

**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:

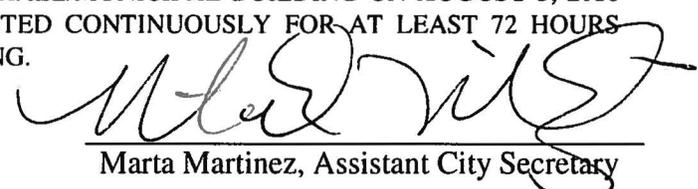
**TUESDAY, AUGUST 9, 2016**  
10:00 A.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements:
4. Approval of the July 12, 2016 Regular Meeting Minutes.
5. Discussion and action on proposed unified sign plan for the multi-tenant structure located at 410 Padre Blvd.
6. Adjournment.

DATED THIS THE 5<sup>TH</sup> DAY OF AUGUST 2016.

  
\_\_\_\_\_  
Marta Martinez, Assistant 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 AUGUST 5, 2016 AT/OR BEFORE 1:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRIOR TO THE SCHEDULED TIME OF SAID MEETING.

  
\_\_\_\_\_  
Marta Martinez, Assistant City Secretary



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

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

**TUESDAY, JULY 12, 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, July 12, 2016 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Vice Chairman Gabby Vanounou called the meeting to order at 10:05 a.m. A quorum was present: Task Force Member George Shelley and Kimberly Dollar. Members with an excused absences were Gardner Treharne and Gary Olle

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 June 14, 2016 Regular Meeting Minutes.**

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

**V. Discussion and action on proposed sign variance for the San Francisco V located at 110 E. Amberjack St.**

The Task Force Members expressed their comments/concerns regarding this matter. After some discussion. Task Force Member Dollar made a motion, seconded by Task Force Member Shelley to deny the monument sign to be placed 6 inches from the Right of Way. The Task Force approved the monument sign to be placed 2 feet 4 inches from the west property line located at 110 E. Amberjack Street. The motion carried unanimously.

**VI. Discussion and action on proposed sign variance for the San Francisco VI located at 126 E. Swordfish St.**

The Task Force Members expressed their comments/concerns regarding this matter. After some discussion. Task Force Member Dollar made a motion, seconded by Task Force Member Shelley to deny the monument sign to be placed 2 feet 8 inches from the south property line located at 126 E. Swordfish Street. The motion carried unanimously.

**VII. Discussion and action on proposed sign variance for the Kohnami located at 410 Padre Blvd Unit 102.**

The Task Force Members expressed their comments/concerns regarding this matter. After some discussion. Task Force Member Dollar made a motion, seconded by Task Force Member Shelley to table this agenda item to allow the applicant to design a unified sign plan for the multi-tenant center located at 410 Padre Boulevard. The motion carried unanimously.

**VIII. Adjournment.**

There being no further business, Mr. Shelley made a motion, seconded by Mr. Vanounou to adjourn. The meeting was adjourned at 10:34 a.m.

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Marta Martinez, Secretary

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Gabby Vanounou, Vice Chairman

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

**MEETING DATE:** August 9, 2016

**ITEM:** 5

**TO:** Development Standards Review Task Force

**FROM:** Jay Mitchim, Building Official

**ITEM DESCRIPTION:**

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

**DISCUSSION:**

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

4. Open House signs – The day of the Open House only.
  5. Contractor's Sign.
  6. The following miscellaneous allowed Business Marketing / Advertising Temporary Signs:
    - a. Advertising a "grand opening," one time only permit per business, for a ten (10) day period.
    - b. For general business purposes, limited to four (4) permits per year per business.
    - c. For charitable projects and benefits, limited to two (2) permits per year per business.
    - d. For recognized events and City holidays, as provided in Section 15-12.
- (H) Any sign not specifically listed as being permitted herein, is expressly prohibited.

#### **Sec.15-7 Sign Standard.**

**(A) General:**

1. All signs, temporary or permanent, must appear to be professionally made and/or printed.
2. No sign that appears to be hand printed will be allowed.
3. No awning, wall and/or roof signage may be used for advertising prices of products or services.
4. The following tables contain standards which are applicable to all signs permitted under the terms of this Ordinance.
5. The provisions of Tables 15-3A & 15-3B become effective midnight December 1, 2004.
6. Backlit signs with removable letters shall be allowed only on monument-style signs. In such cases, no more than 70% of the sign face can be used for marquee/removable letter area, and the remaining 30% or greater area may be used only for background color, the business name and/or logo.
7. Wall signs cannot be painted directly on the walls or surfaces of any structure and can include only the name of the on-premise business, business logo, business byline, and/or business products and services.

**(B) Multi-tenant Structures:** Unified sign plans are requested by the Design Review Committee in order to promote a compatible style or theme between all signs within a single multi-tenant development. The unified sign plan, which will include a plan for all monument and awning, wall, or roof signage, is not intended to prevent multi-tenant establishments from self-expression or creative advertisement. Each business within the multi-tenant center will still be required to obtain individual sign permits. Approval of a unified sign plan will only set the parameters for the future signs within a multi-tenant development.

- The proposed sign type should be complimentary to the architectural style of the development.
  - The lettering style, sign background color and/or awning color should be compatible with one another.
1. **New Construction:** All new multi-tenant commercial developments are required to provide a unified sign plan (to include all monument signage, and awning, wall or roof signage) at the time of site plan submission, to be reviewed by the Development Standards Review Task Force. This plan shall include the following information.
    - a. Sign locations
    - b. Sign dimensions
    - c. Sign background and/or awning colors
    - d. Sign materials/lighting
  2. **Existing Developments:** All existing multi-tenant developments will be required to submit a unified sign plan by December 1, 2004 (to include all monument and awning, wall or roof signage). No new sign permits will be issued to any tenant or to the owner of a multi-tenant development until such plan has been submitted and approved by the Development Standards Review Task Force. The Development Standards Review Task Force will review proposed sign plans with input and cooperation from the owners and/or existing tenants of the development. A time line and future sign plan may be established in order to reasonably phase in changes needed to comply with a unified sign plan. The existing sign plan will include the following information for each tenant currently located within the center and for all vacant tenant space within the center:
    - a. Sign locations
    - b. Sign dimensions
    - c. Sign background and/or awning colors
    - d. Sign materials/lighting
  3. **Sign Dimensions:** Businesses located within a multi-tenant development must comply with the submitted and approved unified sign plan for that multi-tenant development. Owners/tenants may not combine the use of awning, wall and roof signage; they must instead choose one kind of signage of the three. The table below should be used as a general policy to determine the maximum amount of awning, wall or roof signage per place of business.

Another suggested alternative for multi-tenant owners to determine the maximum area of signage for each place of business is to divide the total linear feet of store frontage of the multi-tenant structure by the number of places of business located within the structure, and using the table below, determine the average maximum square footage of signage allowed for each place of business.

Total Linear Feet of Store Frontage per Place of Business	Proposed Total Square Footage of Awning, Wall or Roof Signage
18 feet or less	24 square feet or less
Over 18 feet to 36 feet	32 square feet or less
Over 36 feet to 54 feet	48 square feet or less
Over 54 feet	64 square feet or less

\* Awning, wall, and roof signs can only be business identity signs which may include the name of the on-premise business, business logo, business byline, and/or business product and services but under no circumstance shall a business use awning, wall and/or roof signage for the purpose of advertising prices of their products (i.e. 4 T-shirts for \$20; beer bong for \$9.99, etc.).

\*\* A business may potentially have more than 64 square feet of signage, but no more than 64 square feet can be seen at any one time from any one line of sight.

**Sec. 15-8 Signs Exempt from Regulation.**

The provision of this Ordinance shall not apply to the following signs:

- (A) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other metal provided that such signs shall not exceed Two (2) square feet.
- (B) Signs erected and maintained by the City.
- (C) Official Governmental Notices and notices posted by governmental officers in the performance of their duties, governmental signs to control traffic or for other regulatory purposes, or to identify streets, or to warn of danger.
- (D) Works of fine art, as identified by the Development Standards Review Task Force which in no way identify or advertise a product or business.
- (E) Temporary decorations or displays, when they are clearly incidental to and are customarily and commonly associated with any national or local holiday or celebration; provided, that such decorations are maintained in an attractive condition, do not constitute a fire or traffic or pedestrian hazard, and are removed within a reasonable time after the event or celebration has occurred.
- (F) Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices.



## 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): 410 PADRE BLVD, SPI, TX 78597

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

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

Linear footage of any walls facing a street: 462 LINEAR FOOT

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

REVIEW AND APPROVE PROPOSED UNIFIED SIGN PLAN  
FOR THE ENTIRE SHOPPING CENTER FOR CONSISTENCY  
AND UNITY ON THE SIGNS.

**\*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: VAR-ISLA PLAZA, LLC

OWNER MAILING ADDRESS: 805 MEDIA LUNA STE 720

CITY, STATE, ZIP: BROWNSVILLE, TX 78520

PHONE NUMBER: 956.504.9373 (E-mail address) jaime@origoworks.com

C.F.E.V.P.  
Signature of Property Owner (required)

7.26.16  
Date

APPLICANT: JAIME A ALARDIN

APPLICANT MAILING ADDRESS: 805 MEDIA LUNA STE 500

CITY, STATE, ZIP: BROWNSVILLE, TX 78520

PHONE NUMBER: 956.455-9004 (E-mail address) jaime@origoworks.com

[Signature]  
Signature of Applicant (if different from owner)

7.26.16  
Date

**1. - Purpose**

The purpose of the unified sign plan is to promote a compatibility style or theme between all signs within a single multi-tenant development.

**2. - Scope**

The scope of this procedure shall encompass all individual and monument signs to be consistent across the multi-tenant development. Each business within the multi-tenant center will still is required to submit their sign designs for Architects approval and should apply individually for sign permits.

**3. - Definitions**

- **Size:** Individual monument signs to be equal or less than 64 Sq. Ft.
- **Type:** Approved sign types are channel letters, backlighted letters and can/cabinet signs.

**4. - Responsibility**

Role of the Tenant:

The role of the tenant is to request his or her own sign permit sending it for approval for the Architect prior to construction.

Role of the Architect:

Review and approved sign submittals for consistency.

**5. - Unified Sign Plan**

5.1 All canopy signs for individual multi-tenants must use the canopy structure sign provided per the unified sign plan attached for consistency.

5.2 Sign size must be equal or less to 64 Sq. Ft.

5.3 Sign must be submitted to Architect for background and color approvals.

5.4 Sign must be made of channel letters (backlighted or front light) and can sign.

5.5 Once signs are approved, a sign permit must be obtained from the City of South Padre Island prior to construction.

**Revision History**

Date:	Description of Change:	Reason:	Requested By:	Rev.:
07/15/16	New Release	Creation of Unified Sign Plan	J. Huerta	1

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 9313  
FAX (956) 511 1513

Project Title

**410 PLAZA**  
410 Padre Boulevard  
South Padre Island, Texas 78597

Mark Date Description

Issue/Revision	see above
Project ID	201505
CAD File Name	
Drawn By	no, rr
Checked By	
Issue Date	
Plot Date	09.02.15
Reviewed by	jh, no
Designed by	Origo Works, Ltd.
Submitted by	Origo Works, Ltd.
Drawing Code	

DESIGN DEVELOPMENT

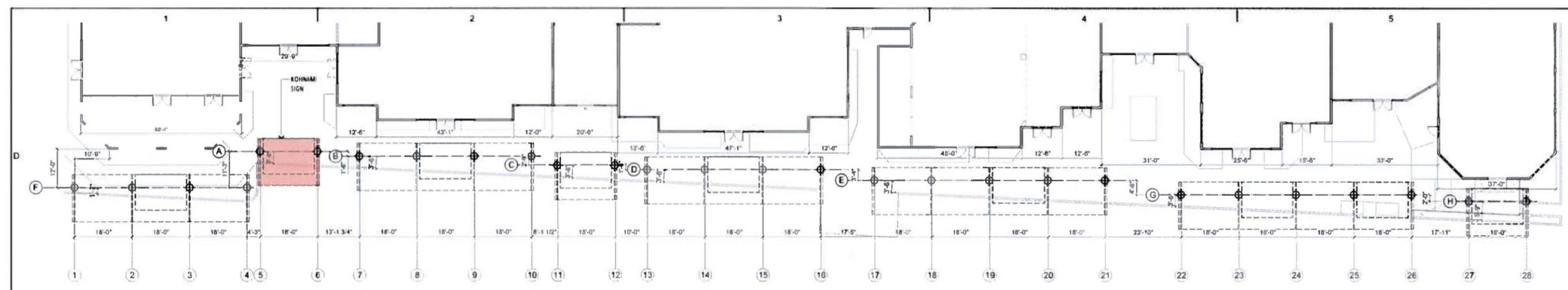
Sheet Title

**UNIFIED SIGN**

Drawing No

**SD-5**

of Total Sheets



**1 CANOPY PLAN**  
SCALE: 1/16"=1'-0"



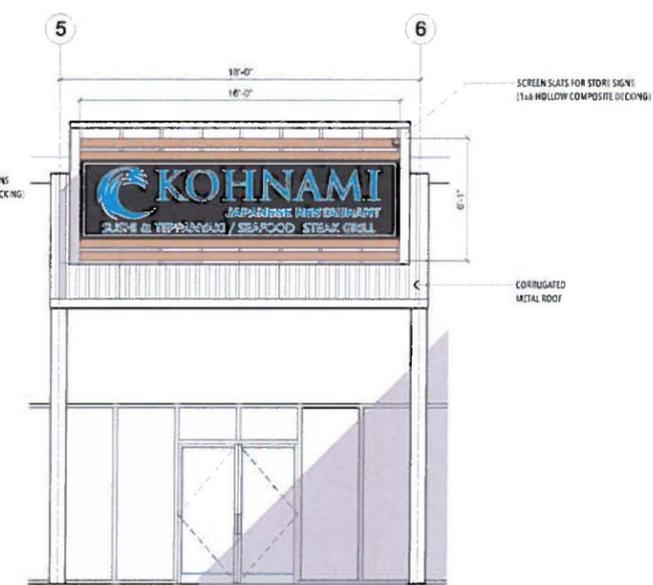
**2 WEST ELEVATION**  
SCALE: 1/16"=1'-0"



**3 WEST ELEVATION**  
SCALE: 1/16"=1'-0"



**4 PARTIAL WEST ELEVATION**  
SCALE: 3/16"=1'-0"



**5 CANOPY SIGN: KOHNAMI**  
SCALE: 1/4"=1'-0"

NOTE:  
ALL SIGNS TO BE EQUAL TO OR LESS THAN  
64 SQ. FT.

ORIGO WORKS, LTD. 7/14/15