

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

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.

NOTICE IS HEREBY GIVEN THAT THE DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A MEETING ON:

**TUESDAY, JANUARY 14, 2014
10:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

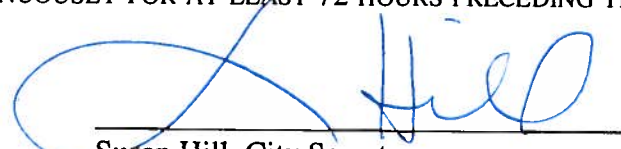
1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements.
4. Election Chair and Vice Chair.
5. Approval of Minutes of the November 21, 2013 Regular Meeting and December 18, 2013 Workshop Meeting.
6. Discussion and action regarding a request by Sam Listi from the City's Padre Boulevard and Entertainment District Code. Applicant is requesting approval of the color, design and configuration of the new building. (1800 Padre Boulevard; Lot 4 Block 5 Padre Boulevard South Character Zone)
7. Reviewing the results of the Visioning Session for the City of South Padre Island. (Dr. Kim, Staff)
8. Adjournment.

DATED THIS THE 10TH DAY OF JANUARY 2014


Susan Hill, 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 **JANUARY 10, 2014** AT/OR BEFORE **9:30 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

DEVELOPMENT STANDARDS REVIEW TASK FORCE MEETING MINUTES NOVEMBER 12, 2013

1. Call to Order.

Nancy Moyer called the meeting to order at 10:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Task Force members in attendance were: Alfredo Hernandez, Steve Walker, Joe Logan, and Nancy Moyer. Member with an excused absence was Joe Baker. Staff members present were: Darla Jones, Interim City Manager, Sungman Kim, Development Director and Marta Martinez. Also present was City Council Members: Alex Avalos and Alita Bagley.

2. Pledge of Allegiance.

Nancy Moyer led those present in the Pledge of Allegiance. Ms. Moyer then announced that the City will be hosting a Blood Drive on November 15, 2013 from 11am to 4pm.

3. Approval of Minutes of the October 8, 2013 Regular Meeting.

Ms. Moyer announced the item from the agenda and asked the Task Force Members if they had any corrections to the October 8, 2013 regular Meeting Minutes. Mr. Logan made a motion to approve as submitted. Mr. Hernandez seconded the motion. The motion carried unanimously.

4. Discussion and action regarding a request by Gabriel Vanounou from Appendix C – Color Palette of the City’s Padre Boulevard and Entertainment District Code. Applicant is requesting approval of proposed colors. (2600 Padre Boulevard; Lots 1-8, 33 & 34 Block 47 Padre Boulevard South Character Zone (Fiesta Isles Subdivision (Padre Beach Subdivision Section XII))

Ms. Moyer announced the item from the agenda and asked if a representative was present. Ms. Moyer recognized Gabriel Vanounou as the representative. Mr. Vanounou stated that he is requesting approval for the proposed colors to repaint building.

Ms. Moyer then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion Ms. Moyer made a motion to approve as submitted. Mr. Logan seconded the motion. The motion carried unanimously.

5. Discussion and action regarding the Color Palette of the City’s Padre Boulevard and Entertainment District Code. (Staff)

Ms. Moyer announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding the Color Palette of the City’s Padre Boulevard and Entertainment District Code.

Ms. Moyer then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion the Task Force agreed that the color palette needs to be reviewed and possibly changed; therefore a small group of people would need to review the color palette. All Task Force Members were in favor.

Development Standards Review Task Force Minutes
November 12, 2013
Page 2 of 2

6. Adjournment.

Since there was no further business to discuss, Ms. Moyer adjourned the meeting at 10:34 a.m.

Marta Martinez, Secretary

Nancy Moyer, Chairman

**JOINT WORKSHOP CITY COUNCIL, PLANNING AND ZONING COMMISSION,
AND DEVELOPMENT STANDARDS REVIEW TASK FORCE
MEETING MINUTES
DECEMBER 18, 2013**

1. Call to Order.

Robert Pinkerton called the meeting to order at 3:00 p.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Council members in attendance were: Robert Pinkerton, JoAnn Evans, Alita Bagley, Sam Listi, Alex Avalos, and Barry Patel. Commission members in attendance were: Patrick McNulty, Deanna Bowman, and Chris Huffman. Task Force members in attendance were: Nancy Moyer and Joe Baker.

Staff members present were Interim City Manager Darla Jones, Development Director Sungman Kim, Interim Public Works Director Ray Moya, Finance Director Rodrigo Gimenez, CVB Director Sylvia Soliz, Police Chief Randy Smith, Assistant Police Chief Javier Garza, Transit Director Jesse Arriaga, Public Information Officer Naida Robles, Information Technology Director Paul Holthusen, Coastal Resources Manager Reuben Trevino, Administrative Services Director Wendi Delgado, Fire Chief Marcus Smith, City Secretary Susan Hill, and Marta Martinez.

2. Pledge of Allegiance.

Mr. Pinkerton led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. A Visioning Session for the City of South Padre Island.

Mr. Pinkerton announced the item from the agenda and ask for a staff report. Dr. Kim gave a brief summary regarding the Visioning Session for the future of the City of South Padre Island.

The following items were discussed by staff members:

1. Darla Jones – Community Character
2. Reuben Trevino – Parks and Resources
3. Rodrigo Gimenez; Sylvia Soliz – Economic Development
4. Sungman Kim – Growth & Future Land Use
5. Jesse Arriaga – Transportation
6. Ray Moya – Infrastructure
7. Wendi Delgado – Governance
8. Naida Robles – Community Relations
9. Marcus Smith; Randy Smith – Fire, Police, Emergency Management & Disaster Recovery

5. Adjournment

Since there was no further business to discuss, Ms. Evans adjourned the meeting at 4:32 p.m.

Marta Martinez, Secretary

Nancy Moyer, Chairman

Applicant & Owner Information

In filling out this form, please note that the term **Owner/ Co-Applicant** is used to denote that the owner of the subject property is considered to be a party to this application and that the owner has authorized its submission, even when the primary applicant is not the current legal owner of the subject property. Applications for Site Plans within the Padre Boulevard and Entertainment District will be reviewed for compliance with the Padre Boulevard Entertainment District (PBED) Code. City Staff will meet within 15 days of the receipt of a complete application forward their recommendation to the City Manager for final action. A pre-application meeting with the Development Services Director is encouraged for appropriate information on the process and materials to be submitted for review. Please refer to the Padre Boulevard and Entertainment District Form-Based Code User Guide for information on the applicability of the PBED on proposed development. See Page 5 of this application for an overview of the typical application process for development within the PBED.

Applicant

Name <u>SAM A. LISTI</u>		
Street Address <u>PO Box 2220</u>		
City <u>SPI</u>	State <u>TX</u>	Zip Code <u>78597</u>
Day Telephone <u>956 345 9960</u>		
E-mail <u></u>		

Owner / Co-Applicant

Name <u>ETHAN SALAZAR</u>		
Street Address <u>201 S. GARCIA</u>		
City <u>PORT ISABEL</u>	State <u>TX</u>	Zip Code <u>78578</u>
Day Telephone <u>943-3340</u>		
E-mail <u>ETHAN@SFP-PORTAL.COM</u>		

Application prepared by (if different from applicant)

Name <u></u>		
Street Address <u></u>		
City <u></u>	State <u></u>	Zip Code <u></u>
Day Telephone <u></u>		
E-mail <u></u>		

Existing Use of Building/Property	<u>RENTAL BLDG</u>
Proposed Use of Building/Property	<u>RETAIL</u>

See Table 5.1 Schedule of Uses by Character Zones for the PBED Zone

Subject Property

Street Address <u>1800 PADRE</u>	
Lot and Block Number or Tract Number <u>Lot 4 Block 5</u>	

Character Zone PLEASE CHECK APPROPRIATE (Refer to Regulating Plan for Character Zone Designation)

Bayfront	Section 6.1 of the PBED Code
Entertainment District Core	Section 6.2 of the PBED Code
Neighborhood Crossing	Section 6.3 of the PBED Code
Town Center Crossing	Section 6.4 of the PBED Code
Padre Boulevard North	Section 6.5 of the PBED Code
Padre Boulevard Central	Section 6.5 of the PBED Code
Padre Boulevard South	Section 6.6 of the PBED Code
Neighborhood Transition	Section 6.7 of the PBED Code

Type of Project PLEASE CHECK ALL THAT APPLY (Refer to Applicability Matrix Table on Page 4 of this packet)

☒	DEMOLITION
☐	EXTERIOR REHABILITATION OR RENOVATION
☐	FACADE MAINTENANCE
☒	INTERIOR REMODEL OR RENOVATION
☒	NEW CONSTRUCTION
☐	BUILDING ADDITION
☒	OPEN SPACE DESIGN
☒	LANDSCAPING/SCREENING/FENCING
☒	PARKING LOT IMPROVEMENTS/DRIVEWAY CUT
☐	PARKING STRUCTURE
☐	CHANGE IN USE

Application Materials to Submit

ITEMS	PAGE
Applicant & Owner Information	1
Applicant & Owner Certifications	
Description of Proposed Use/ Activity	
Site Plan Drawing/Architectural Drawings (Including building elevations, if applicable)	2
R-O-W Encroachment Approval (if applicable)	
Filing Fee	3

Applicant & Owner Certifications

By the Applicant: I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and correct.

By: <u>[Signature]</u>	Date <u>1/9/14</u>
Applicant's Signature Date	
(Please type or print name below signature)	

By the Owner/Co-Applicant: I do hereby certify that I am the owner of this property and authorize the submission and consideration of this application.

By: <u>[Signature]</u>	Date <u>1/9/14</u>
Owner's Signature Date	
<u>ETHAN SALAZAR</u>	
(Please type or print name below signature)	

Sam A. Listi
Listi Architects
PO Box 2220
South Padre Island, Texas 78597
956-345-9960 spiarch@yahoo.com

MEMO

January 10, 2014

TO: Development Standards Review Task Force

FROM: Sam A. Listi

REF: Daddy's Red Mango Center

The owners of Daddy's purchased the property to the South of the existing Daddy's building.

It is being replatted as one site

The development of this site is intended to be:

First Floor

- a. A Red Mango franchise location (self-service yogurt shop)
- b. Future retail space.
- c. Future Daddy's first floor kitchen.

Second Floor

- a. Outdoor dining/bar area for Daddy's with connection to second floor.
Covered with retractable canvas cover

Design

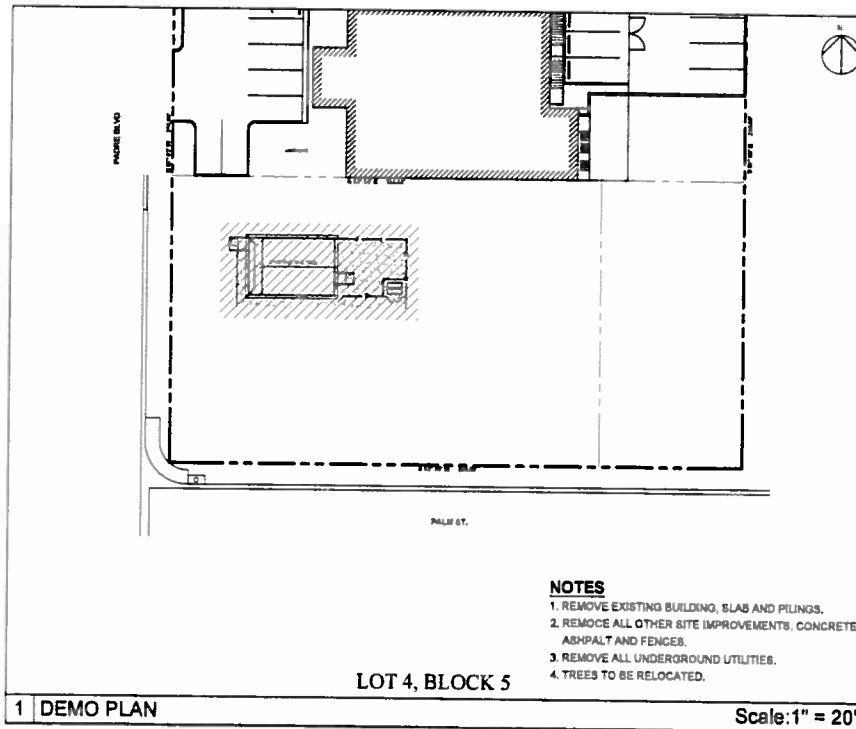
The building is designed to complement the existing Daddy's building. The second floor With the decorative railing is designed to reflect the Cajun Seafood served in the restaurant and be compatible with the FBC.

Color

The final colors of the building will be selected from the color palette required.

RED MANGO CENTER

1800 PADRE BLVD.
SOUTH PADRE ISLAND, TEXAS

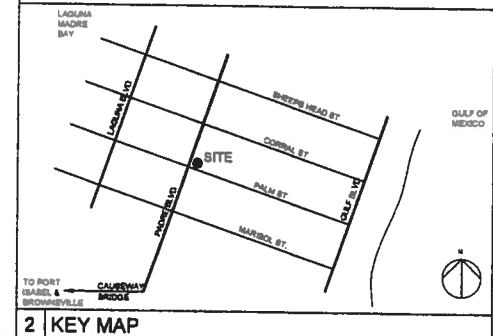


SCHEMATIC DRAWINGS

- A1 COVER/DEMO PLAN
- A2 SITE PLAN
- A3 FIRST & SECOND FLOOR PLANS
- A4 WEST ELEVATION
- A5 SOUTH ELEVATION
- A6 NORTH & EAST ELEVATION

PROJECT SUMMARY

FIRST FLOOR 4 120 S.F.
SECOND FLOOR 5 050 S.F.
TOTAL 9,170 S.F.



ARCHITECT

LISTI ARCHITECTS
P.O. BOX 2220
SOUTH PADRE ISLAND, TEXAS 78597
PH - (956) 345-9960 FAX - (956) 761-2352
EMAIL - spiarch@rgv.rr.com

CONTRACTOR

JMJ ISLA DEVELOPERS, LLC
P.O. BOX 40338
SOUTH PADRE ISLAND, TEXAS 78597
PH - (956) 225-4737
EMAIL - mtorres@jnjdevelopers.com

CIVIL ENGINEER

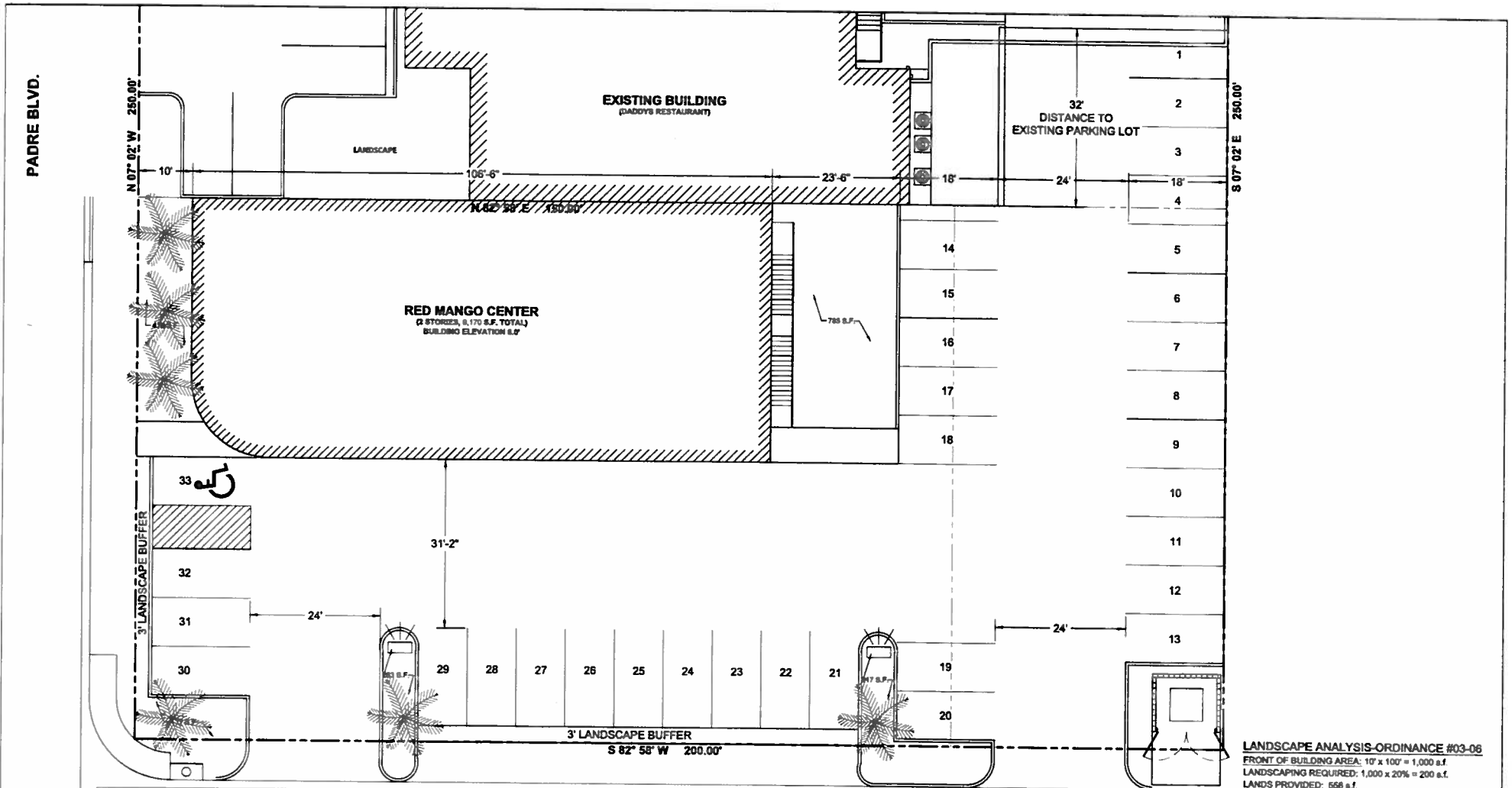
MEJIA & ROSE INC.
1643 WEST PRICE ROAD
BROWNSVILLE, TEXAS 78520
PH - (956) 544-3022 FAX - (956) 544-3068
EMAIL - gorive@cngmail.com

STRUCTURAL ENGINEER

FUDGE CONSULTING
200 ATOL ST.
SOUTH PADRE ISLAND, TEXAS 78597
PH - (956) 433-9001
EMAIL - bob@fudgeconsulting.com

CONSULTING ENGINEER, MEP.

ART RICE INC.
1718 CHERRYHURST
HOUSTON, TX 77006
PH - (713) 529-3405 FAX - (713) 529-3406
EMAIL - ed@elrice.com



LANDSCAPE ANALYSIS-ORDINANCE #03-06
 FRONT OF BUILDING AREA: 10' x 100' = 1,000 s.f.
 LANDSCAPING REQUIRED: 1,000 x 20% = 200 s.f.
 LANDS PROVIDED: 556 s.f.

SIDE OF BUILDING AREA: 62' x 200' = 10,400 s.f.
 LANDSCAPING REQUIRED: 10,400 x 10% = 1,040 s.f.
 LANDS PROVIDED: 1,205 s.f.

TREE REQUIRED: 1 TREE / 300s.f. OF L/S = 6 TREES
 TREES PROVIDED: 6 TREES

LANDSCAPE PLAN TO BE SUBMITTED TO CITY AUTHORITIES
 PRIOR TO CONSTRUCTION BY LANDSCAPE CONTRACTOR
 AS PER SECTION 20-21 OF SPI. ORDINANCES

PARKING
 PARKING REQUIRED: @ 1 SPACE / 500S.F. = 31 SPACES
 PARKING PROVIDED: 33 SPACES

PALM ST.

LISTI
ARCHITECTS

See A-Listi Architects
 703.366.2222
 South Palm Island, Texas
 78297
 956-343-8960
 956-761-4933 FAX

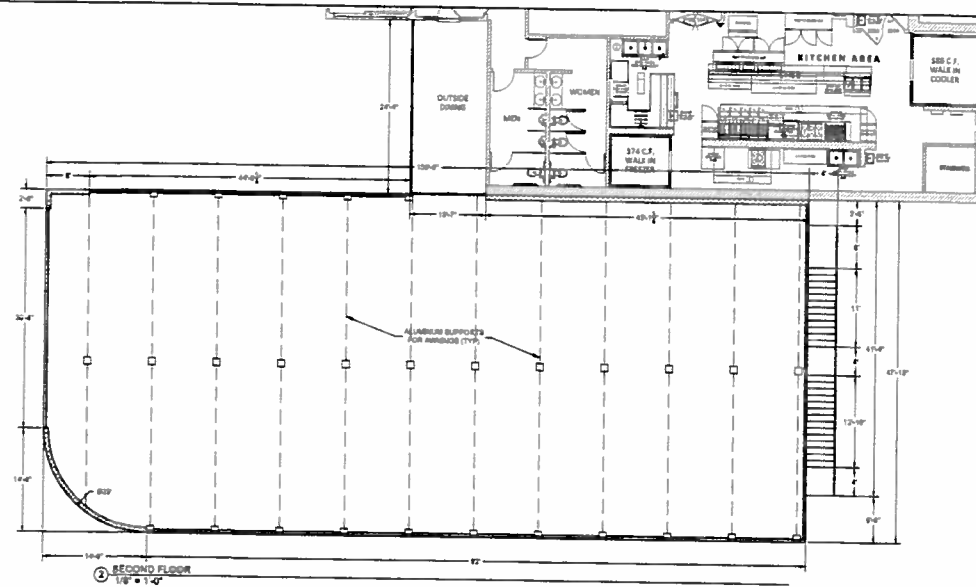
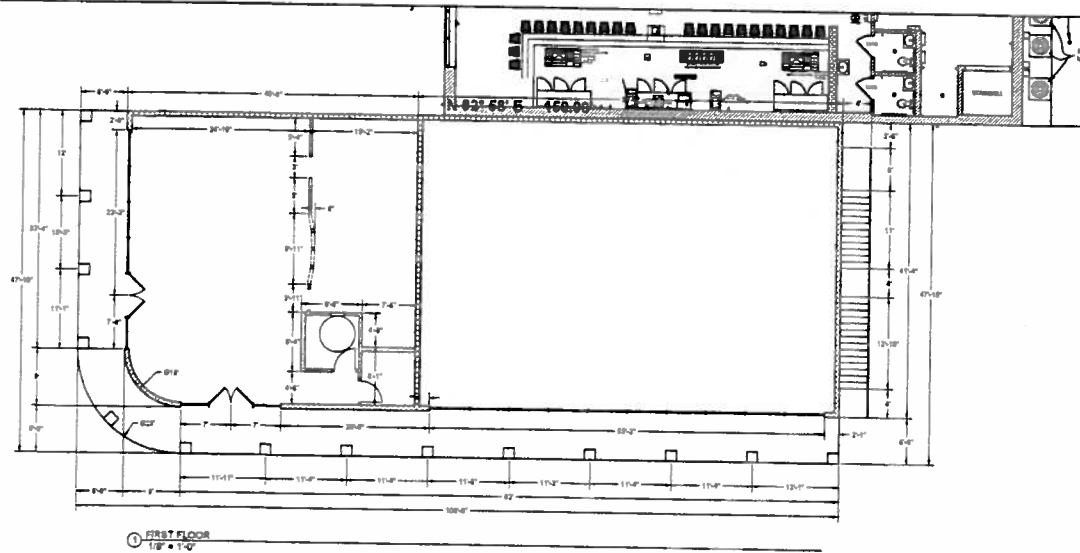
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PROJECT
RED MANGO
 1800 PADRE BLVD
 SOUTH PADRE ISLAND, TEXAS

ISSUE DATE		REVISIONS	
1		1	
2			

SHEET INFORMATION		SHEET TITLE
DRAWN BY JWH	CHECKED BY SAL	SITE LAYOUT
PROJECT NO. 2008-13	PLOT DATE	
SCALE 1/8"=1'-0"		SHEET A2



LISTI
ARCHITECTS

San Antonio, Arkansas
P.O. Box 2220
South Padre Island, Texas
78597

356-145-0988
356-761-4933 FAX

CONSULTANT	DATE: 10/20/12	DESIGNED: 10/20/12	DRAWN: 10/20/12	CHECKED: 10/20/12
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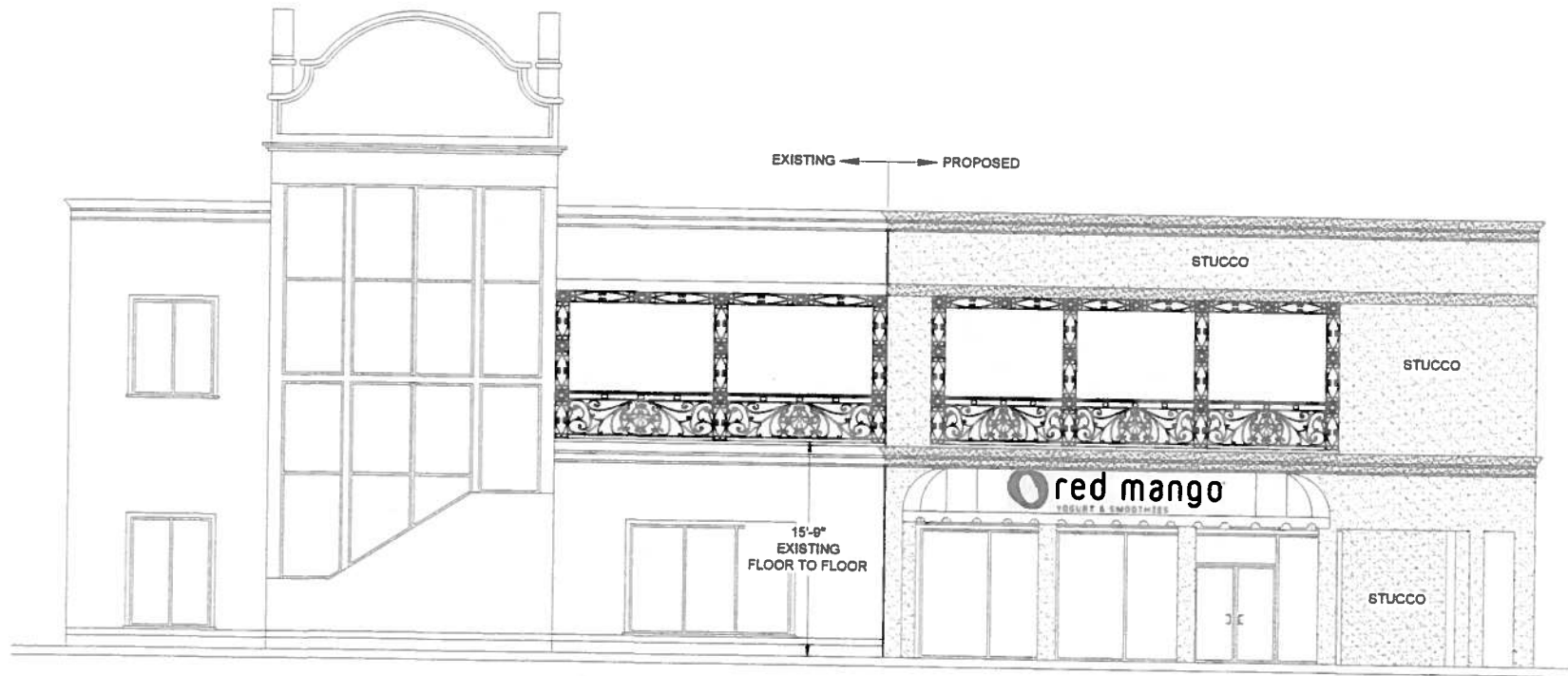
PROJECT
RED MANGO
1800 PADRE BLVD
SOUTH PADRE ISLAND, TEXAS

ISSUE DATE	REVISIONS
1	1
2	

SHEET INFORMATION	SHEET TITLE
DRAWN BY JWH	FIRST & SECOND FLOOR PLAN
CHECKED BY BAL	
PROJECT NO. XXX-13	
SCALE 1/8" = 1'-0"	



SHEET
A3



① WEST
1/8" = 1'-0"

NOTES:

1. EXTERIOR TRIM TO MATCH EXISTING BUILDING.
2. DECORATIVE WROUGHT IRON TO BE DETERMINED.

LISTI
ARCHITECTS

Sara A. Listi, Architect
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PROJECT

RED MANGO
1800 PADRE BLVD
SOUTH PADRE ISLAND, TEXAS

ISSUE DATE

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2

REVISIONS

1

SHEET INFORMATION

DRAWN BY
JWH

CHECKED BY
SAL

PROJECT NO.
1008-13

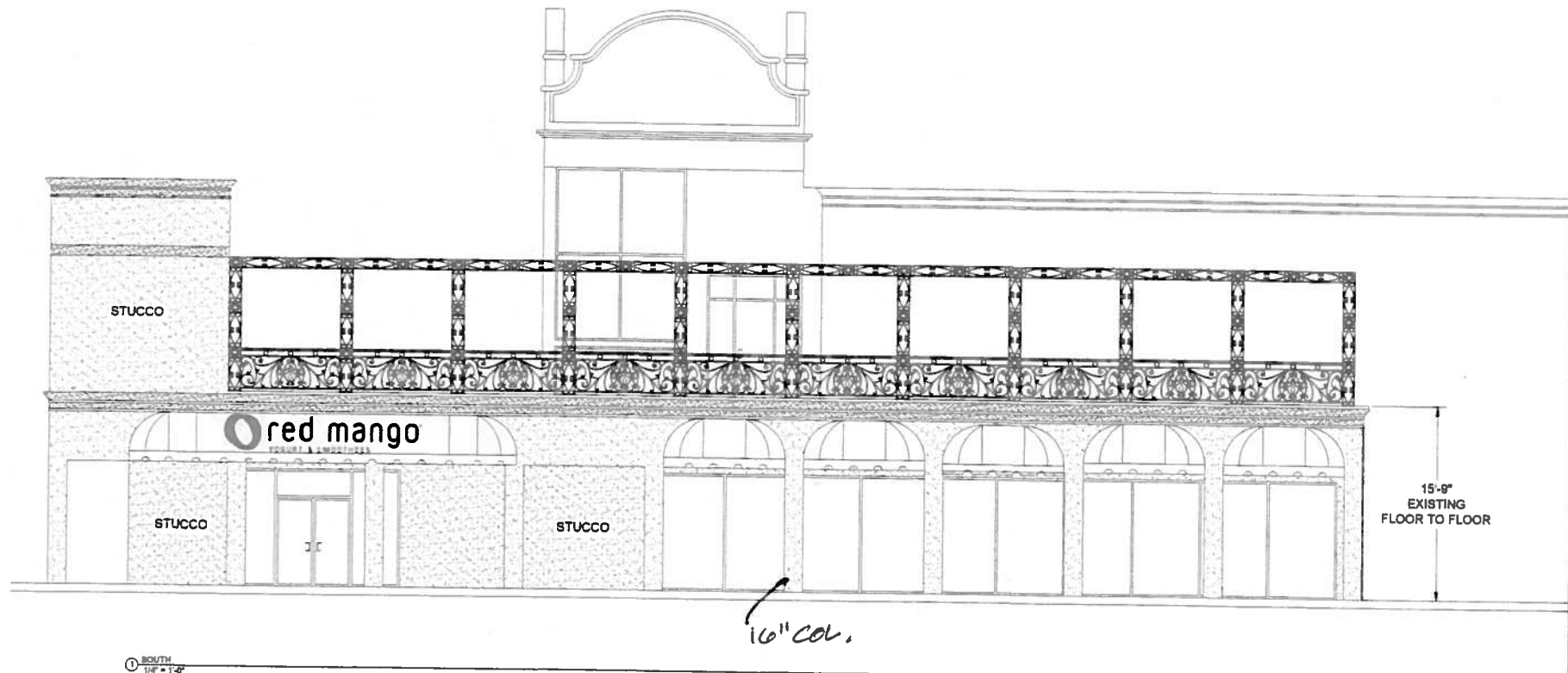
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SHEET TITLE

WEST ELEVATION

SHEET
A4



STING BUILDING.
TO BE DETERMINED.

- NOTES:**
1. EXTERIOR TRIM TO MATCH EXISTING BUILDING.
2. DECORATIVE WROUGHT IRON TO BE DETERMINED.

LISTI
ARCHITECTS

Kyle A. Listi, Architect
P.O. Box 1123
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78597
956-145-9988
956-761-8513 FAX

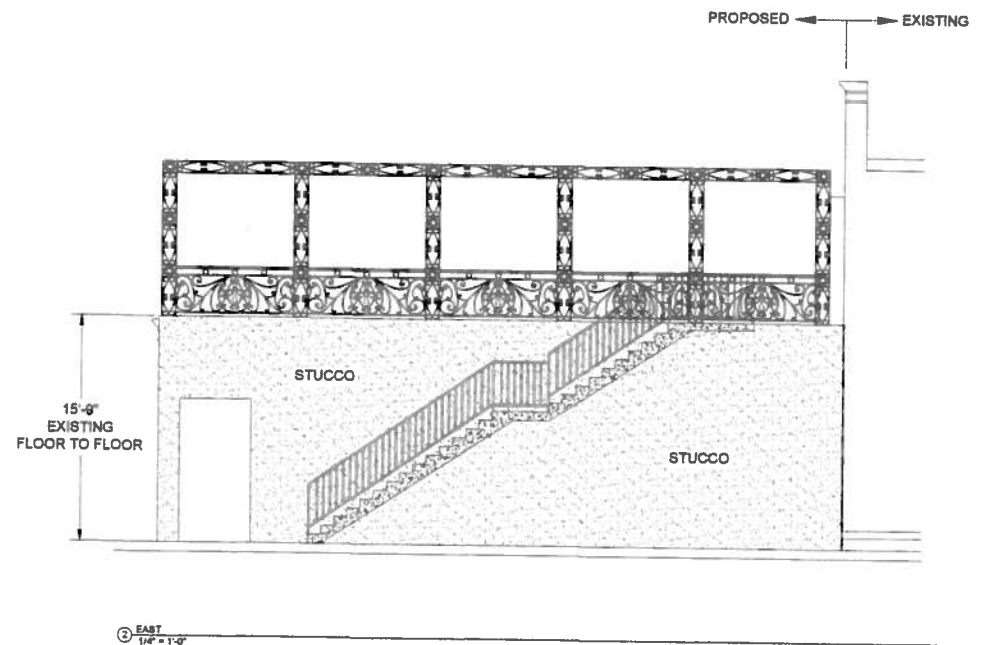
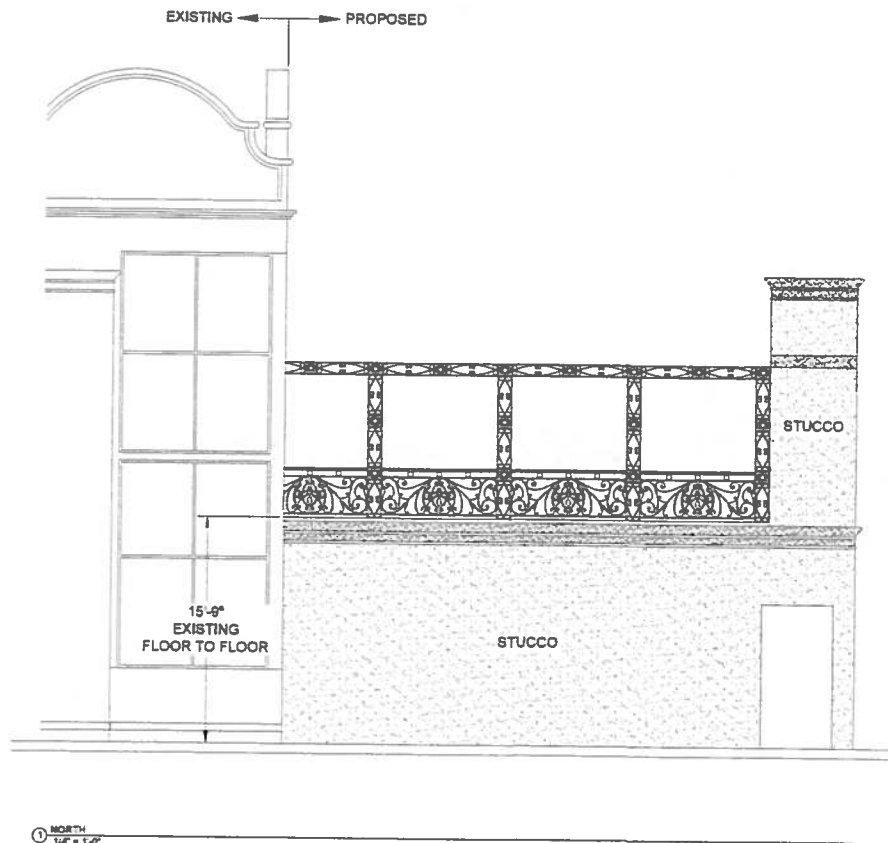
DESIGNED	REVISIONS	EXPOSED	INTERIOR	DATE	REVISIONS
CONSULTANT					

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PROJECT
RED MANGO
1803 PADRE ISLAND
SOUTH PADRE ISLAND, TEXAS

ISSUE DATE		REVISIONS		SHEET INFORMATION		SHEET TITLE
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2				JWH	BAL	
				PROJECT NO.	PLOT DATE	
				XXX-13		
				SCALE		
				1/8" = 1'-0"		
				N		
						SHEET
						A5



- NOTES:**
1. EXTERIOR TRIM TO MATCH EXISTING BUILDING.
 2. DECORATIVE WROUGHT IRON TO BE DETERMINED.

LISTI
ARCHITECT'S

Sara A. Listi, Architect
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361-361-8533 FAX

CONSULTANT
DESIGNER: LISTI ARCHITECTS DATE: 10/01/10

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PROJECT
RED MANGO
1800 PADRE BLVD
SOUTH PADRE ISLAND, TEXAS

ISSUE DATE

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2

REVISIONS

1

SHEET INFORMATION

DRAWN BY
JWH

CHECKED BY
BAL

PROJECT NO.
XXX-13

SCALE
1/8"=1'-0"

SHEET TITLE

SOUTH ELEVATION

SHEET
A6

VISIONS OF TOMORROW (2039)

Prepared for: The Citizens of South Padre Island
Date: January 2014





Recently, the City has initiated a number of actions to guide on-going developments and to resolve existing issues.

One of the first tasks undertaken by the City was the preparation of this Vision Plan (hereafter the “Plan”). In fact, a prosperous and sustainable future of the City depends on us looking ahead and developing visions of tomorrow. The Plan looks for 25-year planning horizon and has been designed to assure that the plan evolved from the community under appropriate guidance of professional in-house staff members.

The result of the visioning process will lay the groundwork for the City’s Comprehensive Plan to create vibrant, diverse, safe neighborhoods in the City of South Padre Island where all residents, workers and visitors can live, work and play.

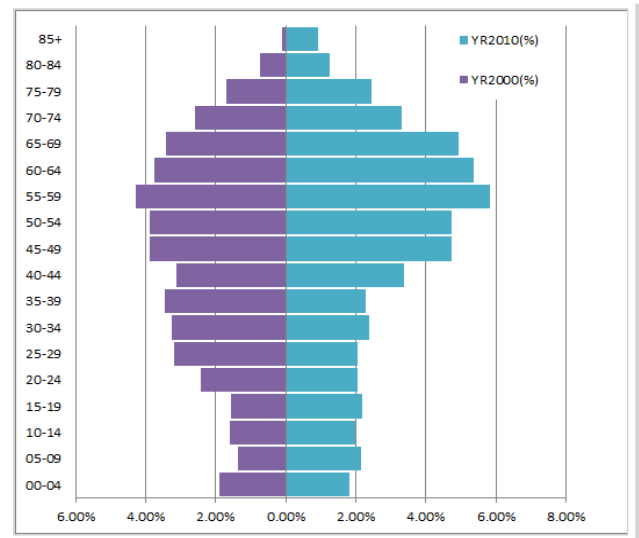
PROCESS

The Plan was developed over a several month period structured around a series of public workshops, each organized to gain input about issues and opportunities existed in the City.

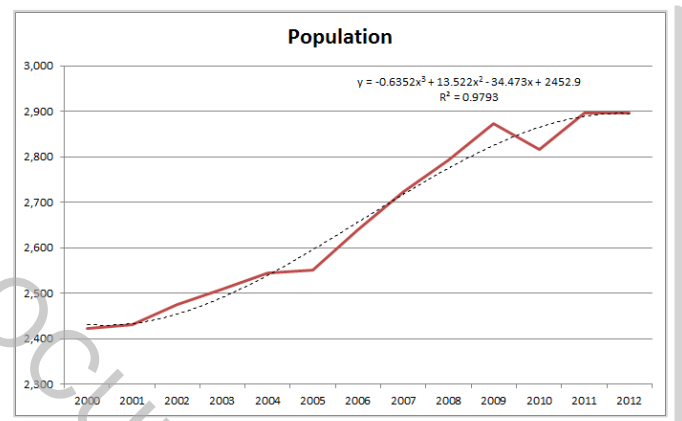


STATUS REPORT

Younger generations have been out-migrated whereas older populations have been in-migrated to the City.



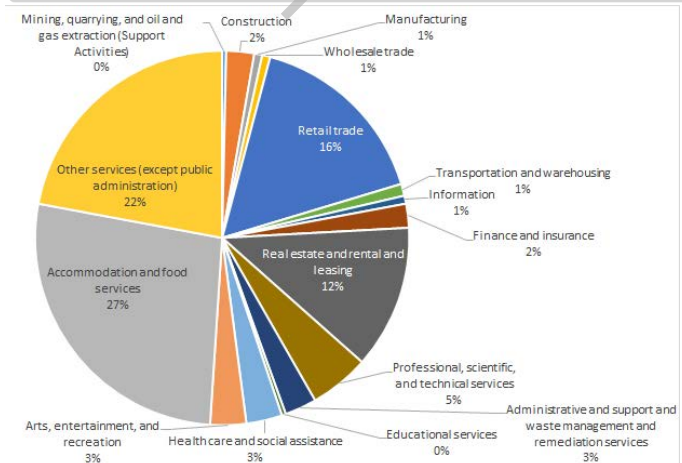
Population growth has slowed down and shows no increasing trends.



Seasonality has been growing strongly in the City.

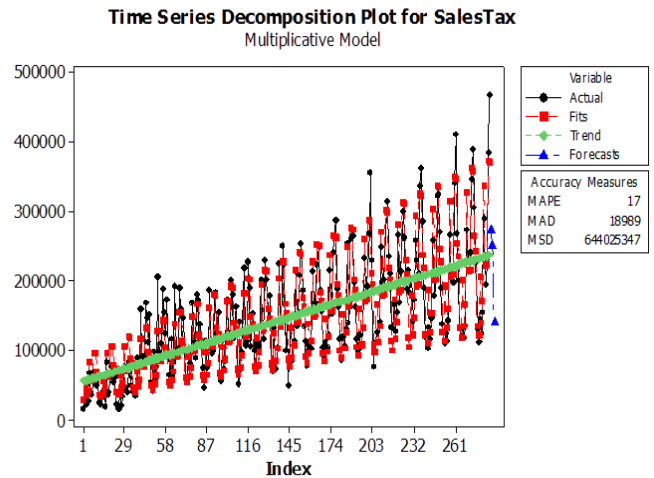
Housing Occupancy	YR 2000	YR 2010
For seasonal, recreational, or occasional use	2,068	4,096
Year-Round Vacant	1,406	1,268
Owner-occupied housing units	769	862
Renter-occupied housing units	442	492
Total	4,685	6,718

Accommodation, food services and other related services occupy approximately 49% of the entire City business. Real estate, rental, and lease services add 12% and retail adds 16%.

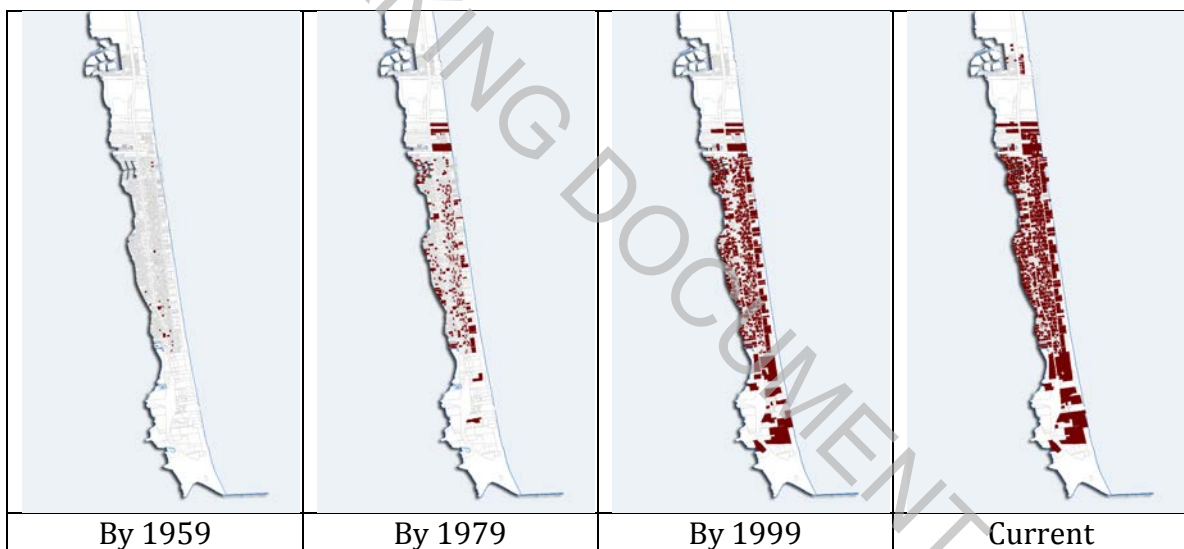




Sales tax will increase until 2030 and get steady showing no further increase



Development History



Urban Models including Bid-Rent Theory (von Thünen, 1826), Concentric Zone Model (Burgess, 1923), Sector Model (Hoyt, 1939) and Multiple Nuclei Model (Harris & Ullman, 1945) does not provide basic justifications for the City of South Padre Island Zoning map. In fact, residential zones reside between commercial and tourist destinations, cut in the middle of traffic chaos.



VISIONING SESSION

On Wednesday, December 18, 2013 at 3:00 P.M., the City of South Padre Island accommodated a public workshop for the Visioning. Approximately twenty (20) citizens participated in the session. At the session, professional staff guided each themed discussion. More specifically, the citizen participants revised the existing vision and, when questions arose, staff provided comments and/or answers to them.



THE VISION

MISSION STATEMENT (Why do we exist now?)

South Padre Island is a unique, friendly seaside resort community that values its residents and tourists, preserves and protects the natural environment, and provides for quality sustainable growth and development that is highly diverse and responsive to changing economic conditions.

VISION STATEMENT (Where should we be headed?)

1. COMMUNITY CHARACTER (Darla Jones)

- South Padre Island has transformed its image as a unique seaside community and a first-class resort destination, attracting a ~~balance~~ **blend** of permanent and seasonal residents and visitors who come to enjoy its beaches, protected scenic natural environment and its many recreational attractions in a family-friendly, ~~but respecting its diversity~~, small town setting.
- A distinctive “South Padre Style” reflects the relaxed seaside ambiance, the climate and international culture and encompassing well-designed buildings, lush landscaping, and themed way-finding signage and lighting.
- ~~South Padre~~ Boulevard ~~s~~ **has** ~~ve~~ been transformed as ~~an imageable and a~~ visually exciting ~~tree-lined~~ corridor ~~reflecting themed imageability~~ **constituting the preferable shape, color and arrangement**. New and retrofitted buildings are harmonious in design, signage is appropriate in scale and understated in design. The visual impact of overhead utilities has been reduced by taking advantage of technological innovations and other opportunities to cost-effectively place utilities underground. Where feasible, excessive front paved areas have been removed and replaced with landscaping and generous sidewalks and bike lanes.
- A new City Hall, community center, birding center and other public buildings and civic enhancements have set a high standards in exemplifying the “South Padre Style” and are widely emulated by new and renovated commercial and residential structures.
- The City is noted for the cleanliness of its beaches, parks, roadways and public and private properties. The declining number of vacant lots is well kept and free of litter and debris.

2. PARKS AND RESOURCES (Reuben Trevino)

- The City’s beaches, parks, playgrounds, beach access points, waterfront promenades, boat ramps, ~~shaded areas, restrooms~~ and other recreational amenities are well placed and conveniently accessible for residents and visitors. Recreational and sports facilities meet the needs of all age groups and ~~are~~ well-used by the island’s growing number of families with children.

- Sustainable maintenance plan for parks and beaches has been developed and scheduled for cleanliness and adequate facility operations.
- The island's unique natural resources – its beaches and dunes, wetlands, Laguna Madre waterfront and native flora and fauna – are valued and well protected.
- A system of linked parks, greenways, open spaces, water-front promenades, nature trails and areas dedicated to activities such as bird watching and ecotourism area easily accessible by foot or bicycle.
- The Birding and Nature Center has been grew into one of the best in the world, providing bird watching, fishing, kiting, sand castles, beaches and windsurfing. The City also supported and acquired a world class aquarium.
- Continuous funding sources have been identified to provide sustainable parks and resources.

3. ECONOMIC DEVELOPMENT (Rodrigo Gimenez; Sylvia Soliz)

- The transformation of the character and ambience of the island, the presence of ~~longer stay families~~ permanent residents, more discerning tourists and a commitment to excellence by the City has in turn created opportunities for greater employment and business opportunities year-round and the diversified economic opportunity has become a foundation of the City's economic stability.
- Tourism has matured and diversified with a year-round orientation, longer stays, and a broader array of family attractions ~~and less reliance on Spring Break~~. The island has developed a wide range of entertainment and amenities, more upscale hotels and services, shopping and a well-used convention center attracting group visitation from the region and nation-wide. ~~The excesses of Spring Break and Texas Week have been moderated by strict enforcement.~~ South Padre's reputation and market share have grown, making it a well-known, highly competitive destination for regional, national and international visitors. Hospitality training programs have improved service quality, producing a stable, educated and better paid workforce, while supporting a shift toward a higher end tourism market.
- There are many new attractions and amenities on the island catering to both resident and visiting youths, adults and senior citizens. These include community meeting facilities, a library, eco-tourism and cultural attractions, public ~~tennis courts~~ sporting facilities, and improved public access to marinas and water sports. Travel in the region and across the border into Mexico is easily arranged with tours available to places of interest.
- South Padre Island becomes one of the most business-friendly city in the United States by encouraging and investing local workforces, and tough restrictions on local business expansion have been removed.
- Knowledge-based workers who are working from home have been increased due to advanced technology with a high-speed connection.
- South Padre Island has supported tourism for space industry, off-shore oil and gas production, and University-Sponsored events.

- The City has adopted a correct marketing strategy and provided appropriate resources for developing tourism. Through the efforts, for an example, Spring Break has become a positive experience of sporting, cultural and special events that attract both college students and families.

4. GROWTH & FUTURE LAND USE (Sungman Kim)

- New regulations and development standards enacted to implement the Comprehensive ~~Strategic~~ Plan are clear and user-friendly and have served to streamline the permitting process while “raising the bar” of standards of development quality.
- Land use patterns have consolidated to form distinct neighborhoods and activity districts through carefully guided new development, infill and redevelopment. Mixed-Use has been encouraged where strong traffic issues were identified and a city center has emerged through planning efforts.
- Northern areas of South Padre Island have been annexed into the City and, through implementation of a strong annexation plan, the growth has been controlled carefully to provide a strong basis for permanent population.
- The City has built sustainable resilience through interlocal relations that were circumvented by creative and effective collaborations while sharing mutual benefits.
- Neighborhoods are well defined by use separation and consistent in scale and use. Business, shopping and entertainment districts serving both tourists and residents are compact and well-defined. Through shared parking and a well developed pedestrian network, reliance on the automobile for local travel is greatly reduced.
- The array of housing types have diversified, with single family home, townhouses, apartments and condominiums sited compatibly and consistently in scale. With a broad array of amenities such as parks, playgrounds, sidewalks and landscaping, neighborhoods are livable and attract growing proportions of families and permanent residents.
- Commercial uses have diversified with a wide array of quality shopping opportunities for local residents and tourists. Tourist-oriented commercial activities such as souvenir shops have diversified and improved in image and are located in close proximity to hotels and entertainment attractions.

5. TRANSPORTATION (Jesse Arriaga)

- Traffic congestion has been reduced during special event and peak periods by limiting access in selected areas and by strict and innovative traffic management. Congestion has been reduced by increased availability and convenience of public transit and a convenient network of bicycle and pedestrian facilities.
- The City has supported Space X program. Ferry operations to and from Boca Chica Beach have offered greater access to the City. Alternatively, a bridge between the City and Boca Chica Beach has been constructed.

- A second causeway has been constructed providing an alternative link to the mainland and improved egress for emergency evacuation. The new causeway respects the delicate ecological balance and recreational functions of the Laguna Madre. The design of the causeway and its approach to the island provides a distinctive image as an entry feature or gateway.

6. INFRASTRUCTURE (Ray Moya)

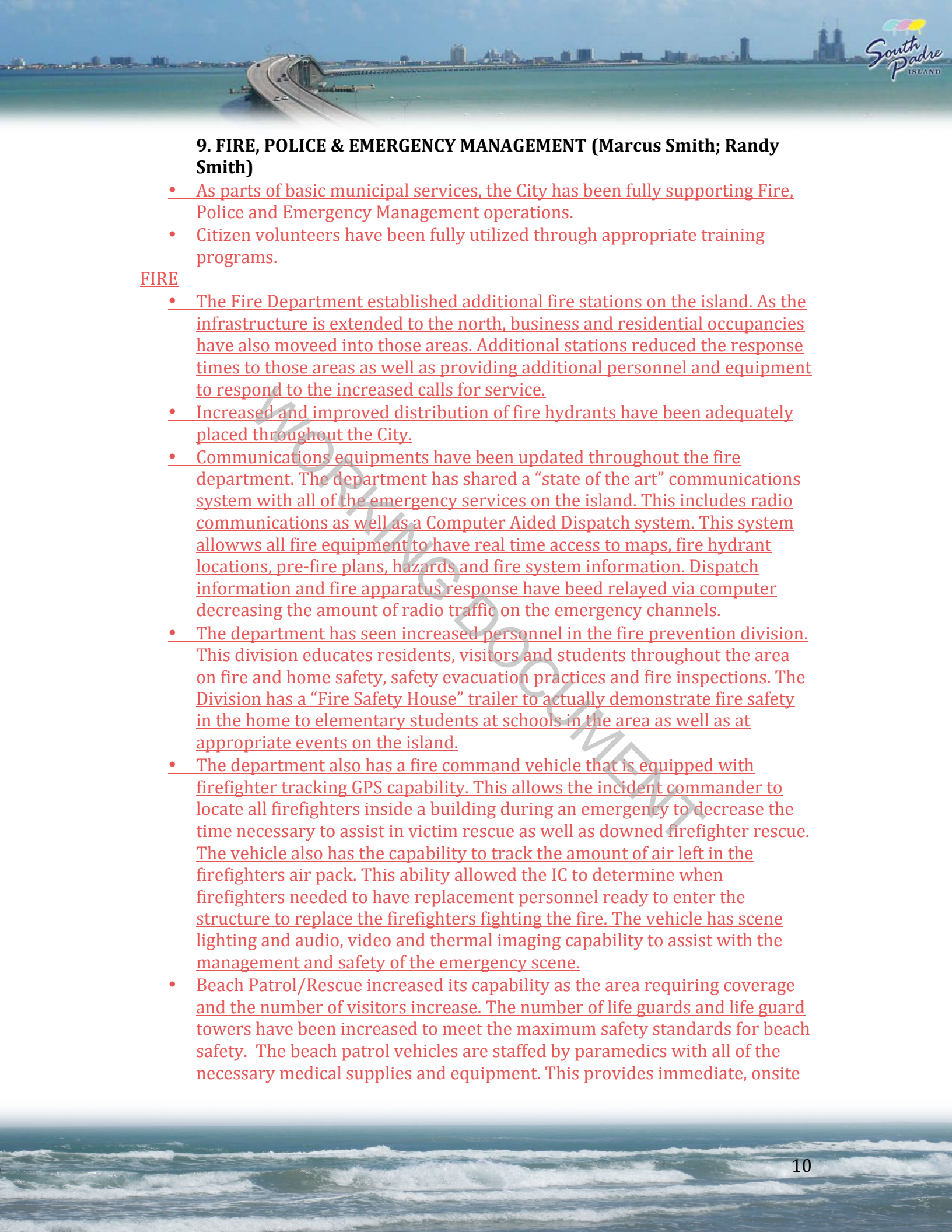
- Deficiencies have been corrected and measures instituted to ensure an adequate supply of potable water and water for irrigation supplemented by additional resources like desalinization. Sanitary and storm sewer systems have been designed and provided in an appropriate manner, and their negative impacts have been reduced. The supply of electricity is reliable and sufficient to satisfy all local needs. Flooding threats have been reduced in low lying areas through drainage improvements and development standards that reduce standing water and encourage detention and rapid percolation. The City has the infrastructure capacity and fiscal resources to support planned incremental growth.

7. GOVERNANCE (Wendi Delgado)

- The City has successfully maintained a “Home Rule” type of government, which allows greater control over fiscal matters and public expenditures. This allows for a more stable environment for effective decision-making.
- City government is well-managed and has instituted measures to ensure fiscal health and remain well-prepared for high performance outcomes through planned short and long range capital investments.
- The Comprehensive Strategic Plan is the key reference for all government decisions, actions concerning budgets, capital spending, regulatory measures and development review and approvals.

8. COMMUNITY RELATIONS (Naida Robles)

- South Padre citizens are deeply involved in civic affairs and participate in decisions affecting their current and future lifestyle. City Hall provides effective communication on day to day affairs and the various associations on the island as well as throughout the region, representing a wide range of interest, are well supported by citizens of all ages.
- The City has followed the Texas Open Meetings Act (Government Code Chapter 551) and made governmental decision-making accessible to the public.
- Government, citizens and business and civic organizations continue to collaborate effectively on initiatives to improve South Padre Island through every possible means.
- City staff and elected officials are committed to fulfill their obligations to provide high quality services and leadership.
- The City has been providing a notion of Origin and the feeling of “home (Origin) or citizen ownership” grew in the communities.



9. FIRE, POLICE & EMERGENCY MANAGEMENT (Marcus Smith; Randy Smith)

- As parts of basic municipal services, the City has been fully supporting Fire, Police and Emergency Management operations.
- Citizen volunteers have been fully utilized through appropriate training programs.

FIRE

- The Fire Department established additional fire stations on the island. As the infrastructure is extended to the north, business and residential occupancies have also moved into those areas. Additional stations reduced the response times to those areas as well as providing additional personnel and equipment to respond to the increased calls for service.
- Increased and improved distribution of fire hydrants have been adequately placed throughout the City.
- Communications equipments have been updated throughout the fire department. The department has shared a “state of the art” communications system with all of the emergency services on the island. This includes radio communications as well as a Computer Aided Dispatch system. This system allowws all fire equipment to have real time access to maps, fire hydrant locations, pre-fire plans, hazards and fire system information. Dispatch information and fire apparatus response have beed relayed via computer decreasing the amount of radio traffic on the emergency channels.
- The department has seen increased personnel in the fire prevention division. This division educates residents, visitors and students throughout the area on fire and home safety, safety evacuation practices and fire inspections. The Division has a “Fire Safety House” trailer to actually demonstrate fire safety in the home to elementary students at schools in the area as well as at appropriate events on the island.
- The department also has a fire command vehicle that is equipped with firefighter tracking GPS capability. This allows the incident commander to locate all firefighters inside a building during an emergency to decrease the time necessary to assist in victim rescue as well as downed firefighter rescue. The vehicle also has the capability to track the amount of air left in the firefighters air pack. This ability allowed the IC to determine when firefighters needed to have replacement personnel ready to enter the structure to replace the firefighters fighting the fire. The vehicle has scene lighting and audio, video and thermal imaging capability to assist with the management and safety of the emergency scene.
- Beach Patrol/Rescue increased its capability as the area requiring coverage and the number of visitors increase. The number of life guards and life guard towers have been increased to meet the maximum safety standards for beach safety. The beach patrol vehicles are staffed by paramedics with all of the necessary medical supplies and equipment. This provides immediate, onsite

medical intervention when necessary to improve the outcome of medical emergency victims on the beach.

- The department has grown to provide region-wide fire response in years.

POLICE

- In an effort to enhance the quality of life for all stakeholders, community members have been involved positively with the police operations and crime rates have been decreasing over the 25 years.
- The police service has become strengthened and successfully provided educational sessions, satellite monitoring, and prompt response to citizen complaints.
- As the general population increases, the police department personnel, equipment and facilities have been built to provide professional and effective police services, with the best effort directed towards protecting lives and safeguarding property.
- An important component of this agency's ability to achieve and maintain certified through the Texas Police Chief's Association of recognized cities, is an annual evaluation of police employee staffing and services offered to determine overall suitability, as it recounts our perpetually changing environment.

EMERGENCY MANAGEMENT

- Emergency preparedness, response, recovery and mitigation have been best accomplished through continued outreach programs, planning and training during the 25 years.
- Emergency managers equip state-of-art information technology, and can take preventive and preparatory measures to build SPI into a disaster-resistant community by anticipating future disasters
- Emergency managers achieved the highest possible degree of united efforts among all levels of government and all elements of a community.
- Restoration and continuity of city services have been guaranteed within a reasonable time.