

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

**TUESDAY, OCTOBER 10, 2023**  
10:00 AM 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 the Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Task Force to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Development Standards Review Task Force meeting]*
4. Regular Agenda
  - 4.1. Discussion and action to approve minutes of the September 12, 2023 regular meeting.
  - 4.2. Discussion and action regarding a request by AAA Electrical Signs for a variance from Section VIII Signage Standards, Monument Signs of the City's Padre Boulevard and Entertainment District Code. The applicant is requesting to install an eight (8) feet in height monument sign instead of the required six (6) feet in height as per the Form Base Code to be located at Coral Reef 5301 Padre Boulevard. (Lot 8 Block 168, Padre Beach Subdivision, Section XI)
  - 4.3. Discussion and action regarding a request by Yehuda Azoulay from Sec. 15-2.1 Rules and procedures governing Art in Public Spaces of the City's Padre Boulevard and Entertainment District Code. Applicant is requesting to install a twenty (20) feet by four (4) feet diameter aluminum rocket to be located at 910 Padre Boulevard. ( Lot 2A Block 1 Clark Subdivision)
5. Adjourn

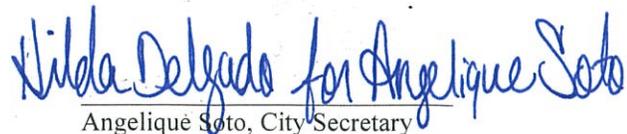
NOTE: *One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.*

DATED THIS THE 5TH DAY OF OCTOBER 2023

  
Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY 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 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 AND THE CITY'S WEBSITE WWW.MYSPI.ORG ON **OCTOBER 5, 2023**, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



  
Angelique Soto, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE. AN ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, GEORGE MARTINEZ AT (956)761-8103.

**CITY OF SOUTH PADRE ISLAND  
DEVELOPMENT STANDARDS REVIEW TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** October 10, 2023

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action to approve minutes of the September 12, 2023 regular meeting.

**ITEM BACKGROUND**

Approve regular meeting minutes.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**TUESDAY, SEPTEMBER 12, 2023**

**1. CALL TO ORDER**

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Meeting on Tuesday, September 12, 2023 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Vice-Chairman Gary Johnson called the meeting to order at 10:00 a.m. A quorum was present: Task Force Member Alex Avalos and Charles Fox. Task Force Members with an excused absence was Gabriel Vanounou.

City staff members present were Public Works Director / City Engineer C. Alejandro Sanchez, Chief Building Official George Martinez, and Planning Coordinator Marta Martinez. Also present was City Council Member Ken Medders.

**2. PLEDGE OF ALLEGIANCE**

Vice-Chairman Johnson led the Pledge of Allegiance.

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None

**4. REGULAR AGENDA**

**4.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF THE JULY 11, 2023 REGULAR MEETING.**

Task Force Member Fox made a motion, seconded by Task Force Member Avalos to approve the July 11, 2023 regular meeting minutes as submitted. The motion carried unanimously.

*All Task Force Member were in favor to move to Agenda item 4.3.*

**4.2 DISCUSSION AND ACTION REGARDING A REQUEST BY DORI ABO, PROPERTY OWNER FROM SEC. 15-2 DEFINITION AND SEC. 15-2.1 RULES AND PROCEDURES GOVERNING ART IN PUBLIC SPACES. THE APPLICANT IS PROPOSING TO INSTALL A 10'X20' WATERFALL TO BE ATTACHED TO THE EXISTING BUILDING AND EXTEND THE SIDEWALK TO PLACE CONCRETE 22'X8'X12' WHITE IN COLOR I LOVE SPI LETTERS.**

(1900 PADRE BLVD, LOTS 1 - 3 BLOCK 10, PADRE BEACH SUBDIVISION, SECTION I).

Vice-Chairman Johnson announced the item from the agenda and asked for a staff report. Public Works Director/City Engineer C. Alejandro Sanchez stated that the applicant is request to install a waterfall that will be attached to the building and oversized art to be located on the proposed extended sidewalk. Gustavo Gonzalez spoke on behave of the property owner and stated they are requesting approval for the waterfall and proposed art. The Task Force Members expressed their comments/concerns regarding the proposed Art. After much discussion, Task Force Member Avalos made a motion, seconded by Task Force Member Fox to deny the installation of the waterfall and the oversized Art. The motion carried unanimously.

**4.3 DISCUSSION AND ACTION REGARDING A REQUEST BY YEHUDA AZOULAY FROM SEC. 15-2 DEFINITION AND SEC. 15.2.1 RULES AND PROCEDURES GOVERNING ART IN PUBLIC SPACES. THE APPLICANT IS PROPOSING TO INSTALL THREE (3) DOLPHINS IN FRONT OF PADRE BEST BEACHWEAR BUILDING LOCATED AT 6000 PADRE BLVD. (LOT 1A BLOCK 202, FIESTA ISLES SUBDIVISION (PADRE BEACH, SECTION XII))**

Vice-Chairman Johnson announced the item from the agenda and asked for a staff report. Public Works Director/City Engineer C. Alejandro Sanchez stated that the applicant is request to install three (3) oversized Dolphins. Property owner Yehuda Azoulay is requesting a variance to install three (3) Dolphins in front of his existing building. The Task Force Members expressed their comments/concerns regarding the Art. After much discussion, Task Force Member Avalos made a motion, seconded by Task Force Member Johnson to deny the installation of three (3) oversized Dolphins. The motion carried unanimously.

**4.4 DISCUSSION AND ACTION REGARDING A REQUEST BY AAA ELECTRICAL SIGNS FOR A VARIANCE FROM SECTION VIII SIGNAGE STANDARDS, MONUMENT SIGNS OF THE CITY'S PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE. APPLICANT IS REQUESTING TO INSTALL A SIXTEEN (16') FEET IN HEIGHT MONUMENT SIGN INSTEAD OF THE REQUIRED SIX (6') FEET IN HEIGHT AS PER THE FORM BASE CODE LOCATED AT CORAL REEF 5301 PADRE BLVD. (LOT 8 BLOCK 168, PADRE BEACH SUBDIVISION, SECTION XI)**

Vice-Chairman Johnson announced the item from the agenda and asked for a staff report. Chief Building Official George Martinez stated that the applicant is request to install a sixteen (16) foot in height monument sign instead of the required six (6) foot monument sign. Paul Sullivan with AAA Sign stated that the property owner would to put back the existing monument sign that had fallen. The Task Force Members expressed their comments/concerns regarding the Art. Task Force Member Avalos suggested to the applicant a different location for the six (6) monument sign. After much discussion, Task

Force Member Avalos made a motion, seconded by Task Force Member Fox to table the agenda item to allow the applicant to resubmit a different location for the monument sign. The motion carried unanimously.

**5. ADJOURN.**

There being no further business, Vice-Chairman Johnson adjourned the meeting at 10:56 a.m.

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Marta Martinez, Planning Coordinator

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Gary Johnson, Vice-Chairman

**CITY OF SOUTH PADRE ISLAND  
DEVELOPMENT STANDARDS REVIEW TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** October 10, 2023

**NAME & TITLE:** George Martinez, Building Official

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding a request by AAA Electrical Signs for a variance from Section VIII Signage Standards, Monument Signs of the City's Padre Boulevard and Entertainment District Code. The applicant is requesting to install an eight (8) foot in height monument sign instead of the required six (6) feet in height as per the Form Base Code to be located at Coral Reef 5301 Padre Boulevard. (Lot 8 Block 168, Padre Beach Subdivision, Section XI)

**ITEM BACKGROUND**

The applicant is requesting to install an eight (8) foot monument sign instead of the six (6) foot monument sign located at 5301 Padre Boulevard, Lot 8 Block 168, Padre Beach Subdivision, Section XI. Attached are the details for the new proposed monument sign. The subject property is located on the west side corner of Padre Boulevard and Georgia Ruth Drive and is zoned "PBN" Padre Boulevard North Character Zone.

The Task Force reviewed this item at their September 12, 2023 and was tabled to allow applicant to work with staff with the height and location of the monument sign. The applicant submitted a small size and a different location for the monument sign (attached).

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**



**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE  
VIII. SIGNAGE STANDARDS**

8.1 Applicability. For new and substantially modified signs, the standards in Table 8.1 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.

8.2 Master Sign Plans. An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City of South Padre Island Building Official and are subject to approval of the City Council. In evaluating a Master Sign Plan, the City Council shall consider the extent to which the application meets the proposed Sign Plan:

- 8.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 8.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
- 8.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- 8.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Table 8.1

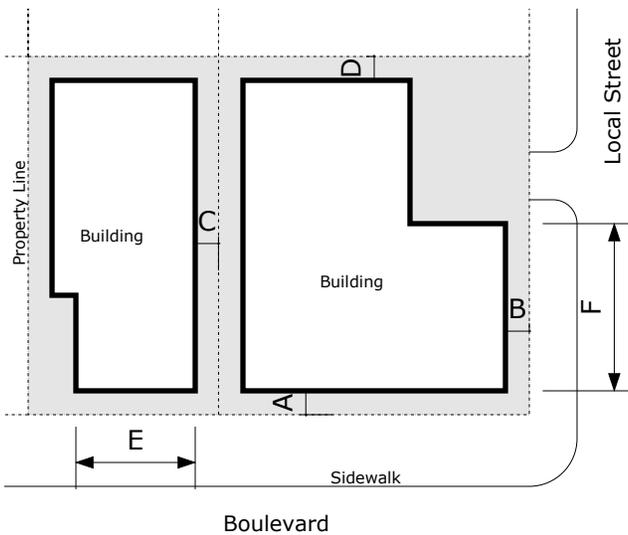
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Sign Type									
Wall Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max.</li> <li>• Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk.</li> <li>• Building signs may be internally or externally lit.</li> <li>• Marquee signs as only permitted as specified below.</li> </ul>
Monument Signs	P	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Window Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> <li>• Limited to 10% of the window area.</li> <li>• In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses).</li> </ul> <p>The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> <li>• Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs.</li> <li>• Mannequins and storefront displays of merchandise sold.</li> <li>• Interior directory signage identifying shopping aisles and merchandise display areas.</li> </ul>
Building Blade Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> <li>• One per building (commercial and mixed use buildings only)</li> <li>• Area = 30 sq. ft. maximum per sign face.</li> <li>• May encroach a maximum of 2 ft. over a sidewalk, but shall not encroach over any parking or travel lane.</li> <li>• Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.</li> </ul>
Tenant Blade Signs	P	P	P	P	P	P	P	P (comm.)	<ul style="list-style-type: none"> <li>• One per commercial tenant space (retail, office, or restaurant use)</li> <li>• Area = 16 sq. ft. maximum per sign face</li> </ul>

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								uses only)	<ul style="list-style-type: none"> <li>• May encroach a maximum of 2 ft. over a public sidewalk, but shall not encroach over any parking or travel lane.</li> <li>• Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.</li> </ul>
Marquee Signs	P	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> <li>• Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more</li> <li>• Marquee signs shall be attached to the building or located above or below a canopy only</li> <li>• Area = 100 sq.ft. maximum</li> <li>• Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.</li> </ul>
For sale/for lease signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>• Size is limited to 32 sq. ft. per sign face</li> <li>• All other standards are the same as City of South Padre Island Sign Regulations.</li> </ul>
Address signs	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Temporary construction signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>• 1 free standing sign per lot during construction only; limited to 32 sq. ft.</li> <li>• Regulations same as City of South Padre Island Temporary Signage regulations, Sec.15-6 (G)</li> </ul>
Banners	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Sandwich board signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>• Permitted only for retail, service, or restaurant uses</li> <li>• Limited to 12 sq. ft. per sign face per storefront;</li> <li>• Sign may not exceed 5 ft. in height.</li> <li>• A minimum of 6 ft. of sidewalk shall remain clear.</li> <li>• Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited.</li> <li>• Sign shall be removed every day after the business is closed.</li> </ul>
Light Pole Banners	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>• Permitted only with approval of the City Council.</li> <li>• Max. 10 sq. ft. per sign face.</li> <li>• Limited to one per light pole</li> <li>• All light pole banners shall be approved by the appropriate utility company prior to consideration by the City Council.</li> <li>• Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.</li> </ul>
Directory signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>• Shall be allowed for all multi-tenant commercial and mixed use buildings only</li> <li>• One directory sign per multi-tenant building limited to 12 sq. ft. in area</li> <li>• Design of the sign shall be integral to the façade on which the sign is to be affixed.</li> </ul>

P= Permitted; NP = Not permitted

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE**  
**6.5 PADRE BOULEVARD NORTH CHARACTER ZONE**

**6.5.1 Building Placement**



- (i) Build-to-Zone (From property line)
 

Boulevard	10' min.	A
Local Street	None	B
Pedestrian Priority St.	5'-25'	B

\* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
 

Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D

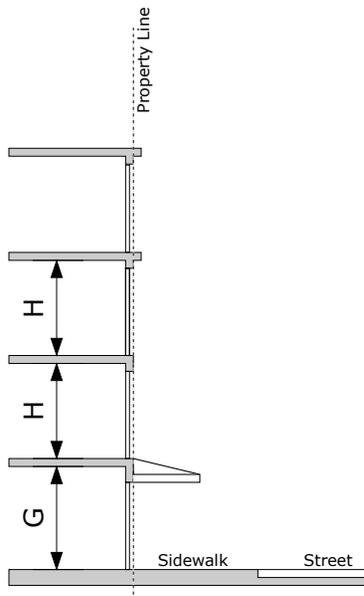
\* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
 

Boulevard	None	E
Local Street	None	F
Pedestrian Priority St.	40% min.	F

**6.5.3 Parking**

- (i) Location Priority
  1. Front parking;
  2. Shared parking lot or parking building
    - Within 1,200 feet from the lot with the principal building.
    - The approval by the City Manager or designee required;
    - Shared parking agreement is required;
  3. Next to a building; and
  4. Behind a building.
- (ii) Design Criteria
  1. Min. 3 feet behind the property line.
  2. No side/rear setback for parking;
  3. Non-residential uses
    - Min. 1 space/300 SF (gross)
  4. Residential uses
    - Min. 1.5 space/unit
  5. Lodging uses
    - 0.75 spaces/lodging room
  6. Floor to floor heights shall not apply to parking floors.
  7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

**6.5.2 Building Height**



- (i) Max. Building Height
 

None	(Max. 4 stories within 300' of Padre Blvd.)
------	---------------------------------------------
- (ii) 1st Floor Ceiling Height
 

12' min.	G
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- (iii) Upper Floor(s) Ceiling Height
 

10' min.	H
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- (iv) Canopies, signs, awnings, balconies and similiar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Comercial Ready standards.

- (iii) Alternative Pakring Measures
 

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
  1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
  2. Porte cocheres may be permitted.
  3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.



**CITY OF SOUTH PADRE ISLAND**

**Development Standards Review Task Force Application**  
**Meeting date on the 2<sup>nd</sup> 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): 5301 PADRE BLVD., SOUTH PADRE ISLAND, TX 78597

Legal Description (Lot/Block/Subdivision): SO PADRE IS-PADRE BEACH SECTION X1 LOT 8 BLK 168

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

Linear footage of any walls facing a street: 40 feet

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

APPEAL TO DENIAL OF INSTALLATION OF 16 FEET SIGN, ORDINANCE NOW READS  
SIGNS AT 6 FEET TALL, SIGN IS NOT VISIBLE AT 6 FEET WHEN VEHICLES ARE PARKED  
IN FRONT OF 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: KINGAR INC.

OWNER MAILING ADDRESS: PO BOX 2957

CITY, STATE, ZIP: SOUTH PADRE ISLAND, TEXAS 78597

PHONE NUMBER: 956-761-1813 (E-mail address) \_\_\_\_\_

[Signature] \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Property Owner (required)

APPLICANT: AAA ELECTRICAL SIGNS

APPLICANT MAILING ADDRESS: PO BOX 997

CITY, STATE, ZIP: DONNA, TEXAS 78537

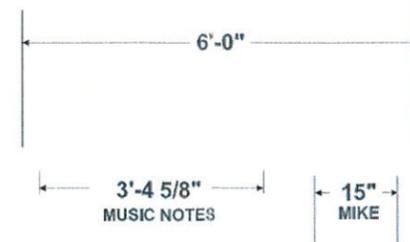
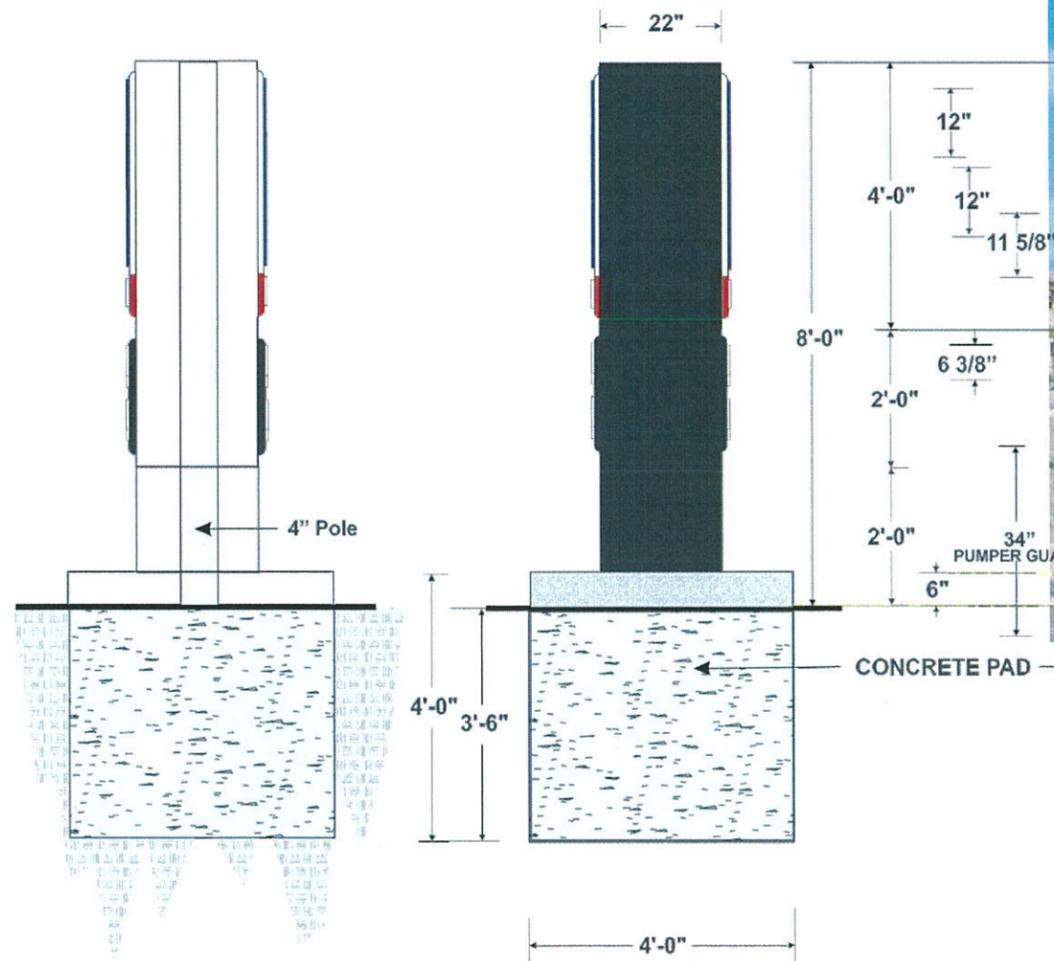
PHONE NUMBER: 956-464-3221 (E-mail address) SIGNS@3ASIGNS.COM

[Signature] \_\_\_\_\_ Date 8-24-23  
 Signature of Applicant (if different from owner)



EXISTING

SIDE VIEW



DIVIDER BAR



CONCRETE PAD

COLORS:  
 PMS Black  
 PMS #485 C Red



ENLARGED FOR DETAIL

**Double Face Electrical ID Sign**

CUSTOM ALUMINUM SIGN CABINET  
 .125" ALUM. OVER 1 1/2" X 1 1/2" ALUM. (ANGLE) FRAME  
 FACES: CUSTOM FORMED & EMBOSSED  
 ILLUMINATED BY SAMSUNG WHITE LEDS DC12V POWER, 1.5W IP68  
 POWERED BY WEHO® MODEL LRS-350-12  
 WIRED TO U.L. SPECIFICATIONS  
 SINGLE POLE INSTALLATION & ALUMINUM COVER

DIGITALLY PRINTED  
 VINYL GRAPHIC MOUNTED TO  
 SECOND SURFACE

Received

SEP 28 2023

City of South Padre Island  
 Inspections Department



Customer: The Coral Reef  
 Address: 5301 Padre Blvd.  
 City: SPI, TX 78578  
 Sales Rep: Mike Hill  
 Job Name: 302-2023 The Coral Reef Monument

Design#: 302-2023  
 Dsc#: 11  
 Scale: 3/8"=1'-0"  
 Revised: 9-15-2023  
 Designer: Joe H.

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 This original design was created 2023 by AAA Electrical Sign, Owner. It cannot be used, copied or reproduced in any form. It is protected under Copyright Act of 1976, 17 U.S.C. §§ 101-110. AAA Electrical Signs is a Div. of Tesoro Corporation

**CUSTOMER APPROVAL**

Customer Signature / Date

Landlord Signature/ Date

BROWNSVILLE 546-2735  
 DONNA 464-3221  
 LAREDO 725-0838  
 CORPUS CHRISTI 887-8844  
 HARLINGEN 423-2271  
 McALLEN 682-7831  
 SAN ANTONIO 342-3241  
 STATE LICENSE #18035  
**Buy or Lease**  
**800-825-5376**  
 Website: www.3asigns.com  
 E-mail: signs@3asigns.com

**PRIMARY ELECTRICAL**  
**CIRCUIT TO SIGN**  
**PROVIDED BY CUSTOMER**  
ALL ELECTRICAL SIGNS ARE INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**CITY OF SOUTH PADRE ISLAND  
DEVELOPMENT STANDARDS REVIEW TASK FORCE  
AGENDA REQUEST FORM**

**MEETING DATE:** October 10, 2023

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding a request by Yehuda Azoulay from Sec. 15-2.1 Rules and procedures governing Art in Public Spaces of the City's Padre Boulevard and Entertainment District Code. Applicant is requesting to install a twenty (20) feet by four (4) feet diameter aluminum rocket to be located at 910 Padre Boulevard. ( Lot 2A Block 1 Clark Subdivision)

**ITEM BACKGROUND**

Yehuda Azulay is requesting to replace the existing Marlin that's in front of the building , and replace it with a twenty (20) foot rocket located at 910 Padre Boulevard, Lot 2A Block 1 Clark Subdivision. Attached is a proposed picture of rocket. The subject property is located on east side of Padre Boulevard and is zoned "PBS" Padre Boulevard South Character Zone.

The proposed art exceeds the size requirements. The total maximum size of the proposed art, including any base or stand shall be eight (8) feet in height, three feet (3) in width with a maximum depth of three (3) feet.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

LOT 3

LOT 2

LOT 2D

TR 1

TR 2

TR 3

2

CLARK  
SUBDIVISION

2B

1 2

LOT 2A

PBS

2A

1

LOT 4

LOT 1

PADRE BOULEVARD

LOT 1

1-A

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### **Sec. 15-2.1. Rules and procedures governing art in public spaces.**

- (A) All applications for approval to install, erect, or in any manner display art in public spaces must comply with all Rules and Regulations listed below.
- (1) The proposed art must not be attached to any type of structure and must be a minimum of five (5) feet from any type of structure.
  - (2) The total maximum size of the proposed art, including any base or stand shall be eight (8) feet in height, three feet (3) in width with a maximum depth of three (3) feet.
  - (3) All proposed Art must be a minimum of five (5) feet from any City, State, or any other right-of-way.
  - (4) All proposed Art must comply with all other City Codes.
  - (5) All applications for Art in Public Spaces must be reviewed by City Staff and approved by the Development Standards Review Task Force, with appeal rights, if denied, as outlined in Section 15-14. The Development Standards Review Task Force has the authority to grant variances in accordance with Section 15-14.
  - (6) All proposed Art in Public Spaces must be directly related to, and compatible with the local area theme and the immediate local environment.
  - (7) All proposed Art in Public Spaces must comply and meet the definition of "Art" in Section 15-2.
  - (8) All proposed Art in Public Spaces shall be created by a recognized artist.
  - (9) All applicants and all persons or entities shall be limited to one display of Art in Public Spaces per location.
  - (10) All proposed Art in Public Spaces shall not be allowed to involve or contain any kind of movement or vibration of any kind, and must be stationary.
  - (11) All proposed Art in Public Spaces shall not involve or contain any type of lighting, illumination, or lasers, except for some type of spot lighting to allow the display to be visible in the dark.
- (B) (1) Approved Art in Public Spaces shall not be counted towards maximum signage area requirements.
- (2) Art in Public Spaces shall not have any direct commercial connection to the structure or location in which the Art is located and cannot be used for any type of advertising.
  - (3) The Development Standards Review Task Force shall have the discretion to approve or deny an application to display Art in Public Spaces and has the authority to grant variances in accordance with Section 15-14.

(Ord. No. 20-09 , § 3, 10-21-2020)

Table 5.1 – Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
<b>Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)</b>								
Retail Sales with no drive through facility_(includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchandise; pharmacy; cigarette & cigar sales; hardware stores, etc.) Excluded from this category are retail sales and service establishments geared towards the automobile.	P	P	P	P	P	P	NP	P
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bong, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	P/C
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	P
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	P
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	P	NP	P
Bar or drinking place	P	P	P	P	P	P	NP	P
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	P
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Retail bait stands	P	P	NP	NP	P	NP	NP	P
Pet and animal sales or service	P	P	P	P	P	P	NP	P
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	P/C
<b>Arts, Entertainment, and Recreation Uses</b>								
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP	P
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	NP	P
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	P	NP	P
Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only	P	P	P	P	P	P	NP	P
Art, dance & music schools	P	P	P	P	P	P	NP	P
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Boat docks	P	NP	P	NP	P	P	NP	P
Museums and other special purpose recreational institutions	P	P	NP	P	P	P	NP	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Performing arts, theater, cinema, dance or music establishment	P	P	P	P	P	P	NP	P
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>								
Business associations and professional membership organizations	P	P	P	P	P	P	NP	P
Child day care and preschools	P	P	P	P	P	P	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
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
<b>Residential Uses</b>								
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
Single family	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	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P
Accessory residential unit (accessory building 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
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
Short-term (less than 30 days) rentals	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
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P
<b>Other Uses</b>								
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	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	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
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	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
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

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
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
Helicopter 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 (includes 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

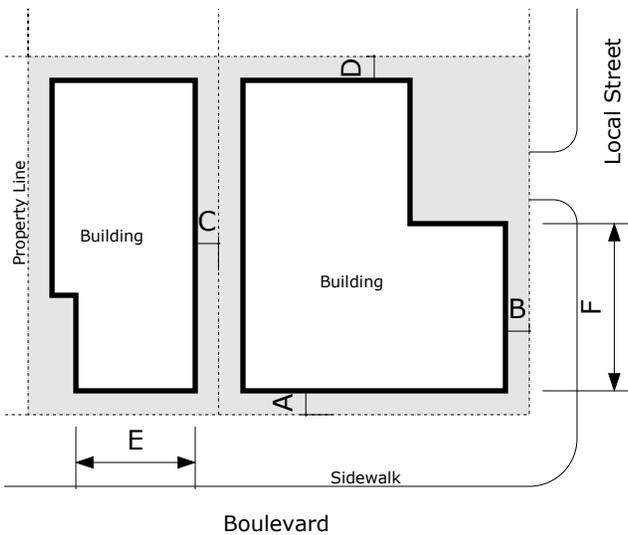
NA: Not applicable

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.)

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE  
6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE**

**6.6.1 Building Placement**



- (i) Build-to-Zone (From property line)
 

Boulevard	10'-75'	A
Local Street	5' min.	B
Pedestrian Priority St.	5'-25'	B

\* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
 

Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D

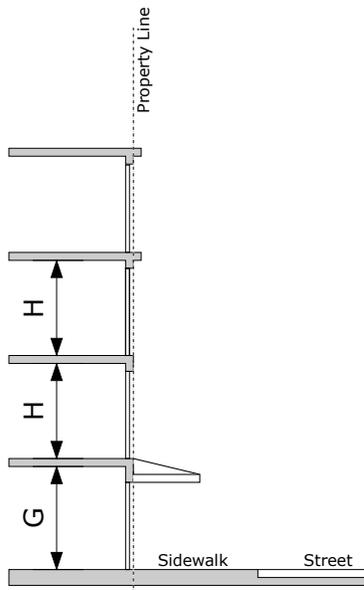
\* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
 

Boulevard	25% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

**6.6.3 Parking**

- (i) Location Priority
  1. Behind a building;
  2. Shared parking lot or parking building
    - Within 1,200 feet from the lot with the principal building.
    - The approval by the City Manager or designee required;
    - Shared parking agreement is required; and
  3. Next to a building.
- (ii) Design Criteria
  1. Min. 3 feet behind the property line.
  2. No side/rear setback for parking;
  3. Non-residential uses
    - Min. 1 space/300 SF (gross)
  4. Residential uses
    - Min. 1.5 space/unit
  5. Lodging uses
    - 0.75 spaces/lodging room
  6. Floor to floor heights shall not apply to parking floors.
  7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

**6.6.2 Building Height**



- (i) Max. Building Height: None (Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

- (iii) Alternative Parking Measures
 

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
  1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
  2. Porte cocheres may be permitted.
  3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.



**CITY OF SOUTH PADRE ISLAND**

**Development Standards Review Task Force Application**

Meeting date on the 2<sup>nd</sup> Tuesday of every month.

To be considered a complete application this form must be COMPLETELY filled out and five (5) 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): 910 Padre Blvd.

Legal Description (Lot/Block/Subdivision): \_\_\_\_\_

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

Linear footage of any walls facing a street: \_\_\_\_\_

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

Im requesting to replace the marline showing on the picture, to a 20ft rocket demention showing on drawing

\*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: Yehuda Azulay

OWNER MAILING ADDRESS: 1314 Padre Blvd.

CITY, STATE, ZIP: South Padre Island TX 78597

PHONE NUMBER: 956)571-8273 (E-mail address) quepadrelive.com

[Signature] Signature of Property Owner (required) Oct. 4, 2023 Date

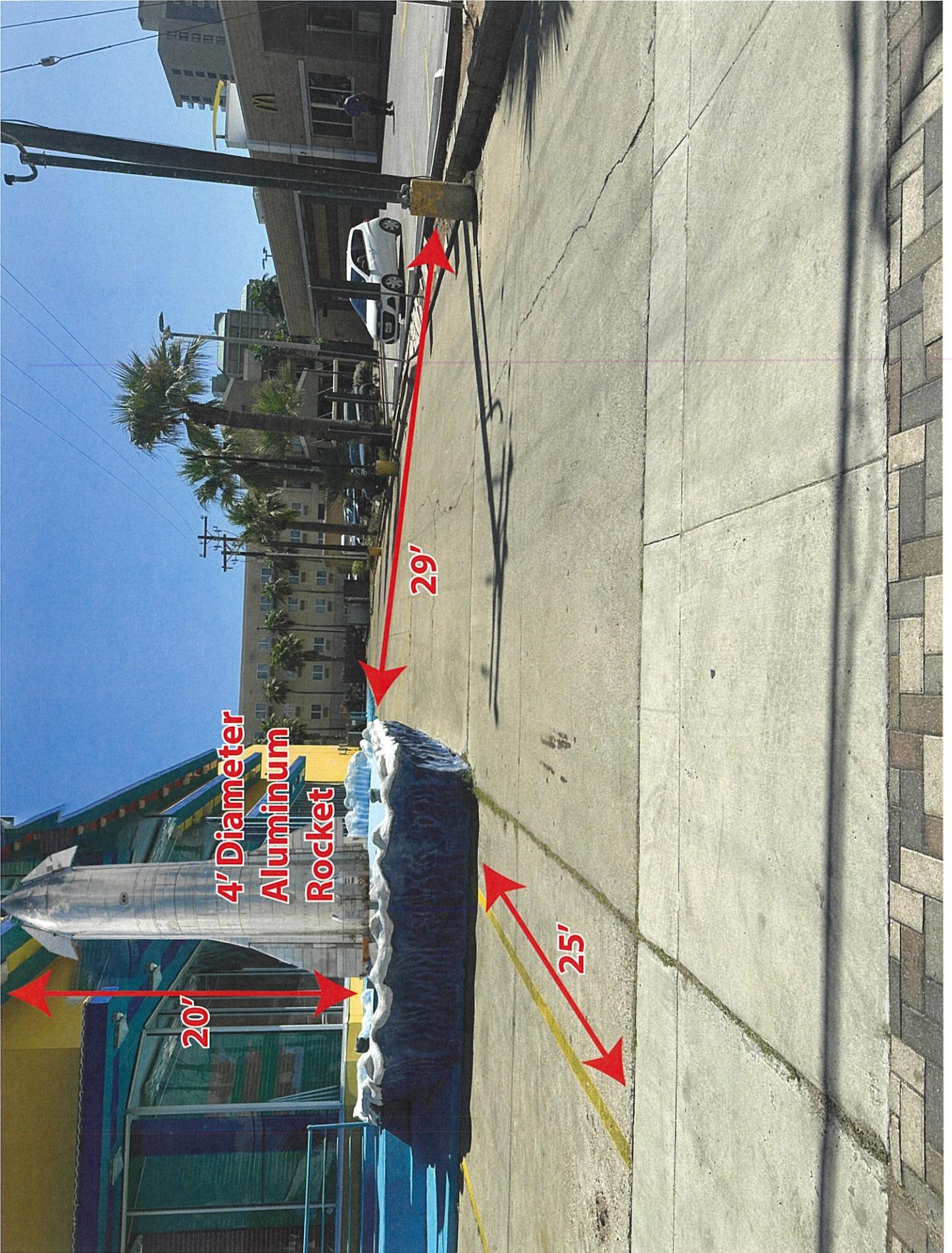
APPLICANT: Yehuda Azulay

APPLICANT MAILING ADDRESS: same as above

CITY, STATE, ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ (E-mail address) \_\_\_\_\_

[Signature] Signature of Applicant (if different from owner) Oct-4-23 Date



**4" Diameter  
Aluminum  
Rocket**

**20'**

**25'**

**29'**



