

**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, OCTOBER 11, 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 August 9, 2016 Regular Meeting Minutes and September 13, 2016 Regular Meeting Minutes.
5. Discussion and action on proposed changes to the unified sign plan for 410 Plaza located at 410 Padre Blvd.
6. Discussion and action on amending Table 5.1 'Schedule of Uses' in Subsection V of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code to allow retail sale services in "Neighborhood Transition Character Zone (NT)".
7. Discussion and possible action regarding the color palette.
8. Adjournment.

DATED THIS THE 7TH DAY OF OCTOBER 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 **OCTOBER 7, 2016** AT/OR BEFORE **10:00 A.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Susan Hill, City Secretary

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

MINUTES
CITY OF SOUTH PADRE ISLAND
DEVELOPMENT STANDARDS REVIEW TASK FORCE

TUESDAY, AUGUST 9, 2016

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, August 9, 2016 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Vice Chairman Gabby Vanounou called the meeting to order at 10:01 a.m. A quorum was present: Task Force Member George Shelley, Gary Olle, and Kimberly Dollar. Members with an excused absence was Gardner Treharne.

City staff members present were: Building Official Jay Mitchim and Administrative Assistant Marta Martinez.

II. Pledge of Allegiance.

Vice Chairman Vanounou led the Pledge of Allegiance.

III. Public Comments and Announcements.

None.

IV. Approval of the July 12, 2016 Regular Meeting Minutes.

Task Force Member Dollar made a motion, seconded by Task Force Member Shelly to approve the June 14, 2016 Regular Meeting Minutes. Motion carried unanimously.

V. Discussion and action on proposed unified sign plan for the multi-tenant structure located at 410 Padre Blvd.

The Task Force Members expressed their comments/concerns regarding this matter. Task Force Member Olle made a motion, seconded by Task Force Member Shelley to approve the unified sign plan for the multi-tenant structure located at 410 Padre Blvd. The motion carried unanimously.

VI. Adjournment.

There being no further business, Mr. Vanounou adjourned the meeting at 10:06 a.m.

Marta Martinez, Secretary

Gabby Vanounou, Vice Chairman

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

TUESDAY, SEPTEMBER 13, 2016

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 13, 2016 at the Municipal Complex Building, 2nd 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 and Gabby Vanounou. Members with an excused absence were George Shelley and Kimberly Dollar.

City staff members present were: Building Official Jay Mitchim 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 9, 2016 Regular Meeting Minutes.

Task Force Member Treharne made a motion to table until next regular meeting. Motion carried unanimously.

V. Discussion and action on proposed graphic on the eastern wall of Jim's Pier building at 211 W Swordfish Street.

The Task Force Members expressed their comments/concerns regarding this matter. Task Force Member Treharne made a motion, seconded by Task Force Member Vanounou to approve the Art in Public Space as submitted located at 211 Swordfish Street. The motion carried unanimously.

VI. Adjournment.

There being no further business, Mr. Treharne adjourned the meeting at 10:09 a.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

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

MEETING DATE: October 11, 2016

ITEM: 5

TO: Development Standards Review Task Force

FROM: Jay Mitchim, Building Official

ITEM DESCRIPTION:

Discussion and action on proposed changes to the unified sign plan for 410 Plaza located at 410 Padre Blvd.

DISCUSSION:

Request from Origo-Works to amend the Unified Sign Plan for 410 Padre (AKA 410 Plaza). The request is for the lease spaces to be able to place signs on the rear side (east) of the building, for Russo's to be able to place an additional sign on the North side of the building, and for approval of the submitted monument signs.

Staff Comments

Staff has no issue with the addition of signage to the east side of the building. Staff would point out that allowing Russo's an additional sign on the north side of the building would give them twice the signage of any other lease space, and exceed the allowable sign area under the ordinance by 100%.

Staff would also point out that while the height and sign area of the proposed monument signs conforms to the ordinance requirements there are issues with the location, configuration, and materials. The location and configuration of the proposed signs raise line of sight concerns. The ordinance calls for a 15 foot setback from the ROW/property line, and the drawings show what seems to be only about 2 feet. The ordinance stipulates the skirting/base of a monument sign that is taller than 8 feet cannot exceed 4 feet in width. The sign ordinance also states that "No Skirting maybe made from metal or plastic materials."

- (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) Parasite Sign. Any sign not exempted by the sign code, for which no permit has been issued, and which is hung from, attached to, or added onto an existing sign.

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</i> Prohibited after Feb 1, 2012; Ord 10-02	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

SIGN TYPE	MAX. No. SIGNS PER LOT	MAX. AREA OF SIGN	MAX. HEIGHT	SETBACK
4) Open House Signs	1 per lot	6 sq. ft.	3 ft. from average grade	15 ft from ROW & PL
5) Contractor's Signs	1 per contractor and subcontractor	6 sq. ft.	3 ft. from average grade	15 ft from ROW & PL
6) Miscellaneous Allowed Business Marketing / Advertising Temporary Signs – See Sec. 15-6(G)(6)	1 per business per permit [see Sec. 15-6(G)(6)]	36 sq. ft. per sign	16 ft from average grade, if free standing	15 ft from ROW & PL
7) Sail Flag Signs and Feather Flag Signs	2 per business except multi-Tenant center only 1 per business	18 sq ft per sign	16 ft. from average grade	15 ft from ROW and property line

* One per property, except where a business owns, under single ownership, the entire street frontage of a block, that is, the entire frontage of a public street between two other intersecting public streets, may be permitted two, free-standing monument signs, as defined by this Ordinance, providing the signs are placed a minimum of 150 feet apart. In those areas on the north and south ends of the community where the "C" District is not divided in the traditional grid pattern of "blocks," a business which owns, under single ownership, a minimum of 200 feet of lineal street frontage, as measured on a single street (i.e., the measurement shall not be made around the corner of one street onto another), the business may be permitted two, free-standing monument signs, provided they are placed a minimum of 150 feet apart. In no instance shall a business with a(n) existing non-conforming free-standing sign(s) be permitted the two free-standing monument signs permitted under this provision unless and until the non-conforming free-standing sign(s) is (are) first removed.

**Single businesses and tenants of multi-tenant centers and office complexes may have any number of awning, wall, or roof signs, as defined and permitted by this Ordinance provided the total square footage of all such signs does not exceed the allowed square footage as defined by this ordinance as seen from the public right of way from any line of sight.

***A variance of the requirements of this Table may be granted by the Development Standards Review Task Force. [See Section 15-14]

ORIG^O-
-WORKS

September 15, 2016

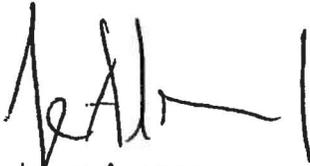
Jay Mitchim
City of South Padre Island Building Inspections
4601 Padre Blvd
South Padre Island, TX 78597

Dear Mr. Mitchim,

We are requesting your help to submit to the Board for review and approval the proposed changes to our Unified Sign Plan for 410 Plaza. On this update, we are adding the pylon sign details and two locations; adding signs to the back of the building and a sign for Russo's at the north side of the building.

For more information on this update, please feel free to contact me at (956) 455-9004. Thanks in advance for your help.

Regards,



JAIME ALARDIN

ORIG^OWORKS

805 Media Luna St., Suite 500, Brownsville, TX 78520
956 574-9373 t. 956 455-9004 c. origoworks.com

All drawings and written material appearing herein constitute original unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.
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**ORIGO-
WORKS**

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Consultant
ARCHITECT
ORIGO WORKS LTD.
805 MEDIA LUNA RD. SUITE 500
BROWNSVILLE, TEXAS 78520
OFFICE (956) 574-9373
FAX (956) 517-1513

Project Title

410 PLAZA
410 Padre Boulevard
South Padre Island, Texas 78597

00 09/14/16 SPT CITY SUBMISSION

Mark	Date	Description
Issue/Revision	see above	
Project ID	201505	
CAD File Name		
Drawn By	no, rr	
Checked By		
Issue Date:		
Plot Date:	09.14.16	
Reviewed by	jh, no	
Designed by	Origo Works, Ltd.	
Submitted By	Origo Works, Ltd.	
Drawing Code		

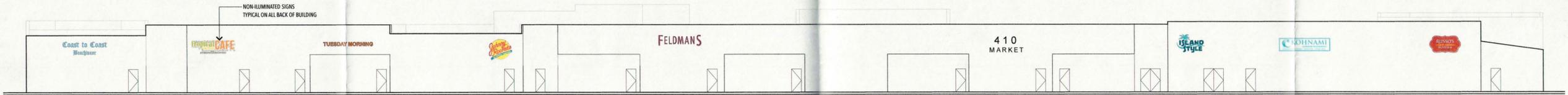
CONSTRUCTION DOCUMENTS

Sheet Title
UNIFIED SIGN

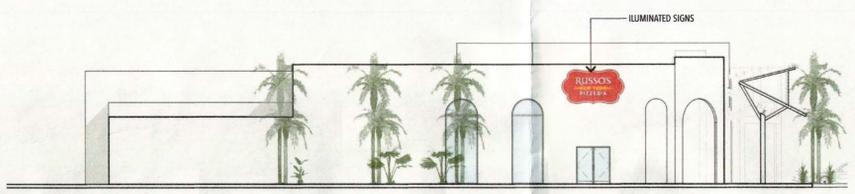
Drawing No.
SD-5.1
of Total Sheets



1 FRONT EXTERIOR ELEVATION
SCALE: 1/16"=1'-0"

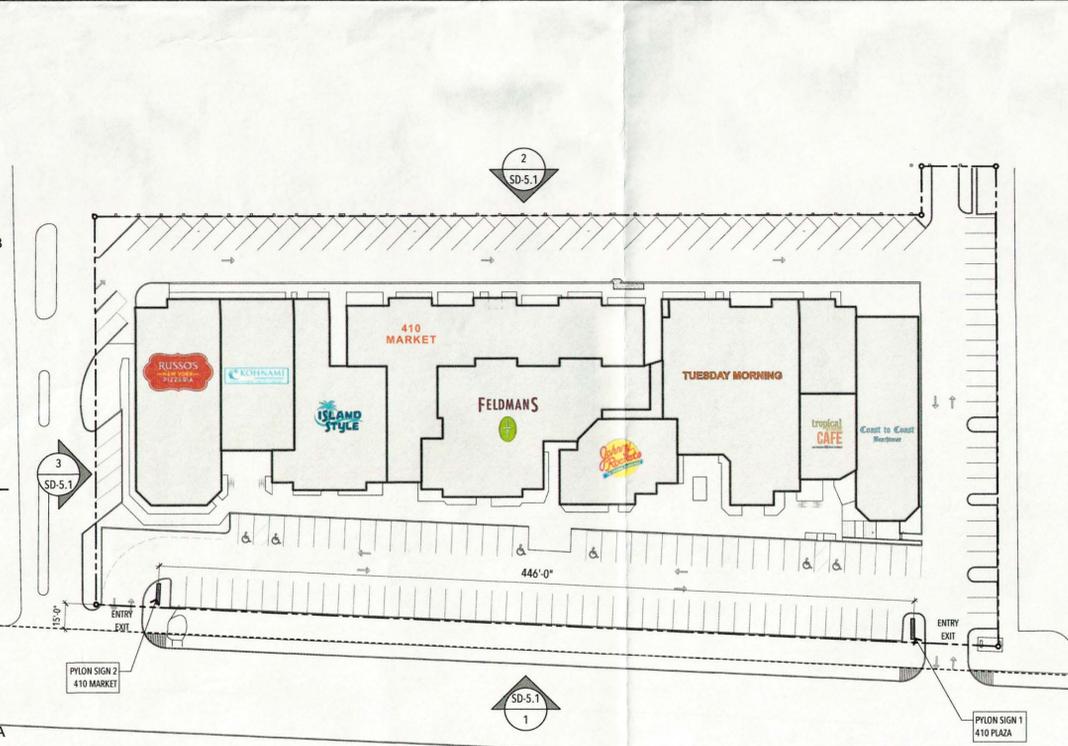


2 REAR EXTERIOR ELEVATION
SCALE: 1/16"=1'-0"

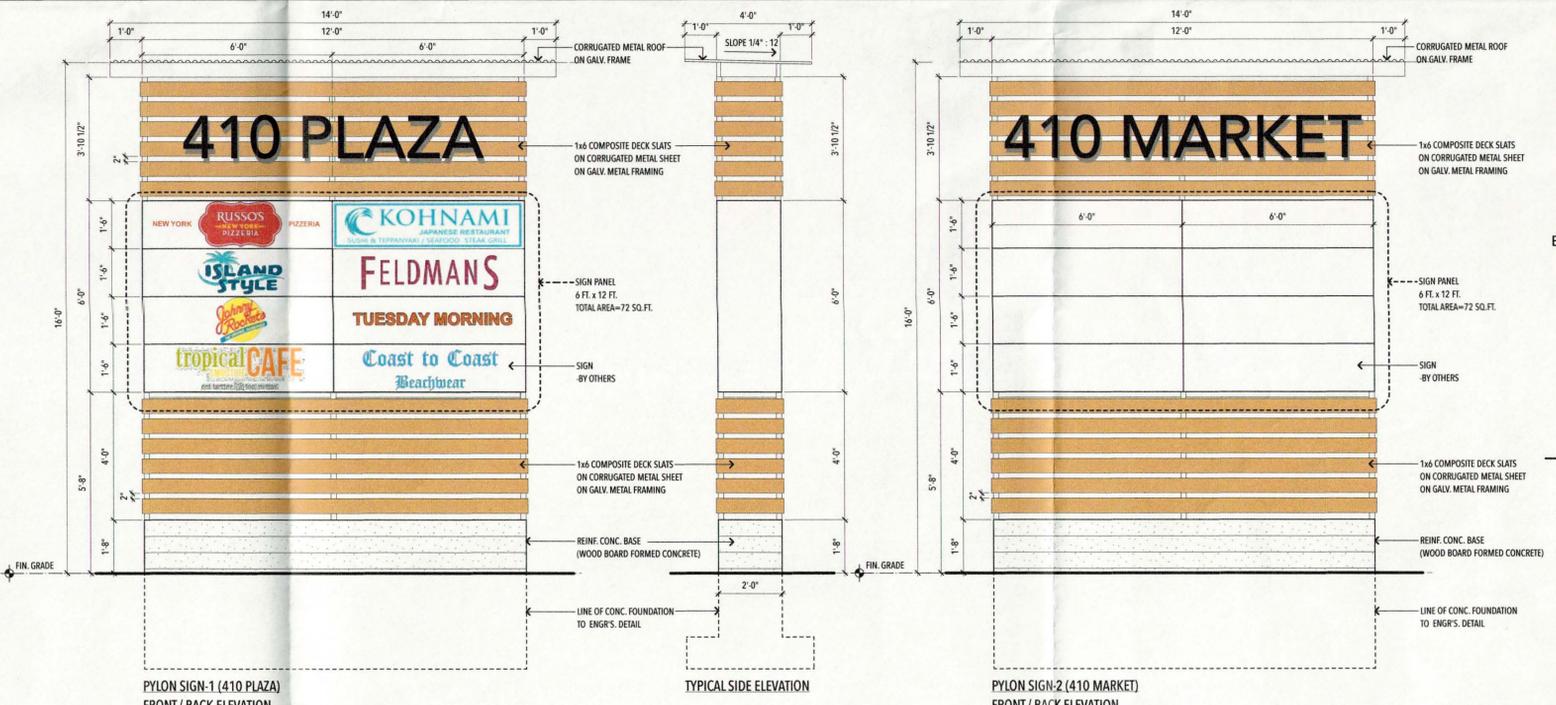


3 LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/16"=1'-0"

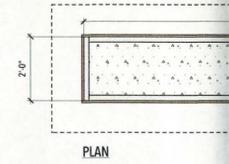
NOTE:
1. ALL SIGNS TO BE EQUAL TO OR LESS THAN (64 SQ. FT.)
2. SIGN SHOWN ARE NOT SCALED,
FOR GRAPHICS PRESENTATION ONLY.



4 SITE PLAN
SCALE: 1"=50'-0"



5 PYLON SIGN-1 (410 PLAZA)
FRONT / BACK ELEVATION



5 PYLON SIGN-2 (410 MARKET)
FRONT / BACK ELEVATION

5 PYLON SIGN DETAIL
SCALE: 3/8"=1'-0"

ORIGINAL PRINT SIZE: 24" x 36"
Date: 9/14/16
File name: 410P_A400.vwx

**DEVELOPMENT STANDARDS
REVIEW TASK FORCE**

MEETING DATE: October 11, 2016

ITEM: 6

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

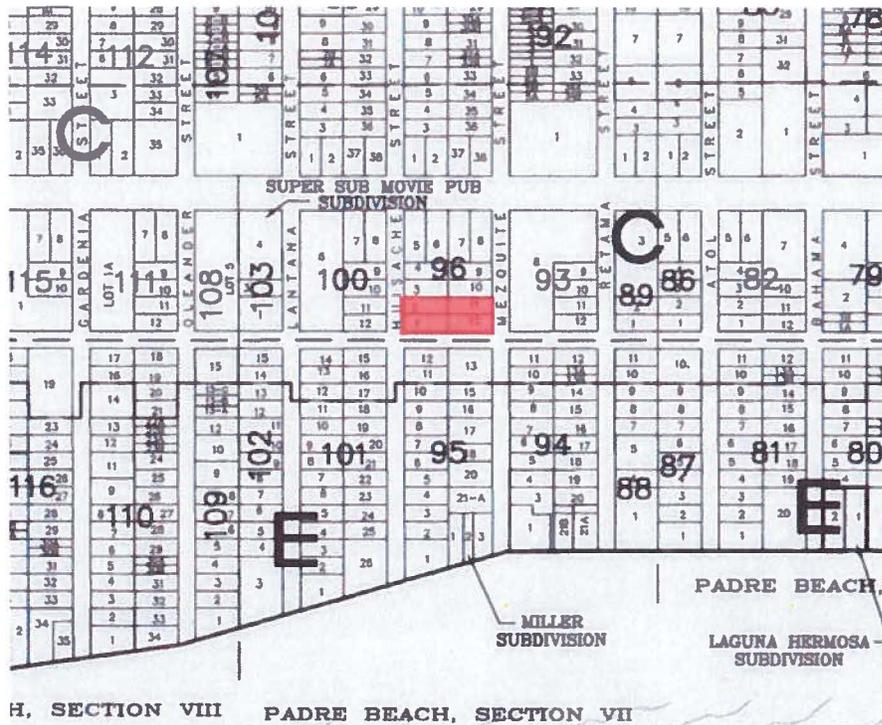
ITEM DESCRIPTION:

Discussion and action on amending Table 5.1 'Schedule of Uses' in Subsection V of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code to allow retail sale services in "Neighborhood Transition Character Zone (NT)".

DISCUSSION:

The Issue

1. Currently, retail sale services are not allowed in Neighborhood Transition Character Zone (NT);
2. Ace Hardware (a retail service) intends to move from the current location at **LOT 9 BLK 28 PADRE BEACH SUBDIVISION SECTION III** to **LOTS 1, 2, & 3 BLOCK 96, PADRE BEACH SECTION VII**, where Lots 1 & 2 are within NT zone; and
3. The owner (Columbia Padre Boulevard LLC) also wants to seek if **LOTS 11 & 12 BLOCK 96, PADRE BEACH SECTION VII**, where Lots 11 & 12 are within NT zone, can be rezoned to accommodate retail services.



	Character Zone								
	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District	
Schools, libraries, and community halls	P	P	P	P	P	P	NP	P	
Universities and Colleges	P	P	P	P	P	P	NP	P	
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	P	
Hospitals (general and special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	P	
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP	
Civic uses	P	P	P	P	P	P	NP	P	
Social and fraternal organizations	P	P	P	P	P	P	NP	P	
Social services and philanthropic organizations	P	P	P	P	P	P	NP	P	
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Funeral homes	P	P	P	P	P	P	NP	P	
Residential Uses									
Home occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	SE	SE	SE	SE	SE	SE	P
Multi-family residential (including apartment and condominiums)									
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	P	
Upper floors	P	P	P	P	P	P	P	P	
Residential lofts	P	P	P	P	P	P	P	P	
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	NP	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P	P
Accessory residential unit (accessory buildings not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	NA	NA
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	P	P
Mixed Use Structure (with uses allowed in the district)	P	P	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P	P
Other Uses									
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use.	NP	NP	NP	NP	NP	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	P	P
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	P	P
Bed and breakfast establishments	NP	NP	NP	NP	P	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	P	P
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	P	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	P/C
Temporary Commercial Parking*	P	P	P	P	P	P	NP	P
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	P	NP	P
Private attached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Private detached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Impound Lot	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP	NP	NP
Heliport landing/take-off pads	NP	NP	NP	NP	NP	NP	NP	NP
Community garden	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Antennas including cell, accessory, and mounted on top of buildings	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Utility equipment (including electrical transformers, gas meters, etc.)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Special event	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Temporary buildings for construction (shall be removed upon completion or abandonment of construction work)	P	P	P	P	P	P	P	P

- P: Permitted by right
- P/C: Permitted with design criteria per Table 5.2
- P/A: Permitted accessory use
- P/A/C: Permitted as an accessory use with design criteria per Table 5.2
- P/SUP: Permitted with a Specific Use Permit
SUP shall meet standards in Chapter 20-24 of the City Code of Ordinances.
- A: Accessory use to not exceed 25% of the primary use building square footage
- SE: Special exception
- NA: Not applicable
- NP: Not permitted

*All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

ORDINANCE NO. 16-

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING CHAPTER 20 ZONING ORDINANCE, SECTION 20-8.9 APPENDIX "Z" PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE, BY REVISING TABLE 5.1 – SCHEDULE OF USES IN SUBSECTION V, TO ALLOW RETAIL SALES IN 'NEIGHBORHOOD TRANSITION CHARACTER ZONE'; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF UP TO TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH VIOLATION; PROVIDING FOR THE EFFECTIVE DATE; AND AUTHORIZING PUBLICATION IN CAPTION FORM.

WHEREAS, the City of South Padre Island has heretofore adopted the Padre Boulevard and Entertainment District Code (Form-Based Code), which was incorporated into Chapter 20 (Zoning) of the Code of Ordinances;

WHEREAS, the City Council finds that the uses allowed for Neighborhood Transition Character Zone do not conform to its' intent stated in Subsection 4.2.8 of Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code;

WHEREAS, the City Council finds that Table 5.1 of Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code of Chapter 20 (Zoning) should be amended to clarify the schedule of permitted uses; and

WHEREAS, The City has complied with the requirements of Sec. 20-18 of the Code of Ordinances (Zoning) to amend Chapter 20;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. Table 5.1 – Schedule of Uses in Subsection V of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code of Chapter 20 Zoning is hereby amended as depicted in Exhibit "A" attached hereto.

Section 2. This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 3. Any violation of the above mentioned section of Chapter 20 of the Code of Ordinances of the City of South Padre Island may be punished by a fine not to exceed two thousand Dollars (\$2000.00) for each offense of for each day such offense shall continue and the penalty provisions of Sections of Section 21-2 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

Section 4. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 5. This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on First Reading, the ____ day of ____ 2016.

PASSED, APPROVED AND ADOPTED on Second Reading, the ____ day of ____ 2016.

ATTEST:

CITY OF SOUTH PADRE ISLAND,
TEXAS

SUSAN HILL, CITY SECRETARY

BHARAT R. PATEL, MAYOR

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

INTRODUCTION

- The current color palette was adopted on August 6, 2014; and
- At their September 21st City Council Meeting, the City Council directed staff provide alternative color palette and initiate public workshop(s).

QUESTIONS RAISED



CURRENT REQUIREMENTS IN COLOR

3.4.7 Colors

The colors, which are specified based on the Munsell Color System, of a building are restricted to those below:

(i) Areas for color application shall be categorized into (1) body, (2) trim, (3) accent and (4) roof. Body colors indicates colors applied to wall areas. Trim colors include areas of shutters, doors, windows, and wainscot. Accent colors cover fascia and soffit. Roof colors indicate entire roof areas.

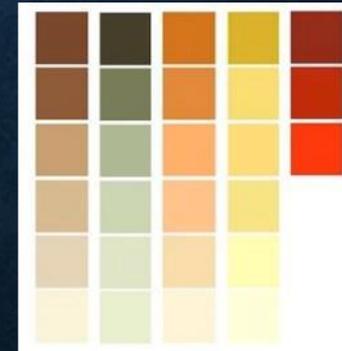
(ii) General Provisions.

a. Colors that are recommended:

- i. Existing color palette (see Appendix B); and
- ii. Earth tone and/or colors of natural materials.

b. Colors that are not allowed:

- i. Fluorescent, neon or any illuminated colors.



(iii) Specific Provisions.

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

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

b. Number of colors allowed:

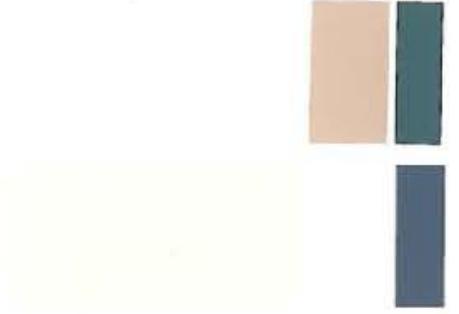
i. Four (body, trim, accent and roof) colors up to 5,000 sq.ft. (building footprint).

ii. Five colors for buildings greater than 5,000 sq.ft. (building footprint).

(1) Two (2) body colors may be applied to façade rhythm of 20' to 30' bays to be considered Façade Composition (See 2.1.3).

(2) No pattern of narrower stripes than 20' is allowed.

APPENDIX B

																											
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BODY	TRIM	ACCENT
Koi Pond SW 7127	Alabaster SW 7003	Tea Chest SW 5163
Classic Sand SW 6036	Modern Gray SW 7433	Classic French Gray SW 9072
Casa Blanca SW 7071	Townhall Tan SW 7030	Garden Spot SW 6482



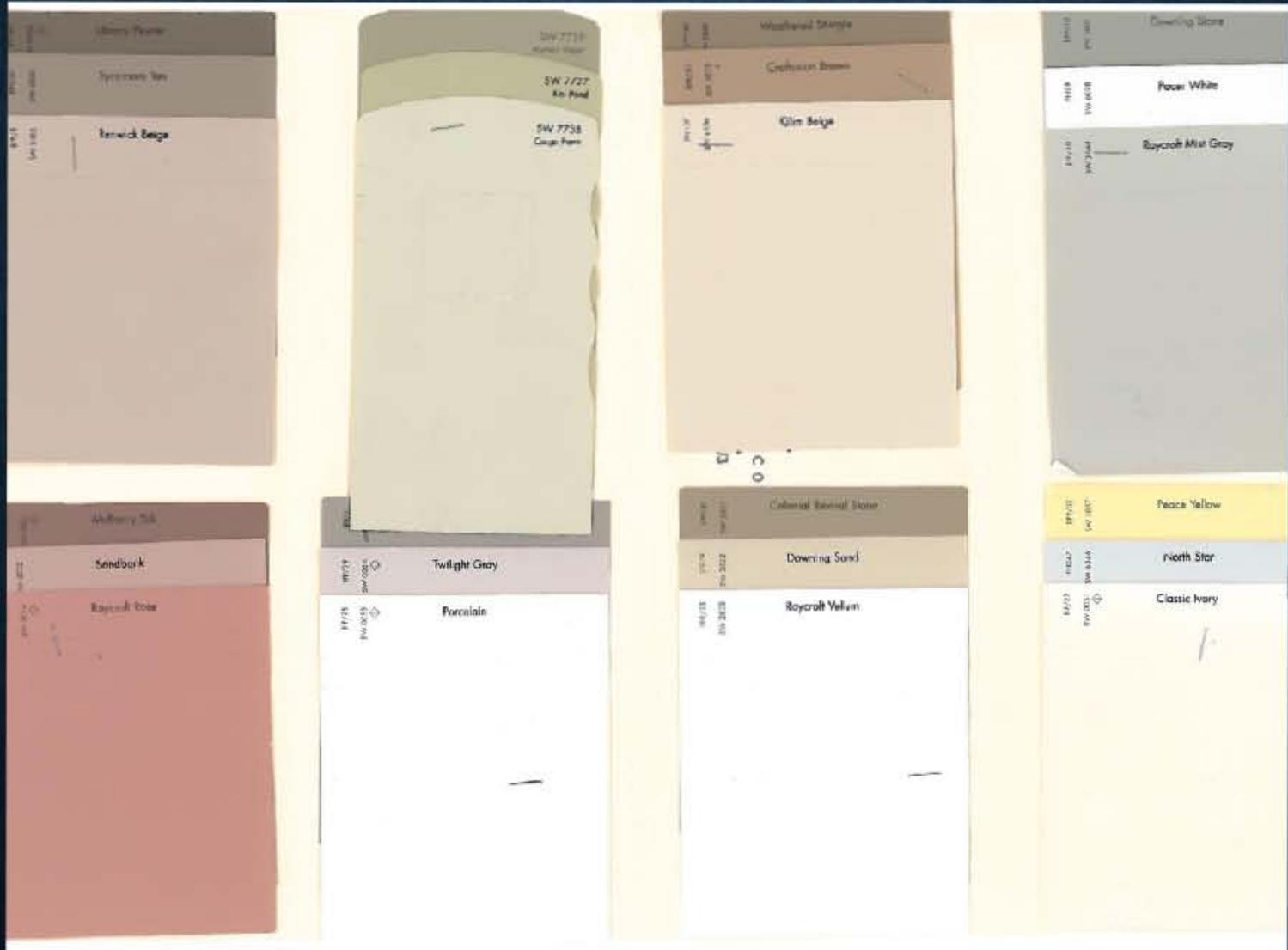
BODY	TRIM	ACCENT
Caverns Clay SW 7081	Bittersweet Stem SW 7036	Fiery Brown SW 6054
Honeycomb SW 4375	Crisp Linen SW 6079	Saguaro SW 6474
Crème SW 7546	Tatami Tan SW 6136	Urbane Bronze SW 7018



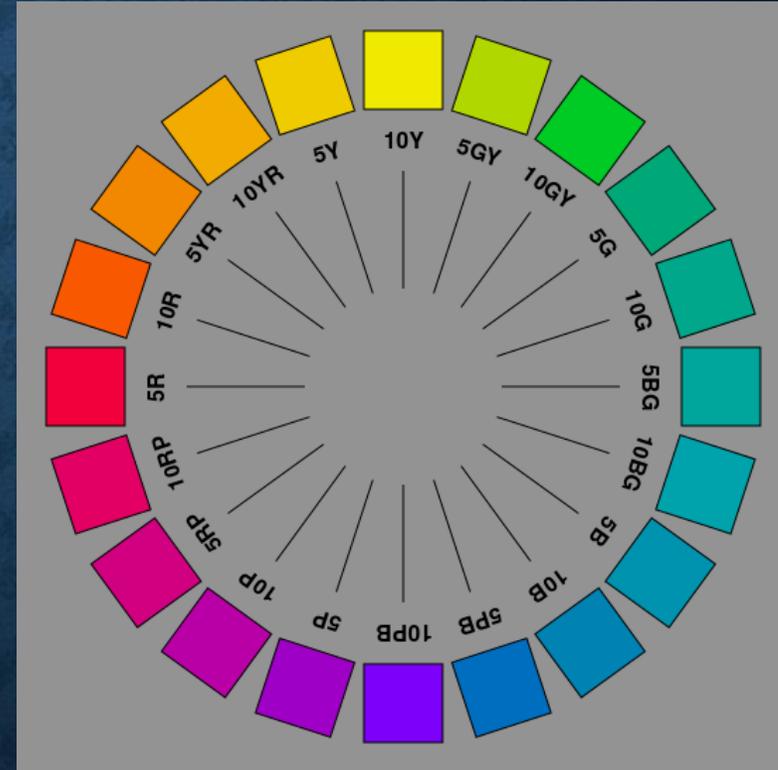
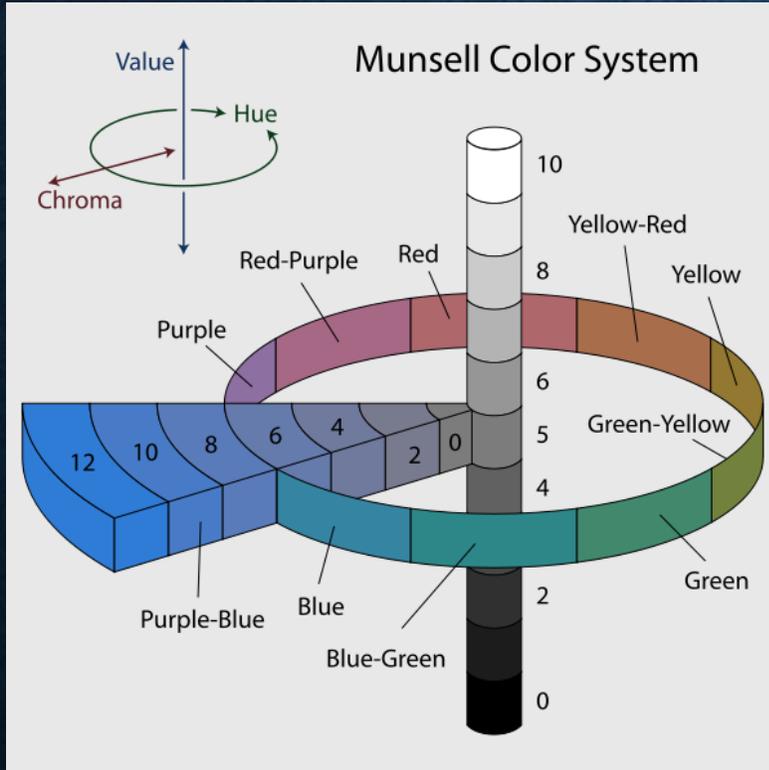
BODY	TRIM	ACCENT
Dockside Blue SW 6523	Extra White SW 7536	Restoration Ivory SW 6473
Naturel SW 7583	Classic Light Buff SW 6060	Seashell SW 7570



BODY	TRIM	ACCENT
Ecra SW 6150	Burlap SW 6152	Polished Mahogany SW 6038
Meadowlark SW 7527	Casa Blanca SW 7071	Earthen Jug SW 7131

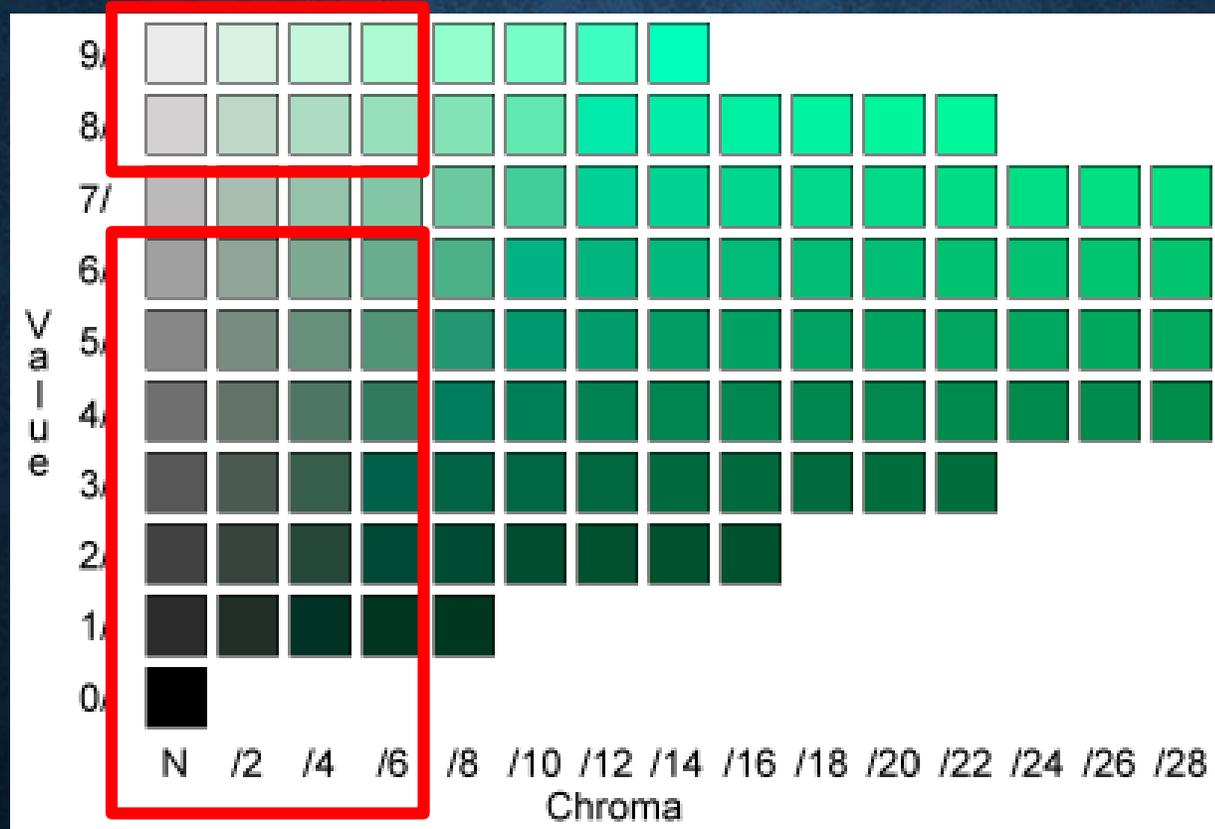


MUNSELL COLOR SYSTEM



5G

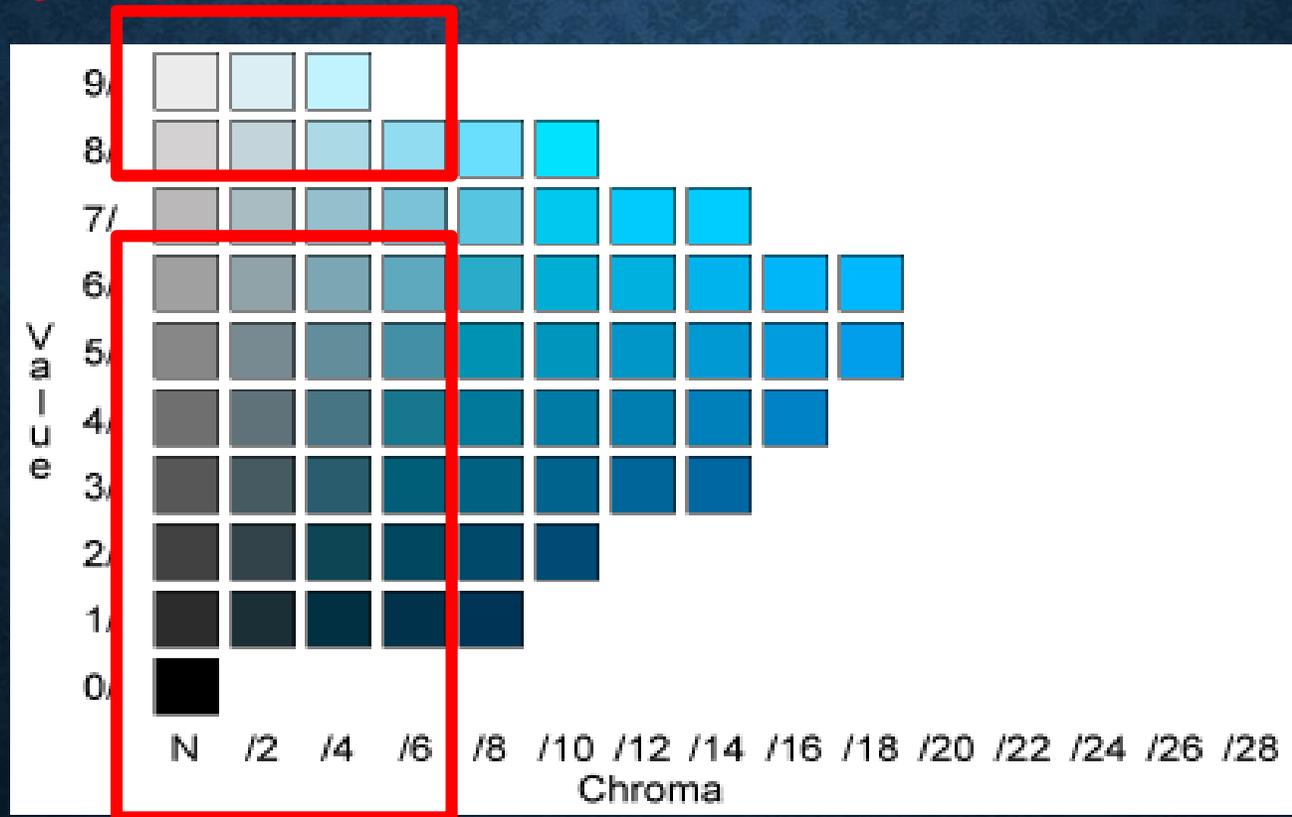
Building Body



Roof

5B

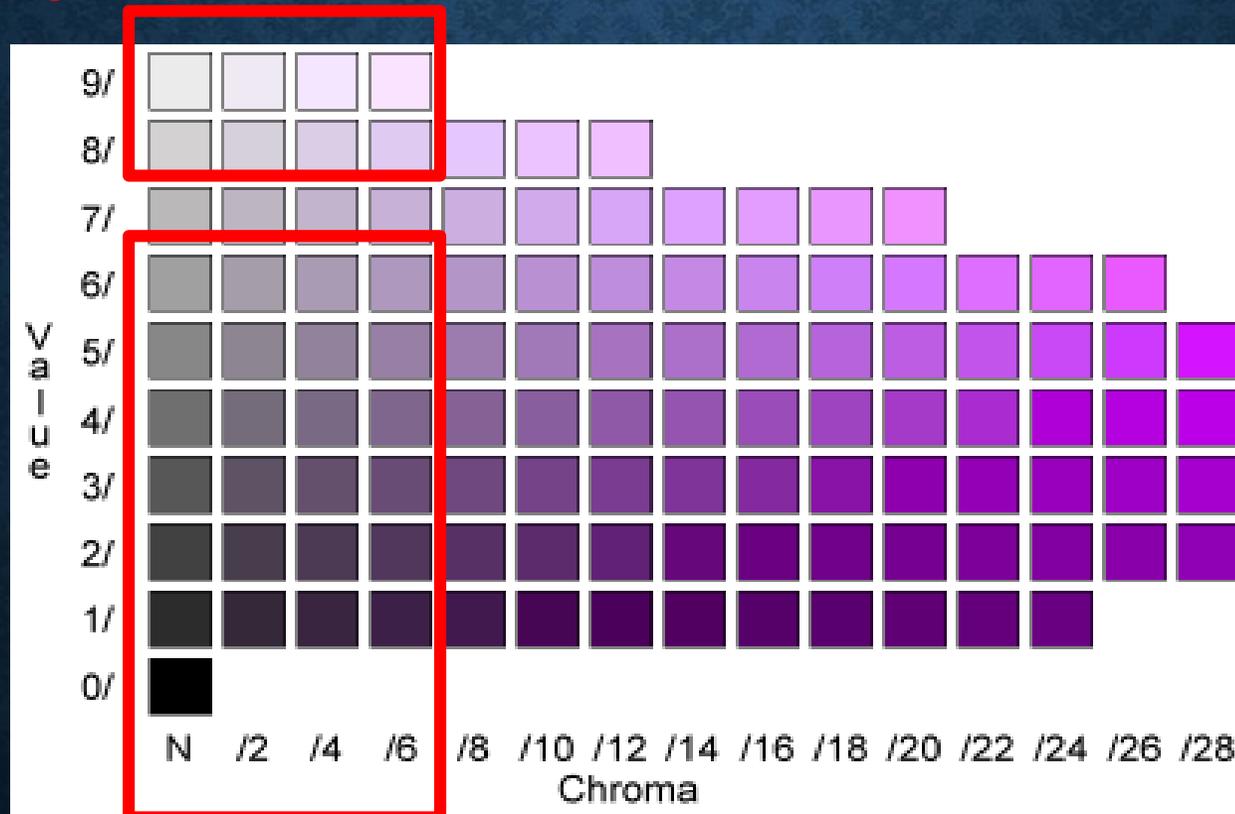
Building Body



Roof

5P

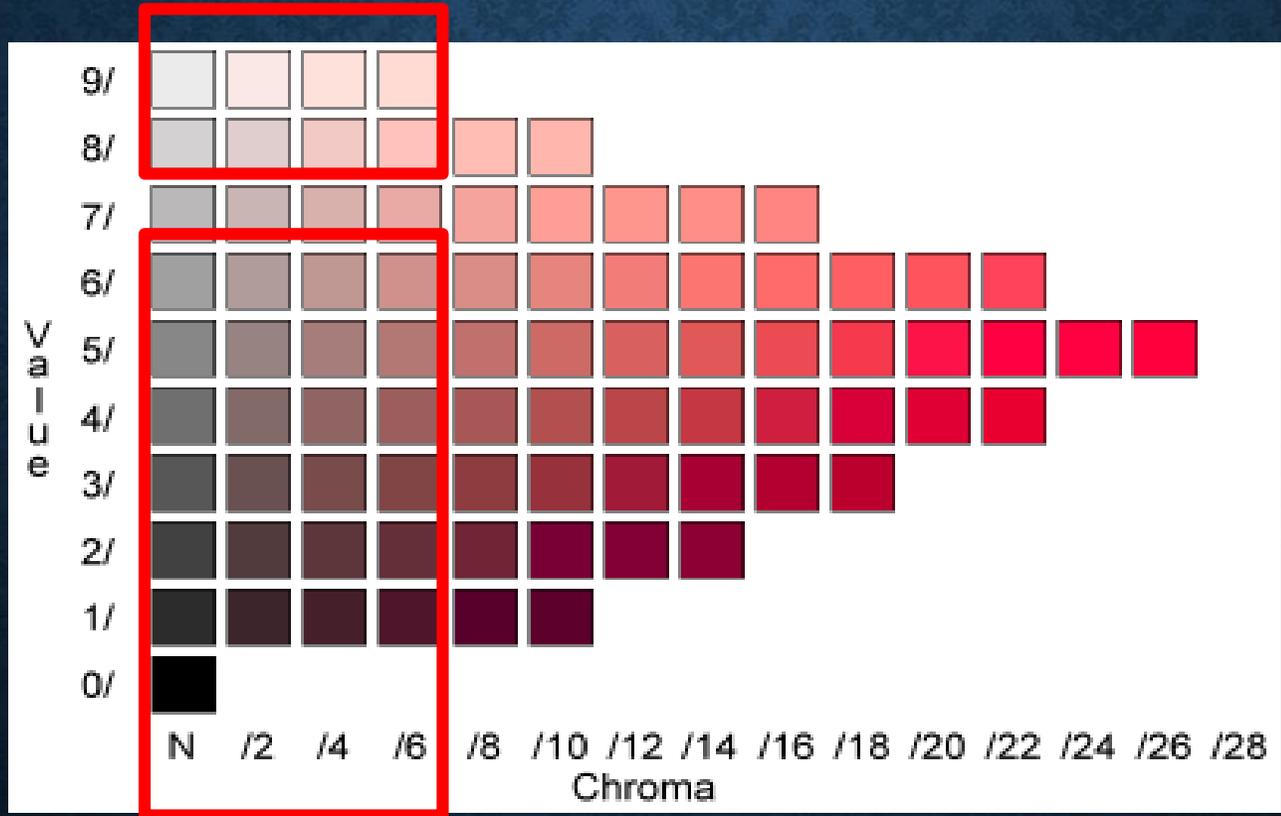
Building Body



Roof

5R

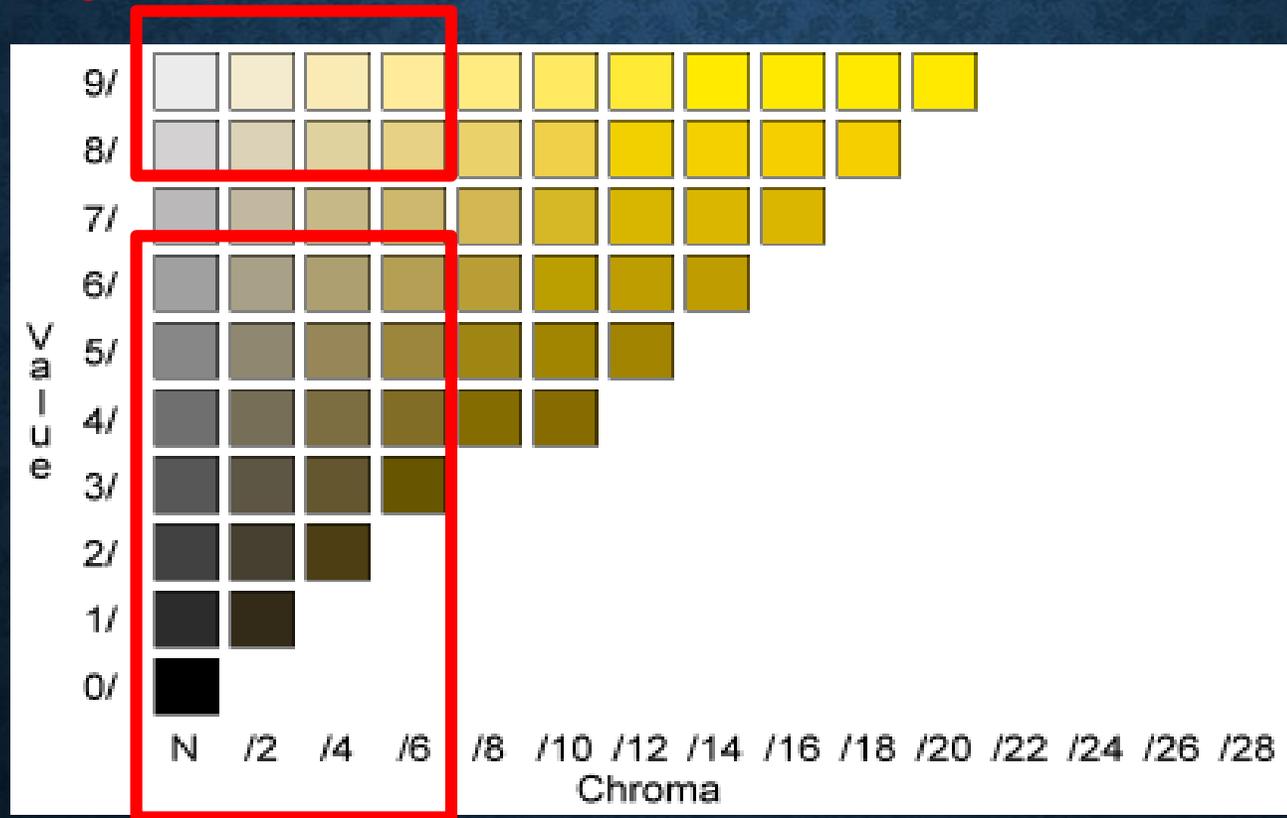
Building Body



Roof

5Y

Building Body



Roof

ALTERNATIVE

A PROPOSED REQUIREMENTS IN COLOR

3.4.7 Colors

The colors, which are specified based on the Munsell Color System, of a building are restricted to those below:

(i) Areas for color application shall be categorized into (1) body, (2) trim, (3) accent and (4) roof. Body colors indicates colors applied to wall areas. Trim colors include areas of shutters, doors, windows, and wainscot. Accent colors cover fascia and soffit. Roof colors indicate entire roof areas.

(ii) General Provisions.

a. Applications of natural materials are allowed. Colors that are recommended:

~~i. Existing color palette (see Appendix B); and~~

~~ii. Earth tone and/or colors of natural materials.~~

b. Colors that are not allowed:

i. Fluorescent, neon or any illuminated colors.

(iii) Specific Provisions.

a. ~~Body and roof e~~Colors are restricted to those in the table below:

	<u>Hue</u>	<u>Value</u>	<u>Chroma</u>
Body	All	8 or above	6 or below
Roof	All	6 or below	6 or below
<u>Trim/Accent</u>	<u>All</u>	<u>3 or above</u>	<u>16 or below</u>

b. Number of colors allowed:

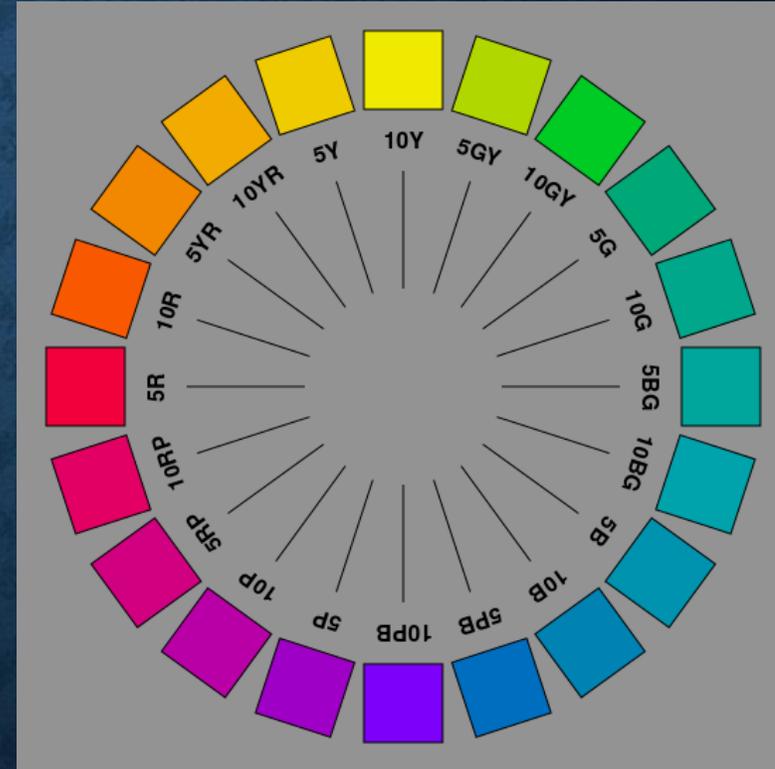
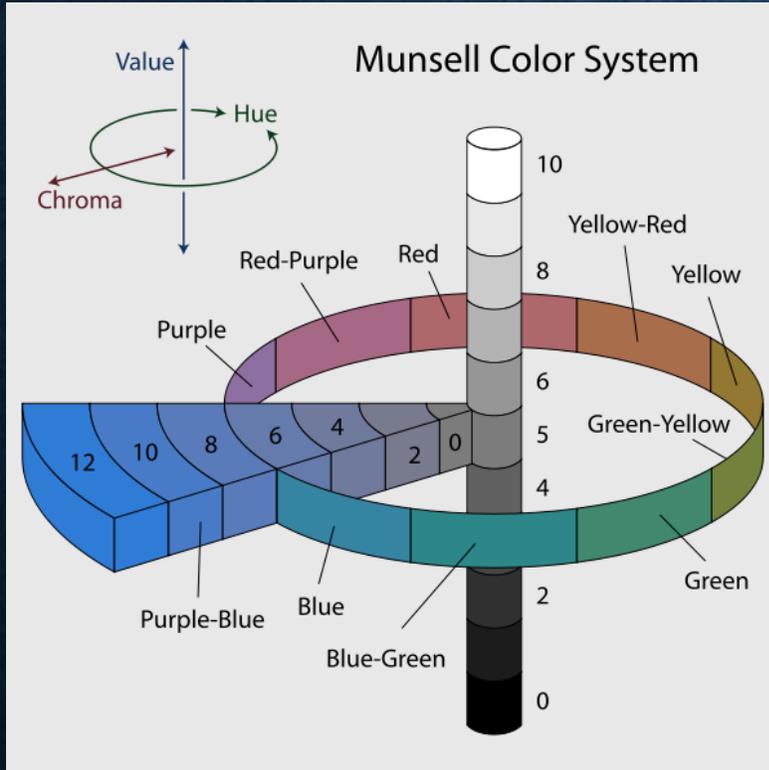
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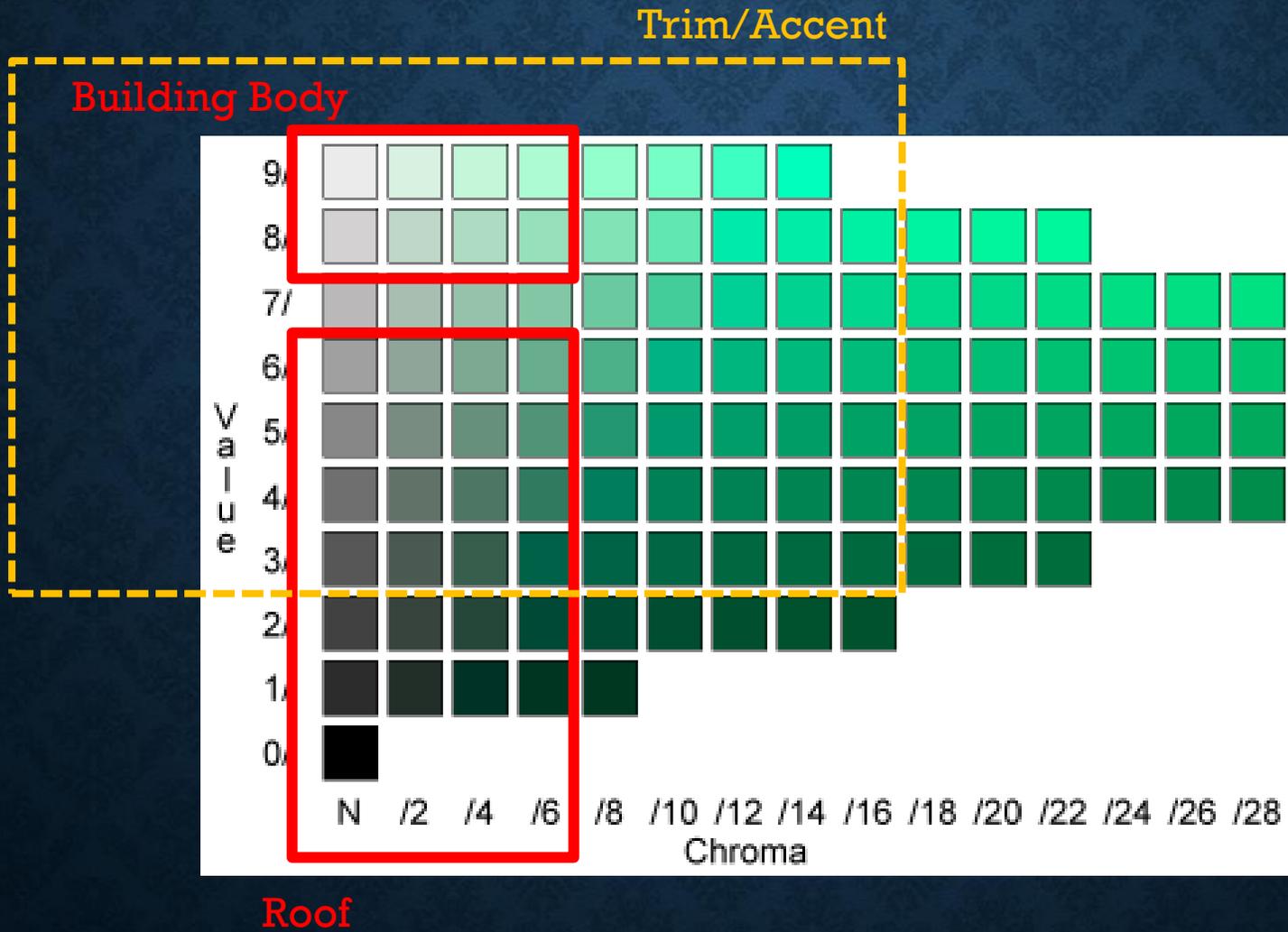
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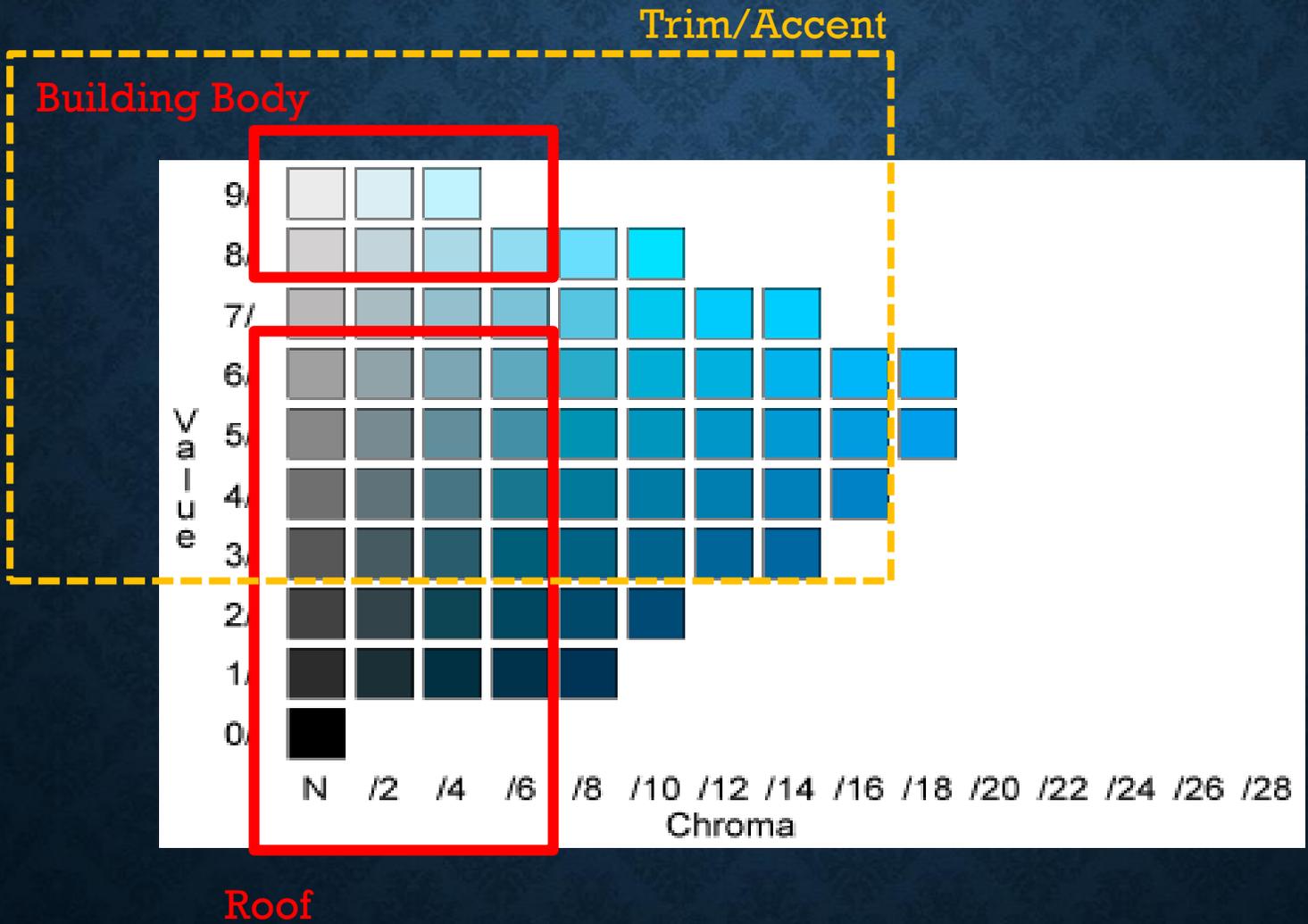
MUNSELL COLOR SYSTEM



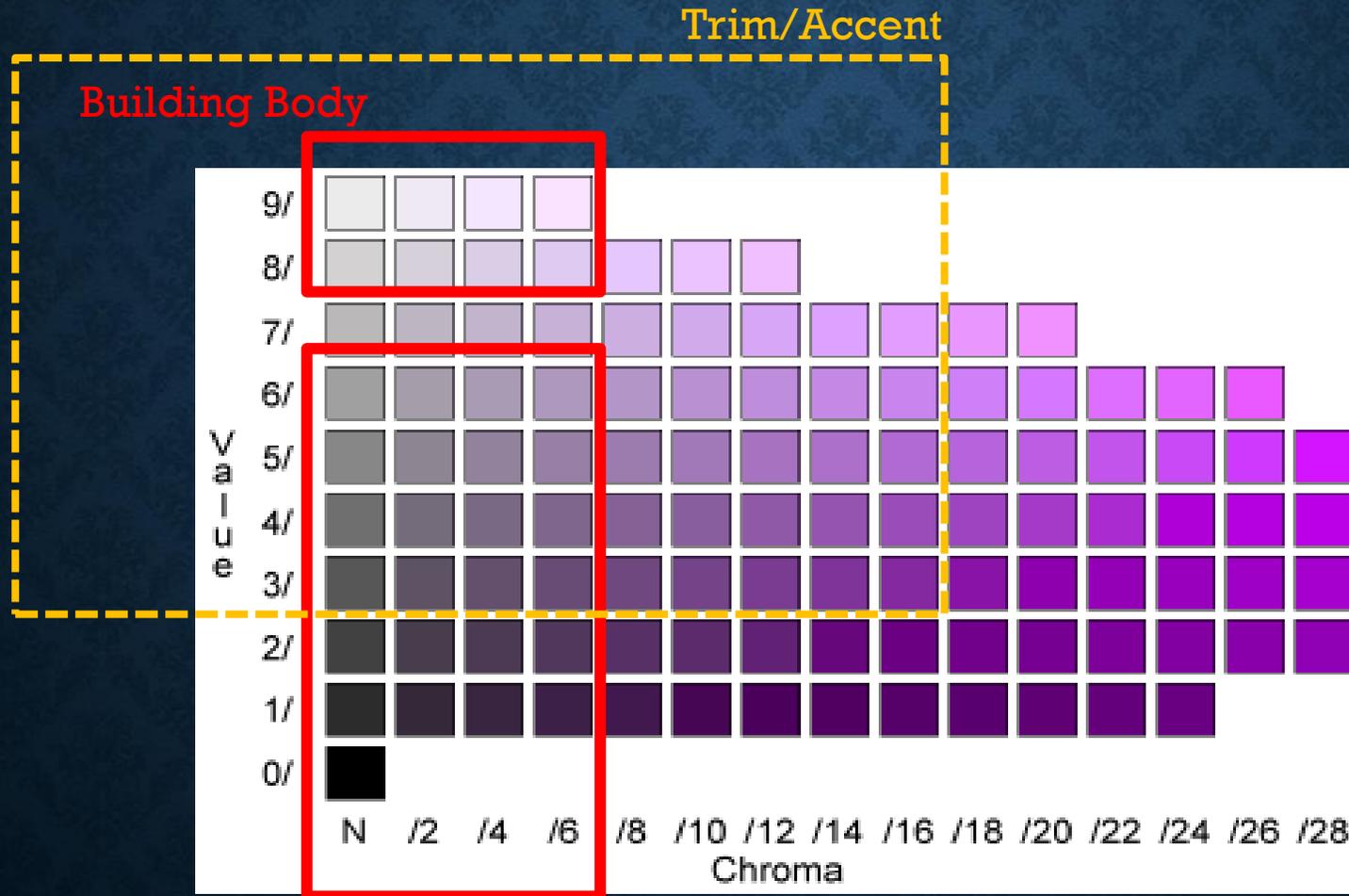
5G



5B



5P



5R

