

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION**

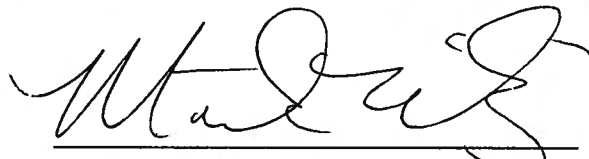
NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

THURSDAY, NOVEMBER 20, 2014
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

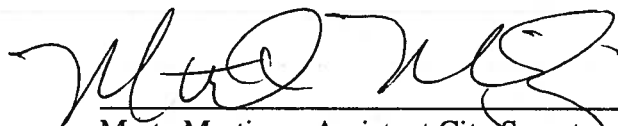
1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission 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 Planning and Zoning Commission meeting]*
4. Approval of minutes of the September 18, 2014 regular meeting and October 16, 2014 regular meeting.
5. Discussion and action on revising Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code, regarding Special Exception Use Permit. (Dr. Kim, Staff)
6. Discussion and action on revising Table 11.1 of XI. Signage Standards for Padre Boulevard and Entertainment District Code. (City Council; Dr. Kim)
7. Adjournment

DATED THIS THE 14TH DAY OF NOVEMBER 2014



Marta Martinez, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **NOVEMBER 14, 2014** AT/OR BEFORE **9:30 A.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID 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, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

**1PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 18, 2014**

1. Call to Order.

Patrick McNulty called the meeting to order at 3:00 p.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. Commission members in attendance were: Patrick McNulty, Gary Olle, Deanna Bowman, Ramona Alcantara, and Chris Huffman. Commission Members with an excused absence were Russell Judah and Robert Bujanos. Staff members present were City Manager Bill DiLibero, Assistant City Manager Darla Jones, Police Chief Randy Smith, Building Inspector David Travis, Development Director Sungman Kim and Marta Martinez. Also present were City Council Members Alex Avalos and Barry Patel.

2. Pledge of Allegiance.

Mr. McNulty led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

Mr. McNulty announced the item from the agenda and asked if anyone had any comments and/or announcements. Lynn Tate spoke regarding the Scampi's building.

4. Approval of minutes of the August 21, 2014 regular meeting.

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the August 21, 2014 regular meeting minutes. Ms. Alcantara made a motion to approve with correction. Mr. Olle seconded the motion. The motion carried unanimously.

5. Discussion and on a vacation of previously recorded plat of Lots 32A and 32B Block 63 Neighborhood Crossing Character Zone and returning to their original plat for Lot 32 Block 63 Neighborhood Crossing Character Zone. (110 E. Dolphin St.; Jose & Miriam Sanchez, owner)

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the vacation of previously recorded plat of Lots 32A and 32B Block 63. Staff recommends approval.

Mr. McNulty then opened it up for discussion by the Commission. Mr. Huffman made a motion to approve. Ms. Alcantara seconded the motion. The motion passed on a 4:0:1 vote. Ms. Bowman abstained.

6. Public Hearing regarding a request by Dane Hebert with Origins Recovery Centers regarding a request for a Specific Use Permit to operate a "Substance Abuse Treatment Facility" located at Lot 4 Block 152 Padre Beach Subdivision, Section X and Lot 1 Block 1 Jones – Gardere Subdivision. (Origins)

Planning and Zoning Commission Minutes
September 18, 2014
Page 2 of 3

Mr. McNulty announced the item from the agenda. Ms. Alcantara abstained from the commission seat and stepped down as she represents the Galleon Bay Homeowners Association. Mr. McNulty then asked for a staff report. Dr. Kim gave a summary regarding this agenda item. Mr. McNulty then opened the public hearing at 3:14 p.m. Comments were made by Julee LaMure on performance issue, before suggestions were made by Ramona Alcantara.

Vincent Huebinger spoke in opposition

Cesar Cantor with Pearl spoke in favor.

Horacio Barrera, Attorney for Origins spoke in favor.

John Feist of Galleon Bay Condos in opposition.

Roxanne Guenzel with the SPI Chamber of Commerce spoke in favor.

Carlos Chacon property management of Galleon Bay Condos spoke in opposition.

David Gower real-estate broker on SPI spoke in favor.

Randy Smith Police Chief gave a call history on Origins.

Suzanne Pena of Galleon Bay Condos spoke in opposition.

Kerry Schwartz property owner and present of SPI Business Association spoke in favor.

Jeff Gides spoke in opposition.

Ellen Walker spoke in favor.

Adriana Garcia of Galleon Bay Condos expressed her concerns regarding her view.

Celia Gides spoke in opposition.

Mr. McNulty closed the public hearing at 4:20 p.m.

7. Discussion and action a request by Dane Hebert with Origins Recovery Centers regarding a request for a Specific Use Permit to operate a "Substance Abuse Treatment Facility" located at Lot 4 Block 152 Padre Beach Subdivision, Section X and Lot 1 Block 1 Jones – Gardere Subdivision. (Origins)

Mr. McNulty announced the item from the agenda and opened it up for discussion from the Commission. The Commissioners expressed their comments/concerns regarding this matter. After much discussion Ms. Bowman made a motion to approve with conditions (see attachments) and directed City Manager to have the conditions be reviewed by an attorney other than Mr. Cunningham before forwarding it to the City Council. Mr. McNulty seconded the motion. The motion passed on a 3:0:1 vote. Mr. Huffman abstained.

8. Public Hearing regarding a proposed amendment to the Planned Development District Standards, Specifications and Zoning for the Shores Subdivision of South Padre Island to be consistent with FEMA requirements. (Richard Franke)

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a summary regarding this agenda item. Mr. McNulty then opened the public hearing at 5:11 p.m. and asked if anyone from the public wished to speak in favor of this agenda item. Hearing none, Mr. McNulty then asked if any member from the public wished to speak in opposition to this matter. Hearing none, Mr. McNulty closed the public hearing at 5:12 p.m.

For item 7.

The five conditions proposed by staff were:

1. The proposed intensity (201 W Aeries Drive as office spaces for 10; 206 W Aeries Drive as recovery facilities with approximately 60 beds, 30 offices, group meeting rooms, kitchen, dining and living room area) shall be kept and maintained;
2. Potential noise and kitchen odor issues shall be addressed by incorporating appropriate control systems;
3. The project shall address ways to enhance local aesthetic environment;
4. The Origins should prepare a campus planning after acquiring West Aeries Drive, segment from Laguna Boulevard to dead-end at Laguna Madre; and
5. Entering substance abuse treatment shall be voluntary. Individuals having violent criminal history and seeking diversion to treatment during pretrial phase of the criminal justice system shall not be accepted. Court-ordered treatment for drug-related crime shall not be considered.

9. **Discussion and action regarding a proposed amendment to the Planned Development District Standards, Specifications and Zoning for the Shores Subdivision of South Padre Island to be consistent with FEMA requirements.** *(Richard Franke)*

Mr. McNulty announced the item from the agenda. Mr. Olle made a motion to approve as submitted. Ms. Alcantara seconded the motion. The motion carried unanimously.

10. **Public Hearing regarding a revision to Table 5.1 "Schedule of Uses" and Table 5.2 "Use Criteria" for Padre Boulevard and Entertainment District Code to allow Surface Parking (primary use of property) as a permitted use with design criteria in Neighborhood Transition Zone.**

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a summary regarding this agenda item. Mr. McNulty then opened the public hearing at 5:15 p.m. and asked if anyone from the public wished to speak in favor of this agenda item. Hearing none, Mr. McNulty then asked if any member from the public wished to speak in opposition to this matter. Hearing none, Mr. McNulty closed the public hearing at 5:16 p.m.

11. **Discussion and action regarding a revision to Table 5.1 "Schedule of Uses" and Table 5.2 "Use Criteria" for Padre Boulevard and Entertainment District Code to allow Surface Parking (primary use of property) as a permitted use with design criteria in Neighborhood Transition Zone.**

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a summary regarding this agenda item. Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After much discussion Ms. Bowman made a motion to approve. Mr. Huffman seconded the motion. The motion passed on a 3:0:2. Ms. Alcantara and Mr. Huffman abstained.

12. **Discussion and action on recommended revisions to "By Laws and Rules of Procedure – Planning and Zoning Commission".** *(Russell Judah)*

Mr. McNulty announced the item from the agenda and made a motion to postpone this agenda item until the next regular meeting. All Commissioners were in favor.

13. **Adjournment**

Since the Commission had no further business to discuss, Ms. Bowman made a motion to adjourn. Mr. McNulty seconded the motion. The meeting was adjourned at 5:30 p.m.

Marta Martinez, Secretary

Patrick McNulty, Chairman

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 16, 2014**

1. Call to Order.

Patrick McNulty called the meeting to order at 3:00 p.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. Commission members in attendance were: Patrick McNulty, Deanna Bowman, Russell Judah, Robert Bujanos, and Chris Huffman. Member with an excused absence was Gary Olle. Staff members present were Development Director Sungman Kim and Marta Martinez.

2. Pledge of Allegiance.

Mr. McNulty led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

Mr. McNulty announced the item from the agenda and asked if anyone had any comments and/or announcements. Mr. Judah stated that the City has hired a Public Works Director and asked Dr. Kim when he starts. Dr. Kim stated that the Director of Public Works started working on Monday (10/13/14). Mr. McNulty then introduced/welcome Robert Bujanos as the newest member of the Planning and Zoning Commission.

4. Approval of minutes of the September 18, 2014 regular meeting.

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the September 18, 2014 regular meeting minutes. Mr. McNulty tabled this agenda item till the next regular meeting. All Members were in favor.

5. Discussion and on a vacation of previously recorded plat of Lot 17 Block 74 Padre Beach Subdivision Section VI and returning to their original plat for Lots 17 and 18 Block 74 Padre Beach Subdivision Section VI. (212 W. Acapulco St.; John K. Falgout, owner)

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the vacation of previously recorded plat of Lot 17 Block 74. Staff recommends approval.

Mr. McNulty then opened it up for discussion by the Commission. Mr. Judah made a motion to approve as submitted. Mr. Huffman seconded the motion. The motion carried unanimously.

6. Discussion and action on recommended revisions to "By Laws and Rules of Procedure - Planning and Zoning Commission". (Russell Judah)

Mr. McNulty announced the item from the agenda and made Mr. Judah for his report. Mr. Judah stated that this was a cleanup/update to the By Laws. Mr. Judah then made a motion to approve with one more change (to remove Comment from the Chair and replace it with Public Comments and Announcements). Ms. Bowman seconded the motion. The motion carried unanimously.

Planning and Zoning Commission Minutes
October 16, 2014
Page 2 of 2

9. Adjournment

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 5:12 p.m.

Marta Martinez, Secretary

Patrick McNulty, Chairman

Planning & Zoning Commission

November 20, 2014

Contents

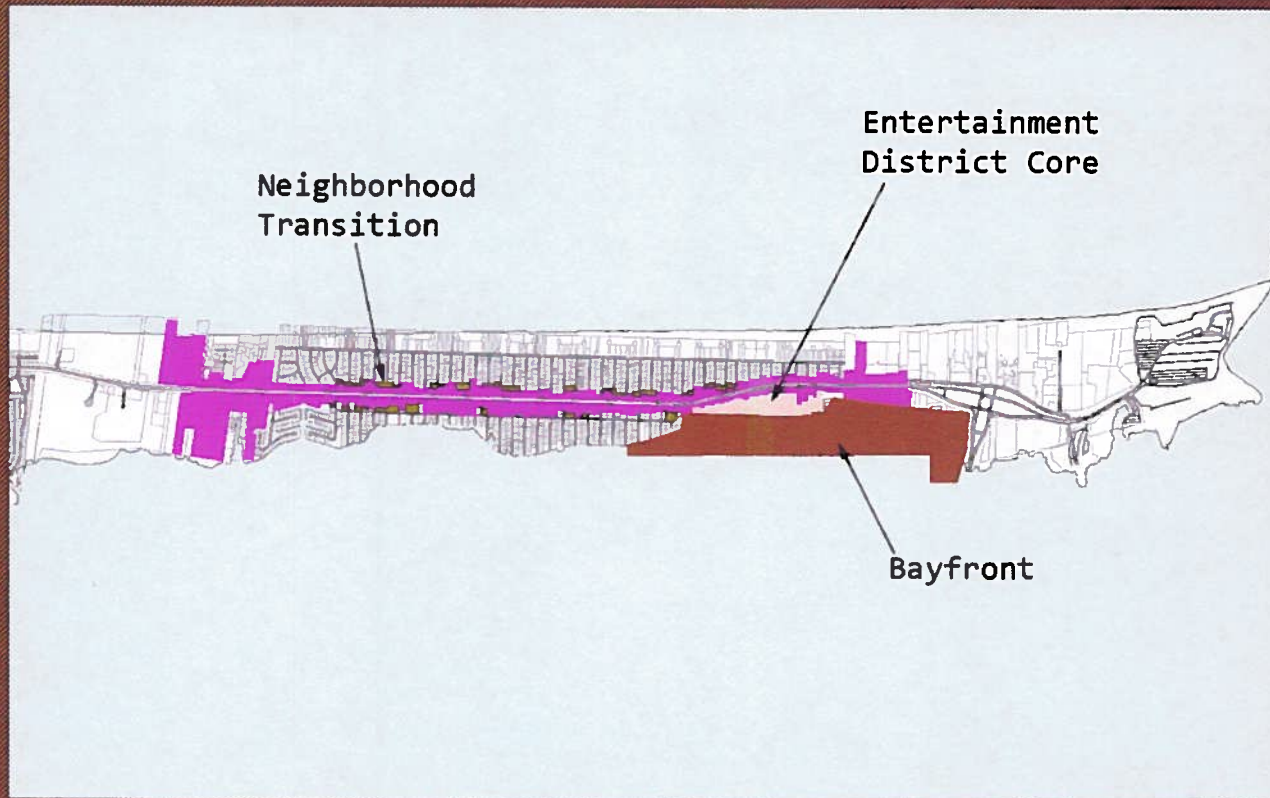
- Signage Standards
- Schedule of Permitted Uses (Specific Exception Use Permit)

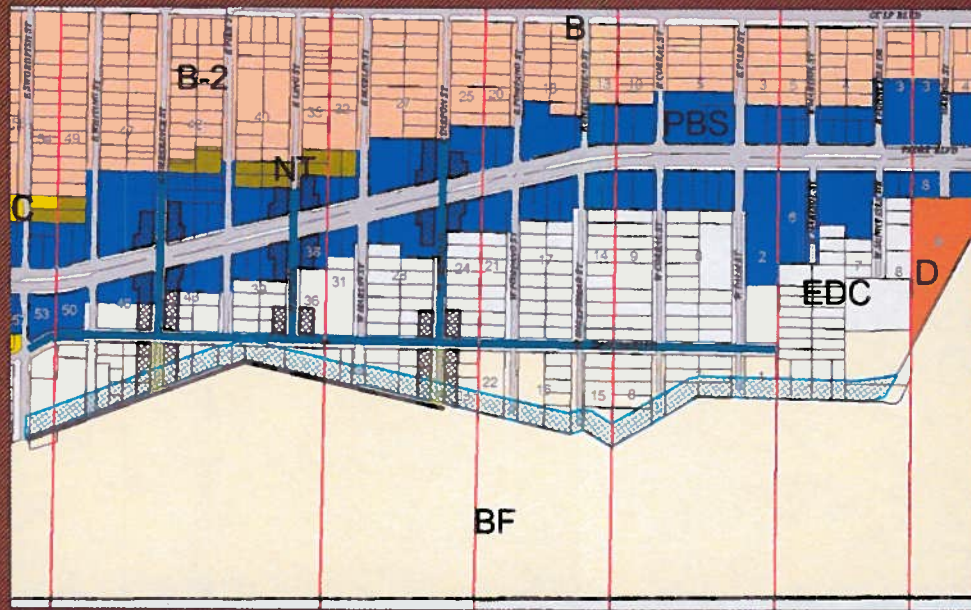
Table 11.1 of XI. Signage Standards

Background History

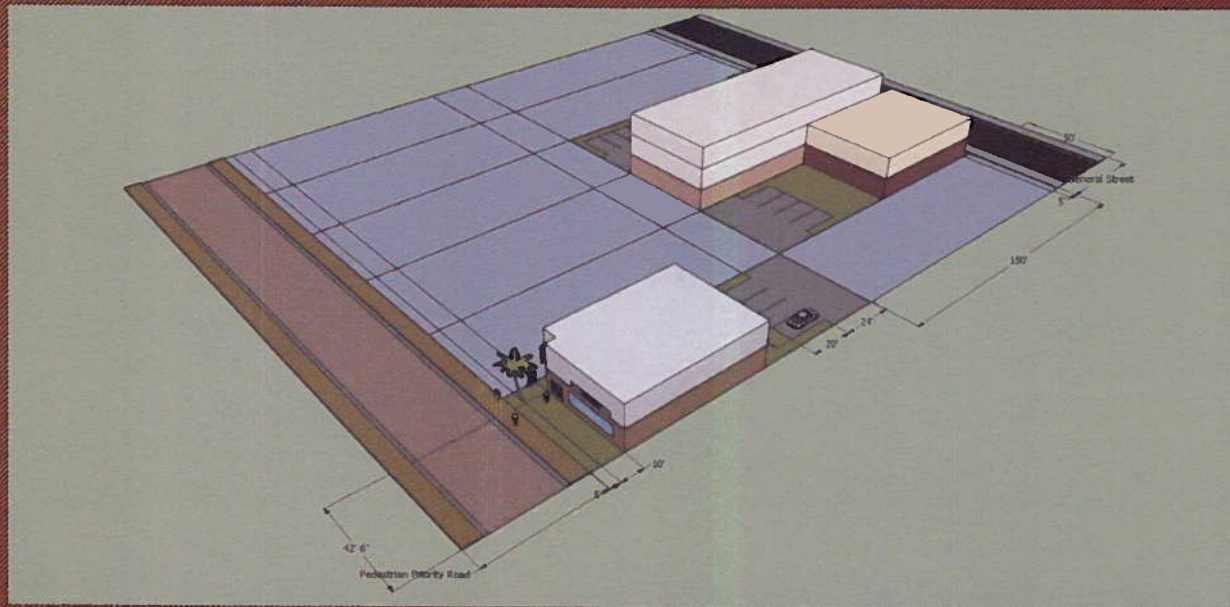
- The City Council (September 3) made an action to allow the same signage for businesses on the side streets that are allowed on Padre Boulevard; and

Monument Signs





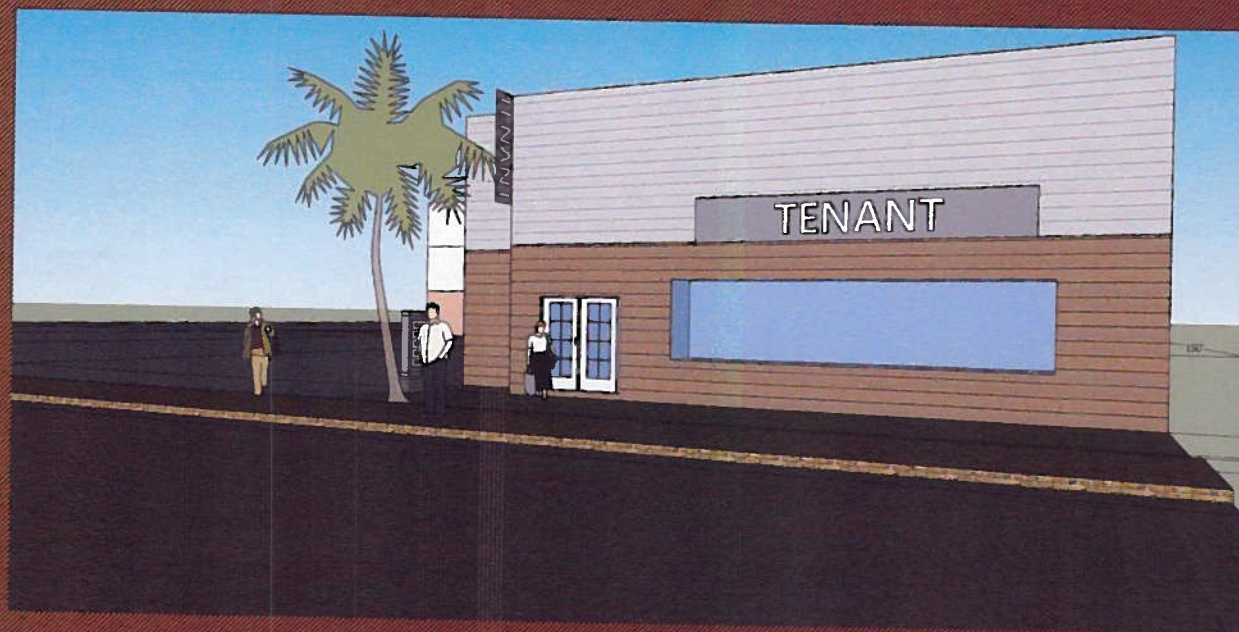
Isometrics



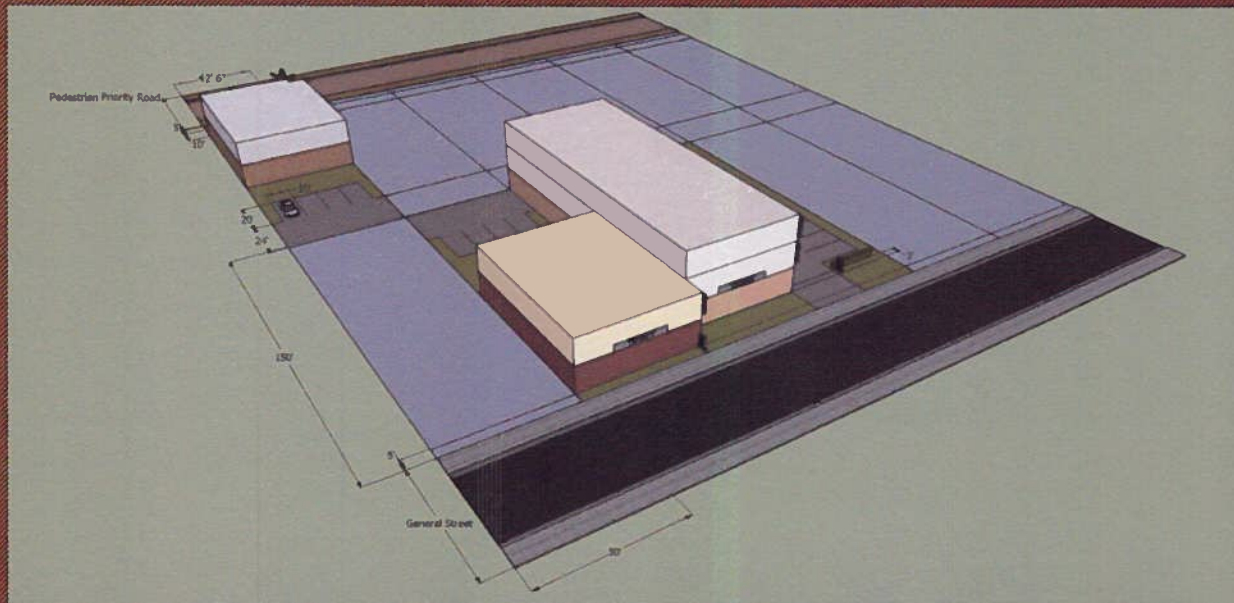
Pedestrian Priority Street



Pedestrian Priority Street



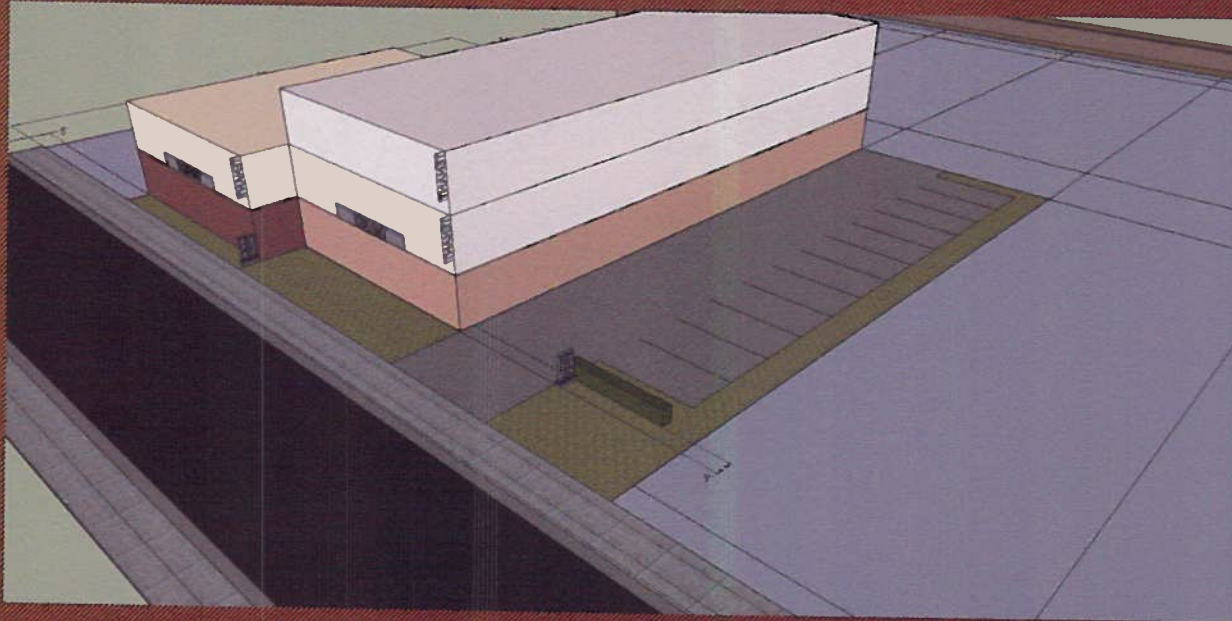
General Street



General Street



General Street



Monument Signs

Table 11.1

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standards
Sign Type 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 feet) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.

Staff Recommendation

- Staff recommends the Planning & Zoning Commission approve the proposed amendments.
- At their November 12th Meeting, the DSRTF approved the proposed amendment for Bayfront and Entertainment District Core Districts.



Table 5.1 of V. Schedule of Permitted Uses

Background History

- Confusion over Special Exception (BOA function), Specific Use Permit (P&Z function), and Special Exception Use Permit.
- Although the details of Special Exception Use Permit display those of Specific Use Permit, the Form-Based Code redirects those to Chapter 20-16 BOA, where Special Exception (Chapter 20-16.3) is listed.

Examples of Special Exception (BOA)

- Public Service Facility;
- Residential Accessory Uses;
- Impound Lot; and
- Permanent Makeup Application.

Examples of Specific Use Permit (P&Z)

- Substance Abuse Treatment Facilities;
- General Hospitals;
- Special Hospitals;
- Primary Care Physicians Office;
- Urgent Care Centers; and
- Dental Clinics.

Examples of Special Exception Use Permit (Table 5.1 of V. Schedule of Permitted Uses)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central/South	Neighborhood Transition
Land Use						
Amusement or theme park established (outdoor) including miniature golf, go-cart tracks, etc.	P/ SEU SUP	P/ SEU SUP	NP	NP	P/ SEU SUP	NP
Marina or yachting club facility	P/ SEU SUP	NP	NP	NP	P/ SEU SUP	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	NP
Special Event	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	NP

P/~~SEU~~-SUP = Permitted with a ~~Special-Exception~~Specific Use Permit

~~SEU~~-PermitsSpecific Use Permit (SUP) shall meet standards in Chapter 20-1624 of the City of South Padre Island Code of Ordinance.

Staff Recommendation

- Staff recommends the Planning & Zoning Commission approve the proposed amendments.
- At their October 14th Meeting, the DSRTF approved the proposed amendment.



<p style="text-align: center;">PLANNING & ZONING COMMISSION AGENDA REQUEST FORM</p>
--

MEETING DATE: November 20, 2014

Item: 5

TO: Planning & Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on revising Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code, regarding Special Exception Use Permit.

DISCUSSION:

BACKGROUND HISTORY

Having both areas with zoning ordinance and form-based code, there have been confusion on many issues, and the confusion on Special Exception, Special Exception Use Permit and Specific Use Permit has been one of the issues.

PROCEDURAL ISSUES

According to Sec.20-18 (B), any proposed changes/revisions/amendments to the Form Based Code shall be reviewed by the Development Standards Review Task Force prior to being submitted to the Planning and Zoning Commission. The Development Standards Review Task Force shall make recommendations to the Planning and Zoning Commission.

The Planning and Zoning Commission acts as a recommendation board to the City Council and the City Council has the final authority to approve the amendment.

CONSISTANCY WITH THE COMPREHENSIVE PLAN

CHAPTER 1. LAND USE

GOAL 2: The City should continue to monitor, protect, and evaluate development and resource conservation.

Objective 2.1: City ordinances should be consistent with the Comprehensive Plan.

Policy 2.1.1: The City should continue to enforce ordinances and regulations consistently and equally.

Strategy 2.1.1.1: Regulations and development standards should be user-friendly and serve to streamline the permitting process while “raising the bar” of standards of development quality.

Strategy 2.1.1.2: Zoning Code (the City Code of Ordinance Chapter 20), including Padre Boulevard and Entertainment District Code (Form-Based Code), should be revised and updated to be consistent with the City’s Vision and Comprehensive Plan.

<p style="text-align: center;">PLANNING & ZONING COMMISSION AGENDA REQUEST FORM</p>
--

ANALYSIS

The purpose, intent and procedures of Special Exception has been recorded in Ordinance Sec.20-16.3 and those of Specific Use Permit has been in Ordinance Sec.20-24.

Sec.20-16.3 Special Exception

(A) Purpose and Intent

A special exception is a permitted land use that is allowed in a zoning district if listed as a special exception use, subject to specific conditions that may be imposed by the Board of Adjustment.

Sec.20-24 Specific Use Permit

(A) Purpose and Intent

- (1) The City Council of the City of South Padre Island, Texas, after a public hearing and proper notice to all parties affected and after recommendations by the Planning & Zoning Commission may authorize the issuance of Specific Use Permit.
- (2) The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a Specific Use Permit application.

Examples of Special Exceptions

Sec.20-6 District "A" – Single family dwelling district.

- (5) Special Exceptions: Public Service Facility; Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership.

Sec.20-7 District "B" – Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

- (B)(5) Special Exceptions: Public Service Facility.

Sec.20-7.1 District "B-2" – Residential & Multi-family Dwelling District.

- (B)(3) Special Exceptions: Public Service Facility

Sec.20-8 District "C" – Business district – Fire Zone.

(B)(3) Special Exceptions:

- a. Impound Lot, subject to compliance with the requirements of subsection 20-8(B)(4) of this Chapter (Ord.02-06; 6-19-02)
- b. Permanent Makeup Application, but only when applied by an individual licensed by the Texas Department of Health or by the Texas State Board of Medical / Dental Examiners who performs such application within either an establishment which also provides "Personal Services", or within a "Medical Facility", as such terms are defined in subsection 20-8(B)(2).
- c. Public Service Facility (Ord 96-05; 10-2-96)

PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

Sec.20-10 District “E” – Low Density Residential – Single-Family and Townhouse Dwelling District

(B)(6) Special Exceptions: Public Service Facility (Ord 96-05. 10-2-96); Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership.

Examples of Specific Use Permits

Sec.20-7 District “B” – Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

(B)(6) Specific Use Permits: Substance Abuse Treatment Facilities, General Hospitals, Special Hospitals, Primary Care Physicians Office, Urgent Care Centers, Dental Clinics may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.

Sec.20-7.1 District “B-2” – Residential & Multi-family Dwelling District.

(B)(4) Specific Use Permit: Off-site parking spaces in excess of required spaces from a different zoning district.

Sec.20-8 District “C” – Business district – Fire Zone.

(B)(5) Specific Use Permits: Substance Abuse Treatment Facilities may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.

Examples of Special Exception Use Permits

Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central/South	Neighborhood Transition
Land Use						
Amusement or theme park established (outdoor) including miniature golf, go-cart tracks, etc.	P/SEU	P/SEU	NP	NP	P/SEU	NP
Marina or yachting club facility	P/SEU	NP	NP	NP	P/SEU	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SEU	P/SEU	P/SEU	NP
Special Event	P/SEU	P/SEU	P/SEU	P/SEU	P/SEU	NP

P/SEU = Permitted with a Special Exception Use Permit

SEU Permits shall meet standards in Chapter 20-16 of the City of South Padre Island Code of Ordinance.

THE PROPOSED AMENDMENT

The uses listed in Table 5.1 requires in-depth analysis and review by the Planning & Zoning Commission and the City Council and would fit better into Specific Use Permit rather than Special Exception.

The following would be the proposed amendment:

PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central/South	Neighborhood Transition
Land Use						
Amusement or theme park established (outdoor) including miniature golf, go-cart tracks, etc.	P/ SEU SUP	P/ SEU SUP	NP	NP	P/ SEU SUP	NP
Marina or yachting club facility	P/ SEU SUP	NP	NP	NP	P/ SEU SUP	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	NP
Special Event	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	NP

P/~~SEU~~SUP = Permitted with a ~~Special Exception~~Specific Use Permit

~~SEU Permits~~Specific Use Permit (SUP) shall meet standards in Chapter 20-~~1624~~ of the City of South Padre Island Code of Ordinance.

RECOMMENDATION

Staff recommends the Planning & Zoning Commission approve the proposed amendments.

At their October 14th Meeting, the DSRTF approved the proposed amendment.

COMMISSION ACTION:

MOTION: _____

BY: _____ SECOND BY: _____

McNulty	Huffman	Bowman	Bujanos	Judah	Vacant	Olle
Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain

<p>PLANNING & ZONING COMMISSION AGENDA REQUEST FORM</p>
--

MEETING DATE: November 20, 2014

Item: 6

TO: Planning & Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on revising Table 11.1 of XI. Signage Standards for Padre Boulevard and Entertainment District Code.

DISCUSSION:

BACKGROUND HISTORY

On September 3, 2014, the City Council had a discussion and made an action to approve the following item:

Council Agenda Item #10: Discussion and action to send to the Development Standards Review Task Force changes to the Form Based Code to allow the same signage for businesses on the side streets that are allowed on Padre Boulevard and recommendation be forwarded to the Planning and Zoning Commission for their input.

PROCEDURAL ISSUES

According to Sec.20-18 (B), any proposed changes/revisions/amendments to the Form Based Code shall be reviewed by the Development Standards Review Task Force prior to being submitted to the Planning and Zoning Commission. The Development Standards Review Task Force shall make recommendations to the Planning and Zoning Commission.

The Planning and Zoning Commission acts as a recommendation board to the City Council and the City Council has the final authority to approve the amendment.

CONSISTANCY WITH THE COMPREHENSIVE PLAN

Policy 1.1.3: While establishing minimum standards, zoning should allow flexibility.

Objective 1.6: Promote a distinctive "South Padre Style" that reflects the relaxed seaside ambiance, climate and international cultures, and encompasses well-designed buildings, lush landscaping, and themed, way-finding signage and lighting.

Policy 1.6.3: The City shall maintain and update sign regulations that will guide signs to be appropriate in scale and understated in design.

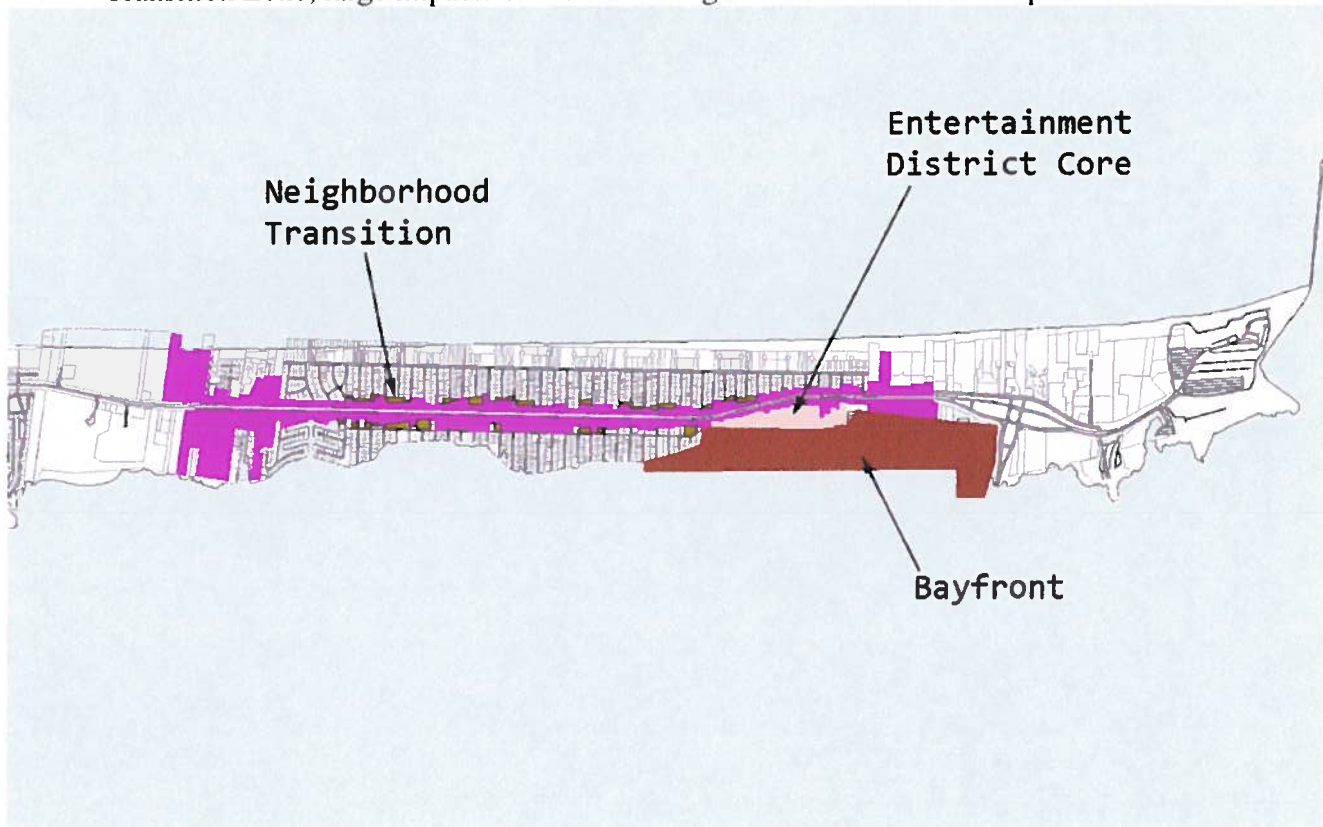
PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

ANALYSIS

1. Monument Signs

Table 11.1								
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition
Sign Type								
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 feet) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height. 								

Currently, three areas (Bayfront, Entertainment District Core and Neighborhood Transition Zones) cannot have monument signs that are allowed along Padre Boulevard. Considering the fact that most of the commercial uses, except offices, are not allowed at Neighborhood Transition Zone, large impacts of monument signs in this area are not expected.



PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

THE PROPOSED AMENDMENT

1. Monument Signs

Table 11.1									
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standards
Sign Type									
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 feet) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.

RECOMMENDATION

Staff recommends the Planning & Zoning Commission approve the proposed amendments.

At their November 12th Meeting, the DSRTF approved the proposed amendment for Bayfront and Entertainment District Core Districts.

COMMISSION ACTION:

MOTION: _____

BY: _____

SECOND BY: _____

McNulty	Huffman	Bowman	Bujanos	Judah	Vacant	Olle
Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain