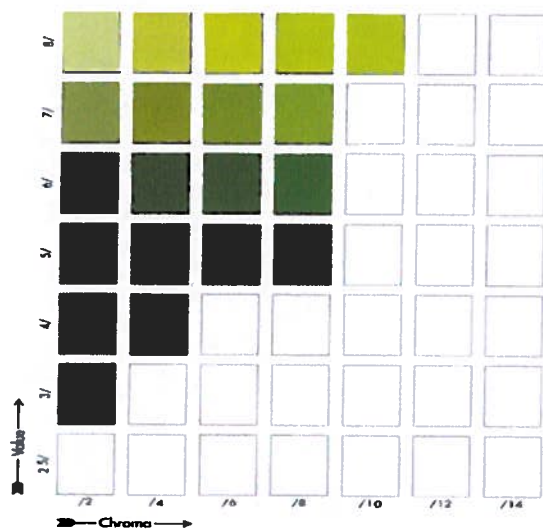
5Y



5GY

The New Munsell® Student Color Set

Hue: 5GY



Place the colors of weakest chroma in the vertical column marked /2, arranging them in the proper value sequence (darkest will be on the bottom, lightest at the top). Next build out from these to the strongest chroma on each value level. Fill those spaces marked with an "X".

Analysis

Body/Wall: Most of the body colors in the City Palette are in Value above 8 and Chroma below 6. In addition, some of earth tone have been included. No colors in BG (blue-green) and P (purple).

Trim, Shutters, Doors, Window, Wainscot: Most of the trim colors are white. In general, YR (yellow-red) Value above 7 and Chroma below 6 have been included. PB (purple-blue) 9/2 (value/chroma), R (red) 8/4, and GY (green-yellow) 9/4 are also included.

Accent/Fascia, Soffit: Accent color varies, but generally in the range between Value below 5 and above 3, and between Chroma below 16 and above 4. Also, included are B (blue) 7/2, R 3/2, YR 6/18, and GY 8/4, and Grey 5/0.

Roof: Currently no regulation exists.

Recommendation

Body and roof colors are restricted to those in the table below:

	Hue	Value	Chroma
Body	All	8 or above	6 or below
	Earth tone		
	Colors of natural materials (colors of law metals are not allowed)		
Roof	All	6 or below	6 or below
	Colors of natural materials (colors of law metals are not allowed)		

* It is recommended that accent and trim colors are not to be restricted.

Number of Colors Allowed:

Four (body, trim, accent and roof) colors up to 5,000 sq.ft.

Five colors for buildings greater than 5,000 sq.ft.

Earth Tone:



Examples of the Application (Usage of Complementary Colors)

Existing



5YR (Yellow-Red)



5R (Red)



5RP (Red-Purple)



5P (Purple)



5PB (Purple-Blue)



5B (Blue)



5BG (Blue-Green)



5G (Green)



5GY (Green-Yellow)



5Y (Yellow)



Color Combinations with Earth Tone and Natural Materials

