

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

**TUESDAY, FEBRUARY 8, 2022**

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. Election of Chairman and Vice-Chairman.
4. 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 Development Standards Review 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]*

5. Regular Agenda

- 5.1. Discussion and action to approve minutes of the December 14, 2021 regular meeting.
- 5.2. Discussion and action to approve the Chapter 4 Land Use Plan of the South Padre Island Comprehensive Plan.

6. 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 3RD DAY OF FEBRUARY 2022.

  
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 **FEBRUARY 3, 2022**, AT/OR BEFORE 5:00 P.M. 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:** February 8, 2022

**NAME & TITLE:** Marta Martinez

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

**ITEM**

Discussion and action to approve minutes of the December 14, 2021 regular meeting.

**ITEM BACKGROUND**

Approve December 14, 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, DECEMBER 14, 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, December 14, 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, Brian Kohl, and Cindi Love. Task Force Member with an excused absence was Charles Fox.

City staff members present were: Public Works Director C. Alejandro Sanchez, City Secretary Angelique Soto, and Executive Assistant Vedette Garza.

**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 THE OCTOBER 12, 2021 REGULAR MEETING.**

Task Force Member Johnson made a motion, seconded by Task Force Member Love to approve the October 12, 2021 regular meeting minutes as submitted. The motion carried unanimously.

**4.2 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY ZEEV TAFEL FROM SECTION 3.4.7 COLOR, (iii) SPECIFIC PROVISIONS, (b) NUMBER OF COLORS ALLOWED: (ii) FIVE COLORS FOR BUILDINGS GREATER THAN 5,000 SQ. FT. (1) TWO BODY COLORS MAY BE APPLIED TO FAÇADE RHYTHM OF 20' TO 30' BAYS OF THE CITY'S FORM BASE CODE DESIGN GUIDELINES, AND FROM CHAPTER 15 SIGNS, SECTION 15-2 DEFINITIONS, SECTION 15-2.1 RULES AND PROCEDURES**

**GOVERNING ART IN PUBLIC SPACES, SECTION 15-7 SIGNS STANDARDS OF THE CITY'S CODE OF ORDINANCES. THE APPLICATION IS REQUESTING TO LEAVE THE SIDEWALL A PINK COLOR AND ADD A MURAL TO BE LOCATED AT 2216 PADRE BOULEVARD. (LOT 1, BLOCK 27, PADRE BEACH SUBDIVISION, SECTION III)**

Chairman Vanounou announced the item from the agenda and for asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation. After much discussion Task Force Member Kohl made a motion, seconded by Task Force Member Johnson to deny the pink wall on the south side. The motion carried unanimously.

Task Force Member Kohl made a motion, seconded by Task Force Member Love to approve the mural on the south side wall. The motion failed with a 1:3 vote. Task Force Members Kohl, Johnson, and Vanounou voted against.

## **5. ADJOURN.**

There being no further business, Chairman Vanounou adjourned the meeting at 10:29 a.m.

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Vedette Garza, Executive Assistant

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Gabriel Vanounou, Chairman

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

**MEETING DATE:** February 8, 2022

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

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

**ITEM**

Discussion and action to approve the Chapter 4 Land Use Plan of the South Padre Island Comprehensive Plan

**ITEM BACKGROUND**

The Comprehensive Plan Project was unfortunately paused in 2019 due to changes in the majority of the City staff that were heavily involved in the project. The project had started back up but was paused again in 2020 to prevent the spread of COVID-19 in an effort to practice social distancing and reduce face to face meetings/gatherings. The Steering Committee met on January 10, 2022 and asked that all Committees review and approve their related chapters. This is a living document and will serve as a guide to the public and staff when planning for the future, in addition to helping with grant applications and other outside funding opportunities. A DRAFT and a feedback form were posted on the city website on 2/01/2022 to obtain comments from the public, An Open House will be held on 2/23/22 from 4:00 p.m. - 7:00 p.m. , and the Final Draft will be presented in March to the City Council for consideration.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

# 4

## Land Use Plan





# Introduction

Land is one of South Padre Island's most precious assets, a fact exemplified by the Island's limited geography. Bounded by the Gulf of Mexico on one side and by the Laguna Madre on the other, the corporate limits of South Padre Island encompass 3.73 square miles. This requires careful consideration of the uses on the small, urbanized tracts that extend towards each body of water from Padre Boulevard. The following chapter addresses growth and population trends, the various categories of Place Types that exist or are desired in the future community, the City's Future Land Use Plan, and the Strategic Opportunity Areas located around the Island.



South Padre Island displays a mix of suburban and urban land use patterns in the context of an island resort town

# Existing Conditions

## Existing Land Use

Most commercial development—including the Island's tallest buildings—is concentrated in the southern third of the City, with the densest development located near the intersection of Padre Boulevard and the Queen Isabella Memorial Bridge. In the south, commercial, service, transportation, communication,



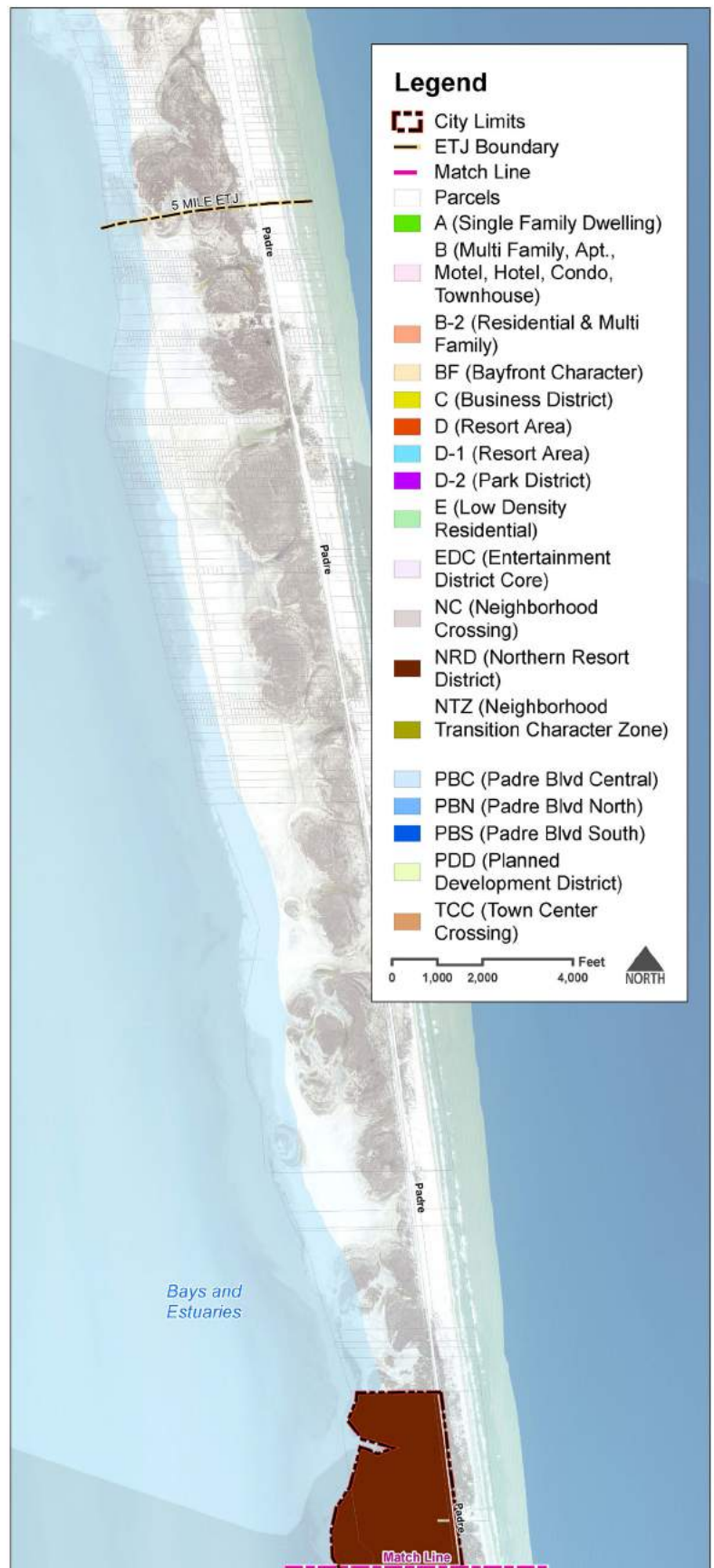
The Island's tallest buildings are located in the southern third of the City proper

utility, and mixed uses are common. Residential uses dominate the central area and northern reaches of the City. Parcels are generally smaller in the center of the City, with single-family attached and detached homes along the Padre Boulevard corridor between Sunset Drive and Haas Street. Parcels are largest in the northern third of the City and the extraterritorial jurisdiction (ETJ), which extends five miles northward from the City limits. This difference in parcel size reflects the historical trajectory of development of the Island from south to north. See the map of the existing land use in South Padre Island on the following page.





Figure 2 Existing Zoning



### Legend

- City Limits
- ETJ Boundary
- Match Line
- Parcels
- A (Single Family Dwelling)
- B (Multi Family, Apt., Motel, Hotel, Condo, Townhouse)
- B-2 (Residential & Multi Family)
- BF (Bayfront Character)
- C (Business District)
- D (Resort Area)
- D-1 (Resort Area)
- D-2 (Park District)
- E (Low Density Residential)
- EDC (Entertainment District Core)
- NC (Neighborhood Crossing)
- NRD (Northern Resort District)
- NTZ (Neighborhood Transition Character Zone)
- PBC (Padre Blvd Central)
- PBN (Padre Blvd North)
- PBS (Padre Blvd South)
- PDD (Planned Development District)
- TCC (Town Center Crossing)

0 1,000 2,000 4,000 Feet  
NORTH

Figure 3 Floodplains





## Existing Zoning

Zoning generally follows land use, and most parcels south of Acapulco Street are zoned as business, commercial, or resort districts, although Bayfront Character (BF) and Park District (D-2) zones dominate the western shore in this area. Zoning for traditional residential uses is more common for parcels north Acapulco Street, with hotels, motels, and condominiums accounting for most development along the shoreline. Residential density diminishes in the north approaching the City limits, with zoning following suit. See a map of the existing zoning in South Padre Island in Figure 2.



Zoning helps protect sensitive areas like the Island's dunes

## Floodplains

As a barrier island, the vast majority of the City of South Padre Island falls within a 100-year floodplain, while the remainder of the City sits within a 500-year floodplain. Flooding poses a high risk to



As a barrier island with an average elevation of seven feet, water can quickly rise in South Padre Island

public services, transportation infrastructure, and private development on the Island. Federal Emergency Management Agency data shows that the risk of submersion from flooding is greater in the west, where the Island borders the Laguna Madre and the elevation is generally lower. The eastern shore falls within the boundaries of a less likely, but still threatening, 500-year flood. 2017 was the second-hottest year for which we have data in Texas; worldwide, the five hottest years on record have all taken place since 2010. Because of this and many other factors, an increase in extreme weather will likely impact the prevalence of flooding in South Padre Island in the future.

For additional information on the City's flood management plans, please see the Storm Drainage Master Plan in Chapter 10. See the previous page for a map of existing floodplains in South Padre Island.

## Parcel Ownership

South Padre Island has nearly 3,200 parcels, the greatest concentration of which is in the central third of the City where most of the Island's stock of single-family homes is located. Parcels are smallest here, increasing in size as one moves northward or, to a lesser extent, southward. Major property owners in the south include the State of Texas, Cameron County, Sapphire Condominiums, and other hotels and condominium associations. In the north, Padre Shores Ltd., CAB Partners LP, and Playa Del Rey Properties own some of the largest parcels on the Island. See the following page for a map of parcel ownership.

Figure 4 Parcel Ownership



Figure 5 Parks, Open Space, and the Shoreline





The map displays the City of Pahrump, NV, with a focus on the proposed Pahrump Valley Water Reclamation Plant and its associated infrastructure. Key features include:

- Convention Center:** Located near the top of the map, adjacent to the Match Line.
- City Hall:** Located in the central part of the map.
- Fire Station:** Located south of City Hall.
- Visitors Center:** Located near the bottom of the map, adjacent to the Gulf of Mexico.
- Geographical Features:** The Gulf of Mexico is to the right, and Bays and Estuaries are at the bottom. The Match Line is at the top.
- Infrastructure:** A network of roads and water lines is shown, including the proposed Pahrump Valley Water Reclamation Plant and its associated collection and treatment facilities.
- Landmarks:** Various landmarks and buildings are labeled, including the Convention Center, City Hall, Fire Station, and Visitors Center.

## Parks, Open Space, and the Shoreline

Gulf beach access points are available throughout the Island’s eastern shoreline with relatively even frequency between Harbor Street and Sunset Drive. Bay access to the Laguna Madre is more limited, but access points are scattered around the City, never more than a quarter mile apart.

Municipal parks are available throughout the City, with county parks north and south of the City limits. The City maintains several parks: Water Tower Park at Laguna Boulevard and Huisache Street, John L. Tompkins Park at 6100 Padre Blvd., Turtle Park on East Morningside Drive, Butterfly Park on the east side of Gulf Boulevard near Esperanza Street, Lis Memorial Park on Esperanza Street west of Laguna Boulevard, and Queen Isabella Memorial Park at the intersection of Padre Boulevard and the Queen Isabella Memorial Bridge. The county maintains three parks: Isla Blanca Park just south of the City limits, Andy Bowie Park bordering the City’s northern boundary, and Edwin K. Atwood Park a mile and a half north of that.

For additional information on parks, open space, and shoreline management, please see the Parks and Recreation Master Plan in Chapter 7 and the Shoreline Master Plan in Chapter 9. See a map of the existing parks, open spaces, and shorelines in South Padre Island in Figure 5.

## Existing Soils

The City of South Padre Island displays a diversity of soils within and around its corporate limits. According to the City’s data, two of the most common soils in the City are Galveston Fine Sand in the interior of the Island and Coastal Beach Sand along the gulf-front. Coastal Dunes and Mustang Fine Sand dominate the extra-territorial jurisdiction north of the City limits. Galveston soils generally occur at elevations of five feet or more above sea level, are sandy in nature, and drain rapidly. Mustang series soils generally occur at elevations of five feet or less, experience ponding after heavy rainfall due to slow drainage, and can often be marshy due to their very high water tables. The primary uses found on Mustang soils is generally limited to wildlife habitat and recreation. See the following page for a map of existing soils in South Padre Island.



Water is vital to the sustainability and growth of the community

Figure 7 Existing Soils

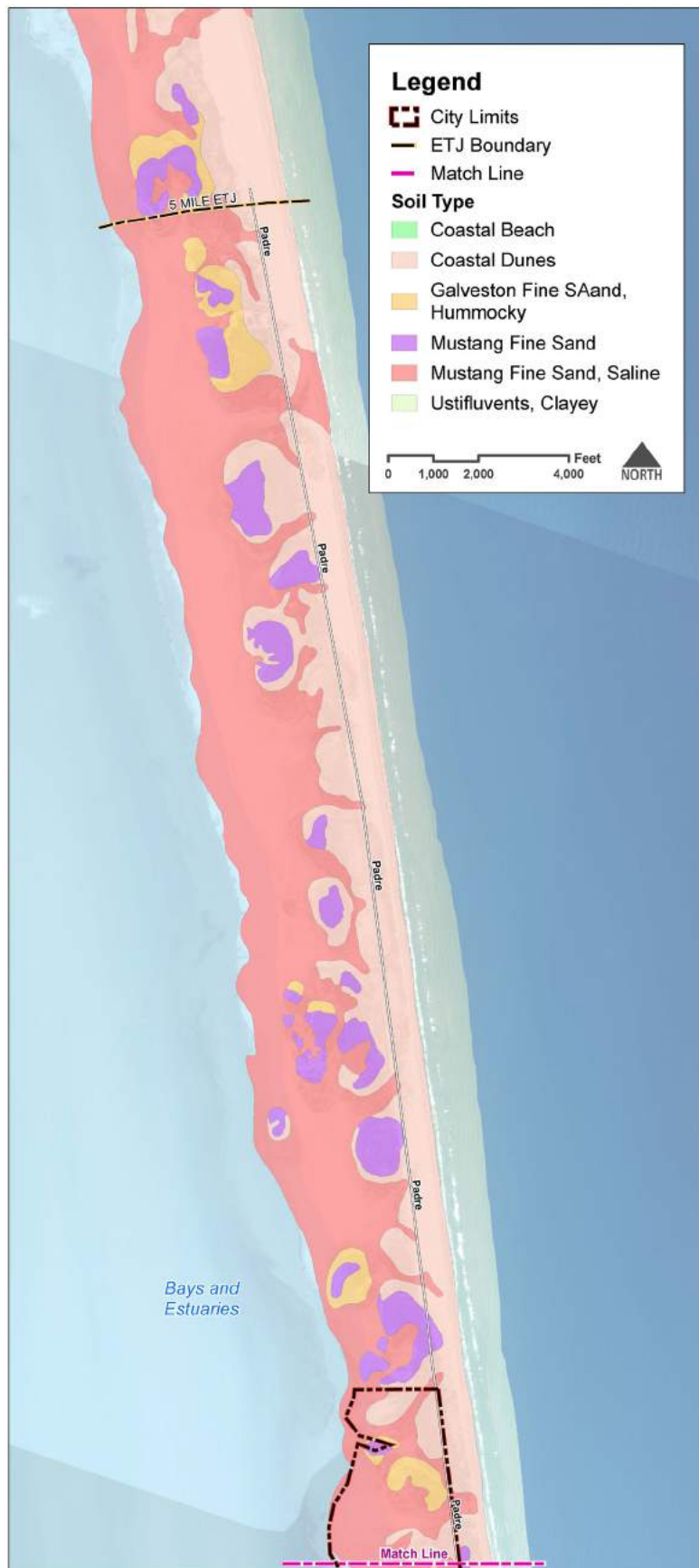




Figure 8 Wastewater Network



Figure 9 Water Network





# Place Types

Place Types represent the various land uses and development character that either exist now, or could exist in South Padre Island in the future. Place Types describe the character of a place, including the mix of uses, building scale, the pedestrian experience, and other features that impact how a place feels to its inhabitants. They give the community flexibility when considering development proposals, and allow the City to respond more quickly to changing market conditions. It is important to note that while Place Types guide the development type and character envisioned within specific areas of the City, it is not the same thing as zoning, which results in specific allowable uses and design elements such as setbacks, lot sizes, or number of building stories.

## Open Space & Outdoor Tourism (OSOT)

### Character and Intent

Open Space and Outdoor Tourism areas are characterized by large tracts of open land utilized for wildlife management, erosion and storm protection, and passive recreation. These tracts provide much of the character of the community and include opportunities for additional uses that support environmental preservation, quality of life, and the economic viability of outdoor tourism. While dune management is one of the primary land uses for this Place Type, all development within the Dune Protection Line, as defined by Chapter 22 of the Code of Ordinances, should consider dune protection.



### Land Use Considerations

#### *Primary Land Uses*

Wildlife management, dune protection, ecotourism, and outdoor recreation

#### *Secondary Land Uses*

Civic and institutional uses, and outdoor-related tourism

# Island Living (IL)

## Character and Intent

The Island Living Place Type is predominantly composed of single-family houses on detached lots that are the backbone of the full-time residential population on the island. Homes are generally serviced with all utilities, paved residential streets, and serviceable sidewalks. Because of the Island's limited geography, lot sizes are generally smaller than those of single-family detached homes in the suburbs of mainland cities and rarely exceed half an acre. Island Living areas may contain a limited number of convenience commercial businesses to support the neighborhood.



## Land Use Considerations

### *Primary Land Uses*

Single-family detached homes

### *Secondary Land Uses*

Civic and institutional uses, parks and open space, and small amounts of neighborhood-serving retail and office in specific locations

### *Indicators and Assumptions*

Densities of 2 to 10 units per acre; connected to public utilities

# Transitional Living (TL)

## Character and Intent

Transitional Living can support a variety of housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, or on foot. Housing types can include smaller lot, single-family detached homes or patio homes, townhomes, duplexes, condominiums, or apartments. This Place Type may also include a small amount of local retail and neighborhood services in carefully chosen locations.



## Land Use Considerations

### *Primary Land Uses*

Small-lot single-family detached, patio homes, town homes, duplexes, condominiums, and apartments

### *Secondary Land Uses*

Civic and institutional uses, parks and open space, and minor retail and commercial

### *Indicators and Assumptions*

Densities of 6-40 units per acre

# Coastal Mix (CM)

## Character and Intent

The Coastal Mix Place Type contains a variety of medium and high intensity uses in close proximity to the Gulf-side beaches, including condominiums, apartments, and hotels. These uses are found along a network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. This Place Type may also contain a small number of commercial businesses, either on the ground floor of mixed-use residential buildings or urban stand-alone developments, to support the neighborhood.



## Land Use Considerations

### *Primary Land Uses*

Condominiums, apartments, and hotels

### *Secondary Land Uses*

Civic and institutional uses, parks and open space, retail and commercial, and public beach access points

### *Indicators and Assumptions*

Densities of 20 units per acre or greater

# Community Commercial (CC)

## Character and Intent

This Place Type provides a variety of services for the surrounding neighborhoods and the City. It is characterized by a mix of both small, free-standing buildings and multi-tenant commercial centers along both sides of large arterial streets, primarily Padre Boulevard. A complete street treatment provides walkable connections to adjacent neighborhoods, while on-street parking and intermittent small parking lots provide accessibility for automobiles. Community Commercial primarily provides services for the surrounding neighborhoods within the City. The types of businesses that may be found here include restaurants, local retail, medical offices, banks, and other retail and service uses. Within or adjacent to these centers, multi-unit housing developments, such as apartments or condominiums, may be an appropriate use.



## Land Use Considerations

### *Primary Land Uses*

Retail, commercial, apartments and condominiums, business parks, hotels, entertainment centers, and service and office uses

### *Secondary Land Uses*

Civic and institutional uses, and parks and open space



# Mixed-Use Center (MUC)

## Character and Intent

Mixed-Use Centers offer the ability to live, work, and play in one geographically compact area. This Place Type contains a high intensity of uses and various housing options within proximity of the goods and services that residents use daily. These areas may serve as employment centers or shopping destinations for adjacent neighborhoods as well. Buildings typically stand two or more stories, with residences or offices above street-level storefronts. The design and scale of development in a Mixed-Use Center encourages active living through a comprehensive network of walkable, complete streets.



## Land Use Considerations

### *Primary Land Uses*

Retail, commercial, condominiums, apartments, offices, hotels, entertainment centers, service and office uses, and planned development districts

### *Secondary Land Uses*

Civic and institutional uses

# Lifestyle, Resort, & Entertainment (LRE)

## Character and Intent

Lifestyle, Resort, & Entertainment centers are commercial centers with variety of uses and activities. They are often developed with master plans, and may include destination hotels, retail, restaurants, recreational activities, and commercial uses that serve both the community and the region. These centers may include some housing, and are often developed in several phases. They may have anchors such as traditional shopping centers, amusement parks, resort hotels, event centers, or lifestyle areas, and may contain entertainment uses such as theaters, fine dining, or recreational facilities.



## Land Use Considerations

### *Primary Land Uses*

Retail, commercial, condominiums, apartments, offices, hotels, entertainment centers, and service and office uses

### *Secondary Land Uses*

Civic and institutional uses

# Future Land Use Plan

The Future Land Use Plan (FLUP) details the community's shared vision related to the future pattern for development, redevelopment, and preservation of the Island. It is not a zoning map, and should not be confused with official zoning policy, regulations, or law. However, the FLUP will lay the foundation for future zoning decisions.

North of the Gateway and Southern Resort areas, the Community Commercial (CC) Place Type dominates the Padre Boulevard corridor, offering residents access to the goods and services they need for daily life. Running alongside this corridor and west of Gulf Boulevard is the bulk of the Island's Transitional Living (TL) housing stock, representing the residential core of the City. These lots are typically smaller than a quarter of an acre, with one- or two-story structures that are privately owned and utilized by the people who live there. Further east is a string of parcels designated as Coastal Mix (CM). These properties are often hotels, resorts, and condominium associations, representing some of the most expensive real estate on the Island today.

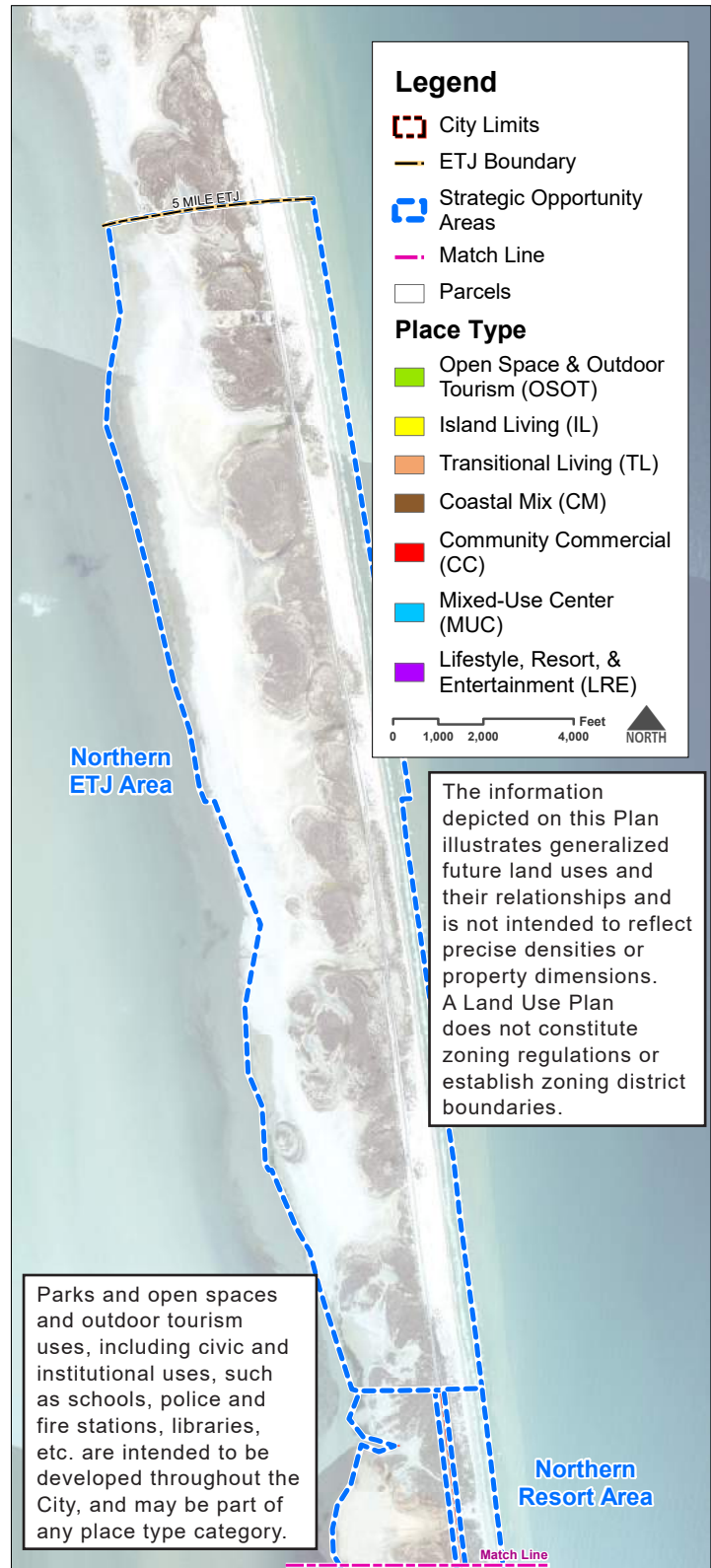
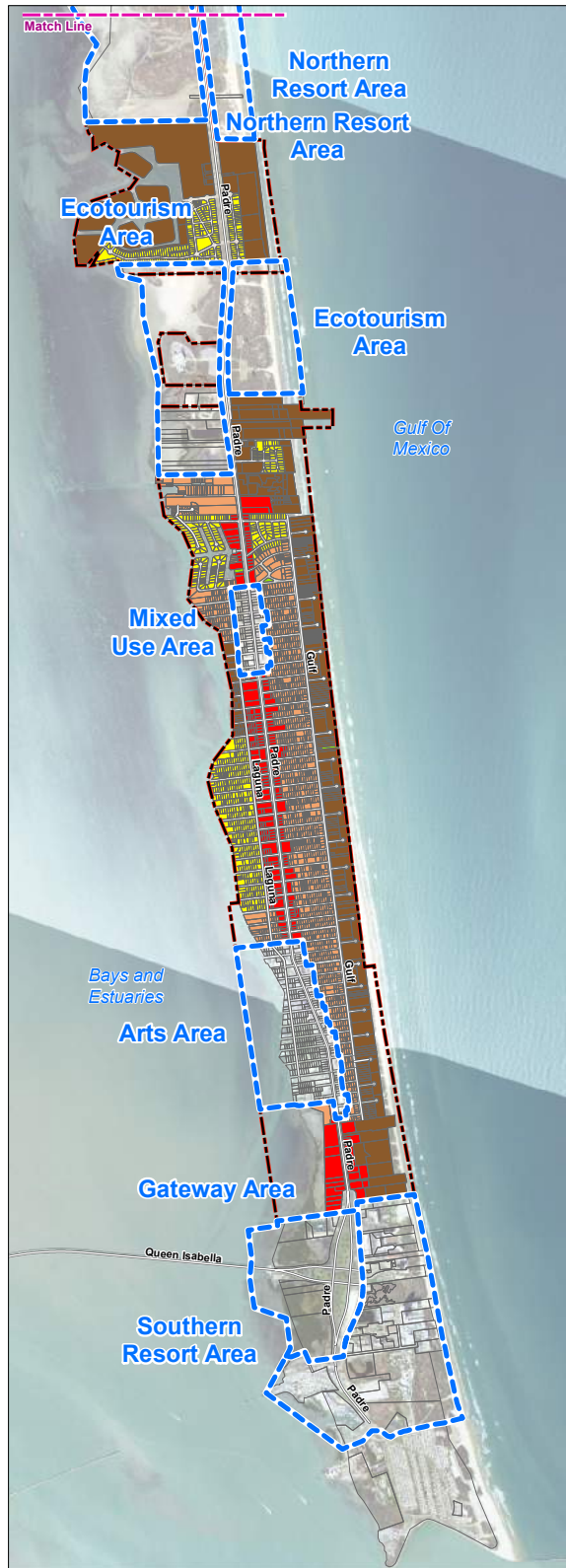
Island Living (IL) is found in clusters around the City, in contrast with the linear pattern of the Community Commercial (CC), Transitional Living (TL), and Coastal Mix (CM) Place Types. Similarly, Open Space and Outdoor Tourism (OSOT) is dotted around the map where parks and other natural amenities are found. The Lifestyle, Resort, & Entertainment (LRE) and Mixed-Use Center (MUC) Place Types are localized in certain Strategic Opportunity Areas, districts that are discussed in the following pages.

## Existing Form-Based Code

In 2010, the City of South Padre Island contracted with Gateway Planning Group to develop a plan for the improvement of Padre Boulevard and the Entertainment District that straddles Laguna Boulevard south of Swordfish Street. The result of this project was the City's current form-based code: regulations that emphasize the importance of the physical appearance and character of development and de-emphasize the prescription of specific land uses. Form-based codes contrast with traditional zoning codes that seek to allow or, conversely, disallow particular uses of land in a given district.

The City of South Padre Island's form-based code envisions the physical future of Padre Boulevard and the Entertainment District, balancing the existing predominance of the vehicular space with a newfound friendliness towards pedestrians. The code discourages overly-large setbacks and traditional surface parking lots along Padre Boulevard, which will remain somewhat oriented around the automobile.

Figure 10 Future Land Use Plan Map





# Strategic Opportunity Areas

Through the comprehensive planning process, a number of areas were identified as special districts with significant development or redevelopment potential capable of benefitting the entire community. These districts, termed “Strategic Opportunity Areas”, encompass much of the City north and south of the central, residential core, particularly its commercial areas and undeveloped land. Strategic Opportunity Areas have the potential to provide venues or sites for catalytic projects in the City as it grows inward and northward, with each district offering a unique contribution to the character and offerings of the Island.

The following pages discuss each of the seven Strategic Opportunity Areas in South Padre Island and their associated maps and ideal Place Types. They are organized from south to north and offer an overview of each district’s theme. The theme of the area may range from a focus on entertainment, which is ideal for mixed-use development and retail, to a focus on more passive and preservational uses, which enhance the Island through the retention of its unique assets. The descriptions of the visions for these areas are not intended to dictate the developmental trajectory of the districts, but rather offer a shared view of each that is derived from public outreach efforts and the collaborative work of members of the community. The descriptions conclude with a list of ideal Place Types that would best suit this vision and compliment the efforts aimed at achieving the broader Plan Goals and Vision Statement for South Padre Island in 2050.



The Birding and Nature Center is located in the burgeoning Ecotourism Area

Additionally, these Strategic Opportunity Area maps provide an aerial overview of a number of sub-district areas known as “Future Investment and Reinvestment Sites.” These sites are based on parcel data and correspond to property lines delineated by the Cameron Appraisal District. Future Investment and Reinvestment Sites are a granular look at properties in districts that may be suitable for development or redevelopment. As with other elements of these maps, they are not intended to dictate policy or slate a particular property for any sort of construction, renovation, enhancement, or other development. However, the map of these sites is intended to offer information and serve a role in guiding discussions about land use in these areas.



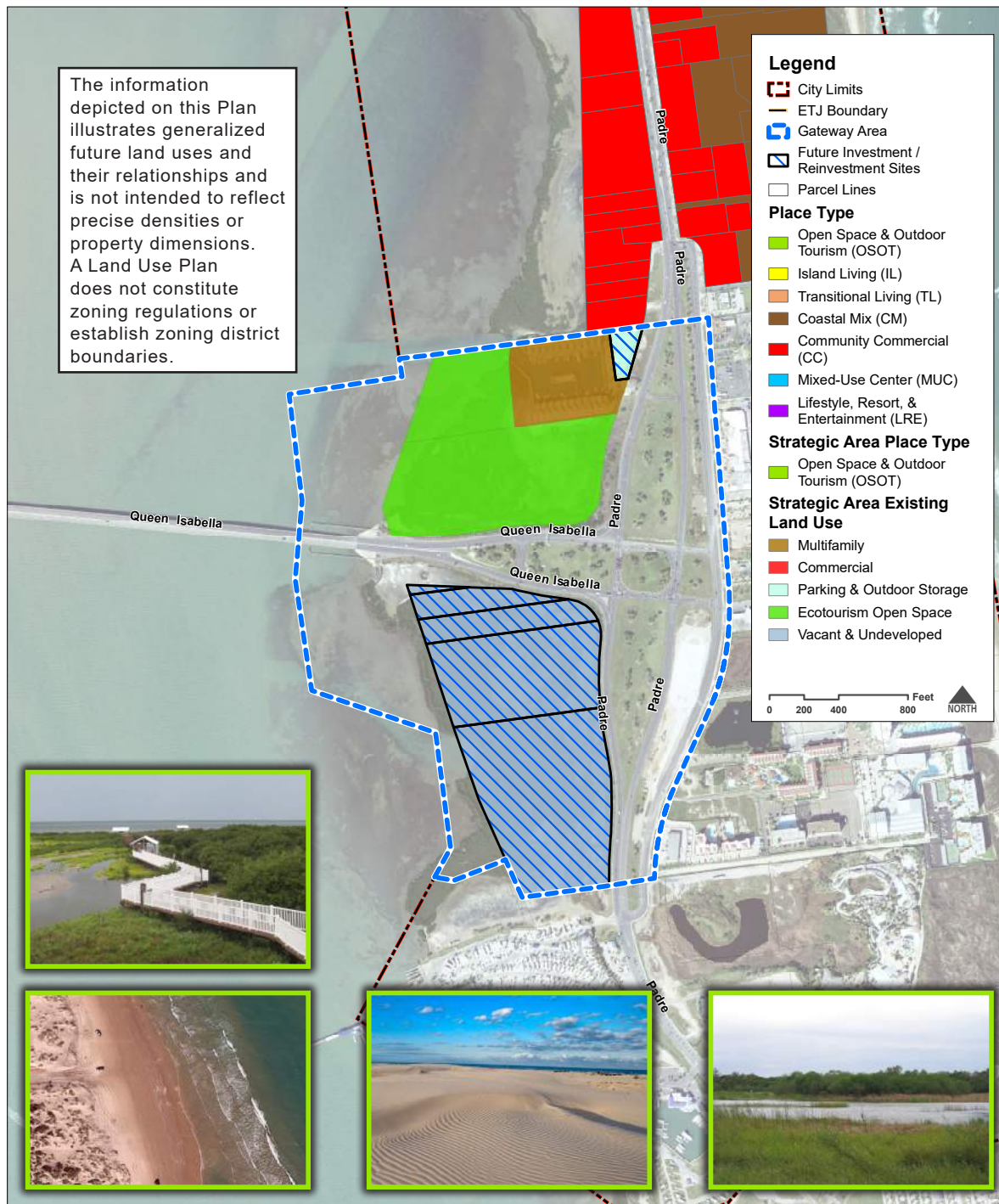
# Southern Resort Area

The Southern Resort Area is a largely developed commercial area in the southern third of the City proper. Although the land in this district has mostly been built out or otherwise improved, developable parcels do exist. The Southern Resort Area hosts the two tallest buildings in the City: Sapphire Condominiums and Bridgepoint Condominiums. Open Space and Outdoor Tourism (OSOT), Coastal Mix (CM), and Lifestyle, Resort, & Entertainment (LRE) were all identified by the community as appropriate Place Types for this area.



# Gateway Area

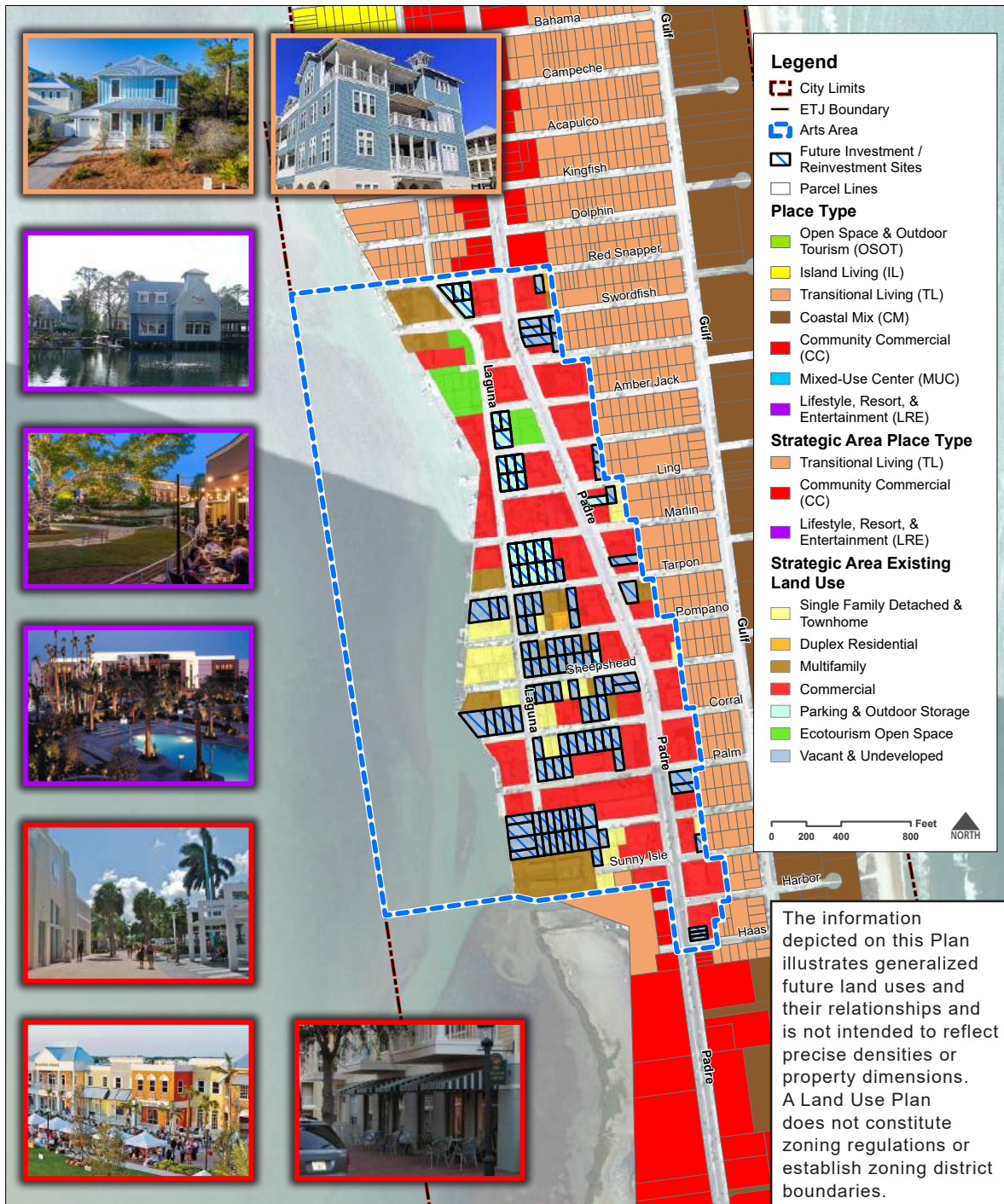
The Gateway Area provides the first impression most visitors have of South Padre when they first arrive to the Island. As such, it has the important responsibility of upholding the Island's image as a tropical, friendly, and casual resort town. The ideal mix of Place Types for this area, as identified by the community during the planning process, includes Open Space and Outdoor Tourism (OSOT), Community Commercial (CC), and Lifestyle, Resort, & Entertainment (LRE).





# Arts Area

The Arts Area, which includes the part of town known as the “Entertainment District” along Laguna Boulevard south of Red Snapper Street and north of Haas Street, is envisioned as the center of a thriving arts and culture scene on the Island. Lined with retailers, entertainment options, restaurants, and a mix of housing, the Arts Area has a number of developable parcels south of Marlin Street. The ideal Place Types for this Strategic Opportunity Area are Open Space and Outdoor Tourism (OSOT), Transitional Living (TL), Community Commercial (CC), and Lifestyle, Resort, & Entertainment (LRE).





# Mixed-Use Area

The Mixed-Use Area follows Padre Boulevard, and is roughly bordered by Aries Drive and Morningside Drive. It is the most centrally located of all Strategic Opportunity Areas, being bisected by Padre Boulevard and surrounded by the residential core of the Island. As its name suggests, the sole Place Type envisioned for this area is Mixed-Use Center (MUC).



# Ecotourism Area

The Ecotourism Area is a northern district that includes popular destinations such as Sea Turtle, Inc. and the South Padre Island Birding and Nature Center. This Strategic Opportunity Area is envisioned as a destination for nature-based tourism, anchored in its environmental and natural attractions. The sole Place Type deemed appropriate for this area by the community was Open Space and Outdoor Tourism (OSOT).





# Northern Resort Area

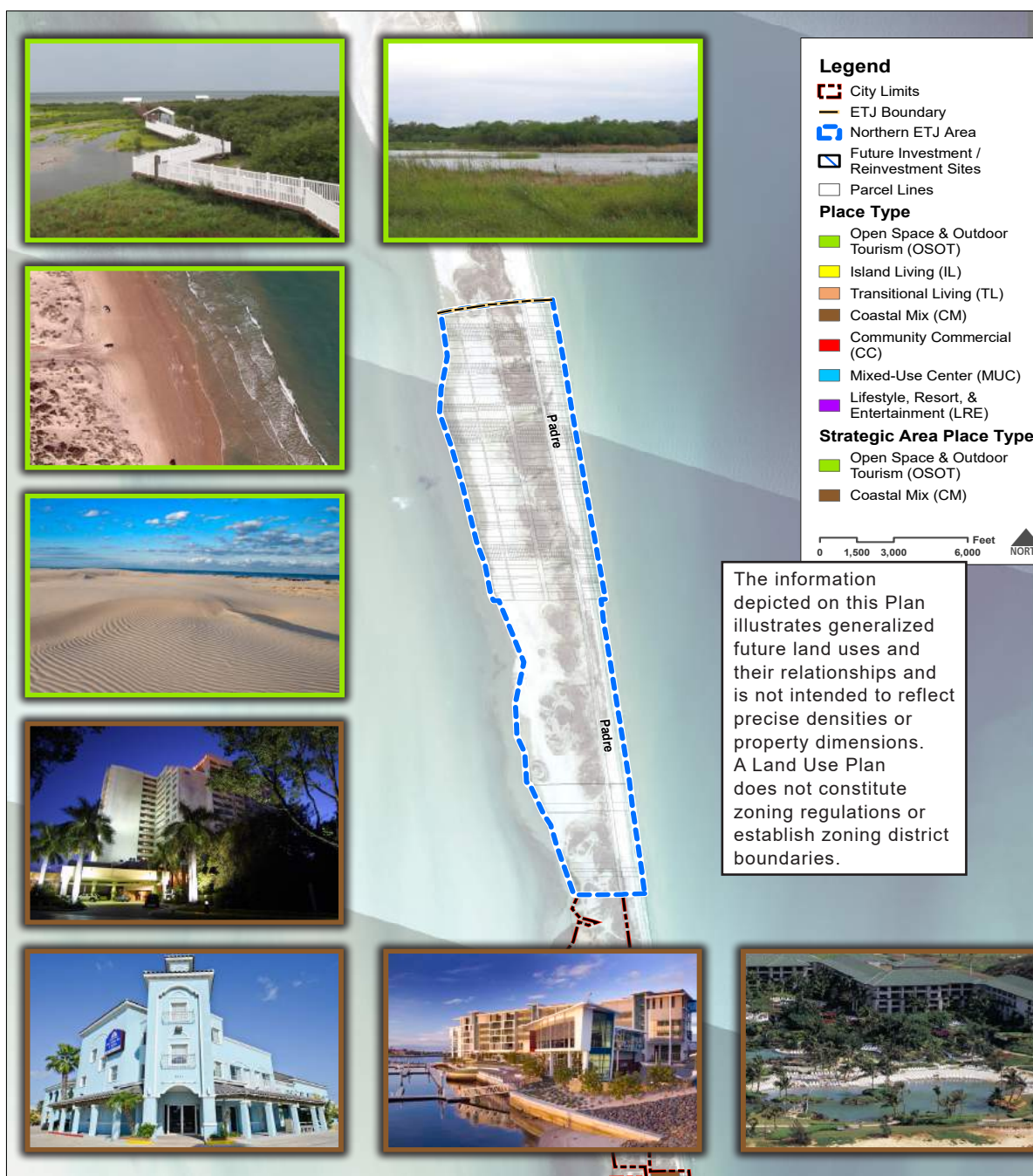
The Northern Resort Area is envisioned in a similar vein as the more-developed Southern Resort Area, and it also houses a sizable share of the Island's resorts, recreational facilities, and entertainment venues. The Northern Resort Area reaches to the City's northern corporate limits and goes as far south as Wharf Street. The two Place Types for this area, selected through the community-driven planning process, are Open Space and Outdoor Tourism (OSOT) and Lifestyle, Resort, & Entertainment (LRE).





# Northern ETJ Area

The Northern Extraterritorial Jurisdiction (ETJ) is bounded by the corporate limits of the City of SPI to the south, stretching five miles northward near the terminus of PR 100. This targeted area has natural land development challenges. Open Space and Outdoor Tourism (OSOT) is the only Place Type that has been identified as appropriate for this area through the planning process. The City encourages all new development plans to be responsibly designed. Development plans should take into account the erosion rate for the property, setback lines that will need to be established by the City and approved by the Texas General Land Office, beach renourishment, possible sediment sources, and innovative ideas to provide accountable development in this dynamic environment (westward movement of PR 100).



# Land Use Plan Goals

A comprehensive plan requires implementation, and implementation requires actionable goals to achieve the Vision Statement for the community—the Plan Goals discussed in the Plan Overview and Mission chapter of this document. The following Plan Goals apply to development and the use of land within the City of South Padre Island between the date of this plan’s approval and its horizon in 2050:

1. **LU.1:** Land Use Standards – Standards that establish the overall framework for land use policy to promote flexible development and redevelopment while preserving the conformity and integrity of the Island’s residential and business community. (*LU.A, LU.B, LU.D, LU.E, LU.F, LU.H, LU.I, LU.J*)
  - **LU.A:** Land uses should harmonize so as not to detract from the enjoyment and value of surrounding properties.
    - Preserve the conformity and integrity of existing development.
  - **LU.B:** Land uses should concentrate similar uses and densities. Where a mix of uses is the intended use, the physical appearance should be cohesive and coordinated.
    - Provide increased buffering between zoning districts. Evaluate ordinances.
  - **LU.D:** Development zoning patterns should provide for suitable transitions and buffering between land uses and densities.
    - Streamline the review and permitting process.
  - **LU.E:** To preserve views and enhance values in the northern ETJ, development should favor dense, high-rise buildings in the inland center of the Island and mid-rise and low-rise structures towards the Bay and Gulf shores.
    - Collaborate with neighbors and property owners prior to altering present land uses in a zoning district.
  - **LU.F:** The development or redevelopment of infill lots should consider a similar scale and density as that of surrounding properties within a zone.
    - Provide for reuse and redevelopment of older and under-utilized structures.
  - **LU.H:** Development should favor districts over strip centers.
    - Develop and implement a “Main Street” enhancement program for Padre Boulevard.
    - Encourage imaginative and “unique” subdivision designs.

- **LU.I:** Small-scale neighborhood retail and service facilities should be located at the edge of neighborhoods and busy intersections.
    - Improve the quality and appearance of new development.
  - **LU.J:** Development should preserve and enhance the physical environment and natural features of the Island. Nature reserve areas, greenbelts, and open areas should be set aside for preservation and recreation and leveraged as buffering areas.
    - Protect sensitive lands and conserve natural resources.
    - Accumulate land to facilitate the building of additional public tourist attractions such as: parks, Bayfront access, facilities with educational exhibits, an amphitheater, performing arts theater, historical museum and public boat ramps.
- 2. LU.2:** Appearance & Redevelopment of Existing Structures and Properties – Policies and programs that enhance the appearance of public and private space while promoting the adaptive reuse and redevelopment of underutilized structures. (*LU.I, LU.C*)
- **LU.I:** Small-scale neighborhood retail and service facilities should be located at the edge of neighborhoods and busy intersections.
    - Improve the quality and appearance of new development.
  - **LU.C:** Commercial and residential development should encourage a pedestrian- and bike-friendly experience.
    - Allow increased flexibility while also establishing improved minimum standards.
    - Enhance the standards and appearance of public rights-of-way and properties.
- 3. LU.3:** Development and Preservation – Support quality public, private, green and tourist related development projects while insuring the continued preservation of the island’s unique characteristics and open space. (*LU.A, LU.B, LU.E, LU.F, LU.G, LU.H, LU.J, LU.K, LU.L*)
- **LU.A:** Land uses should harmonize so as not to detract from the enjoyment and value of surrounding properties.
    - Preserve the conformity and integrity of existing development.
  - **LU.B:** Land uses should concentrate similar uses and densities. Where a mix of uses is the intended use, the physical appearance should be cohesive and coordinated.
    - Provide increased buffering between zoning districts. Evaluate ordinances.



- **LU.E:** To preserve views and enhance values in the northern ETJ, development should favor dense, high-rise buildings in the inland center of the Island and mid-rise and low-rise structures towards the Bay and Gulf shores.
    - Collaborate with neighbors and property owners prior to altering present land uses in a zoning district.
  - **LU.F:** The development or redevelopment of infill lots should consider a similar scale and density as that of surrounding properties within a zone.
    - Provide for reuse and redevelopment of older and under-utilized structures.
  - **LU.G:** High-density housing development should be concentrated where roadway and utility infrastructure and off-street parking can support it.
    - Establish and enforce landscaping requirements.
  - **LU.H:** Development should favor districts over strip centers.
    - Develop and implement a “Main Street” enhancement program for Padre Boulevard.
    - Encourage imaginative and “unique” subdivision designs.
  - **LU.J:** Development should preserve and enhance the physical environment and natural features of the Island. Nature reserve areas, greenbelts, and open areas should be set aside for preservation and recreation and leveraged as buffering areas.
    - Protect sensitive lands and conserve natural resources.
    - Accumulate land to facilitate the building of additional public tourist attractions such as: parks, Bayfront access, facilities with educational exhibits, an amphitheater, performing arts theater, historical museum and public boat ramps.
  - **LU.K:** Public beaches, Bayfront shores, and ecological health should be proactively preserved and protected.
    - Use incentives and bonuses to encourage enhancements, preservation, and open space.
  - **LU.L:** Zoning should be flexible enough to allow for building alternatives that provide open space and views.
    - Encourage “Green” development and enhancement (e.g., energy, waste handling, renewable resources).
4. **LU.4:** Plan Implementation – Established review process to evaluate plans, ordinances and policies to consistently re-evaluate and enforce regulations in an efficient and equal manner. (*LU.D, LU.I, LU.J, LU.L*)

- **LU.D:** Development zoning patterns should provide for suitable transitions and buffering between land uses and densities.
  - Streamline the review and permitting process.
- **LU.I:** Small-scale neighborhood retail and service facilities should be located at the edge of neighborhoods and busy intersections.
  - Improve the quality and appearance of new development.
- **LU.J:** Development should preserve and enhance the physical environment and natural features of the Island. Nature reserve areas, greenbelts, and open areas should be set aside for preservation and recreation and leveraged as buffering areas.
  - Protect sensitive lands and conserve natural resources.
  - Accumulate land to facilitate the building of additional public tourist attractions such as: parks, Bayfront access, facilities with educational exhibits, an amphitheater, performing arts theater, historical museum and public boat ramps.
- **LU.L:** Zoning should be flexible enough to allow for building alternatives that provide open space and views.
  - Encourage “Green” development and enhancement (e.g., energy, waste handling, renewable resources).