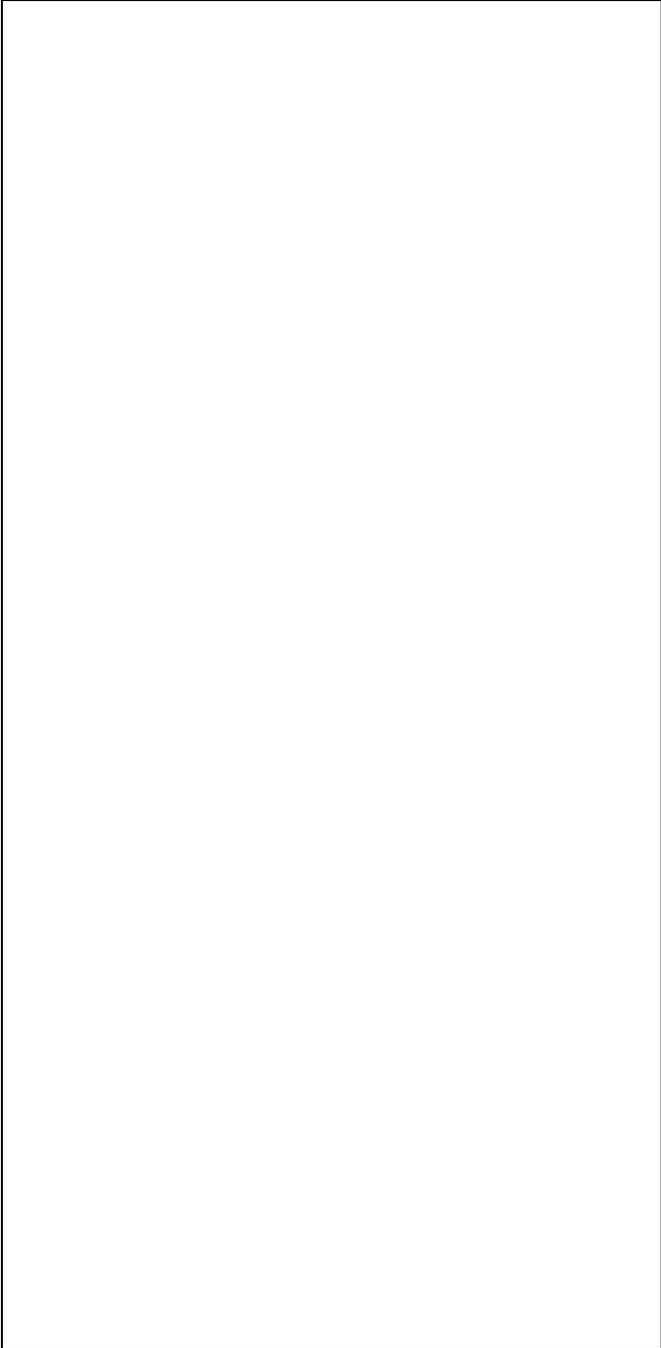


Site Plan Drawing Architectural Drawings

Submit copy of drawings that illustrates the items in the following list. A site plan must be submitted for all new construction projects, including building additions and for open space projects, parking areas, site landscaping and screening projects. Exterior rehabilitation and renovation projects, facade maintenance and interior only projects with no exterior features added do not require the submission of a site plan, but do require submission of building plans, architectural elevations and renderings as needed to demonstrate compliance with the Building Design and Architectural Style Standards.

- Title block containing the name of the project, type of application, name and address of the applicant, plan preparer and owner and a written and graphic scale.
- Site plan showing all existing and proposed building locations, dimensioned parking areas if applicable, access locations, easements and any other features existing or to be placed on the property.
- Location of the subject property including delineation of Character Zones, Street Designation along all its street frontages and special frontage requirements (if any).
- When subdivision of land is required, the layout of proposed blocks, lots, streets, easements, alleys, and trails, if any, consistent with this ordinance and other ordinances and plans, as applicable.
- All proposed uses on the property and/or buildings. For buildings with mixed uses, indicate all uses within entire building (on all floors).
- Compliance with the building form and development standards for the Character Zone in which the property is located (refer to User Guide for applicability of the PBED Code).
- Distances, by dimension, of buildings to property lines and existing or proposed parking facilities (include parking layout).
- Building plans, architectural elevations and renderings of proposed building(s) and proposed renovations of existing building(s) including demonstration of compliance with Section VIII Building Design Standards and Section IX Architectural Style Standards.
- Any other information that may be reasonably necessary to review and determine whether the proposed project complies with PBED Code.
- Refer to attachments for additional information.



Description of Proposed Use/ Activity

In the space below or on an attached sheet, describe clearly and accurately the proposed use, activity, work, etc.

A large empty rectangular box with a black border, intended for the description of the proposed use or activity.

FOR CITY STAFF USE ONLY			
File # or Project #:		DSRTF Hearing Date::	
Application Date (for complete application):		DSRTF Final Decision Date:	
Minor Modification Requested:	<input type="checkbox"/> Yes <input type="checkbox"/> No	City Council Hearing Date (for SDPs):	
Development Review Committee Date:		City Council Final Decision Date:	
This application has been reviewed and is recommended for: Approval <input type="checkbox"/> Denial <input type="checkbox"/>			
of the Site Plan Permit for the property located at: _____ Street Address			
within the Padre Boulevard and Entertainment District identified as: _____ Character Zone			
_____ Conditions/Comments			
_____ Signature (City Manager or Designee)		_____ Date	

APPEALS OR DESIGN MODIFICATIONS FORWARDED BY CITY MANAGER TO DSRTF FOR FINAL ACTION

FINAL ACTION			
APPEAL/DESIGN EXCEPTION APPROVAL:		FOR DSRTF USE ONLY	APPEAL/DESIGN EXCEPTION DENIAL:
The Site Plan Permit for the above named subject property is approved.			
_____ Signature of Chair of DSRTF		_____ Date	
The Site Plan Permit for the above named subject property is denied for the following reasons.			
_____ Signature of Chair of DSRTF		_____ Date	

Appeals to the decisions of the City Manager/Designee or Design Exceptions may be made to the Development Standards Review Task Force (DSRTF). Applications for dimensional variances sought may be made to the Board of Adjustment.

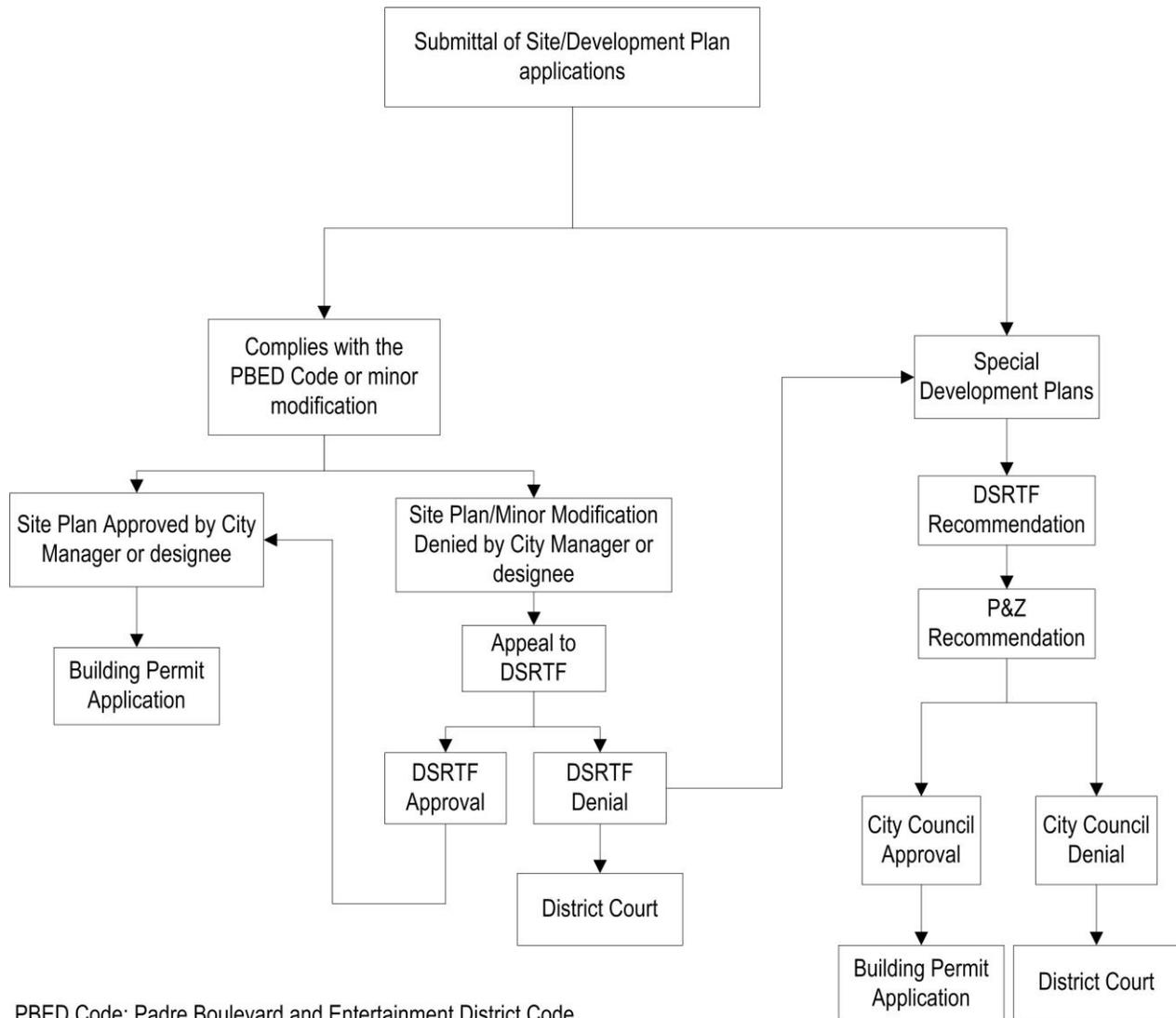
All decisions of the DSRTF on appeals and design exceptions are final actions and may be appealed to the District Court of Cameron County. All decisions of the City Council on Special Development Plans (SDPs) are final decisions and may be appealed to the District Court of Cameron County. Any encroachments onto public right -of-way require approval of City Engineer or TxDOT, as applicable. The information provided with this application packet is informational only. Please consult the Development Services Director prior to application for appropriate approval process.

**Padre Boulevard and Entertainment District Code
Applicability Matrix**

Code Section	Land Use Matrix	Building Form – Placement	Building Form – Height	Building Form – Parking & Service	Building Form – Street Screen	Building Form – Encroachments	Building Form – Facade Elements	Building Form – Residential Transition	Building Design Standards	Architectural Style Standards	Sustainability Standards	Streetscape/Landscape Standards	Signage	Civic/Open Space
Type of Development														
Commercial (retail, office, restaurant, lodging), mixed use building, apartment/multi-family building (3 or more units per lot), and live-work buildings														
New Construction	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Change of Use/Expansion of use*	X			X	X									
Expansion of Building Area														
0% - 49% increase in building area • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X	X	X	X	X	X
50% or greater increase in building area AND less than \$50,000 or 50% increase in building/improvement value • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Any increase of building area AND \$50,000 or greater than 50% increase in building/improvement value • Standards in applicable sections shall apply to the entire building including retrofitting of the existing building if non-conforming	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Expansion of parking area only (not in conjunction with a building or use expansion)														
Up to 10 spaces				X	X									
11 or more additional spaces				X	X						X	X		
Facade changes to existing buildings (regardless of value of improvement)														
Pedestrian Priority Street and Boulevard Street facades						X	X		X	X			X	
All other street facades						X							X	
Signage														
Refacing or changing a panel on an existing sign														
Modification of an existing sign where cost of the modification is valued at <u>less than</u> fifty (50) % of the replacement value of the existing sign														
Modification of an existing sign where cost of the modification is valued at <u>more than</u> fifty (50) % of the replacement value of the existing sign													X	
New sign or complete replacement of an existing sign													X	
Residential Buildings (single family attached and detached buildings)														
New construction	X	X	X	X	X	X	X		X	X	X	X	X	X
Change of Use*	X			X	X									
Expansion of use/structure (any building addition, deck, porch, etc.)	X	X	X			X	X	X	X	X				
Expansion of use/structure (new accessory building/structure on the lot or pool)	X	X	X			X		X	X	X				
Facade changes														
Pedestrian Priority Street and Boulevard Street facades						X	X		X	X				
All other street facades						X								

X indicates requires compliance

Development Process Overview



PBED Code: Padre Boulevard and Entertainment District Code
 DSRTF: Development Standards Review Task Force
 P&Z: Planning and Zoning Commission
 CC: City Council
 SDP: Special Development Plan