

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

TUESDAY, DECEMBER 13, 2022

10:00 AM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order

2. Pledge of Allegiance

3. Public Comments and Announcements

This is an opportunity for citizens to speak to the Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Task Force to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Development Standards Review Task Force meeting]

4. Regular Agenda

4.1. Discussion and action to approve minutes of the November 8, 2022 Regular Meeting.

4.2. Discussion and action for a request by Menashe Amoyal, property owner from Table 8.1 Signage of the City's Padre Boulevard and Entertainment District - Form Based Code. The Applicant is requesting an additional monument sign located at 1601 Padre Blvd (Lot 1 Block 7 Sunny Isle Subdivision)

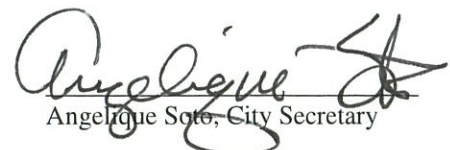
5. Adjourn

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

DATED THIS THE 9TH DAY OF DECEMBER 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 **DECEMBER 9, 2022**, AT/OR BEFORE 3:00 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: December 13, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of the November 8, 2022 Regular Meeting.

ITEM BACKGROUND

Approve regular meeting minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

| |
|--|
| <p style="text-align: center;">MEETING MINUTES CITY OF SOUTH PADRE ISLAND DEVELOPMENT STANDARDS REVIEW TASK FORCE</p> |
|--|

TUESDAY, NOVEMBER 8, 2022

1. CALL TO ORDER

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Meeting on Tuesday, November 8, 2022 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gabriel Vanounou called the meeting to order at 10:00 a.m. A quorum was present: Task Force Member Charles Fox, Gary Johnson, and Cindi Love. Task Force Member with an excused absence was Alex Avalos.

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

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 AUGUST 30, 2022 SPECIAL MEETING.

Task Force Member Johnson made a motion, seconded by Task Force Member Fox to approve the August 30, 2022 special meeting minutes as submitted. Motion carried unanimously.

4.2 DISCUSSION AND ACTION FOR A REQUEST BY MENASHE AMOYAL, PROPERTY OWNER FOR A VARIANCE FROM TABLE 8.1 SIGNAGE OF THE CITY'S PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE. THE APPLICANT IS REQUESTING TO INSTALL TWO (2) TWENTY-TWO (22) FEET MONUMENT SIGNS INSTEAD OF THE REQUIRED ONE (1) MONUMENT SIGN LOCATED AT 1601 PADRE BLVD. (LOT 1 BLOCK 7, SUNNY ISLE SUBDIVISION).

Agenda Item was table at the request of property owner.

4.3 DISCUSSION AND ACTION FOR A REQUEST BY EYAL TURGEMAN, PROPERTY OWNER FOR A VARIANCE FROM SECTION 3.4.7 COLORS APPENDIX B: COLOR PALETTE OF THE CITY'S PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE. THE APPLICANT IS REQUESTING TO PAINT HIS NEW COMMERCIAL BUILDING WITH COLORS NOT ON THE COLOR PALETTE LOCATED AT 5500 PADRE BLVD. (LOT 2 BLOCK 176, PADRE BEACH SUBDIVISION, SECTION XI).

Chairman Vanounou announced the item from the agenda and asked for a staff report. Building Official George Martinez gave a brief presentation regarding the proposed colors for the new commercial building. Chairman Vanounou then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding the proposed colors. After some discussion, Task Force Member Fox made a motion, seconded by Task Force Member Johnson to deny the proposed colors. Motion carried unanimously.

5. ADJOURN.

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

Marta Martinez, Planning Coordinator

Gabriel Vanounou, Chairman

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

MEETING DATE: December 13, 2022

NAME & TITLE: George Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action for a request by Menashe Amoyal, property owner from Table 8.1 Signage of the City's Padre Boulevard and Entertainment District - Form Based Code. The Applicant is requesting an additional monument sign located at 1601 Padre Blvd (Lot 1 Block 7 Sunny Isle Subdivision)

ITEM BACKGROUND

The applicant will be putting up a Multi-Tenant monument sign that will be 72 sq feet, 16 ft from average grade, 15 ft from ROW & parking lot to be located in the corner of Padre Blvd and Sunny Isle Drive. The property owner Menashe Amoyal is requesting to add a 6X10 monument sign to be located in the corner of Padre Blvd and Marisol St. The subject lot is located on the west side of Padre Boulevard, and is in the Padre Boulevard South Character Zone.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

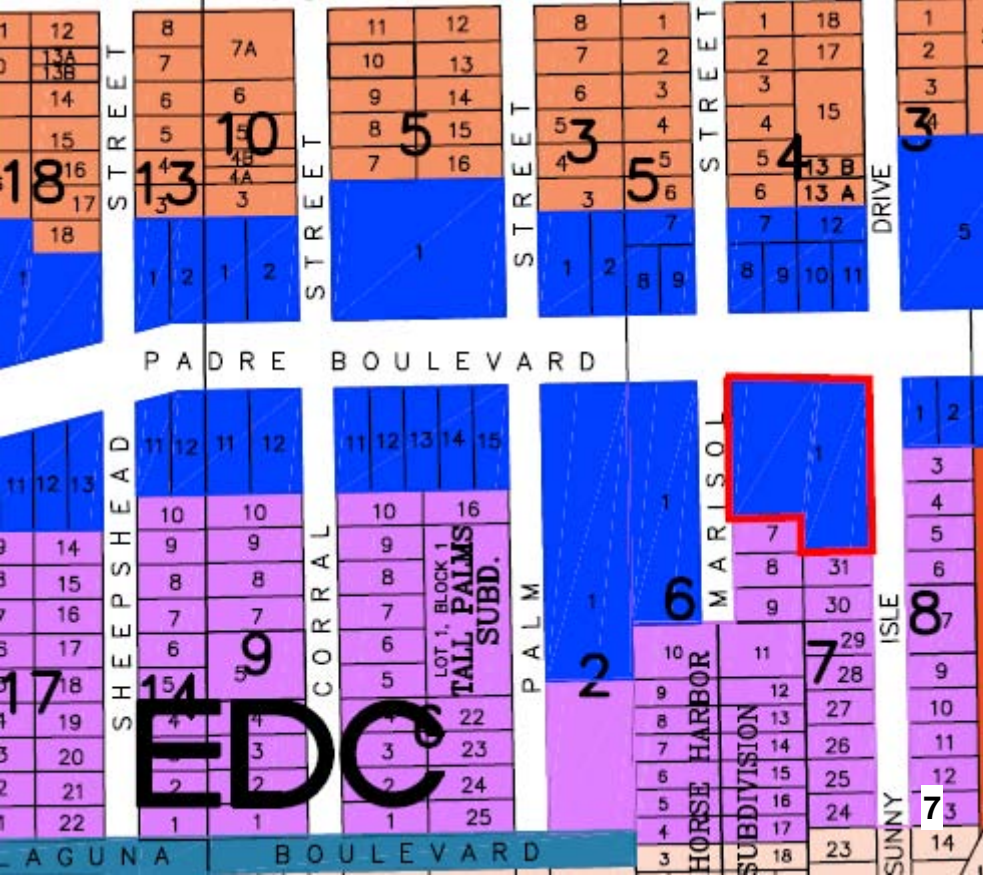
N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



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-premises business, business logo, business byline, and/or business products and services.

TABLE 15-1
Sign Number, Area and Height Regulations***

| SIGN TYPE | MAX. NO. SIGNS PER LOT | MAX. AREA OF SIGN | MAX. HEIGHT | SETBACK |
|---|------------------------------|--|--------------------------|--|
| Residential Signs | | | | |
| 1) Residential Nameplate signs | 1 per dwelling unit | 2 sq. ft per residence OR 0.5 sq. ft per multi-family unit | 6 ft from average grade | 15 ft from ROW & Property Line (PL) |
| 2) Permanent multi-family or subdivision identification signs | 1 per project or subdivision | 24 sq. ft | 16 ft from average grade | 15 ft from ROW & PL |
| Commercial Signs for Multi-Tenant Centers & Office Complexes | | | | |
| 1) Monument Signs (Doubled Faced) | 1 sign per center | 72 sq. ft per face | 16 ft from average grade | 15 ft from ROW & PL |
| 2) Awning, Wall & Roof Signs | As determined by tenant** | 64 sq. ft. total | | 15 ft from ROW & PL |
| 3) Joint directory commercial signs | 1 per tenant | 2 sq. ft per tenant | 16 ft from average grade | 15 ft from ROW & PL |
| 4) Nameplate Sign | 1 per tenant | 2 sq. feet | | 15 ft from ROW & PL |
| 5) Window Sign Prohibited after Feb 1, 2012; Ord 10-02 | 4—As per Table 15-3A & 15-3B | 32 sq. ft. per sign | | No closer than 6 inches from glass of window or door |
| 6) Business Information Sign | 1 Per Business | 9 sq. ft. & no portion of the | | |

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(Supp. No. 5, Update 3)

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|---|--|--|---------------------------|--|
| | | sign more than 5 ft. from the entrance | | |
| Commercial Signs for Single Business Use | | | | |
| 1) Monument (Double Faced) | 1 sign per lot* | 50 sq. feet per face | 16 ft from average grade | 15 ft from ROW & PL |
| 2) Projecting Sign | 1 sign per lot in lieu of monument sign | 36 sq. ft. per face | 16 ft from average grade | 15 ft from ROW & PL |
| 3) Awning, Wall, Roof Signs | As determined by business** | 64 sq. ft total | | 15 ft from ROW & PL |
| 4) Nameplate Sign | 1 per tenant | 2 sq ft. | | 15 ft from ROW & PL |
| 5) Window Sign Prohibited after Feb 1, 2012 Ord 10-02 | 4 As per Table 15-3A & 15-3B | 32 sq. ft. per sign | | No closer than 6 inches from glass of window or door |
| 6) Business Information Sign | 1 Per Business | 9 sq. ft. & no portion of the sign more than 5 ft. from the entrance | | |
| High Rise Buildings | | | | |
| 1) Monument Double-Faced | 1 sign per lot* | 72 sq. ft. per face | 16 ft from average grade | 15 ft from ROW & PL |
| 2) Awning & Wall Signs | 1 sign per lot | 10% of the wall plane surface area, or 250 sq. ft., whichever is less. | Height of the wall | 15 ft from ROW & PL |
| Traffic Control Signs located on Private Property | | | | |
| | Comply with state standards | 2 sq. ft. | 8 ft. from average grade | |
| Political Signs | | | | |
| | | No greater than 36 sq. ft. | No greater than 8 ft tall | |
| Temporary Signage | | | | |
| 1) Future Project Development Signs (issued prior to construction of project) | 1 per Development (not allowed in addition to Project Dev. Sign) | 32 sq. ft. | 8 ft from average grade | 15 ft from side property line |
| 2) Project Development Signs | 1 per Development | 32 sq. ft. | 8 ft from average grade | 15 ft from side property line |

| | | | | |
|--|---|--|--|-----------------------------------|
| (Issued during construction of project) | (not allowed w/ Future Project Dev. Sign) | | | |
| 3) Freestanding Real Estate Signs, For Sale, For Lease | 1 per lot | Sites with less than 1 acre = max of 6 sq. ft. | 3 ft. from average grade | 15 ft from ROW & PL |
| | | Sites > 1 acre and < 5 acres = max of 16 sq. ft. | 8 ft from average grade | 15 ft from ROW & PL |
| | | Sites 5+ acres = max of 32 sq. ft. | 8 ft. from average grade | 15 ft from ROW & PL |
| 4) Open House Signs | 1 per lot | 6 sq. ft. | 3 ft. from average grade | 15 ft from ROW & PL |
| 5) Contractor's Signs | 1 per contractor and subcontractor | 6 sq. ft. | 3 ft. from average grade | 15 ft. from ROW & PL |
| 6) Miscellaneous Allowed Business Marketing/Advertising Temporary Signs—See Section 15-6(G)(6) | 1 per business per permit [see Section 15-6(G)(6)] | 36 sq. ft. per sign | 16 ft from average grade, if free standing | 15 ft. from ROW & PL |
| 7) Sail Flag Signs and Feather Flag Signs | 2 per business except multi-tenant center only 1 per business | 18 sq. ft. per sign | 16 ft. from average grade | 15 ft. from ROW and property line |

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

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

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

TABLE 15-2
Review, Lighting, Landscaping, and Duration Requirements for Signs***

| SIGN TYPE | REVIEW REQUIRED? | OPTIONAL LIGHTING TYPE | DURATION LIMIT (Subject to Section 15-3G) |
|---|------------------|------------------------|--|
| Residential Signs | | | |
| 1) Residential Nameplate | No | Direct or Indirect | None |
| 2) Permanent multi-family or subdivision identification | Yes | Direct or Indirect | None |
| Commercial Signs for Multi-tenant Centers and Office Complexes | | | |
| 1) Monument | Yes | Direct or Indirect | None |
| 2) Awning, Wall, Roof | Yes | Direct or Indirect | None |
| 3) Joint Directory Commercial | Yes | Direct or Indirect | None |
| 4) Nameplate | Yes | Direct or Indirect | None |
| 5) Window* | Yes | Neon only | None |
| Commercial Signs For Single Business Use | | | |
| 1) Monument Double-Faced | Yes | Direct or Indirect | None |
| 2) Projecting | Yes | Direct or Indirect | None |
| 3) Awning, Wall, Roof | Yes | Direct or Indirect | None |
| 4) Nameplate | Yes | Direct or Indirect | None |
| 5) Window* | Yes | Neon only | None |
| High Rise Buildings | | | |
| 1) Monument Double-Faced | Yes | Direct or Indirect | None |
| 2) Awning, Wall, Roof | Yes | Direct or Indirect | None |
| Traffic Control Signs Located on Private Property | | | |
| | Yes | Not Applicable | |
| Political Signs | | | |
| | No | Not permitted | |
| Temporary Signage | | | |
| 1) Future Project Development Signs (issued prior to construction of project) | Yes | Not permitted | Up to one year OR until receipt of Building Permit for project, whichever is the lesser time period. One (1) extension may be granted with proof of satisfactory progress of on-site development. |

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|---|--------------------------------|--------------------|---|
| 2) Project Development Signs (Issued during construction of project; after receipt of Building Permit) | Yes | Direct or Indirect | Valid for the life of the project until/unless the Building Permit expires, OR no longer than 30 days after receipt of Certificate of Occupancy |
| 3) Freestanding Real Estate Signs, For Sale, For Lease | If less than 6 sq. ft.— No. | Not permitted | 30 days after sale or lease |
| | All Others—Yes. | Not permitted | 30 days after sale or lease |
| 4) Open House signs | No | Not permitted | The day of the Open House Only |
| 5) Contractor's Sign | No | Not permitted | With issuance of certificate of occupancy OR 15 days if building permit not required |
| 6) Miscellaneous Allowed Business Marketing/Advertising Signs—See Section 15-6(G)(6) | Yes | Direct or Indirect | 15 days per permit |
| 7) Sail Flag Signs and Feather Flag Signs | Yes | Not permitted | 6 months per permit |

* All windows signs are prohibited after February 1, 2012 except open or closed, name of store or business and national product logos (Image sign(s) are permitted).

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

Table 15-3A Window Signage*

Allowing the name of the business, byline, logo, and/or specials & advertising

All windows signs are prohibited after February 1, 2012 except open or closed, name of store or business and national product logos (Image signs are permitted).

| Total Linear ft. per street side with windows per place of business | Max. No. of Window Signs Per Place of Business | Max. area Per window/image sign | Max. total area of Window Signage | Minimum distance between window signs |
|---|--|---------------------------------|-----------------------------------|--|
| 100 ft. or less | 1 | 32 sq. ft. | 32 sq. ft. | N/A |
| 101 ft. or greater | 2 | 32 sq. ft. | 64 sq. ft. | 10 ft. or equally spaced whichever is greater. |

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|--------------------|---|------------|-------------|--|
| 150 ft. or greater | 3 | 32 sq. ft. | 96 sq. ft. | 10 ft. or equally spaced whichever is greater. |
| 200 ft. or greater | 4 | 32 sq. ft. | 128 sq. ft. | 10 ft. or equally spaced whichever is greater. |

Table 15-3B Image Signage
Allowing 2D images of models and product display

| Total Linear ft. per street side with windows per place of business | No. of Image Signs Per Place of Business | Max. area per each image sign | *Maximum possible area of Image Signage |
|---|--|-------------------------------|---|
| 100 ft. or less | 1 | 32 sq. ft. | 64 sq. ft. |
| 101 ft. or greater | 2 | 32 sq. ft. | 128 sq. ft. |
| 150 ft. or greater | 3 | 32 sq. ft. | 192 sq. ft. |
| 200 ft. or greater | 4 | 32 sq. ft. | 256 sq. ft. |

* Businesses can substitute window signage (Table 15-3A) for display of additional image signage (Table 15-3B), but cannot substitute allowable image signage for additional window signage. For example, a business allowed to have 4 window signs and 4 image signs, may choose to have 2 window signs and 6 images signs; however they may NOT have 6 window signs and 2 image signs. Under no circumstance may a business have more than four (4) window signs.

The provisions of Table 15-3A & 15-3B become effective midnight December 1, 2004.

*All windows signs are prohibited after February 1, 2012 except open or closed, name of store or business and national product logos (Image signs are permitted).

(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-premises 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 \$20.00; 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.

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

VIII. SIGNAGE STANDARDS

8.1 Applicability. For new and substantially modified signs, the standards in Table 8.1 shall apply and sign permits shall be approved administratively by the City of South Padre Island Building Official unless specifically noted in this section. Except as specifically listed below, all other signage and sign standards shall comply with Chapter 15 of the City of South Padre Island City Ordinances, as amended.

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

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

Table 8.1

| Character Zone | Bayfront | Entertainment District Core | Neighborhood Crossings | Town Center Crossing | Padre Boulevard South | Padre Boulevard Central | Padre Boulevard North | Neighborhood Transition | Standard |
|----------------------|----------|-----------------------------|------------------------|----------------------|-----------------------|-------------------------|-----------------------|-------------------------|---|
| Sign Type | | | | | | | | | |
| Wall Signs | P | P | P | P | P | P | P | P (comm. uses only) | <ul style="list-style-type: none"> For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space per each street frontage, not to exceed more than 2 signs; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft. per tenant. Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq. ft. Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max. Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk. Building signs may be internally or externally lit. Marquee signs as only permitted as specified below. |
| Monument Signs | P | P | P | P | P | P | P | NP | <ul style="list-style-type: none"> One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height. |
| Window Signs | P | P | P | P | P | P | P | P (comm. uses only) | <ul style="list-style-type: none"> Limited to 10% of the window area. In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses). <p>The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas. |
| Building Blade Signs | P | P | P | P | P | P | P | P (comm. uses only) | <ul style="list-style-type: none"> One per building (commercial and mixed use buildings only) Area = 30 sq. ft. maximum per sign face. May encroach a maximum of 2 ft. over a sidewalk, but shall not encroach over any parking or travel lane. Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade. |
| Tenant Blade Signs | P | P | P | P | P | P | P | P (comm.) | <ul style="list-style-type: none"> One per commercial tenant space (retail, office, or restaurant use) Area = 16 sq. ft. maximum per sign face |

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

P= Permitted; NP = Not permitted



CITY OF SOUTH PADRE ISLAND

Development Standards Review Task Force Application

Meeting date on the 2nd Tuesday of every month.

To be considered a complete application this form must be COMPLETELY filled out and five (5) copies of the form and supporting documentation must be submitted two (2) weeks before the meeting date. \$250 application fee per variance request.

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 1601 Padre Blvd. South Padre Island, TX.

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: 160 sq. ft.

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

See Attachment

***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: Monashe Amoyal

OWNER MAILING ADDRESS: 1601 Padre Blvd.

CITY, STATE, ZIP: South Padre Island, TX.

PHONE NUMBER: (956) 455-4917 (E-mail address) blueskysp@gmail.com

Signature of Property Owner (required)

Date

APPLICANT: Gloria Garcia

APPLICANT MAILING ADDRESS: 1601 Padre Blvd.

CITY, STATE, ZIP: South Padre Island, TX.

PHONE NUMBER: (956) 336-7401 (E-mail address) ggarcia5875@gmail.com

Signature of Applicant (if different from owner)

Date

November 28, 2022

Attn: City Board of South Padre Island, Texas

We are submitting the variance for the installation of a Monument sign for the shopping center located at ;1601 Padre Blvd. South Padre Island, Texas 78597.

We are submitting this information because the location mention above will be used as a shopping center with businesses located within the building. We understand the city codes for installation of the signs permits, we will meet these guidelines.

What we are requesting is since it is a large shopping center with more businesses within the building, we request the installation of this monument sign. in the right corner of the location

the Jonah and The Whale monument sign (double faced sign) .
And we are requesting the square footage for such sign as shown in the photo.

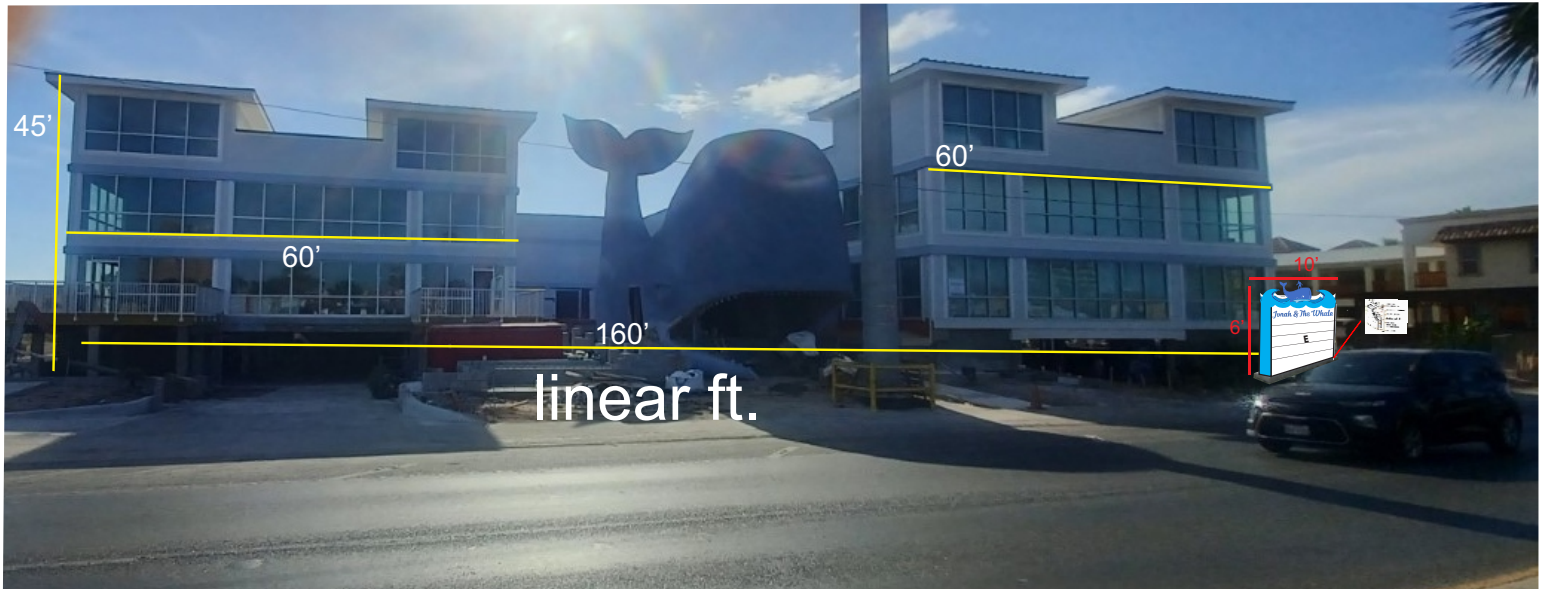
We are presenting the variance for this sign for review. We feel we are within the appropriate city codes for the monument sign, which will meet all codes to maintain and enhance the aesthetic environment.
If any further information is needed for the review please let us know.

Thank You Sincerely,

Menashe Amoyal

Monument Sign Jonah and The Whale





10'

6'

