

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

**TUESDAY, OCTOBER 12, 2021**

10:00 AM 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

*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 August 10, 2021 Regular Meeting.

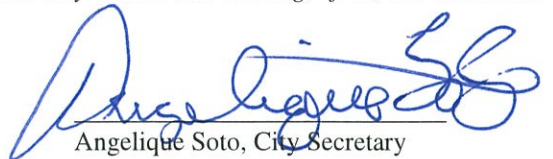
4.2. Discussion and action regarding a variance request by Deborah & Bobby Blansett from Chapter 15 Signs, Sec. 15-2 Definitions, Sec. 15-2.1 Rules and procedures governing art in public spaces of the City's Code of Ordinances. Applicant is requesting approval to have a mural painted on an outside wall (east side) located at 200 W Bahama St. (Lot 12 Block 81, Padre Beach Subdivision, Section VI)

5. Adjourn

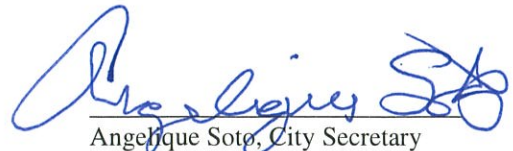
**NOTE:**

*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 6TH DAY OF OCTOBER 2021

  
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 ON **OCTOBER 6, 2021**, 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, 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, GEORGE MARTINEZ AT (956)761-8103.



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

**MEETING DATE:** October 12, 2021

**NAME & TITLE:** Marta Martinez

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

**ITEM**

Discussion and action to approve Minutes of August 10, 2021 Regular Meeting.

**ITEM BACKGROUND**

Approve August 10, 2021 Regular Meeting Minutes.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

<p style="text-align: center;"><b>MEETING MINUTES</b> <b>CITY OF SOUTH PADRE ISLAND</b> <b>DEVELOPMENT STANDARDS REVIEW TASK FORCE</b></p>
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**TUESDAY, AUGUST 10, 2021**

**1. CALL TO ORDER**

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Meeting on Tuesday, August 10, 2021 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gabriel Vanounou called the meeting to order at 9:00 a.m. A quorum was present: Task Force Member Gary Johnson and Cindi Love. Task Force Members with an excused absence were Brian Kohl and Charles Fox.

City staff members present were: City Manager Randy Smith, Director of Operations Wendi Delgado, City Attorney Edmund Cyganiewicz, Public Works Director C. Alejandro Sanchez, City Secretary Angelique Soto, and Planning Coordinator Marta Martinez.

**2. PLEDGE OF ALLEGIANCE**

Chairman Vanounou led the Pledge of Allegiance.

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None.

**4. REGULAR AGENDA**

**4.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF JULY 13, 2021 REGULAR MEETING.**

Chairman Vanounou made a motion, seconded by Task Force Member Johnson to approve the July 13, 2021 regular meeting minutes as submitted. Motion carried unanimously.

**4.2 DISCUSSION AND ACTION TO APPROVE MINUTES OF JULY 26, 2021 SPECIAL MEETING.**

Chairman Vanounou made a motion, seconded by Task Force Member Johnson to approve the July 26, 2021 special meeting minutes as submitted. Motion carried unanimously.

**4.3 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY RANDY ALGOE WITH T.I.D.E. TRUST FROM CHAPTER 20 ZONING SEC. 20-3 DEFINITIONS PARKING, PARKING**

**REQUIREMENTS, OFF-STREET PARKING OF THE CITY'S CODE OF ORDINANCES AND ARTICLE 2 MINIMUM STANDARDS FOR STREET DESIGN AND CONSTRUCTION 2.18 PARKING LOTS OF THE STANDARDS AND SPECIFICATIONS FOR THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE CITY OF SOUTH PADRE. THE APPLICANT IS REQUESTING A WAIVER FROM THE PARKING LOT REQUIREMENTS FOR 1612 PADRE BOULEVARD. (LOTS 8 & 9 BLOCK 4, SUNNY ISLE SUBDIVISION))**

Chairman Vanounou announced the item from the agenda and asked for the applicant's presentation. Randy Algae applicant is requesting a waiver from have to stripe parking lot. Public Works Director C. Alejandro Sanchez gave a brief presentation. Chairman Vanounou then ask the Task Force Members for their comments/concerns regarding this matter. After some discussion Task Force Member Love made a motion to approve the request. The motion died due to a lack of seconded. Chairman Vanounou then made a motion, seconded by Task Force Member Johnson to deny the variance request. The motion carried unanimously.

**4.4 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY ZEEV TAFEL FROM THE SEC VIII. SIGNAGE STANDARDS TABLE 8.1 OF THE CITY'S PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE. THE APPLICANT IS REQUESTING TO INSTALL A MONUMENT SIGN THAT EXCEEDS THE MAXIMUM HEIGHT REQUIREMENT LOCATED AT 904 PADRE BOULEVARD. (LOT 1 PAVILACK SUBDIVISION)**

Chairman Vanounou announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation. The Task Force Members then expressed their comments/concerns regarding the monument sign. After some discussion Chairman Vanounou made a motion, seconded by Task Force Member Johnson to deny the variance and approved for the existing sign to be placed back. Motion carried unanimously.

**4.5 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY BRETT NEWCOMB FROM CHAPTER 15 SIGNS SECTION 15-2.1 RULES AND PROCEDURES GOVERNING ART IN PUBLIC SPACES OF THE CITY'S CODE OF ORDINANCES. APPLICANT IS REQUESTING APPROVAL OF ART WORK ON EXISTING DUMPSTER ENCLOSURE LOCATED AT 5009 PADRE BOULEVARD (LOT 3 BLOCK 154, PADRE BEACH SUBDIVISION, SECTION X)**

Chairman Vanounou announced the item from the agenda and opened it up for discussion by the Task Force Members. The Task Force Members expressed their comments/concerns regarding the art work on an enclosure of a dumpster. After some discussion Chairman Vanounou made a motion, seconded by Task Force Member Johnson to deny the variance request. Motion carried unanimously.

**5. ADJOURN.**

There being no further business, Chairman Vanounou adjourned the meeting at 9:55 a.m.

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Marta Martinez, Planning Coordinator

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Gabriel Vanounou, Chairman

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

**MEETING DATE:** October 12, 2021

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

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

**ITEM**

Discussion and action regarding a variance request by Deborah & Bobby Blansett from Chapter 15 Signs, Sec. 15-2 Definitions, Sec. 15-2.1 Rules and procedures governing art in public spaces of the City's Code of Ordinances. Applicant is requesting approval to have a mural painted on an outside wall (east side) located at 200 W Bahama St. (Lot 12 Block 81, Padre Beach Subdivision, Section VI)

**ITEM BACKGROUND**

Applicant is requesting approval to have a mural painted on an outside wall (east side) located at 200 W Bahama St. (Lot 12 Block 81, Padre Beach Subdivision, Section VI). Attached is the picture of proposed mural. The subject property is located on the corner of Laguna Boulevard and Bahama Street and is zoned District "B" Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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## Sec. 15-2. Definitions.

For purposes of this Ordinance, the following definitions shall apply:

*Abandoned Sign* means a sign which no longer correctly directs or exhorts any person, advertises a bona fide business or service provided, lessor, owner, project, activity conducted, or product available on the premises where the sign is displayed. (A temporary closing of a business, not to exceed 90 days, shall not be considered an abandoned sign.)

*Airborne Sign* means sign on a balloon, flag, pennant, or inflatable sign.

*Altered* means a change of copy, logo, or other means in which the message is changed or enlarged, changing shape or location.

*Animated Sign* means any sign which includes action or motion.

*Art* includes, but is not limited to, a sculpture, monument, mural, fresco, painting, fountain, mosaic, ceramic, carving, but does not include landscaping, architectural ornamentation, or any type of sign.

*Art in Public Spaces* means Art located in places easily seen by the public, but which has no direct commercial connection to the structure or location in which the Art is located.

*Average Grade* means the grade of the finished ground level at the midpoint of each exterior surface of a sign, or a structure, in the event that the sign is attached to the structure. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the newly established grade after construction, exclusive of any filing, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure of the zone lot, whichever is lower.

*Banner* means a temporary sign made of fabric, plastic, paper, or other light, pliable, or non-rigid material, not enclosed in a rigid frame (not including a "fabric sign" as defined herein).

*Billboard* means any sign that is freestanding or attached to or part of a building and is an off-premises sign.

*Building Face or Wall* means all window and wall area of a building in one plane or elevation.

*Business Information Sign* means a sign that is permanently and professionally attached to a door or window at the entrance of a business that contains information that may include the Business Name, Address, Phone Numbers, Hours of Operation, and Trade Associations the Business is a member of, e.g. FDIC, SBA, etc. All of the information must be located within the maximum Area of Sign for Business Information Sign as defined in Table 15-1. A Business Information Sign is not a Window Sign or a Wall Sign.

*Canopy* means any structure attached to a building at the inner end or a free-standing structure, with one or more supports, meant to provide shelter from the weather.

*Changeable Copy Sign (Manual)* means a sign on which copy is changed manually in the field, i.e., reader boards with changeable letters or changeable pictorial panels.

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*Changeable Copy Sign (Automatic)* means a sign such as an electronically or electrically controlled public service time, temperature and date sign, message center, or reader board where different copy changes are shown on the same lamp bank.

*Charitable Project or Benefit* means proceeds must be for a qualified 501C entity pursuant to the Internal Revenue Code.

*Commercial Art* means art on commercially-used structures which draws attention from the ROW and which identifies or advertises a product or business. Since this type of art is intentionally located and chosen to draw attention to the store and/or store products, the square footage of the art will be counted towards maximum signage area requirements.

*Commercial Sign* means a sign other than a real estate "For Sale" or "For Lease" sign, "Open House" sign, political sign, residential nameplate sign, public information sign, traffic control sign, temporary new business opening sign, or exempted sign, which directs the attention of the general public to a business, product, service, or other commercial or business activity.

*Conforming Sign* means signs built and maintained in accordance with the terms of this Ordinance.

*Contractor's Sign* means a sign intended to identify a contractor or subcontractor on the site of a construction project where the contractor or subcontractor is conducting work.

*Copy* means the wording or graphics on a sign surface.

*Erect* means to build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix, and also includes the painting of wall signs, murals or super graphics, or any physical operations on the premises which are required for the construction of a sign including excavation, site clearance, landfill and the like.

*Fabric Sign* means a sign made of fabric or other non-rigid material, enclosed in a permanent frame and erected as a permanent, on-site sign for a business, service, product, or person.

*Facade* means the front or main part of a building facing a street.

*Face of Sign* means the entire area of a sign on which copy could be placed. The area of a sign which is visible from one direction as projected on a place.

*Flashing Sign* means any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or an extremely mounted intermittent light source.

*Freestanding Sign* means any sign which is not attached to or on the walls, face, or exterior of a building.

*Future Project Development Signs* means those temporary signs announcing a future business or development on the site which the sign is located. Future Project Development Signs should be allowed only on the site which the project will be located and for only one (1) year. After which time the owner may apply for an extension (but only one extension) of the sign permit for one (1) additional year, but only if the permit holder shows progress in the development of the site.

*Grand Opening* means the initial opening of an entirely new business.

*Ground level* means the immediate surrounding grade.



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*Height of Sign* means the vertical distance measured from the surrounding grade to the highest point on the sign or sign structure.

*High Rise Building* means a structure of more than Six (6) stories in height.

*Illegal Sign* means signs existing on the effective date of the adoption of this Ordinance which are not registered in accordance with the terms of Subsection 15-3A shall be categorized as illegal.

*Image Sign* means a two dimensional picture/poster used in lieu of models or actual merchandise displays, displayed through a window, and which has no wording other than trademark or brand name/brand logo. For example means portraits and brand name posters/product pictures portraying models wearing/using products; model wearing Nike swimming apparel or a model using a boogie board.

*Indirect Lighting* means a light source separated from the surface and illuminating the sign surface by means of spot lights or similar fixtures.

*Joint Directory Sign* means a sign which consists of a composite of several individual signs identifying the businesses located in a commercial or office complex.

*Landscaping* for the purposes of this Ordinance, landscaping shall include any combination of shrubs, vines, hedge plantings, plants, trees or palms located in a planting area at the base of the sign. For the purposes of this chapter, the term "landscaping" shall not mean solely turf or grass, or the total absence of vegetable matter.

*Legally Non-Conforming* means signs existing on the effective date of the adoption of this Ordinance which are not in conformance with the Ordinance but which are registered with the Building Department in accordance with the terms of Section 15-3, shall be categorized as legally non-conforming.

*Legally Non-conforming Art and Art in Public Spaces* means "Art" and "Art in Public Spaces," as defined herein, lawfully existing on the effective date of this Ordinance, which do not fully comply or do not conform with the Ordinance.

*Logo* means a letter, character, or symbol used to represent a person, corporation, or business enterprise.

*Lot* means 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.

*Major Corporate Sponsor* means 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.

*Marquee* means 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.

*Minimum Sight Triangle* means 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.

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*Monument Sign* means 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.

*Multi-Pole, Single Pole Sign* means a sign whose only structural support consists of exposed poles, posts, beams, or other devices mounted in the ground.

*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.

*Official Sign* means any sign erected by or at the direction of any governmental body.

*Off-Premises Sign* means any sign other than an on-premises sign.

*On-Premises Sign* means 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.

*Owner* means 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.

*Painting* means the application of paint in the course of normal maintenance which in no way shall alter the message or group of works or letters.

*Parasite Sign* means 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.

*Permanent Multi-Family or Subdivision Identification Sign* means a sign which designates the name of a project, subdivision, or other residential district, and which is located at or in close proximity to the main entrance.

*Person* means any natural person, firm, partnership, association, corporation or organization of any kind.

*Place of Business* means one enclosed structure with a Certificate of Occupancy regardless of the number of commercial uses within. For the purposes of this chapter regulating signage, each place of business must be separated from other places of business with non-penetrable walls in such a manner that the public must enter and/or exit the business through an exterior door.

*Political Sign* means any sign which is designated to influence the action of voters for the passage or defeat of a measure appearing on the ballot in connection with any national, state or local election.

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*Portable Sign* means any sign not permanently affixed to a building, structure or the ground, and designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. This definition includes, but is not limited to, A-frame signs, sandwich signs, curb signs, sail flag signs, feather flag signs and signs on trailers with or without wheels or on other vehicles which are primarily used as signs.

*Premises* means an area of land, with its appurtenances and buildings, which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

*Project Development Sign* means a temporary sign for a commercial or multi-family tract during the construction of the proposed development which may identify a project under construction and includes the project's name and address, general contractor, architect, financing, and contact agent, with appropriate phone numbers. These signs should not be allowed until or unless the property owner receives a Building Permit for the site, and should be removed either immediately after receipt of the Certificate of Occupancy or immediately after the expiration or revocation of a Building Permit. (see also Future Project Development Sign)

*Projecting Sign* means a wall-mounted sign, erected in lieu of the permitted, free-standing monument sign, which projects from the face of a structure, meeting the following requirements:

- (1) The sign shall be pinned away from the wall of the structure a minimum of six (6) inches.
- (2) The sign shall not extend over any adjacent right-of-way or property line.
- (3) Projecting signs shall be designed as an integral architectural element of the building to which it principally relates. The mounting brackets of such signs will be an integral part of the sign and complementary to the design of the sign. No projecting sign shall be entirely supported by an unbraced parapet wall.
- (4) No unshielded lights will be permitted. All lighting fixtures shall be placed in such a way as they will not be struck or otherwise damaged by the sign in the event of high wind.
- (5) Projecting signs shall be designed to meet the wind resistance requirements of Section 15-10.

*Public City Art* means Art as reviewed and approved by the Development Standards Review Task Force, which is created by a recognized artist and displayed in or on property owned or leased by the City of South Padre Island.

*Public Information Sign* means any sign or banner which is intended to identify community, civic and social events, special events, facilities, no-trespassing areas and is not a commercial sign or official sign as defined herein.

*Reader Board* means a sign that has changeable or removable lettering.

*Real Estate "For Sale," "For Lease," or "Open House" Sign* means a temporary sign designating that the premises upon which it is erected is for sale, rent, or lease or that an open house is being held on the day on which the sign is displayed.

*Reflective Surface* means any material or device which has the effect of intensifying reflected light, including, but not limited to, scotch light, day glow, glass beads and luminous paint.

*Required Signs* means any sign required by law for the protection of the general health, safety and welfare of the public. For the purposes of this Ordinance, numbers attached to the front plane of a facing and visible from the adjacent public right-of-way or private ingress/egress for the purpose of identifying

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the street address of the structure shall be considered a required sign. Such numbers shall be a minimum of four (4) inches in height, shall be of a color in distinct contrast to the color of the wall to which it is attached, and shall be plainly visible from the adjacent public right-of-way or private ingress/egress.

*Residential Nameplate Sign* means a sign permitted for the sole purpose of identifying the inhabitant residing therein, the house name, or identifying the address of the house. The sign may contain no advertising of any kind.

*Roof Line* means the highest point of the coping on a flat roof, false mansard, or parapet wall; the deckline of a true mansard roof; the ridge line between the upper and lower slopes of a gambrel roof; or the mean height level between the eaves and the ridge of a gable or hip roof.

*Roof Sign* means a sign attached to, and wholly or partially dependent upon, the roof of a structure for support, or attached to the roof in any way, but not extending above the roof line, as defined by this Ordinance. Such signs will be completely enclosed between the sign and the corresponding roof, and shall be designed to meet the wind resistance requirements of Section 15-10.

*Sign* means any thing of visual appearance primarily used for, or having the effect of, attracting attention from the streets, sidewalks, curbside or any other public areas including waterways for identification purposes, whether illuminated or non-illuminated. An identification logo, description, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land, and which directs attention to a product, place, activity, person, service, institution or business, whether illuminated or non-illuminated. For the purposes of removal, the definition of "sign" shall include all of the sign structure. For the purposes of this Ordinance, this definition shall also include paintings directly upon a building, other structure or vehicle and any manufacture incorporated or added to a building or property that is not a normal structural or architectural component of a building shall be considered a "sign" (i.e. to attract attention from public right-of-way) and must comply with all the commercial sign regulations of this Chapter pertaining to either a monument sign or a projecting sign. (Ord. 02-14; Nov. 20, 2002) The basic intent behind this definition is not to discourage product displays, design, or art from epitomizing simplicity, good taste, and compatibility with the community's desired image.

*Sign Area* means the area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces. For buildings that are not on public rights-of-way and/or near to property boundaries (e.g. building structures on a pier), sign areas shall be calculated on the basis of the most visible building frontage.

*Sign Structure* means the sign and all parts associated with its construction.

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*Snipe Sign* means a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, utility poles, stakes, or fences or to other objects, and whose message is not associated with the premises upon which such sign is located.

*Suspended Sign* means a sign, other than a parasite sign, that is suspended from and supported by the underside of an awning, a marquee, a fascia, an umbrella, or a building overhang.

*Temporary Signage* means a sign erected for a special purpose and for a specifically stated short term of duration, as regulated by Sections 15-6(G), 15-7, and 15-12. Temporary signage may include such otherwise prohibited forms of signage as portable signs [Section 15-5(E)] and banners [Section 15-5(F)].

*Traffic Control Sign* means a permitted sign for the purpose of identifying parking areas and directing the flow of traffic on private property.

*Umbrella* means a device, often round or square in shape that is supported by a center pole that provides shade or protection. For purposes of this article, any device, structure, canopy, etc. that is handheld, or that is totally or partially enclosed, or that projects from or is connected to a building shall not be deemed to be an umbrella.

*Umbrella Sign* means a sign that is painted, installed, or otherwise applied to or located directly on an umbrella at an establishment. The sign, which is a combination of letter and/or logo, height is limited to 8 inches. Signage may only be displayed on the flap of the umbrella that is maximum 8 feet in diameter and 8 feet in height. Umbrella that is larger than the size limit shall not have any signs on it. The copy on an umbrella sign is limited to the name and/or logo of a single appurtenant business/residential establishment. For purposes of this article, signs that are suspended from umbrellas (suspended signs) shall not be considered to be umbrella signs. Suspended signs are prohibited.

*Wall Sign* means a sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plan parallel to the face of the wall and not projecting more than Nine (9) inches from the face of the wall at any point.

*Window Sign* means a sign-printed, painted, neon or otherwise—no greater than thirty-two (32) square feet, displayed in or through a window or glass door and which can be seen from the front property line/right-of-way line. All windows signs except open or closed, name of store or business and national product logos (Image signs are permitted) are prohibited after February 1, 2012.

(Ord. No. 10-02; Ord. No. 04-03, 3-17-2004; Ord. No. 05-13; Ord. No. 20-09 , §§ 1, 2, 4, 10-21-2020)

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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.

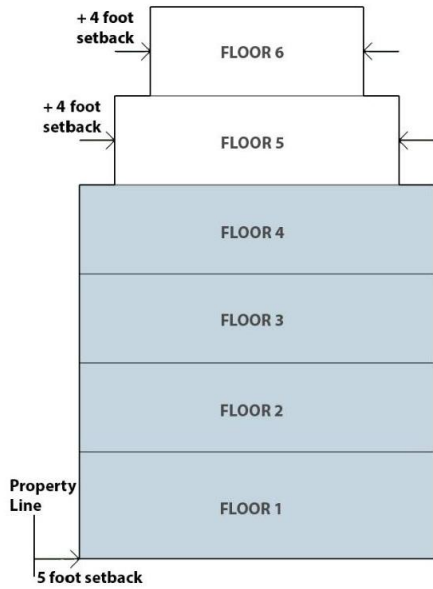
(Ord. No. 20-09 , § 3, 10-21-2020)

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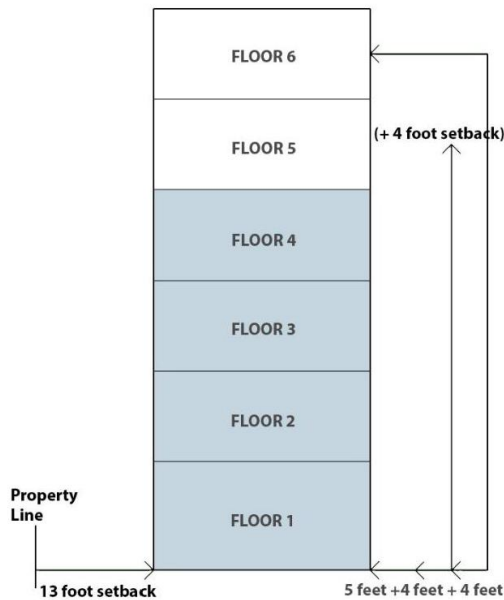
**Sec. 20-7. District "B"—Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.**

- (A) Area, width, and depth of lots, sanitation and temporary building provisions are the same as District "A", except Townhouse lots must have a minimum frontage of twenty five (25) feet; a minimum width of twenty-five (25) feet; a minimum depth of one-hundred (100) feet; and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
- (B) Use Regulations. In District "B", no land shall be used and no buildings shall be erected for or converted to any use other than:
  - (1) Single family dwellings, multi-family dwellings; apartment buildings, children's nurseries, hotels, motels, condominiums and Townhouses. Only condominiums, hotels and motels with more than twelve (12) units may have included within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses if such business is for the convenience of the occupants of the building and is definitely an integral part of the services of such hotel, condominium or motel.
  - (2) Private clubs, fraternities, sororities and lodges, that operate solely for the benefit of their members; a church; public school; a private or parochial school having a curriculum equivalent to a public elementary or high school.
  - (3) Townhouses.
  - (4) Incidental uses to any of the above specified uses include, but are not limited to, customary home occupations when engaged in by the private dwelling occupant. Examples are : a dressmaker, the office of a physician, surgeon or dentist, a musician or artist studio. Said incidental use, however, shall never be permitted as a principal use, but only as a secondary use when indispensably necessary to the enjoyment of the premises by the private dwelling occupant.
  - (5) Special Exceptions: Public Service Facility.
  - (6) Specific Use Permits: Substance Abuse Treatment Facilities, General Hospitals, Special Hospitals, Primary Care Physicians Office, Urgent Care Centers, Dental Clinics may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.
- (C) Height regulations: Up to four (4) standard stories. [see Section 20-7(D)(2) for additional floors authorized]
- (D) Area regulations:
  - (1) Front yards: Same as District "A" (minimum of 25 feet) except all lots facing the Gulf of Mexico on the east side and lots fronting the west side right-of-way line of Gulf Boulevard from Section I through Section XII, Padre Beach Subdivision, and all lots in Sunny Isle and Haas Subdivision, may have a front yard depth of not less than ten (10) feet from lot line on the west Gulf Boulevard right-of-way line. The minimum front yard shall be increased one (1) foot for each two (2) feet in height if a building exceeds six (6) standard stories.
  - (2) Side Yards:
    - (a) Same as District "A", excluding lots adjacent to beach access cul-de-sac.

- (b) Additional Floors Authorized—Additional floors above four standard stories may be permitted if additional setbacks are provided as follows:



5 foot setback from property line for four standard stories. Add four feet to the setback requirement for each additional floor above four standard stories



5 foot setback from property line for four standard stories. Add four feet to the setback on all floors for each floor.



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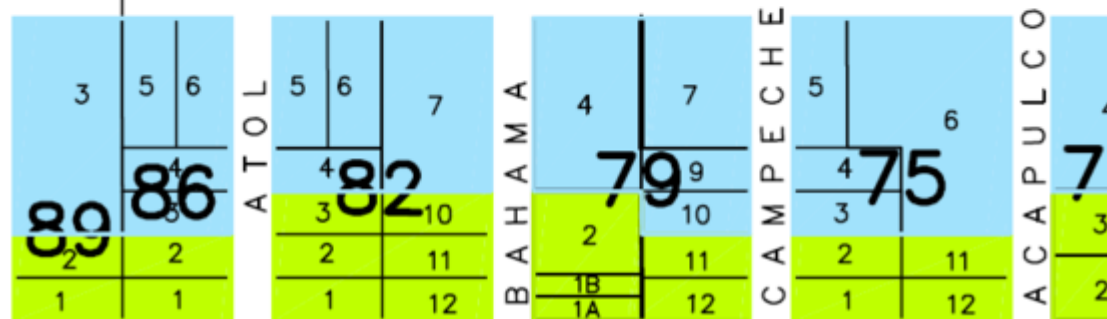
(3) Rear yards:

- (a) Same as District "A" (minimum of 20 feet), except that the structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have such enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the 20 feet rear yard setback within 10 feet of the rear property line as provided for above, shall only be erected or placed in such a manner after a permit specifically therefor is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
  - (b) Minimum rear yard depth shall be increased one (1) foot for each two (2) feet in height if the building exceeds six (6) standard stories.
- (4) Size of structure: The minimum size of structure is six hundred (600) square feet, except within Padre Beach Section XII, which shall be twelve hundred (1,200) square feet except Blocks 178, 191, and 192 which shall be 2,000 square feet.

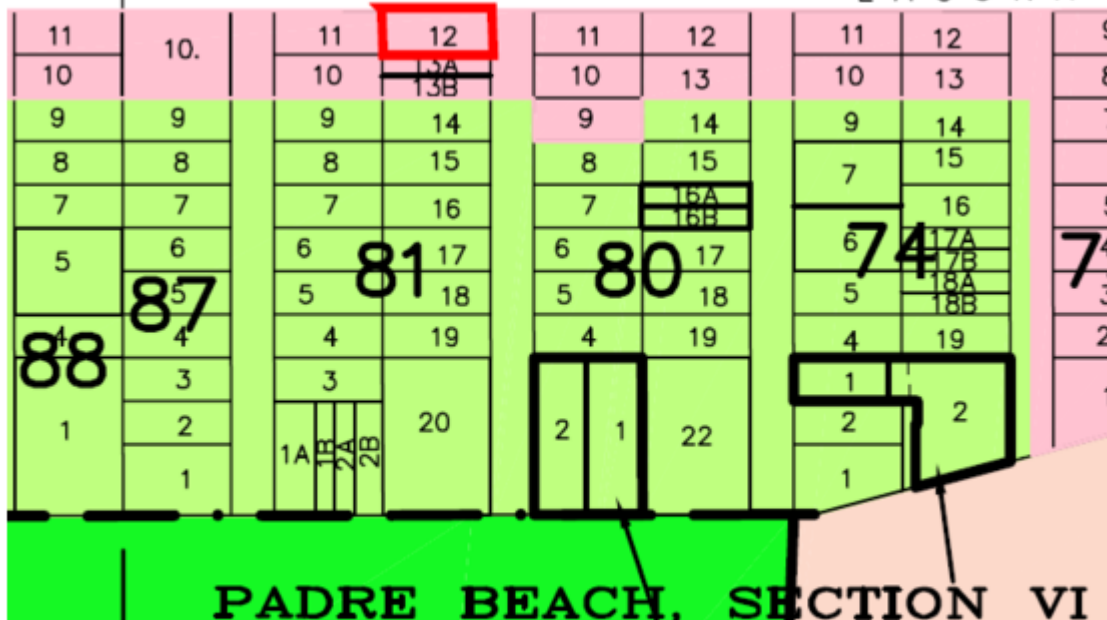
(Ord. No. 77E; Ord. No. 96-05, 10-2-1996; Ord. No. 98-04; Ord No. 16-24, 12-7-2016)



P A D R



L A G U N A





## 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): 200 W. Bahama St, SPI, TX 78597

Legal Description (Lot/Block/Subdivision): Padre Beach Sect 11, Lot 12, Blk 81

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: 10 X 10 wall

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

Variance to have a mural painted on an  
outside wall

**\*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: Deborah + Bobby Blansett

OWNER MAILING ADDRESS: 200 W. Bahama St.

CITY, STATE, ZIP: SPI, TX 78597

PHONE NUMBER: 972-370-4895 (E-mail address) dblans@aol.com

Deborah Blansett  
Signature of Property Owner (required)

9-29-21  
Date

APPLICANT: Deborah Blansett

APPLICANT MAILING ADDRESS: 200 W. Bahama St.

CITY, STATE, ZIP: SPI, TX 78597

PHONE NUMBER: 972-370-4895 (E-mail address) dblans@aol.com

Signature of Applicant (if different from owner)

Date

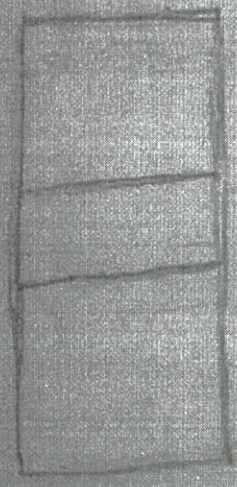




Sept. 29, 2021



Brightly blue  
 Dark green  
 Black  
 Pale green



~~Dark green~~  
~~Black~~  
~~Pale green~~  
~~Pale blue~~  
~~Pale yellow~~

White  
 Very pale blue  
 Pale blue  
 Pale green  
 Pale yellow  
 Pale orange  
 Pale pink  
 Pale purple  
 Pale brown  
 Pale grey  
 Pale black

White  
 Very pale blue  
 Pale blue  
 Pale green  
 Pale yellow  
 Pale orange  
 Pale pink  
 Pale purple  
 Pale brown  
 Pale grey  
 Pale black



White  
 Very pale blue  
 Pale blue  
 Pale green  
 Pale yellow  
 Pale orange  
 Pale pink  
 Pale purple  
 Pale brown  
 Pale grey  
 Pale black

Sand



White  
 Very pale blue  
 Pale blue  
 Pale green  
 Pale yellow  
 Pale orange  
 Pale pink  
 Pale purple  
 Pale brown  
 Pale grey  
 Pale black

White  
 Very pale blue  
 Pale blue  
 Pale green  
 Pale yellow  
 Pale orange  
 Pale pink  
 Pale purple  
 Pale brown  
 Pale grey  
 Pale black





0-20-200