

**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 REGULAR MEETING ON:

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

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements.
4. Approval of Minutes of the May 13, 2014 Regular Meeting.
5. Discussion and action regarding a variance request by Centcom South Padre Island, LP from the Property and Building Maintenance Guidelines for Commercial Buildings facing Padre Boulevard, the City allows three (3) colors only: one (1) prime and up to two (2) trim or accent color(s). Applicant is requesting to repaint building consisting of four (4) body colors and two (2) trim colors. (410 Padre Boulevard)
6. Discussion and possible action regarding corner landscape boxes. (Staff, Dr. Kim)
7. Discussion and possible action regarding Padre Boulevard design and median extension. (Staff, Dr. Kim)
8. Adjournment.

DATED THIS THE 6<sup>TH</sup> DAY OF JUNE 2014

  
\_\_\_\_\_  
Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF REGULAR 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 **JUNE 6, 2014** AT/OR BEFORE **2:00 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  
MAY 13, 2014**

**1. Call to Order.**

Robert Fudge 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: Joe Baker, Robert Fudge, Gardner Treharne, and Nancy Moyer. Member with an excused absence was Joe Logan. Staff members present were: Jay Mitchim, Building Official, David Travis, Building Inspector, and Sungman Kim, Development Director. Also present was City Council Member Alita Bagley.

**2. Pledge of Allegiance.**

Robert Fudge led those present in the Pledge of Allegiance.

**3. Public Comments and Announcements.**

None

**4. Approval of Minutes of the April 8, 2014 Regular Meeting and Workshop Meeting.**

Mr. Fudge announced the item from the agenda and asked the Task Force Members if they had any corrections to the April 8, 2014 regular Meeting and Workshop Meeting Minutes. Mr. Treharne made a motion to approve the minutes as submitted. Mr. Baker seconded the motion. The motion carried unanimously.

**5. Discussion and action regarding a variance by U-Mix Frozen Yogurt from the City's Code of Ordinances and the City's Padre Boulevard Entertainment District Code. Applicant is requesting approval of proposed signage. (1004 Padre Boulevard Ste F-1)**

Mr. Fudge announced the item from the agenda and asked for a staff report. Mr. Mitchim stated that the applicant is requesting a variance for wall/awning sign. Mr. Fudge then recognized Ernesto Escudero, owner. Mr. Escudero is requesting approval of proposed sign.

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

**6. Discussion and action on revision of the Color Palette, adopted as a part of the Padre Boulevard and Entertainment District Code. (Staff, Dr. Kim)**

Mr. Fudge announced the item from the agenda and asked for a staff report. Dr. Kim gave a presentation regarding the color pallet.

**Development Standards Review Task Force Minutes**

**May 13, 2014**

**Page 2 of 2**

Mr. Fudge then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion Mr. Treharne made a motion to approve with minor change making the accent and trim colors the same color. Ms. Moyer seconded the motion. The motion carried unanimously.

**7. Adjournment.**

Since there was no further business to discuss, Mr. adjourned the meeting at 10:40 a.m.

---

Marta Martinez, Secretary

---

Robert Fudge, Chairman



# DSRTF Meeting

June 10, 2014




# Color Variance

- 116,750 sq.ft. shopping center
- 410 Padre Boulevard





- 
- Although the site is not within the Form-Based Code area, Sec. 4-47 mandates DSRTF to review and approve the case.
  - The City allows 3 (1 prime and 2 trim colors) colors only (Property and Building Maintenance Guidelines for Commercial Building facing Padre Boulevard)



- The applicant proposes 4-body and 2-trim colors from the provided example of a multi-colored building.







## ISSUES

- The proposed colors are acceptable.
- The number of colors need to be discussed:
  - The example of a multi-colored building provides unification through an application of natural materials (split faced stone wall);
  - A simple application of multi-colors to a shopping mall will make the building look too busy.





## RECOMMENDATION

- At the May 13<sup>th</sup> DSRTF meeting, although it was not adopted formally by the City Council, the DSRTF made a recommendation to allow 5 colors (1 accent, 1 trim, 1 roof and 2 body) for buildings over 5,000 sq.ft.
- Staff recommends DSRTF allow the applicant use the new (recommended) color palette.
  - Choice of 5 among the proposed colors should be fine.
  - The choice of accent and trim colors should be in the same hue.



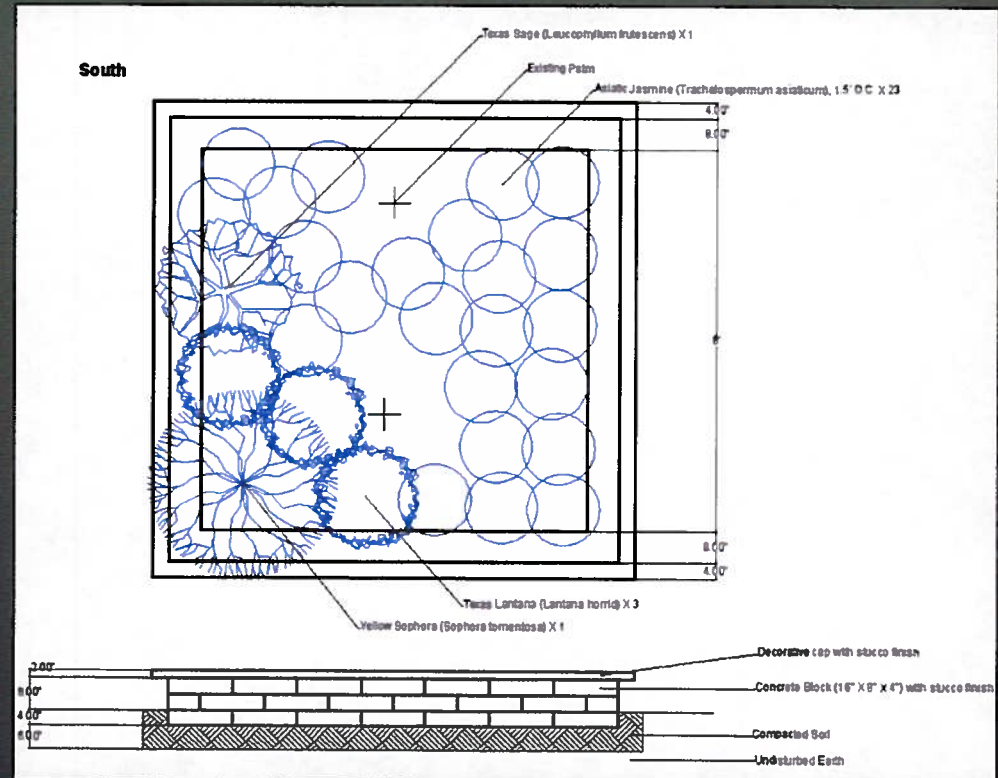
# Workshop on Improvements of Street Corners along Padre Boulevard

## BACKGROUND

- On May 7, 2014, the City Council had a discussion on improvements of street corners along Padre Blvd.
- The motion was to direct the City Manager to prepare a bid package for landscaping and yearly maintenance on street corners.



- WEST CORA LEE STREET





- PROPOSED PLANTS (Appendix B of Form-Based Code)

| Common Name           | Scientific Name                                | Size         | Color        | Bloom Time         |
|-----------------------|--|--------------|--------------|--------------------|
| Pampas Grass          | <i>Cortaderia selloana</i>                     | 5 gal        | Pink/White   | Summer/Fall        |
| Texas Sage            | <i>Leucophyllum frutescens</i>                 | 3 gal        | Purple       | Summer/Fall        |
| Yellow Sophora        | <i>Sophora tomentosa</i> L.                    | 5 gal        | Yellow       | Spring/summer/fall |
| Drummond's Turk's Cap | <i>Malvaviscus drummondii</i>                  | 3 gal        | Red          | Summer/Fall        |
| Texas Lantana         | <i>Lantana urticoides</i> (L. <i>horrida</i> ) | 1 gal        | Red & Yellow | Summer/Fall        |
| Asiatic Jasmine       | <i>Trachelospermum asiaticum</i>               | 1 gal        | White        | Summer             |
| Boulder               |  | 4 cubic feet | -            |                    |
|                       |  | 1 cubic feet | -            |                    |



Pampas Grass



Texas Sage



Yellow Sophora





Drummond's  
Turk's Cap



Texas Lantana



Asiatic Jasmine





|                                | Plant Box (8'X8')              | Concrete Block<br>(16"X8"X4") | Decorative Cap | Color (from City's Color Palette) |        | Concrete curb<br>(6") |
|--------------------------------|--------------------------------|-------------------------------|----------------|-----------------------------------|--------|-----------------------|
|                                |                                |                               |                | Body                              | Cap    |                       |
| West Cora Lee (South)          | 1                              | 84                            | TBD            | SW7682                            | SW7039 |                       |
| West Cora Lee (North)          | 1                              | 84                            | TBD            | SW7682                            | SW7039 |                       |
| West Carolyn (South)           | 1                              | 84                            | TBD            | SW7015                            | SW7602 |                       |
| West Carolyn (North)           | 1                              | 84                            | TBD            | SW7015                            | SW7602 |                       |
| West Verna Jean (South)        | 1                              | 84                            | TBD            | SW6347                            | SW6214 |                       |
| West Capricorn (South)         | 1                              | 84                            | TBD            | SW7568                            | SW7614 |                       |
| West Gardenia (North)          | 1                              | 84                            | TBD            | SW7556                            | SW7048 |                       |
| West Huisache (South)          | 1                              | 84                            | TBD            | SW7522                            | SW7703 |                       |
| West Mezquite (North)          | 1                              | 84                            | TBD            | SW7701                            | SW6055 |                       |
| East Mezquite (South)          | 1                              | 84                            | TBD            | SW7701                            | SW6055 |                       |
| East Mezquite (North)          | 1                              | 84                            | TBD            | SW7701                            | SW6055 |                       |
| East Huisache (South)          | 1                              | 84                            | TBD            | SW7522                            | SW7703 |                       |
| East Gardenia (South)          | 1                              | 84                            | TBD            | SW7556                            | SW7048 |                       |
| East Gardenia (North)          | 1                              | 84                            | TBD            | SW7556                            | SW7048 |                       |
| East Saturn (North)            | 1                              | 84                            | TBD            | SW7727                            | SW6103 |                       |
| East Venus (South)             | 1                              | 84                            | TBD            | SW6375                            | SW6419 |                       |
| East Venus (North)             | 1                              | 84                            | TBD            | SW6375                            | SW6419 |                       |
| East Jupiter (South)           | 1                              | 84                            | TBD            | SW7568                            | SW7614 |                       |
| East Capricorn (North)         | 1                              | 84                            | TBD            | SW7568                            | SW7614 |                       |
| East Verna Jean (South)        | 1                              | 84                            | TBD            | SW6347                            | SW6214 |                       |
| East Carolyn (North)           | 1                              | 84                            | TBD            | SW7015                            | SW7602 |                       |
| East Cora Lee (South)          | 1                              | 84                            | TBD            | SW7682                            | SW7039 |                       |
| East Cora Lee (North)          | 1                              | 84                            | TBD            | SW7682                            | SW7039 |                       |
| West Ling (North)              | No improvement to the existing |                               |                |                                   |        |                       |
| West Ling (South)              | No improvement to the existing |                               |                |                                   |        |                       |
| West Palm (North)              |                                |                               |                |                                   |        | 26' addition          |
| East Sunny Isle (North)        | No improvement to the existing |                               |                |                                   |        |                       |
| East Marisol (South)           | No improvement to the existing |                               |                |                                   |        |                       |
| East Marisol (North)           | No improvement to the existing |                               |                |                                   |        |                       |
| East Palm (North)              |                                |                               |                |                                   |        | 51' new               |
| East Pike (South)              | No improvement to the existing |                               |                |                                   |        |                       |
| East Acapulco (South)          | No improvement to the existing |                               |                |                                   |        |                       |
| East Swordfish (North & South) | No improvement to the existing |                               |                |                                   |        |                       |
| West Swordfish (South & North) | No improvement to the existing |                               |                |                                   |        |                       |
| Total Quantity                 | 23                             | 1932                          | TBD            |                                   |        | 77'                   |



# Workshop on Padre Blvd Design and Median Extension

The followings are based on the discussion between staff and TxDOT at 2:30 PM on May 8, 2014.

- Padre Blvd Streetscaping
  1. Widening median from 14' to 20' while reducing the width of bicycle lane from 8' to 5' is doable and can present to citizen committees for a design option. The City can have wider median areas where the TxDOT has 200' ROW;
  2. Design will be limited only to the ROW areas, and it will minimize costs (No ROW acquisition, No utility relocation and No NEPA costs);
  3. Traffic study and public participation would be the most important factors. TxDOT is currently looking for data that may suffice SPI traffic study. In case the data are not available, we will need to do the traffic study beforehand. Staff will be responsible for the public participation;
  4. Staff is currently looking for LiDAR data, which will minimize the cost of site survey for the base map;
  5. TxDOT will acknowledge the signature authority of landscape architect for this case and will accept my seal and signature. The design will be reviewed and approved by the TxDOT;
  6. The City will apply for NEPA (categorical exclusion to the TxDOT and apply for the permit);
  7. According to TxDOT, estimated cost of median construction would be \$55/LF. Considering 4.7 miles (5,280 ft X 4.7 mile), the total cost for the median would be \$1,364,880 (24,816 ft X \$55). The estimate includes hardscape (pavers and curbs), plantings and irrigation. However, it does not include lightings and traffic signals.



| For 4.7-mile construction |                                 | The City |          |              |             | TxDOT |          |           |             |
|---------------------------|---------------------------------|----------|----------|--------------|-------------|-------|----------|-----------|-------------|
|                           |                                 | Units    | Quantity | 3 Mo Avg BID | Cost        | Units | Quantity | Unit Cost | Cost        |
| Median                    | Median Pavers                   | SY       | 11,022   | \$50         | \$551,100   | LF    | 24,816   | \$55*     | \$1,364,880 |
|                           | Median Curb                     | LF       | 49,700   | \$15         | \$745,500   |       |          |           |             |
|                           | Planting and Irrigation         | MI       | 249      | \$3,000      | \$745,500   |       |          |           |             |
|                           | Subtotal                        |          |          |              | \$2,042,100 |       |          |           | \$1,364,880 |
| Median Lighting           | Illumination (50' interval)     | EA       | 470      | \$3,500      | \$1,645,000 |       |          |           | \$1,645,000 |
| Traffic Signal            | Hwy Trf Sig System              | EA       | 8        | \$13,000     | \$104,000   |       |          |           |             |
|                           | Trf Sig Cbl (ty A)(12AWG)       | LF       | 49,700   | \$2          | \$74,550    |       |          |           |             |
|                           | Ins Trf Sig Pl Am(S) Str (ty B) | EA       | 32       | \$4,000      | \$128,000   |       |          |           |             |
|                           | Veh Lp Detect (sawcut)(14AWG)   | LF       | 1,280    | \$5          | \$6,400     |       |          |           |             |
|                           | Subtotal                        |          |          |              | \$312,950   |       |          |           | \$312,950   |
| Total Median Cost         |                                 |          |          |              | \$4,000,050 |       |          |           | \$3,322,830 |

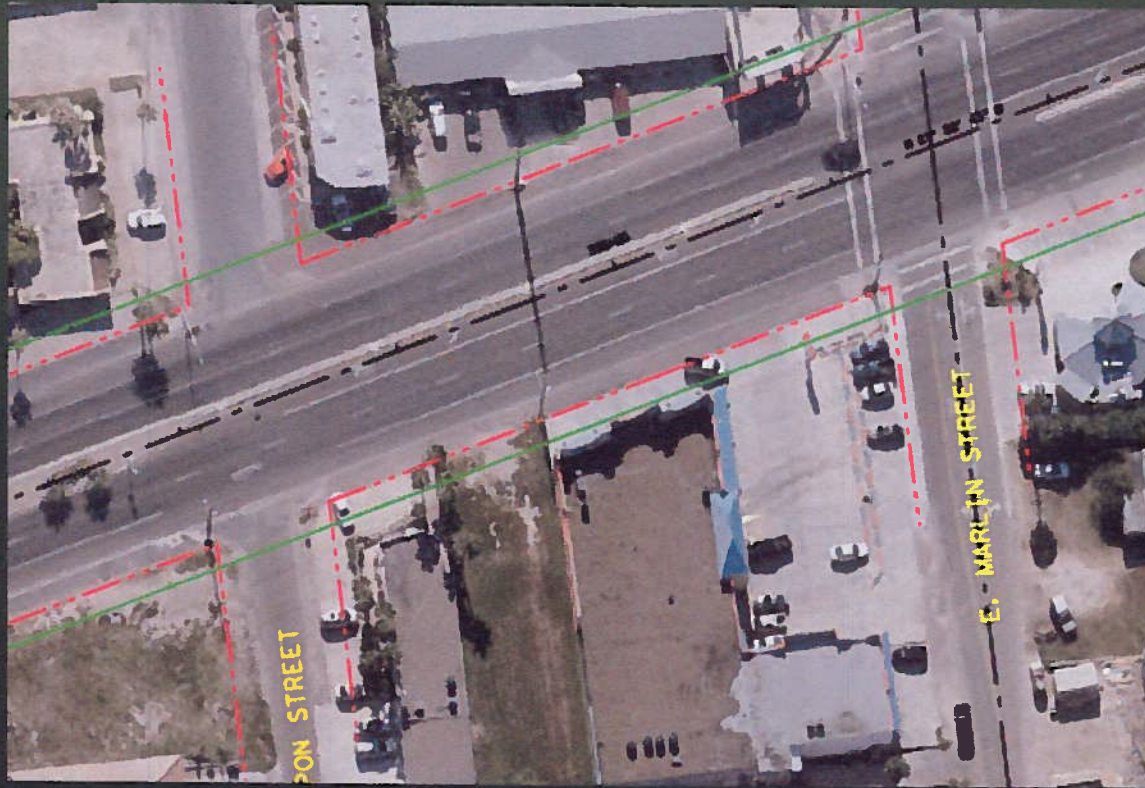
|          |                       |    |        |      |             |
|----------|-----------------------|----|--------|------|-------------|
| Sidewalk | 8' wide Sidewalk      | SY | 45,000 | \$50 | \$2,250,000 |
|          | 6" Conc Curb & Gutter | LF | 49,700 | \$15 | \$745,500   |
|          | Subtotal              |    |        |      | \$2,995,500 |

\* The unit cost is based on existing median construction cost, estimated by TxDOT.

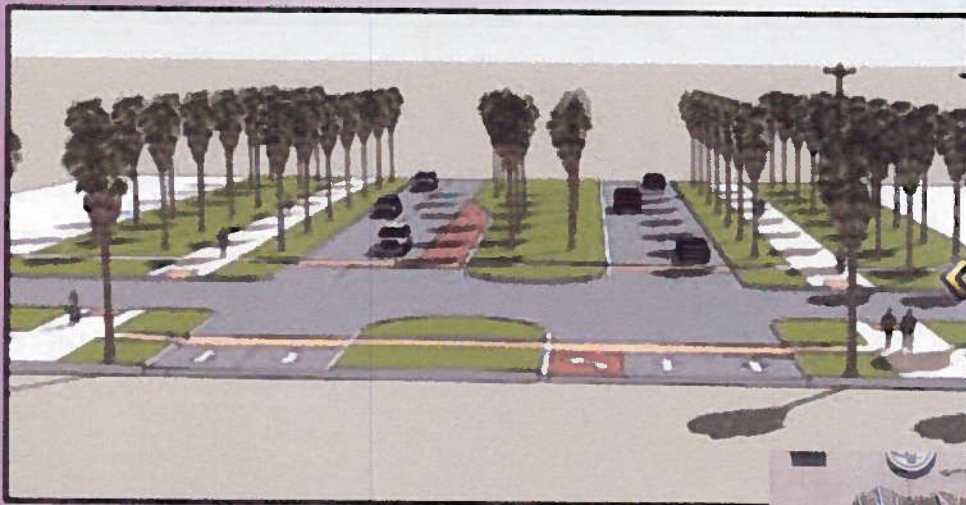
\*\* Additional miscellaneous costs are expected: survey (for base map) and traffic count/analysis (for median openings). Staff is currently looking for any existing data (Traffic Data & LiDAR) that can minimize the costs.



- SPI Transportation Plan (Kimley-Horn & Asso.)



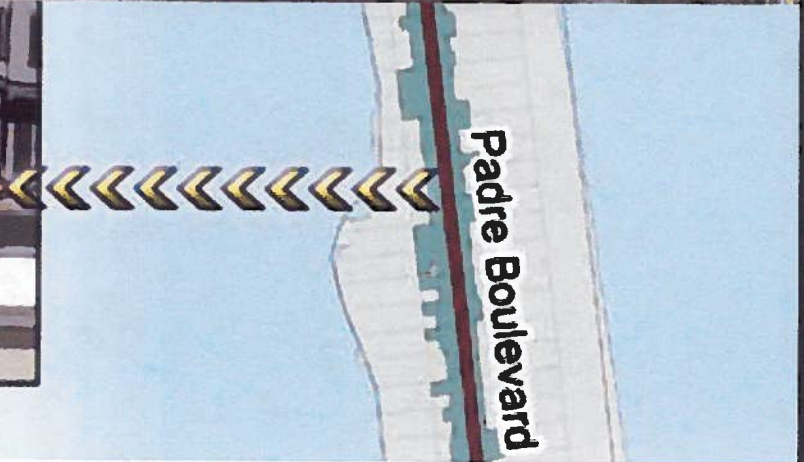
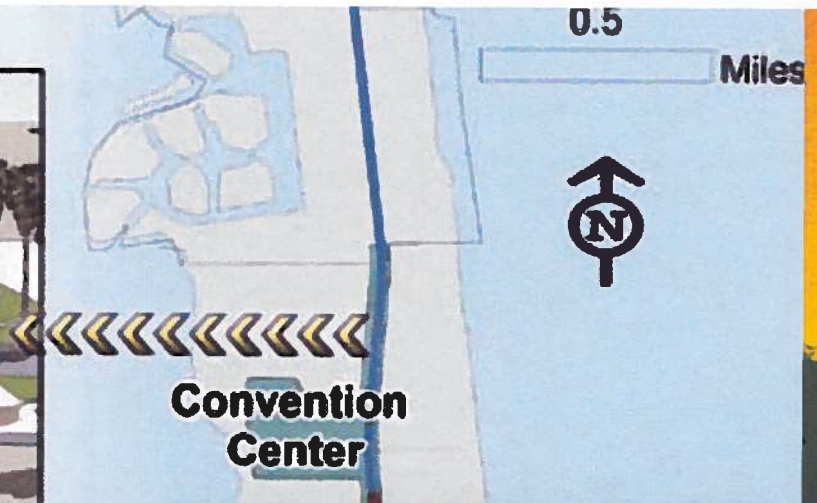




**Proposed Parkway**

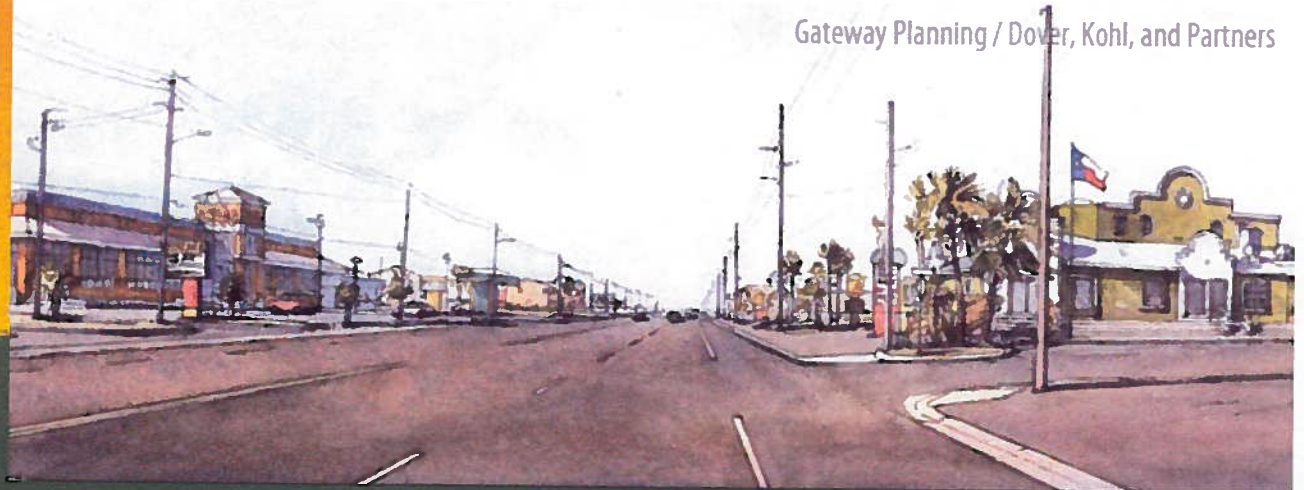


**Proposed Commercial Corridor**





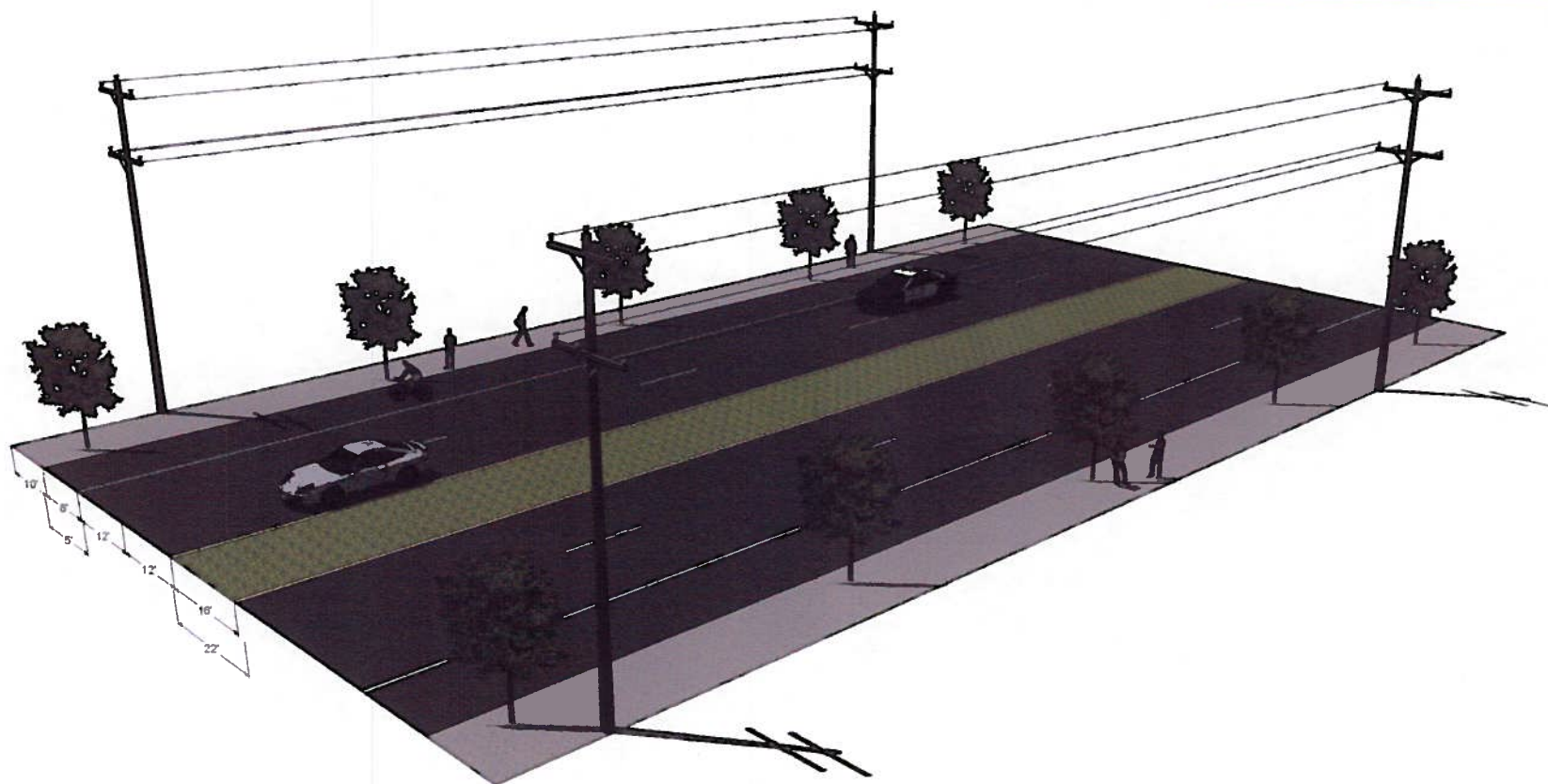
Gateway Planning / Dover, Kohl, and Partners



Gateway Planning / Dover, Kohl, and Partners









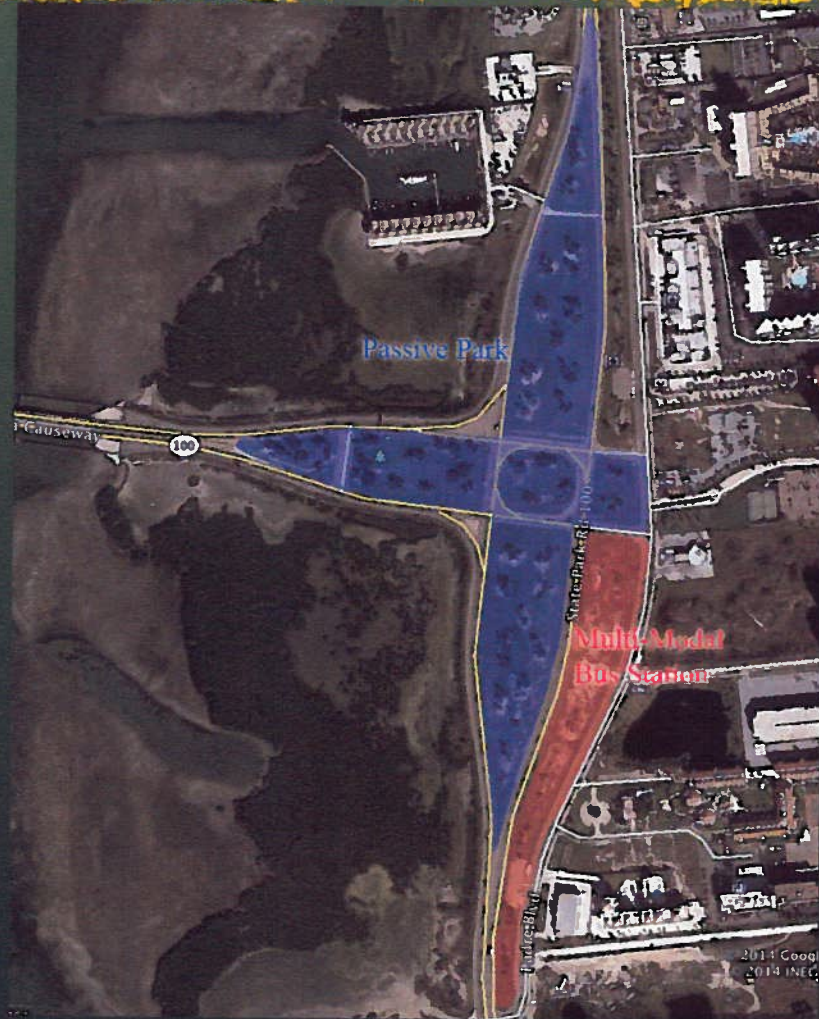


## Bicycle Lane and its Markings

- TxDOT expressed that, according to TxDOT standards and AASHTO design guides, the TxDOT will go neither for Rumble Stripes nor for Raised Pavement Markers.
- As a follow-up, staff asked Department of Transportation Operation with TxDOT if the City can mark bicycle lanes with Raised Pavement Markers if the City pays and maintains. Staff is currently waiting for their response.



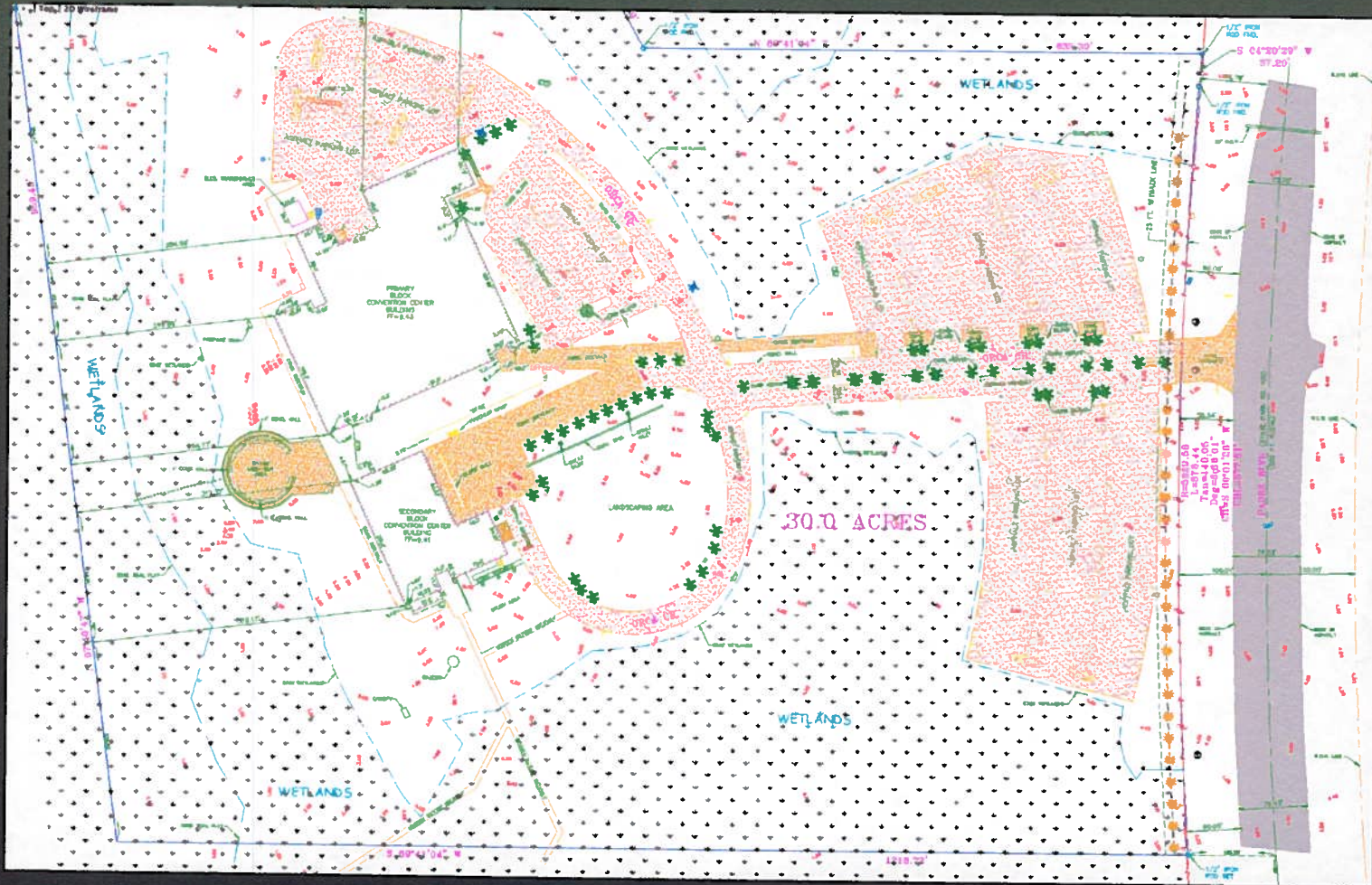
Passive Park on Large  
Median Area with  
additional plantings, walk  
paths and picnic tables





# Palm Plantings

- Cameron County donated 60 Palms to the City





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

**MEETING DATE:** June 10, 2014

**TO:** DEVELOPMENT STANDARDS REVIEW TASK FORCE

**FROM:** Sungman Kim, Director

**DEPARTMENT:** Development Services

**ITEM**

Variance request to the building color palette for the shopping center at 410 Padre Boulevard.

**ITEM BACKGROUND**

The applicant is proposing to use four (4) body colors and two (2) trim colors for their shopping center, which has approximately 463.5 feet of walls facing Padre Boulevard. Total six (6) colors (including roof colors) are proposed for the building with 116,750 sq.ft. building footprints. The site is not within the Padre Boulevard and Entertainment District Code zone. However, Sec. 4-47 "Required Review by the Development Standards Review Task Force" mandates DSRTF to review and approve the case.

**COMPREHENSIVE PLAN GOAL**

The City's Comprehensive Plan lays out goals and objectives to enhance quality of life. One of the goals is to enhance physical environment (3.J), while one of the recommended actions includes enhancing the standards and appearance of public rights-of-way and properties (3.7).

**DISCUSSION**

Currently, according to Property and Building Maintenance Guidelines for Commercial Buildings facing Padre Boulevard, the City allows three (3) colors only: one (1) prime and up to two (2) trim or accent color(s).

The applicant extracted the proposed 4-body and 2-trim colors from the provided example of a multi-colored building.

Although the form-based code is not applicable to the site, those Sherwin Williams colors proposed by the applicant are similar to the colors in the palette and may be acceptable.

On the other hand, a couple of issues need to be considered:



- (1) The provided example of a multi-colored building does not just demonstrate multi-colored façade. An application of natural material (split faced stone wall) provides unification to the entire building. Therefore, simple application of multi-colors to a shopping mall will make the building look too busy.
- (2) At the May 13<sup>th</sup> DSRTF meeting, although it was not adopted formally by the Council, the DSRTF made a recommendation to allow one (1) accent, one (1) trim, one (1) roof and two (2) body colors for buildings over 5,000 sq.ft. (Two (2) body colors may be applied to façade rhythm of 20' to 30' bays to be consistent with the required Façade Composition (PBEDC 8.1.3))

#### RECOMMENDATIONS/COMMENTS

Staff recommends DSRTF allow the applicant use the new color palette that is we are proposing and should limit the number of colors into five (5) colors that are consist of 2-body, 1-accent, 1-trim and 1-roof color. Choice of five (5) among the proposed colors should be fine. The choice of accent and trim colors should be in the same hue.

Please see below for the proposed color palette that was discussed at the May 13<sup>th</sup> DSRTF meeting:

The colors, which are specified based on the Munsell Color System, of a building are restricted to those below:

- (i) Areas for color application shall be categorized into (1) body, (2) trim, (3) accent and (4) roof. Body colors indicates colors applied to wall areas. Trim colors include areas of shutters, doors, windows, and wainscot. Accent colors cover fascia and soffit. Roof colors indicate entire roof areas.
- (ii) General Provisions.
  - a. Colors that are recommended:
    - i. Existing color palette (see Appendix C); and
    - ii. Earth tone and/or colors of natural materials.



- b. Colors that are not allowed:
  - i. Colors of raw metals; and
  - ii. Fluorescent, neon or any illuminated colors.

(iii)Specific Provisions.



- a. Body and roof colors are restricted to those in the table below:

|             | <u>Hue</u> | <u>Value</u>          | <u>Chroma</u>         |
|-------------|------------|-----------------------|-----------------------|
| <u>Body</u> | <u>All</u> | <u>8 or<br/>above</u> | <u>6 or<br/>below</u> |
| <u>Roof</u> | <u>All</u> | <u>6 or<br/>below</u> | <u>6 or<br/>below</u> |

- b. Accent and trim colors shall be in the same hue and be selected from the recommended colors, which includes any colors in the existing color palette (Appendix C), earth tone and/or colors of natural materials.
- c. Number of colors allowed:
- Four (body, trim, accent and roof) colors up to 5,000 sq.ft. (building footprint).
  - Five colors for buildings greater than 5,000 sq.ft. (building footprint)
    - Two (2) body colors may be applied to façade rhythm of 20' to 30' bays to be consistent with the required Façade Composition (PBEDC 8.1.3).
    - No pattern of narrower stripes than 20' is allowed.



June 2, 2014

CENTCOM SOUTH PADRE ISLAND,LP

---

Development Department  
City of South Padre Island  
4601 Padre Blvd  
South Padre Island, Tx 78597

Dear Review Board

Thank you for your time and consideration of our request to paint our Center at 410 Padre Blvd, South Padre Island, Tx, and the ability to use additional colors of paint to accent the broken plane of our building's fronts between the tenants. The Ownership fully understands the City's desire to maintain the integrity of the commercial presentation which represents the commerce of South Padre. Our goal is to enhance the beauty of our Center while providing a destination between each of our tenants location. The color scheme that we have chosen is by Sherwin Williams, Designer Expressions, Seaside Retreat providing the subtle hues of blues, yellows, greens, and corals. We will use each architectural break along with our individual tenant's storefront to change the complimenting colors while keeping the building continuity with a common trim color.

Enclosed in our request are 10 copies of the following:

1. The application
2. Pictures of the existing colors of the Center
3. Color samples of the proposed paint
4. Picture of a sample of the Village feel we are trying to achieve.

Also enclosed is our check in the amount of \$250.00 for our review request.

We will power wash the Center, repair minor areas in the building, and then apply 2 coats of elastomeric paint to insure the best results in our project. We will also be painting the coral tiles and sealing these to compliment the new paint.

I look forward to meeting each of you on the 10<sup>th</sup> to discuss in greater detail our plans.

Sincerely,



Sue Shelton





## CITY OF SOUTH PADRE ISLAND

### Development Standards Review Task Force Application

Meeting date on the 2<sup>nd</sup> Tuesday of every month.

To be considered a complete application this form must be COMPLETELY filled out and ten (10) copies of the form and supporting documentation must be submitted two (2) weeks before the meeting date. **\$250 application fee per variance request.**

#### SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 410 Padre Blvd, S. 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: Approximately 463.5' of linear

ft of walls facing the street

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

to use Multi-color base building Paint (3 colors) & 2 trim  
colors to create a Village Appeal to our Shopping Center  
Sherwin Williams Elastomeric Paint, Designer Expressions, Seaside Retreat

**\*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: Centcom South Padre Island, LP

OWNER MAILING ADDRESS: 2403 S. Stemmons Fwy, Ste 111

CITY, STATE, ZIP: Lewisville, Tx 75067

PHONE NUMBER: 972-473-0109 (E-mail address) sshetton@centcomRealtyCorp.com

[Signature]  
Signature of Property Owner (required)

June 2nd, 2014  
Date

APPLICANT: Centcom South Padre Island, LP

APPLICANT MAILING ADDRESS: Same as above

CITY, STATE, ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ (E-mail address) \_\_\_\_\_

Signature of Applicant (if different from owner)

Date





Google earth

feet 10  
meters 4







Google earth

feet 10  
meters 3







Google earth

feet 10  
meters 3



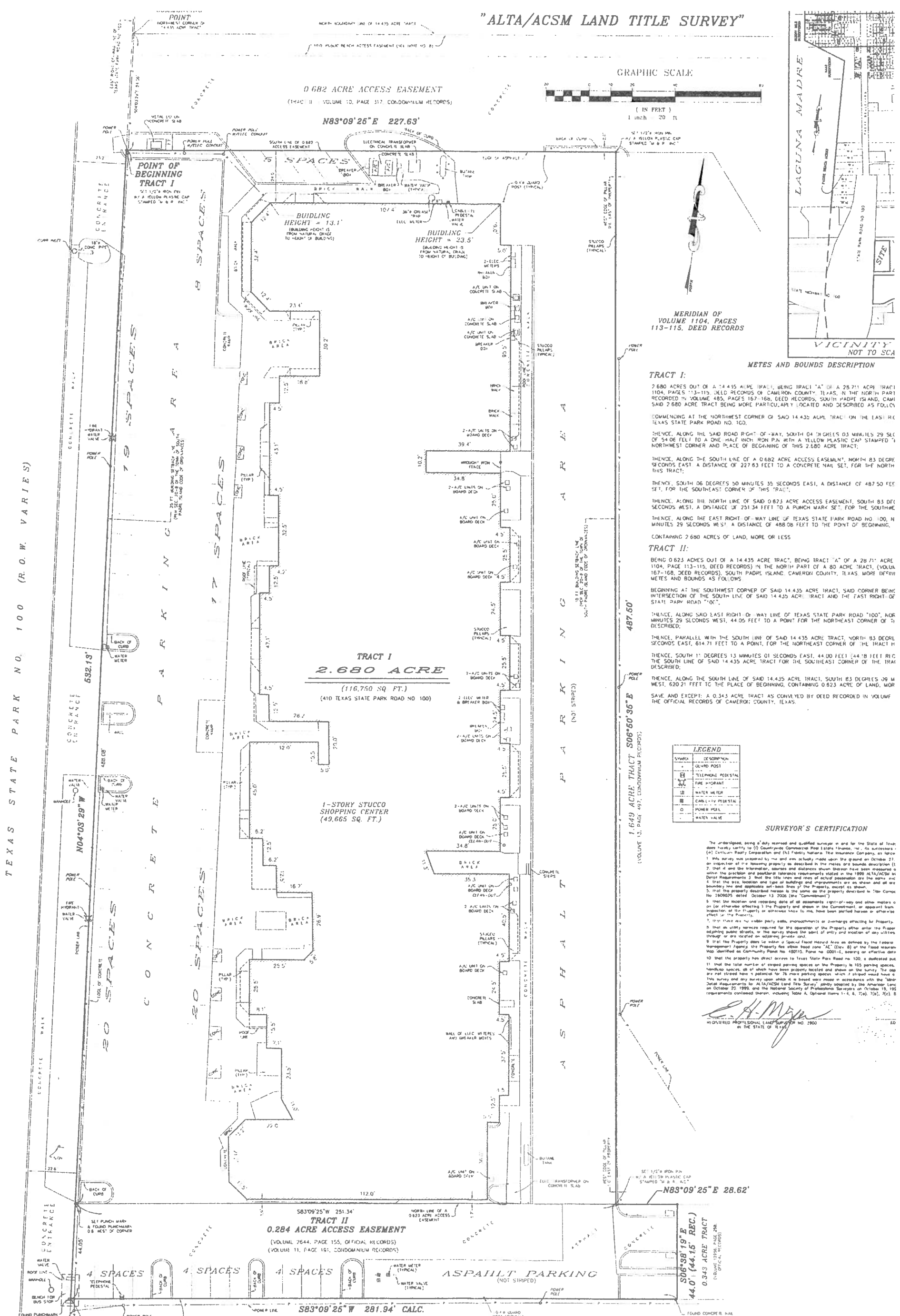


Example of a multi-colored building





"ALTA/ACSM LAND TITLE SURVEY"



NOTES:

- [illegible]

*SURVEY OF*

TRACT 1: 2.680 ACRES OUT OF A 14.435 ACRE TRACT, BEING TRACT "A" OF A 28.711 ACRE TRACT RECORDED IN VOLUME 1104, PAGES 113-115, DEED RECORDS OF CAMERON COUNTY, TEXAS, IN THE NORTH PART OF AN 80.0 ACRE TRACT RECORDED IN VOLUME 485, PAGES 187-188, DEED RECORDS, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.

BEING 0.023 ACRES OUT OF A 14.435 ACRE TRACT, BEING TRACT "A" OF A 28.711 ACRE TRACT, (VOLUME 1104, PAGE 113-115, DEED RECORDS) IN THE NORTH PART OF A 80 ACRE TRACT, (VOLUME 485, PAGE 187-188, DEED RECORDS), SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, SAVE AND EXCEPT: A 0.343 ACRE TRACT AS CONVEYED BY DEED RECORDED IN VOLUME 12956, PAGE 258, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.


SURVEYED FOR:  
CENTCOM REALTY CORPORATION

*Mejia & Rose, In*  
*Engineering*

1643 West Price Road (   
 P.O. Box 3761 Brownsvil   
 Fax (956) 544

G.F. NO. 2609075

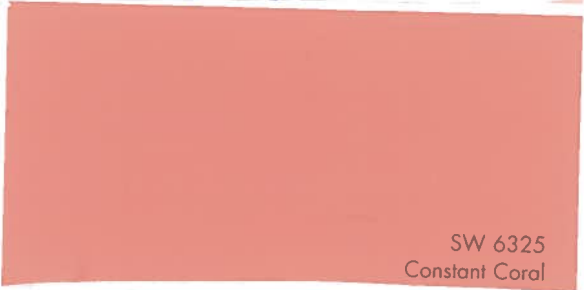




SW 7527  
Nantucket Dune



SW 7747  
Recycled Glass



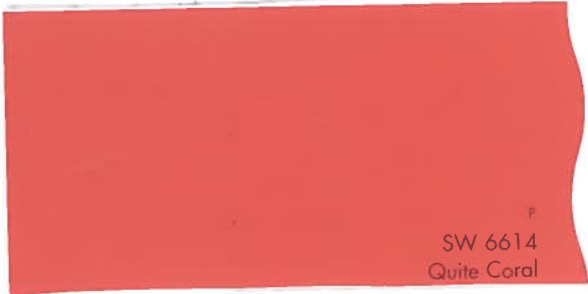
SW 6325  
Constant Coral



P  
SW 6374  
Torchlight



SW 6220  
Interesting Aqua



P  
SW 6614  
Quite Coral

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

**MEETING DATE:** June 10, 2014

**TO:** DEVELOPMENT STANDARDS REVIEW TASK FORCE

**FROM:** Sungman Kim, Director

**DEPARTMENT:** Development Services

**ITEM**

Workshop on Improvements of Street Corners along Padre Boulevard

**ITEM BACKGROUND**

On May 7, 2014, the City Council had a discussion on Improvements of Street Corners along Padre Boulevard. At the meeting, Council Member Patel made a motion to direct the City Manager to prepare a bid package for landscaping and yearly maintenance on street corners that front Padre Boulevard. Mayor Pinkerton seconded the motion, which carried unanimously.

**COMPREHENSIVE PLAN GOAL**

The City's Comprehensive Plan lays out goals and objectives to enhance quality of life. One of the goals is to enhance physical environment (3.J), while one of the recommended actions includes enhancing the standards and appearance of public rights-of-way and properties (3.7).

**RECOMMENDATIONS/COMMENTS**

Staff recommends DSRTF consider the attached design.



**IMPROVEMENTS OF STREET CORNERS ALONG PADRE BOULEVARD**

**JUNE 2014**

**Sungman Kim, PhD, PLA (#2864)**

**Director of Development Services**

**City of South Padre Island**

## SUMMARY

| Common Name           | Scientific Name                 | Size         | Color        | Bloom Time         | Quantity |
|-----------------------|---------------------------------|--------------|--------------|--------------------|----------|
| Pampas Grass          | Cortaderia selloana             | 5 gal        | Pink/White   | Summer/Fall        | 23       |
| Texas Sage            | Leucophyllum frutescens         | 3 gal        | Purple       | Summer/Fall        | 40       |
| Yellow Sophora        | Sophora tomentosa L.            | 5 gal        | Yellow       | Spring/summer/fall | 18       |
| Drummond's Turk's Cap | Malvaviscus drummondii          | 3 gal        | Red          | Summer/Fall        | 14       |
| Texas Lantana         | Lantana urticoides (L. horrida) | 1 gal        | Red & Yellow | Summer/Fall        | 99       |
| Asiatic Jasmine       | Trachelospermum asiaticum       | 1 gal        | White        | Summer             | 817      |
| Boulder               |                                 | 4 cubic feet | -            |                    | 3        |
|                       |                                 | 1 cubic feet | -            |                    | 3        |

|                                | Plant Box (8'X8')              | Concrete Block (16"X8"X4") | Decorative Cap | Color (from City's Color Palette) |        | Concrete curb (6") |
|--------------------------------|--------------------------------|----------------------------|----------------|-----------------------------------|--------|--------------------|
|                                |                                |                            |                | Body                              | Cap    |                    |
| West Cora Lee (South)          | 1                              | 84                         | TBD            | SW7682                            | SW7039 |                    |
| West Cora Lee (North)          | 1                              | 84                         | TBD            | SW7682                            | SW7039 |                    |
| West Carolyn (South)           | 1                              | 84                         | TBD            | SW7015                            | SW7602 |                    |
| West Carolyn (North)           | 1                              | 84                         | TBD            | SW7015                            | SW7602 |                    |
| West Verna Jean (South)        | 1                              | 84                         | TBD            | SW6347                            | SW6214 |                    |
| West Capricorn (South)         | 1                              | 84                         | TBD            | SW7568                            | SW7614 |                    |
| West Gardenia (North)          | 1                              | 84                         | TBD            | SW7556                            | SW7048 |                    |
| West Huisache (South)          | 1                              | 84                         | TBD            | SW7522                            | SW7703 |                    |
| West Mezquite (North)          | 1                              | 84                         | TBD            | SW7701                            | SW6055 |                    |
| East Mezquite (South)          | 1                              | 84                         | TBD            | SW7701                            | SW6055 |                    |
| East Mezquite (North)          | 1                              | 84                         | TBD            | SW7701                            | SW6055 |                    |
| East Huisache (South)          | 1                              | 84                         | TBD            | SW7522                            | SW7703 |                    |
| East Gardenia (South)          | 1                              | 84                         | TBD            | SW7556                            | SW7048 |                    |
| East Gardenia (North)          | 1                              | 84                         | TBD            | SW7556                            | SW7048 |                    |
| East Saturn (North)            | 1                              | 84                         | TBD            | SW7727                            | SW6103 |                    |
| East Venus (South)             | 1                              | 84                         | TBD            | SW6375                            | SW6419 |                    |
| East Venus (North)             | 1                              | 84                         | TBD            | SW6375                            | SW6419 |                    |
| East Jupiter (South)           | 1                              | 84                         | TBD            | SW7568                            | SW7614 |                    |
| East Capricorn (North)         | 1                              | 84                         | TBD            | SW7568                            | SW7614 |                    |
| East Verna Jean (South)        | 1                              | 84                         | TBD            | SW6347                            | SW6214 |                    |
| East Carolyn (North)           | 1                              | 84                         | TBD            | SW7015                            | SW7602 |                    |
| East Cora Lee (South)          | 1                              | 84                         | TBD            | SW7682                            | SW7039 |                    |
| East Cora Lee (North)          | 1                              | 84                         | TBD            | SW7682                            | SW7039 |                    |
| West Ling (North)              | No improvement to the existing |                            |                |                                   |        |                    |
| West Ling (South)              | No improvement to the existing |                            |                |                                   |        |                    |
| West Palm (North)              |                                |                            |                |                                   |        | 26' addition       |
| East Sunny Isle (North)        | No improvement to the existing |                            |                |                                   |        |                    |
| East Marisol (South)           | No improvement to the existing |                            |                |                                   |        |                    |
| East Marisol (North)           | No improvement to the existing |                            |                |                                   |        |                    |
| East Palm (North)              |                                |                            |                |                                   |        | 51' new            |
| East Pike (South)              | No improvement to the existing |                            |                |                                   |        |                    |
| East Acapulco (South)          | No improvement to the existing |                            |                |                                   |        |                    |
| East Swordfish (North & South) | No improvement to the existing |                            |                |                                   |        |                    |
| West Swordfish (South & North) | No improvement to the existing |                            |                |                                   |        |                    |
| Total Quantity                 | 23                             | 1932                       | TBD            |                                   |        | 77'                |



|                                | Pampas Grass     | Texas Sage | Yellow Sophora | Drummond's Turk's Cap | Texas Lantana | Asiatic Jasmine | Boulder |
|--------------------------------|------------------|------------|----------------|-----------------------|---------------|-----------------|---------|
| West Cora Lee (South)          |                  | 1          | 1              |                       | 3             | 23              |         |
| West Cora Lee (North)          |                  |            | 1              | 2                     | 3             | 19              |         |
| West Carolyn (South)           |                  | 1          | 1              |                       | 3             | 23              |         |
| West Carolyn (North)           |                  |            | 1              | 2                     | 3             | 19              |         |
| West Verna Jean (South)        | 1                | 1          |                |                       | 3             | 32              |         |
| West Capricorn (South)         |                  | 1          | 1              |                       | 3             | 32              |         |
| West Gardenia (North)          | 3                |            |                |                       | 3             | 14              |         |
| West Huisache (South)          | 1                | 1          |                |                       | 1             | 27              |         |
| West Mezquite (North)          | 1                | 1          |                | 1                     | 1             | 20              | 2       |
| East Mezquite (South)          | 1                | 1          |                | 1                     | 1             | 12              | 2       |
| East Mezquite (North)          | 1                | 2          |                | 1                     | 3             | 6               | 2       |
| East Huisache (South)          | 1                | 1          |                |                       | 1             | 30              |         |
| East Gardenia (South)          | 1                |            |                |                       | 5             | 26              |         |
| East Gardenia (North)          |                  | 1          |                | 4                     | 1             | 20              |         |
| East Saturn (North)            |                  |            | 1              |                       | 3             | 30              |         |
| East Venus (South)             |                  | 1          | 1              |                       | 3             | 23              |         |
| East Venus (North)             |                  |            | 1              | 2                     | 4             | 18              |         |
| East Jupiter (South)           |                  | 1          | 1              |                       | 3             | 26              |         |
| East Capricorn (North)         | 1                | 1          | 1              |                       | 3             | 28              |         |
| East Verna Jean (South)        | 1                | 1          | 1              |                       | 3             | 27              |         |
| East Carolyn (North)           | 1                | 1          | 1              |                       | 2             | 18              |         |
| East Cora Lee (South)          |                  | 1          | 1              |                       | 3             | 19              |         |
| East Cora Lee (North)          |                  |            | 1              | 1                     | 3             | 19              |         |
| West Ling (North)              | 3                | 3          | 1              |                       | 6             | 23              |         |
| West Ling (South)              |                  | 3          | 3              |                       | 7             | 31              |         |
| West Palm (North)              | 4                | 14         |                |                       | 14            | 131             |         |
| East Sunny Isle (North)        |                  |            |                |                       |               | 27              |         |
| East Marisol (South)           | 1                | 1          |                |                       | 3             | 29              |         |
| East Marisol (North)           |                  |            |                |                       | 3             |                 |         |
| East Palm (North)              | 2                |            |                |                       |               | 37              |         |
| East Pike (South)              |                  | 1          |                |                       | 2             | 12              |         |
| East Acapulco (South)          |                  | 1          |                |                       | 3             | 16              |         |
| East Swordfish (North & South) | Maintenance only |            |                |                       |               |                 |         |
| West Swordfish (South & North) |                  |            |                |                       |               |                 |         |
| Total Quantity                 | 23               | 40         | 18             | 14                    | 99            | 817             | 6       |

Pampas Grass



Texas Sage



Yellow Sophora



Drummond's Turk's  
Cap





Texas Lantana



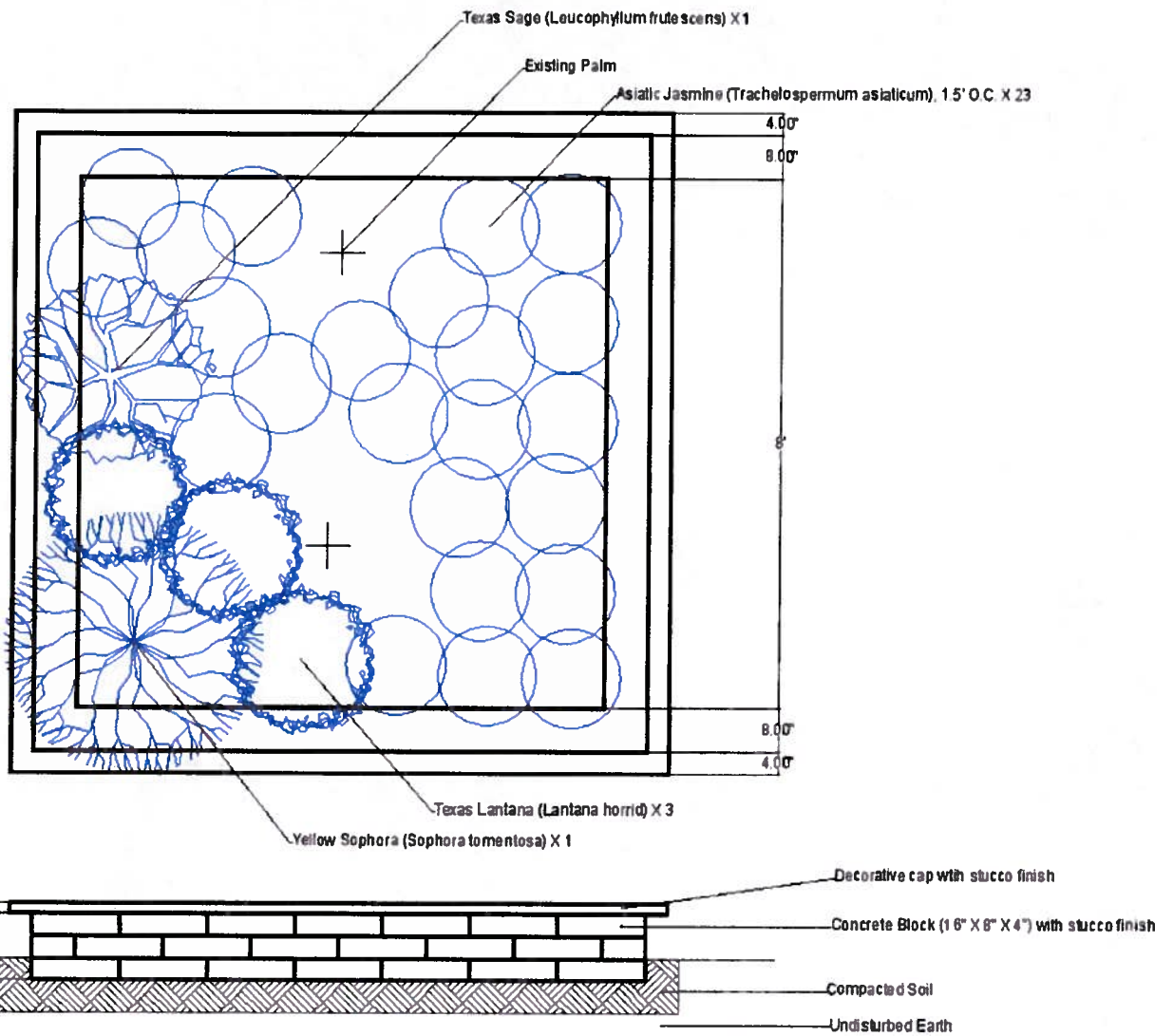
Asiatic Jasmine



# WEST CORA LEE STREET



South

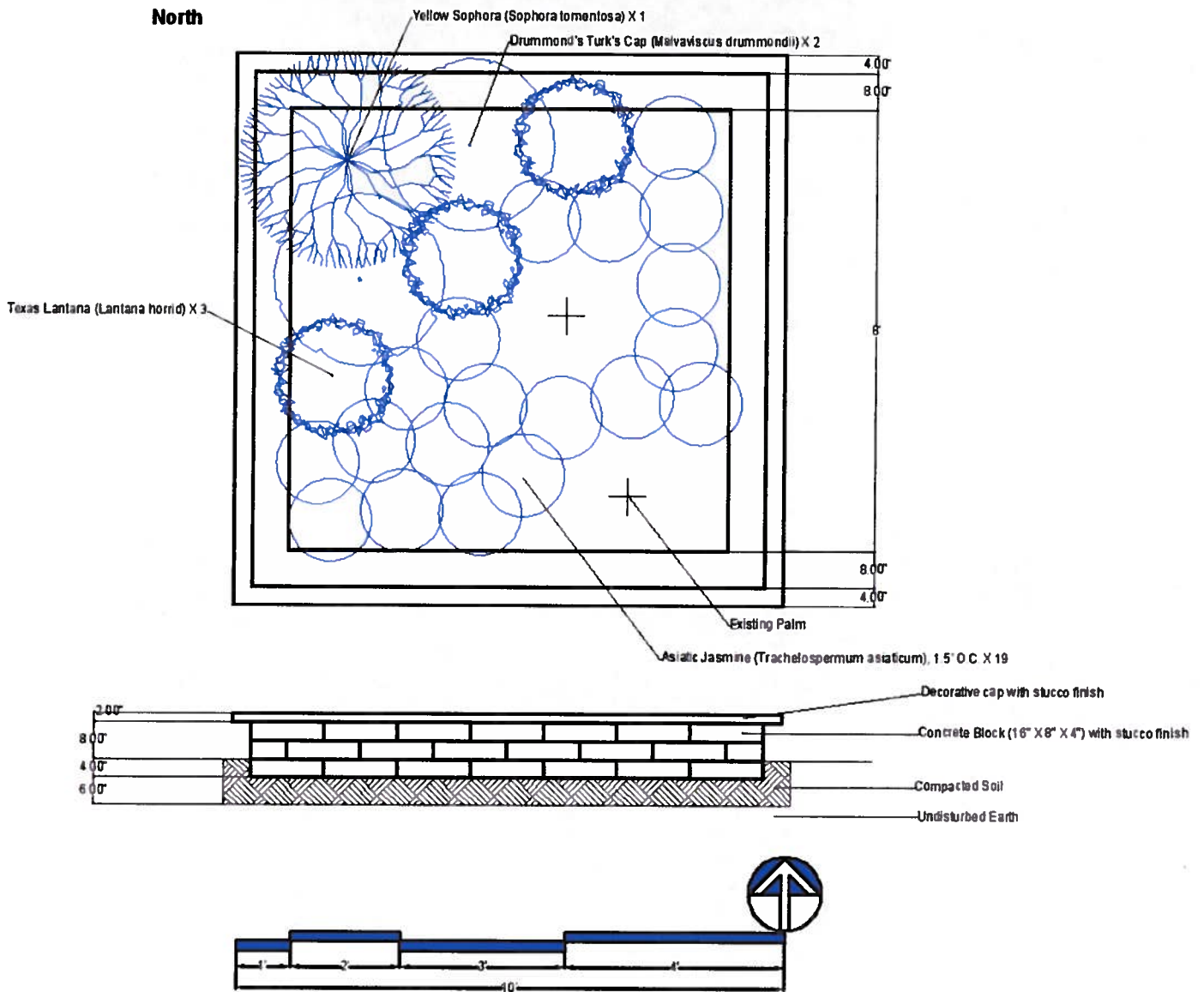




# WEST CORA LEE STREET



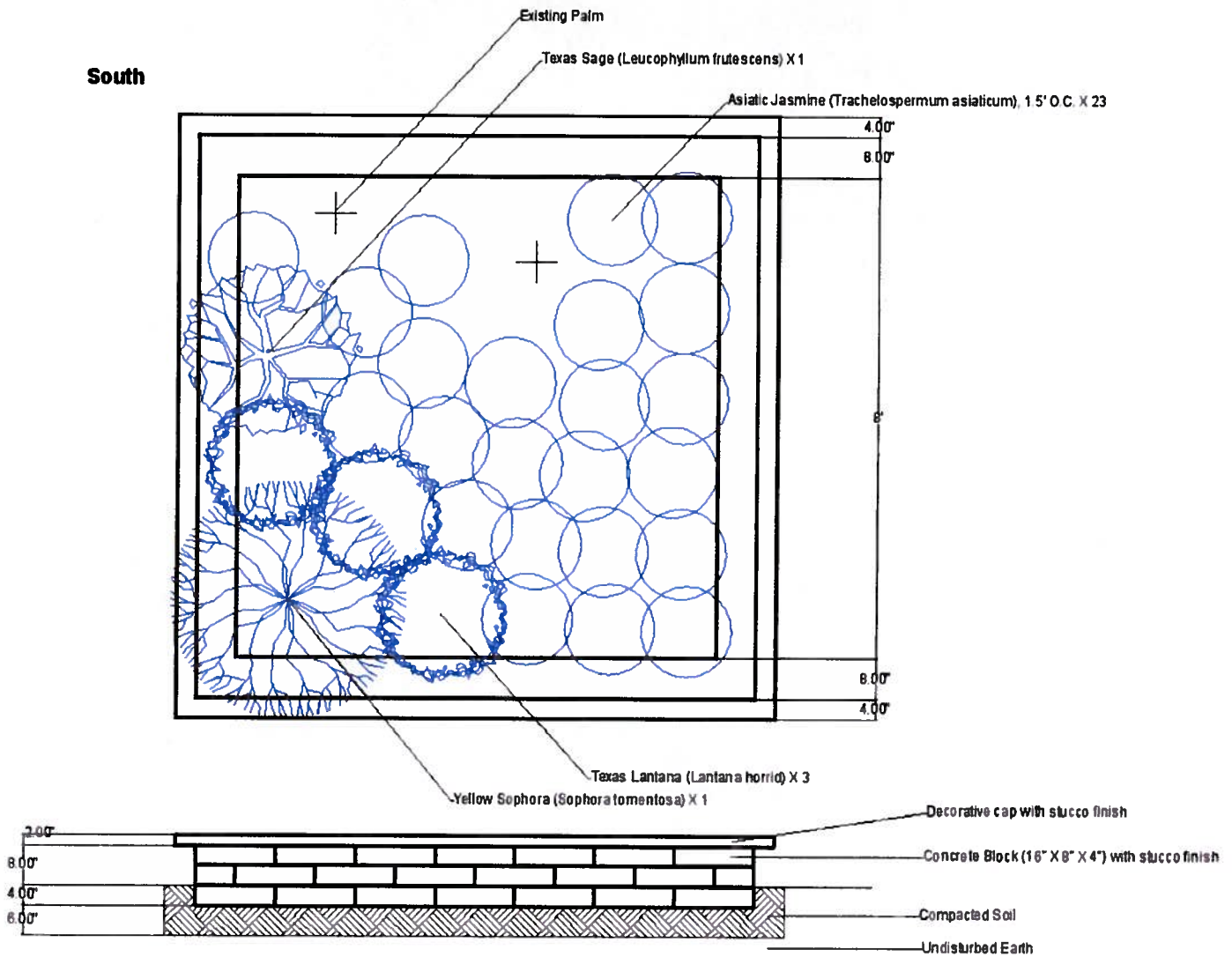
North



# WEST CAROLYN STREET

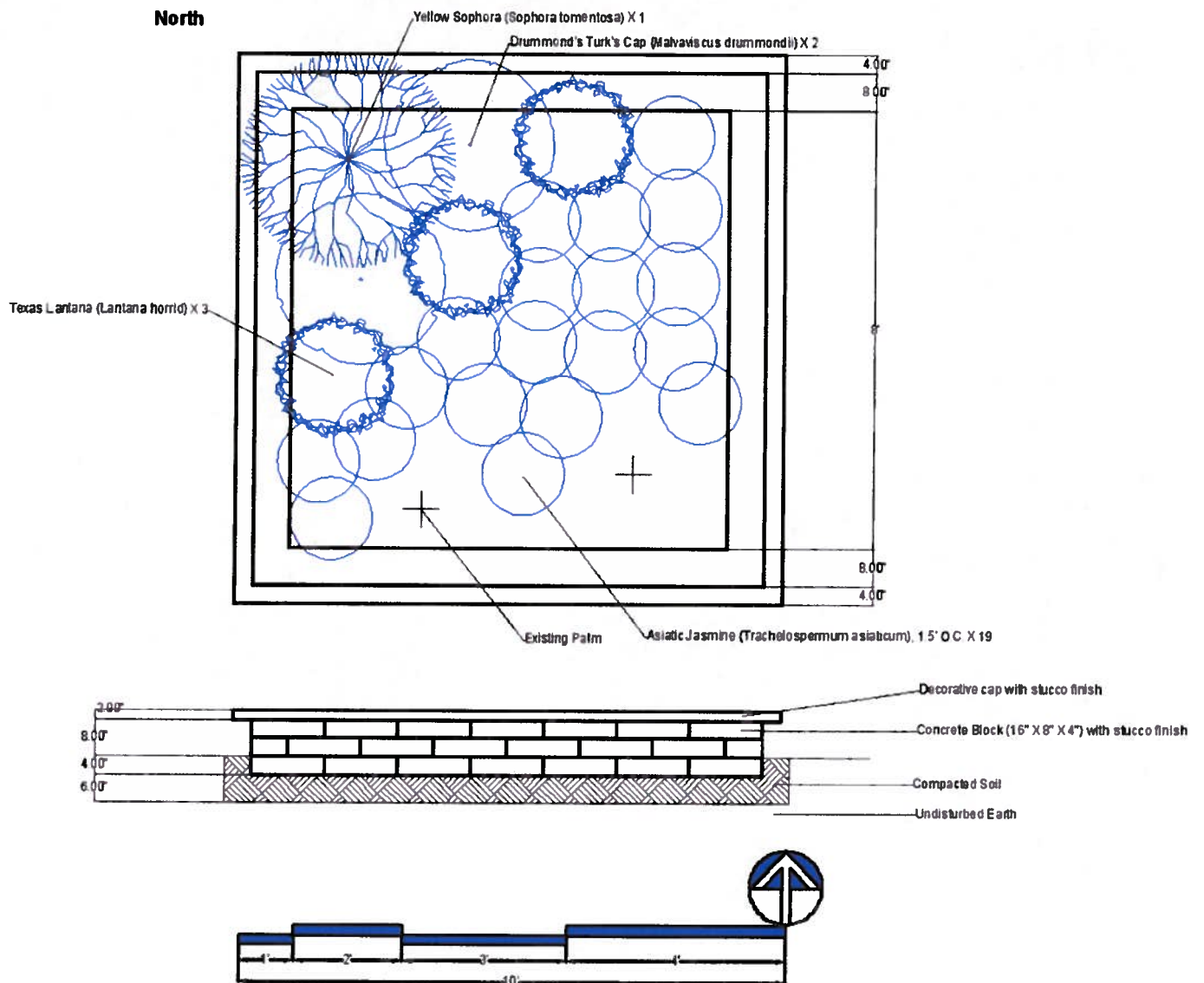


South





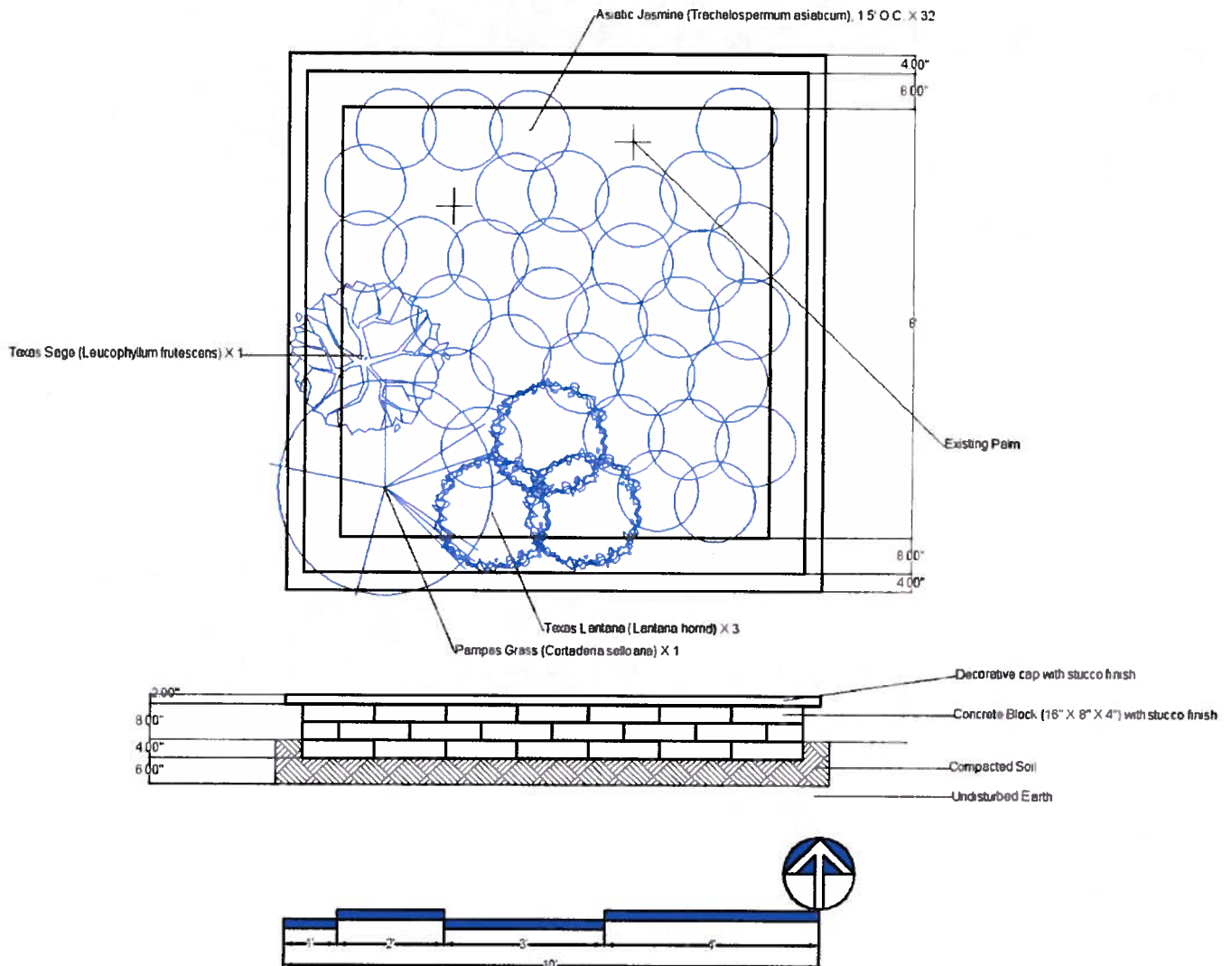
# WEST CAROLYN STREET



# WEST Verna JEAN STREET



W Verna Jean (South)

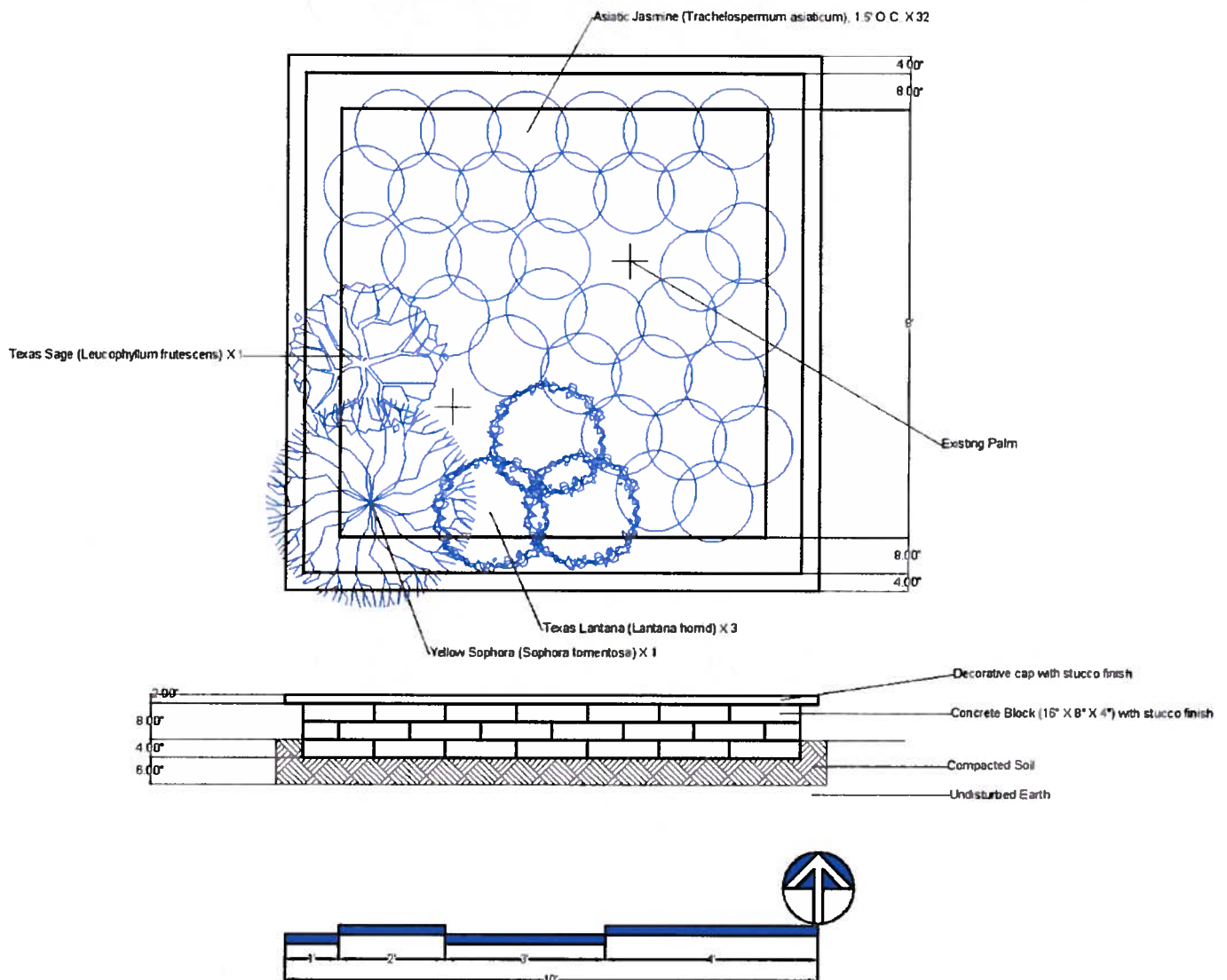




# WEST CAPRICORN STREET



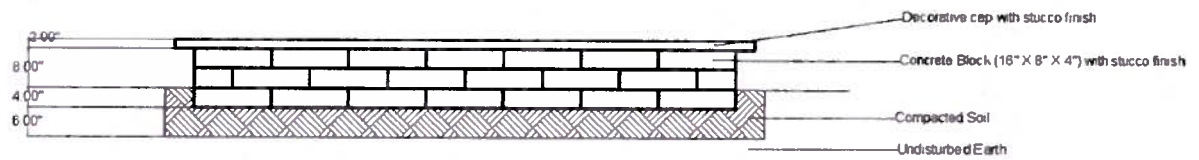
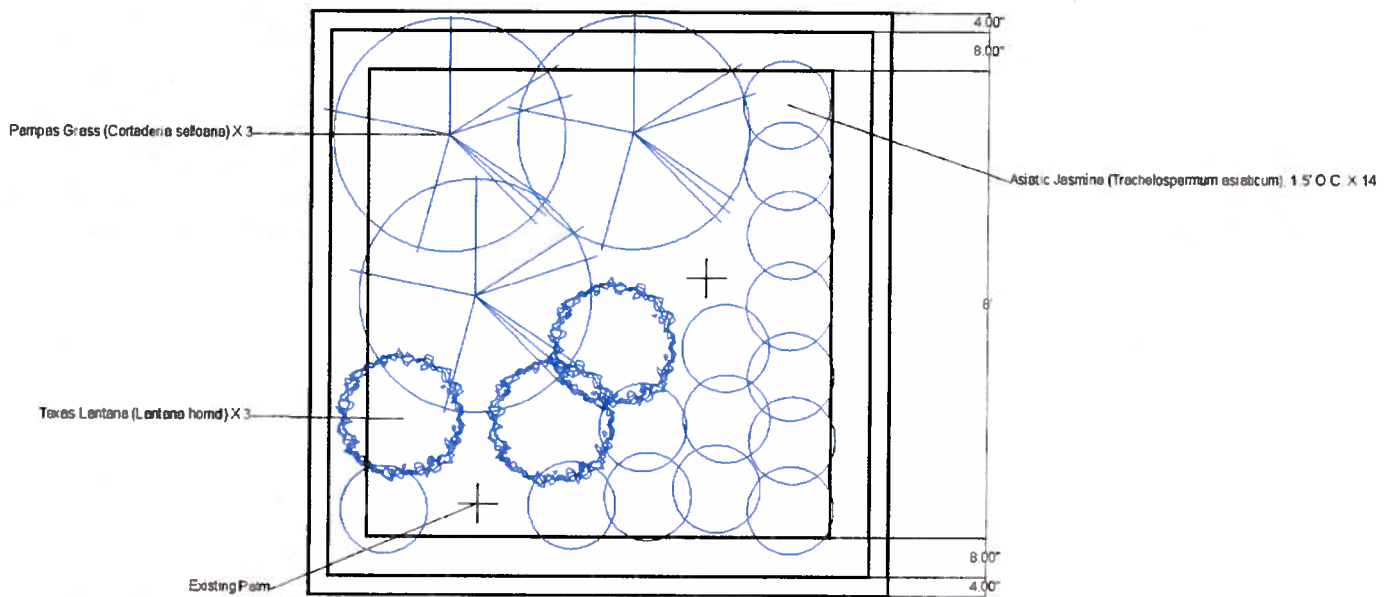
W Capricorn (South)



# WEST GARDENIA STREET



W Gardenia (North)

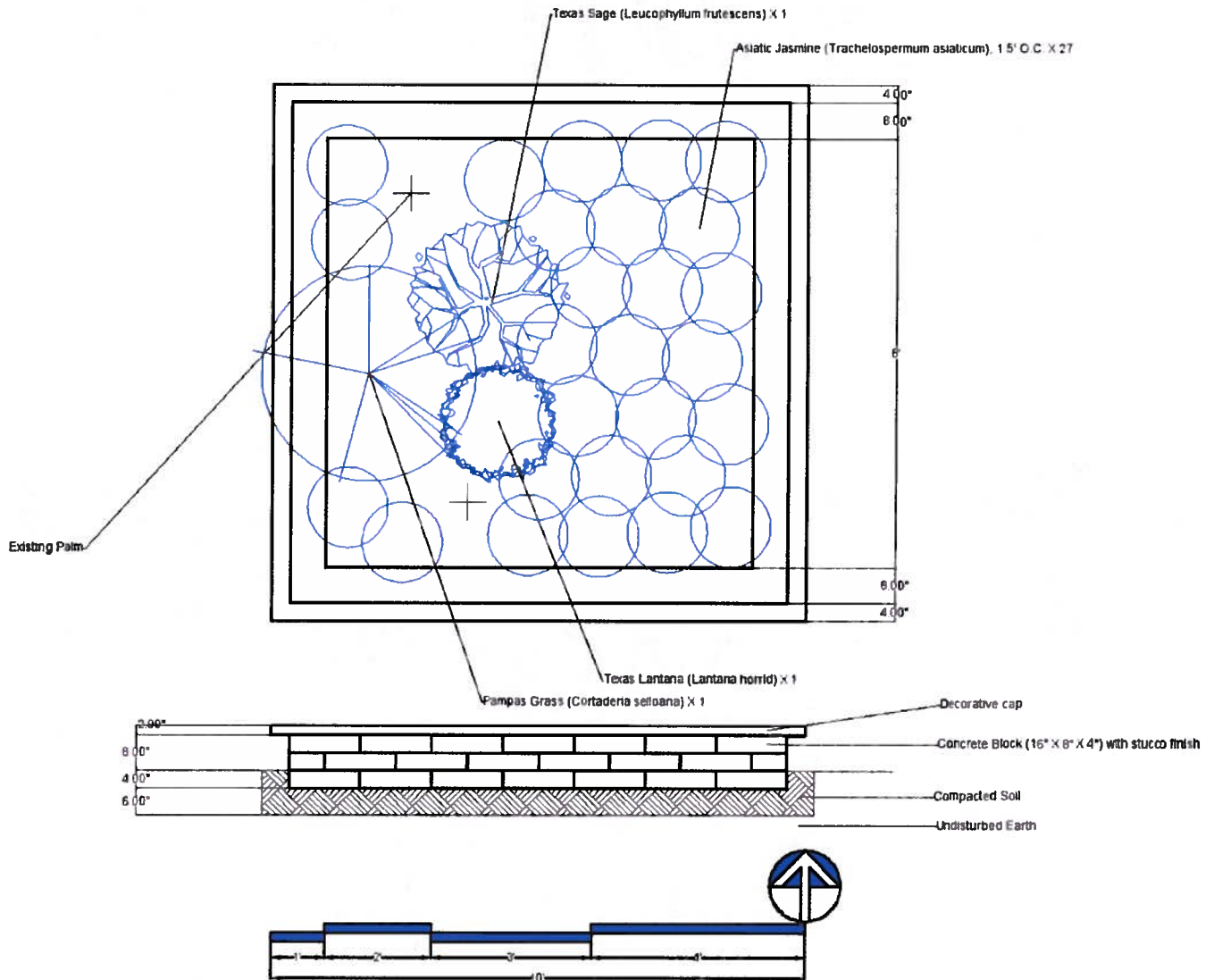




# WEST HUISACHE STREET



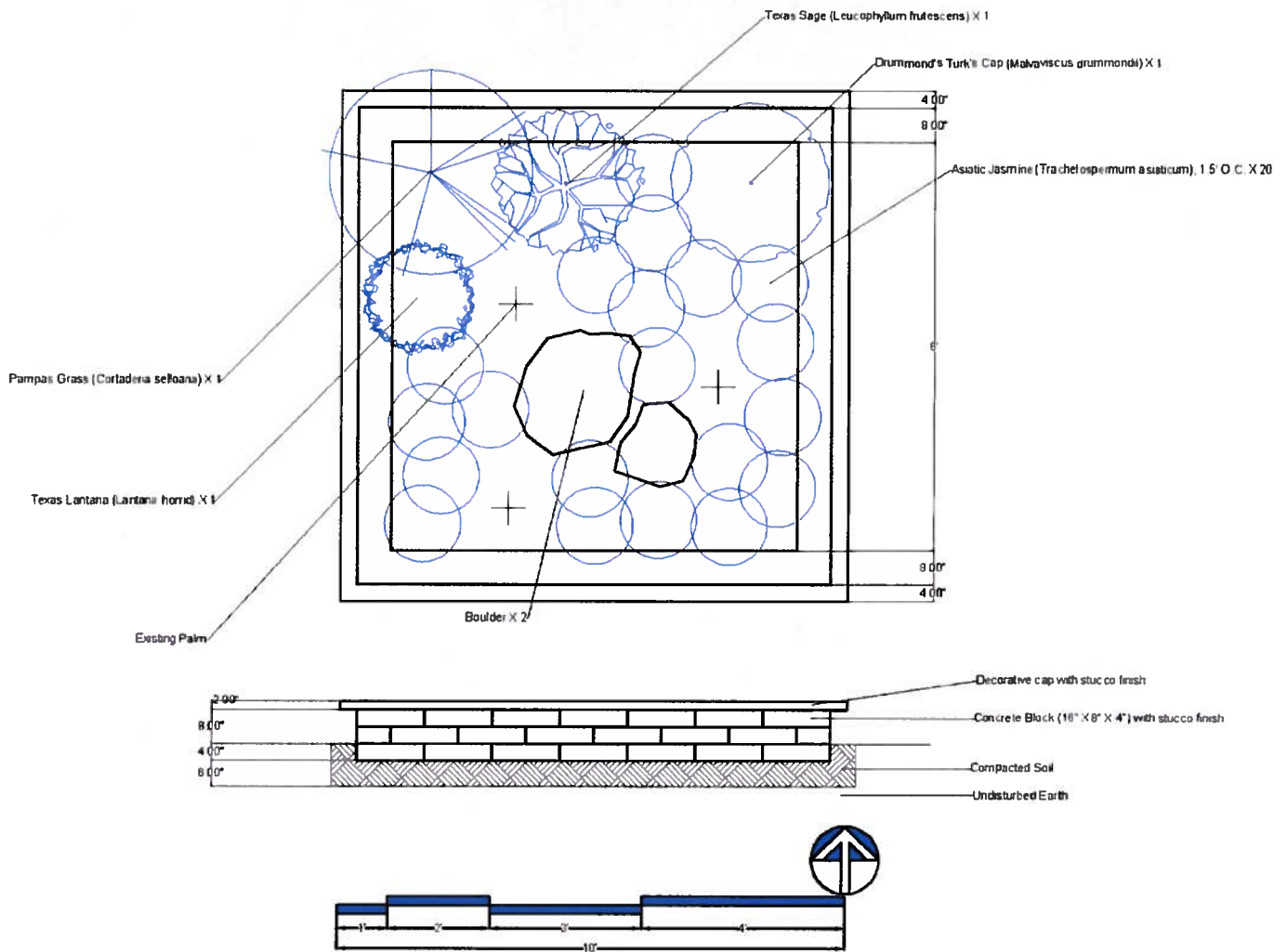
## W Huisache (South)



# WEST MEZQUITE STREET



W Mezquite (North)

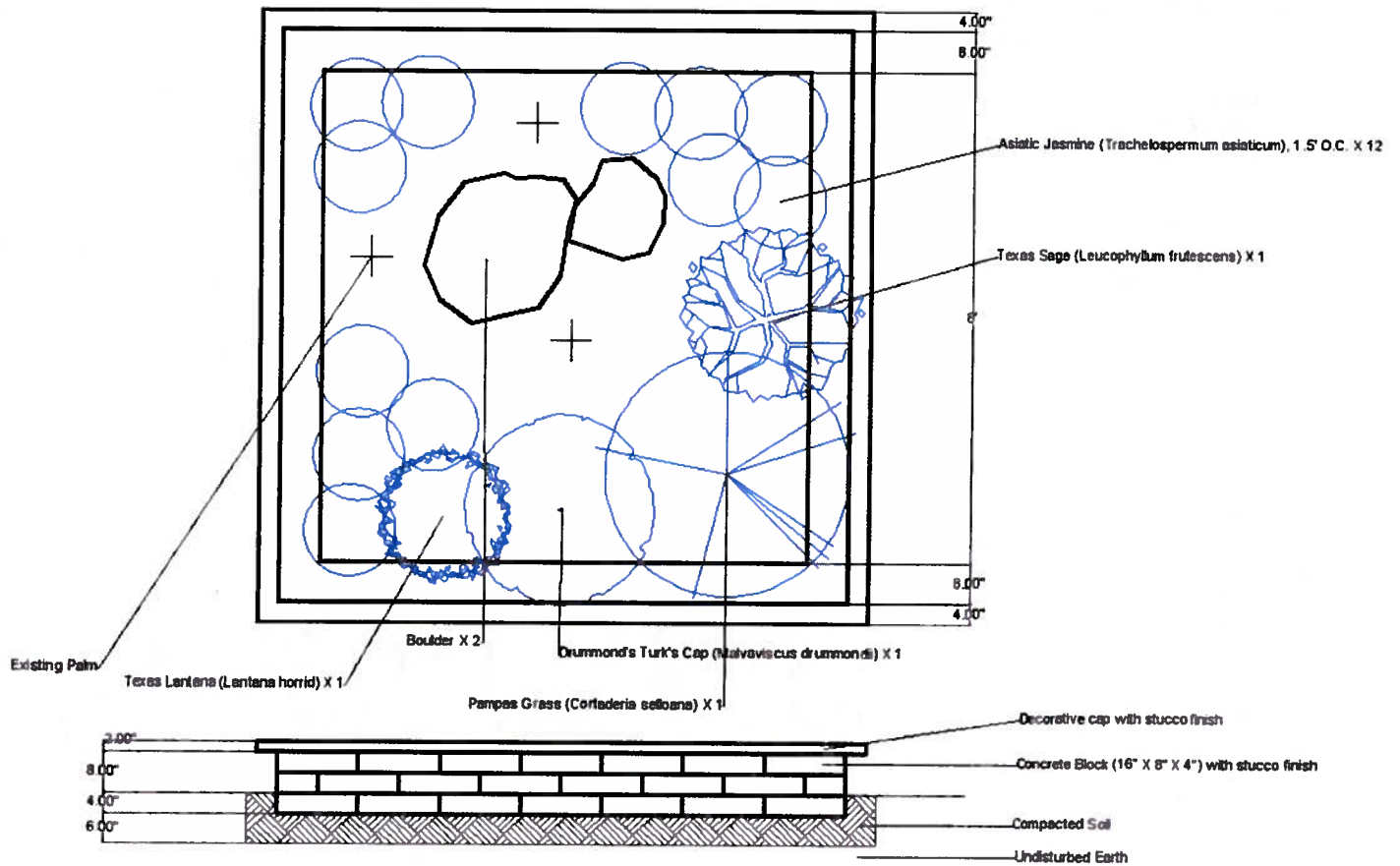




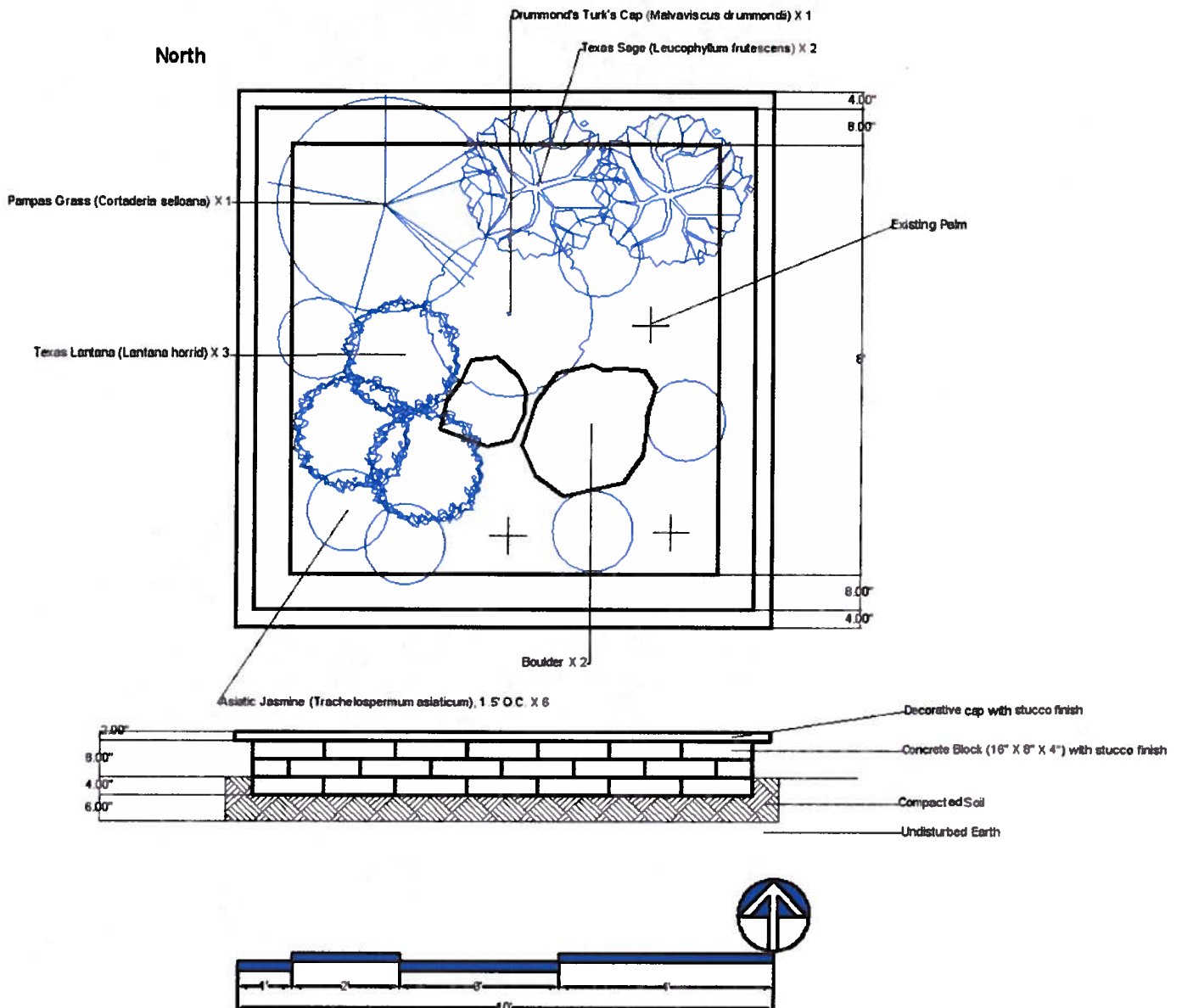
# EAST MEQUITE STREET



South



# EAST MEQUITE STREET

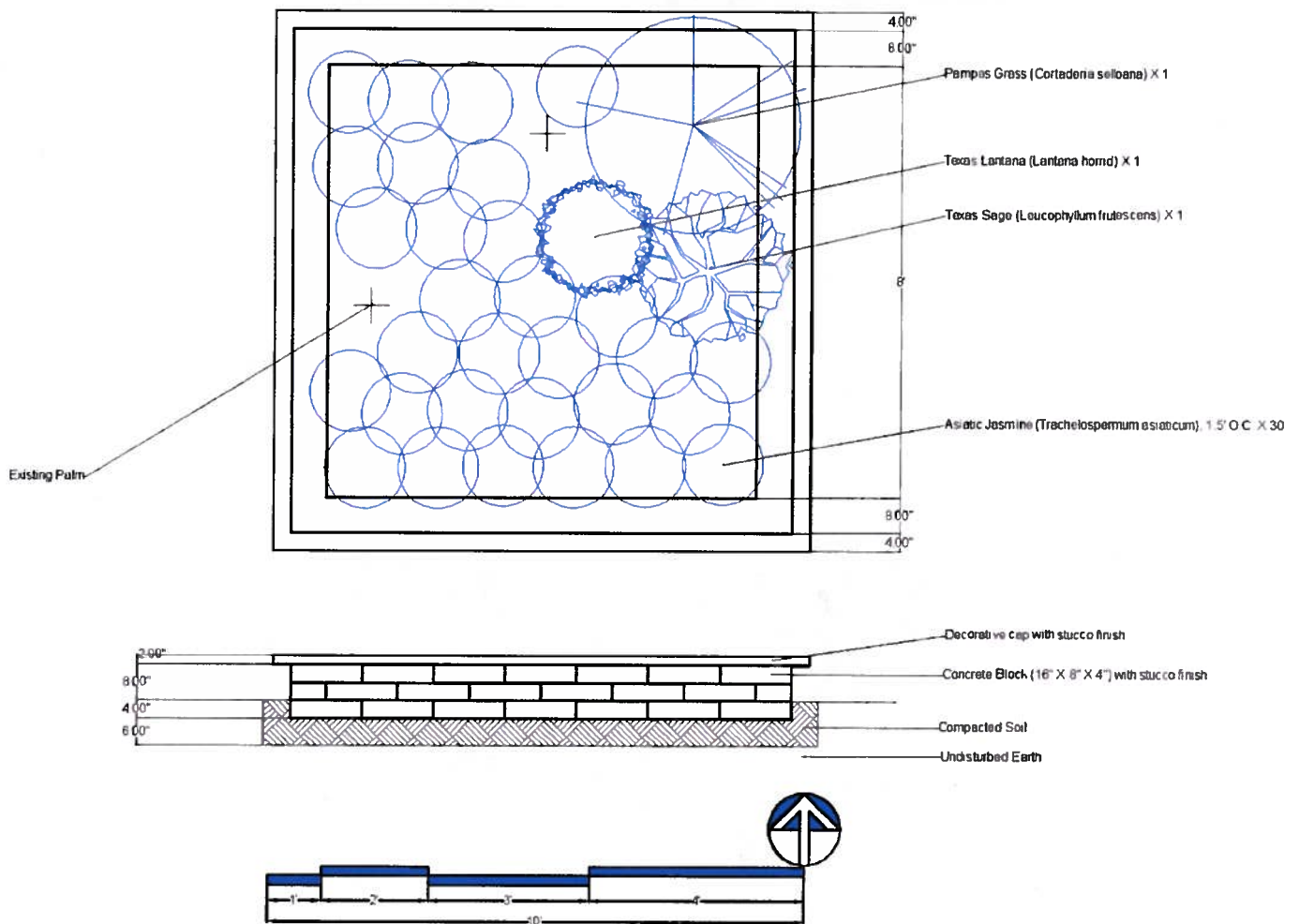




# EAST HUISACHE STREET



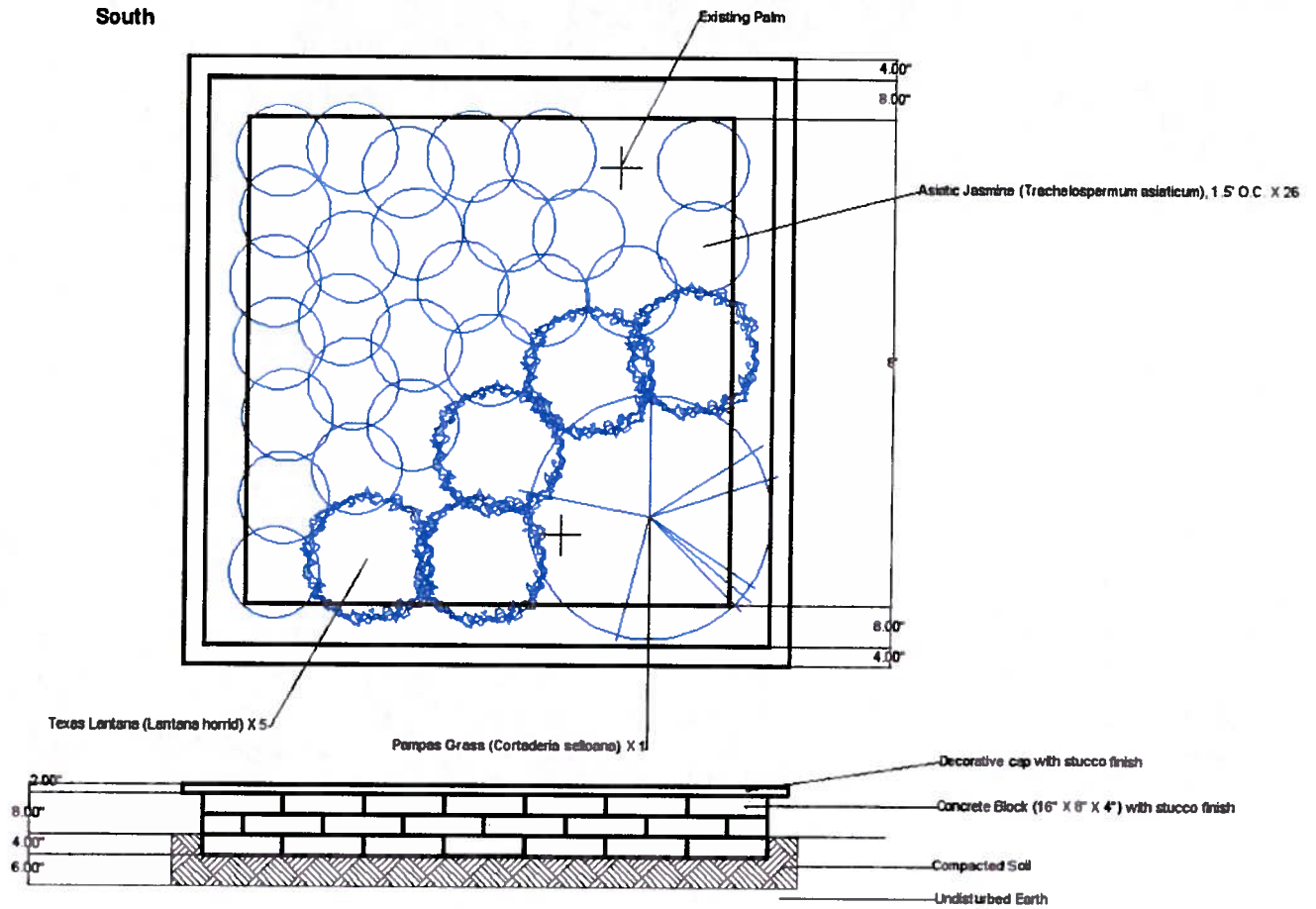
E Huisache (South)



# EAST GARDENIA STREET



South

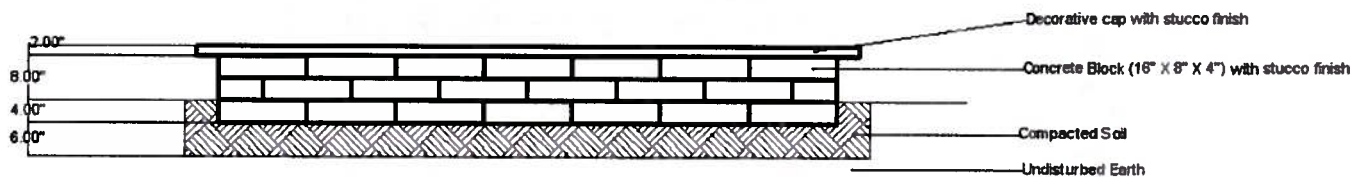
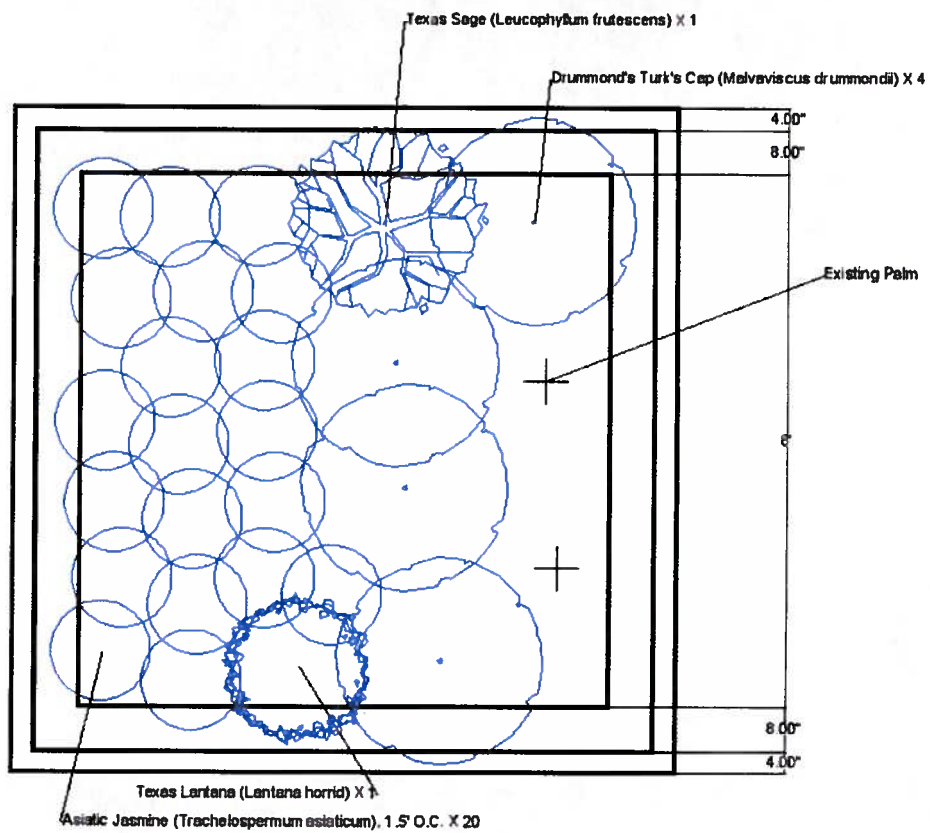




# EAST GARDENIA STREET



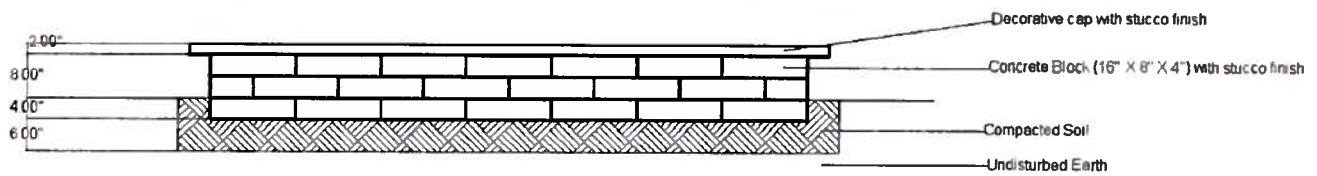
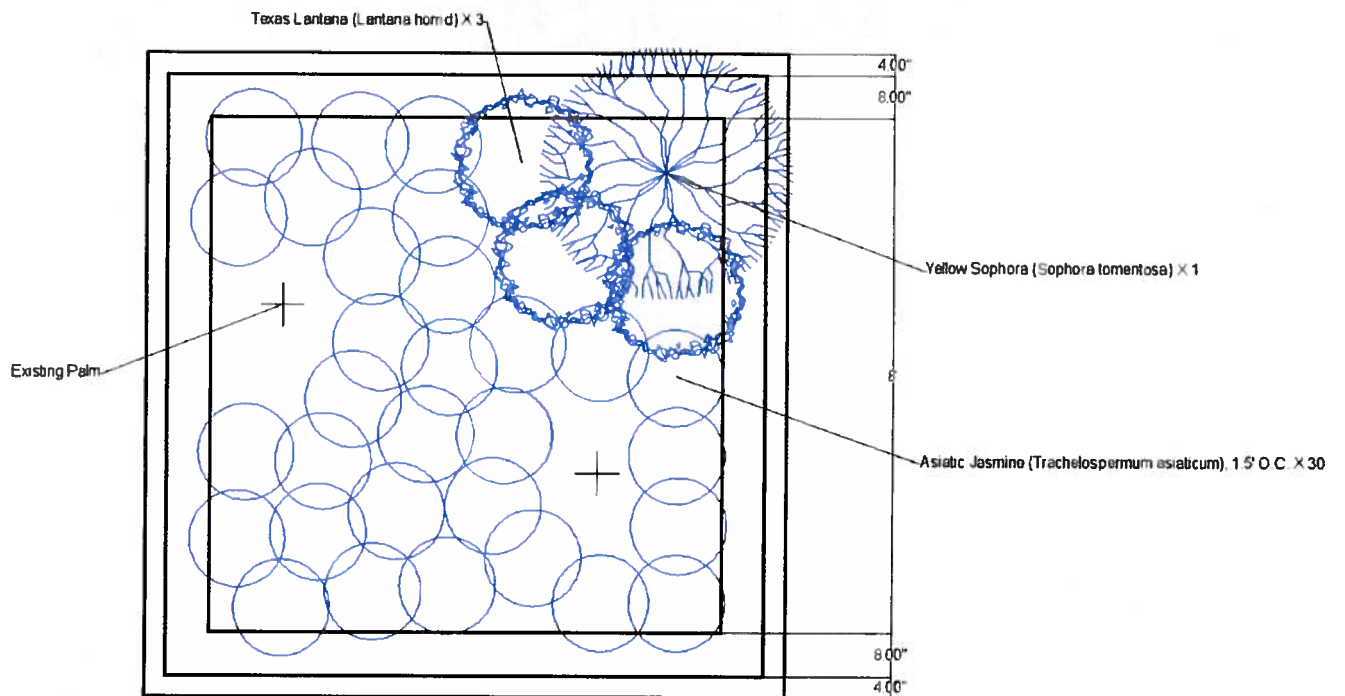
North



# EAST SATURN STREET



**E Saturn (North)**

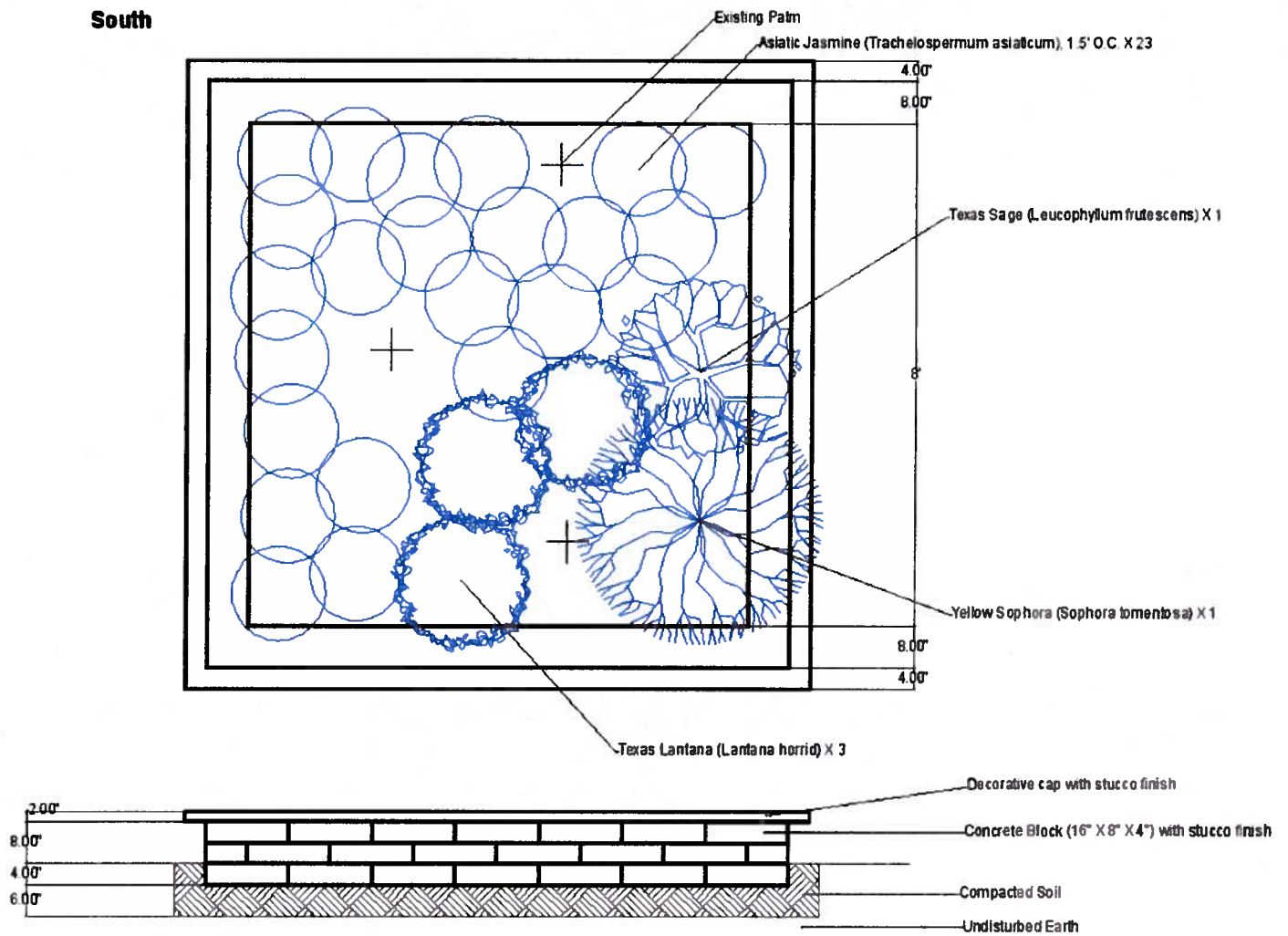




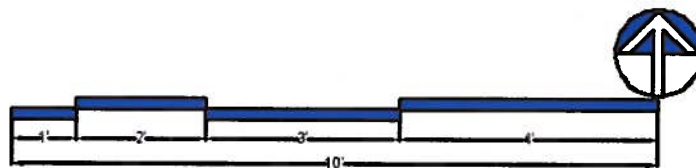
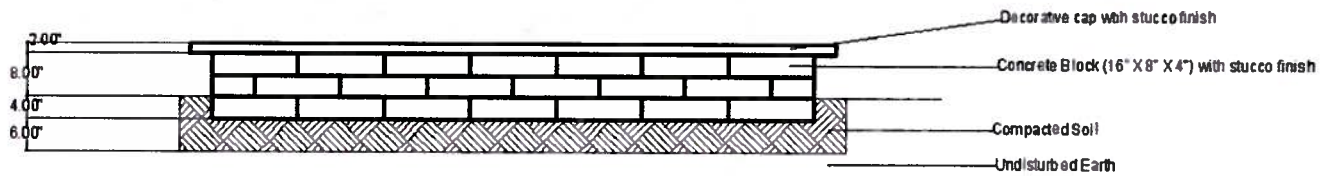
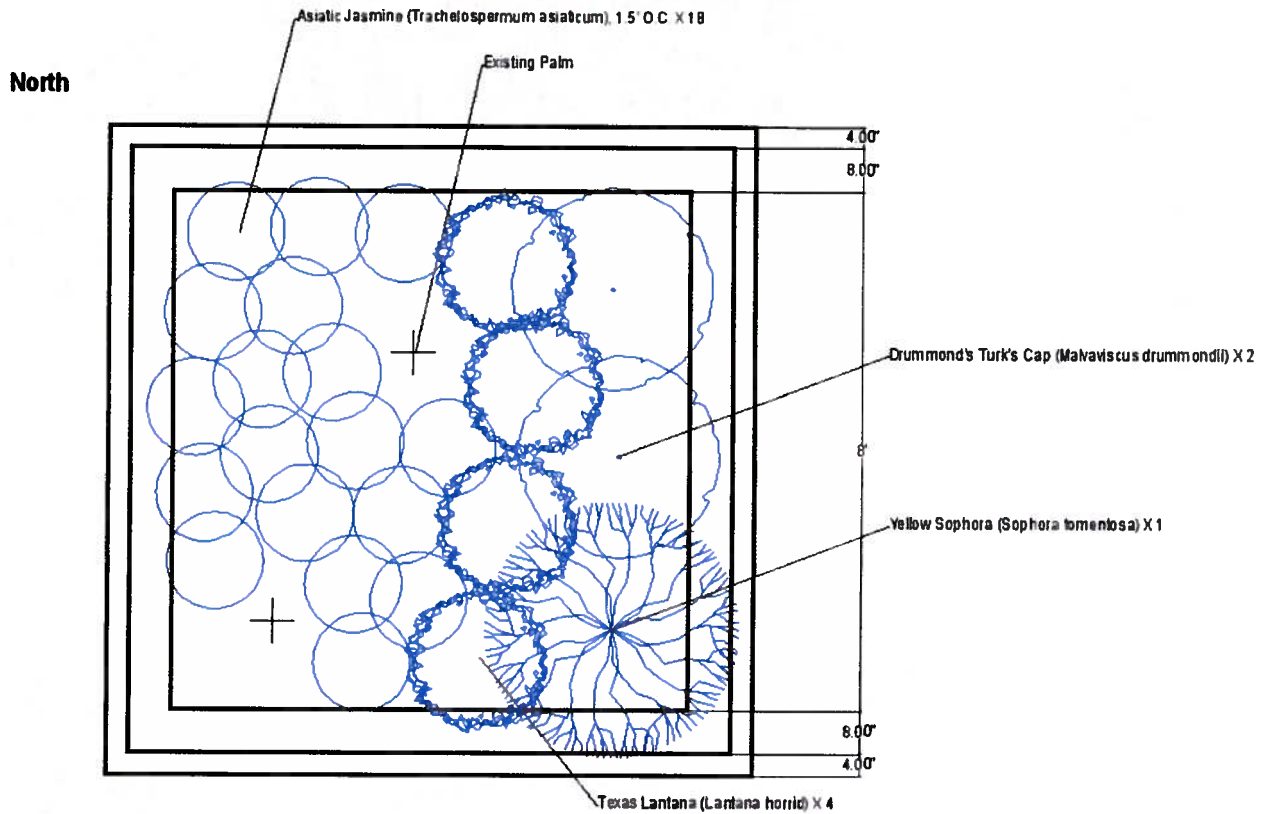
# EAST VENUS STREET



South



# EAST VENUS STREET

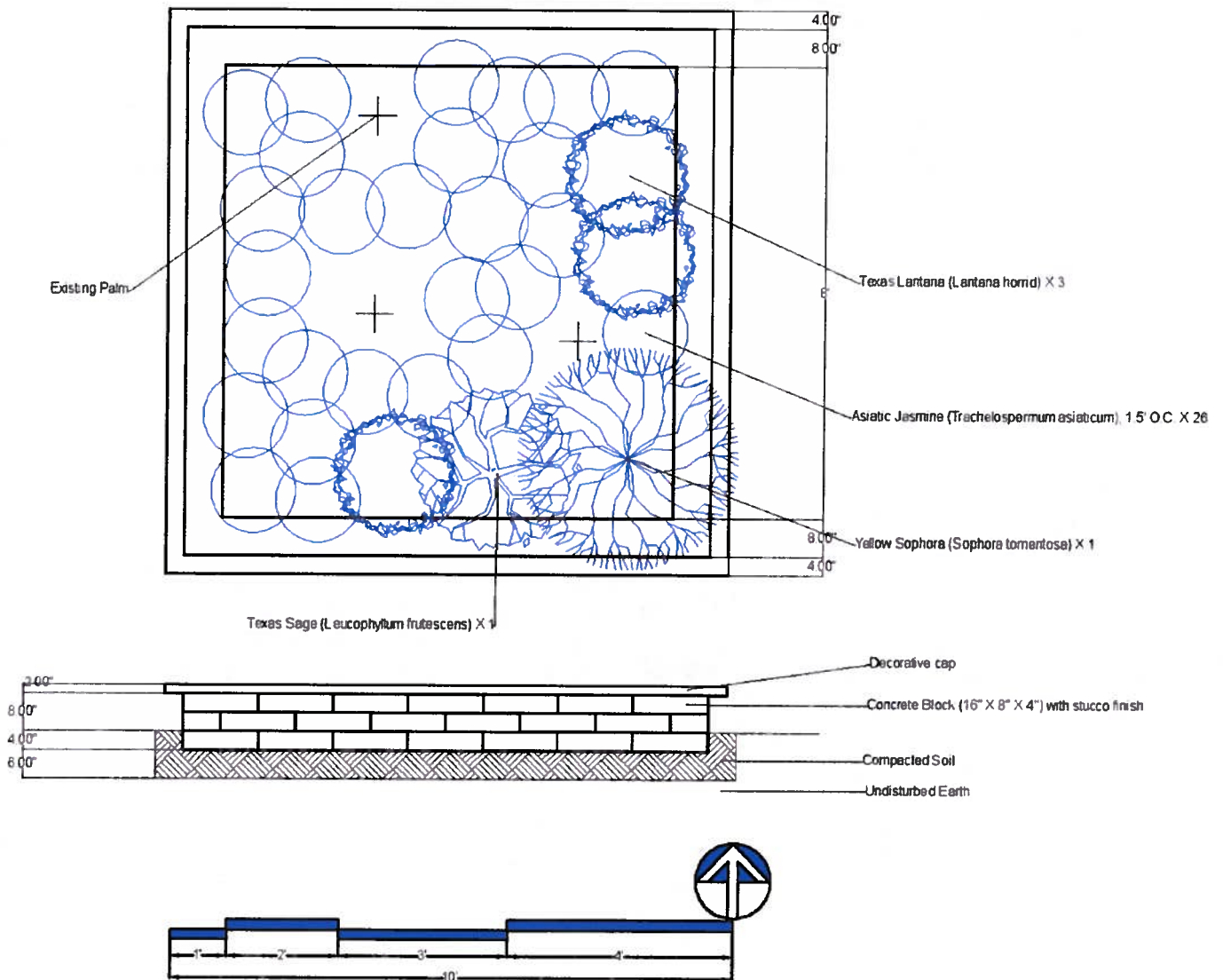




# EAST JUPITER STREET



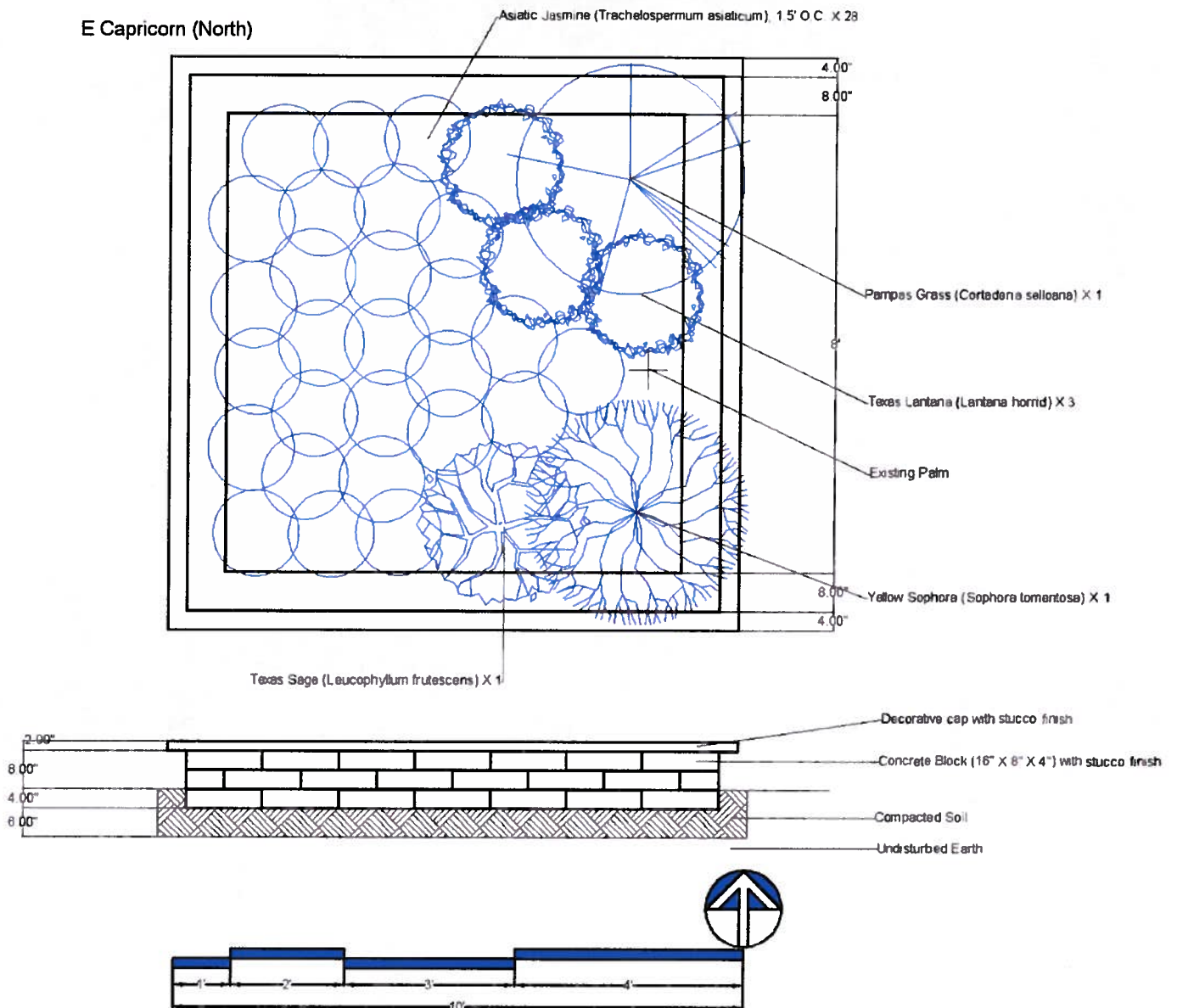
E Jupiter (South)



# EAST CAPRICORN STREET



E Capricorn (North)

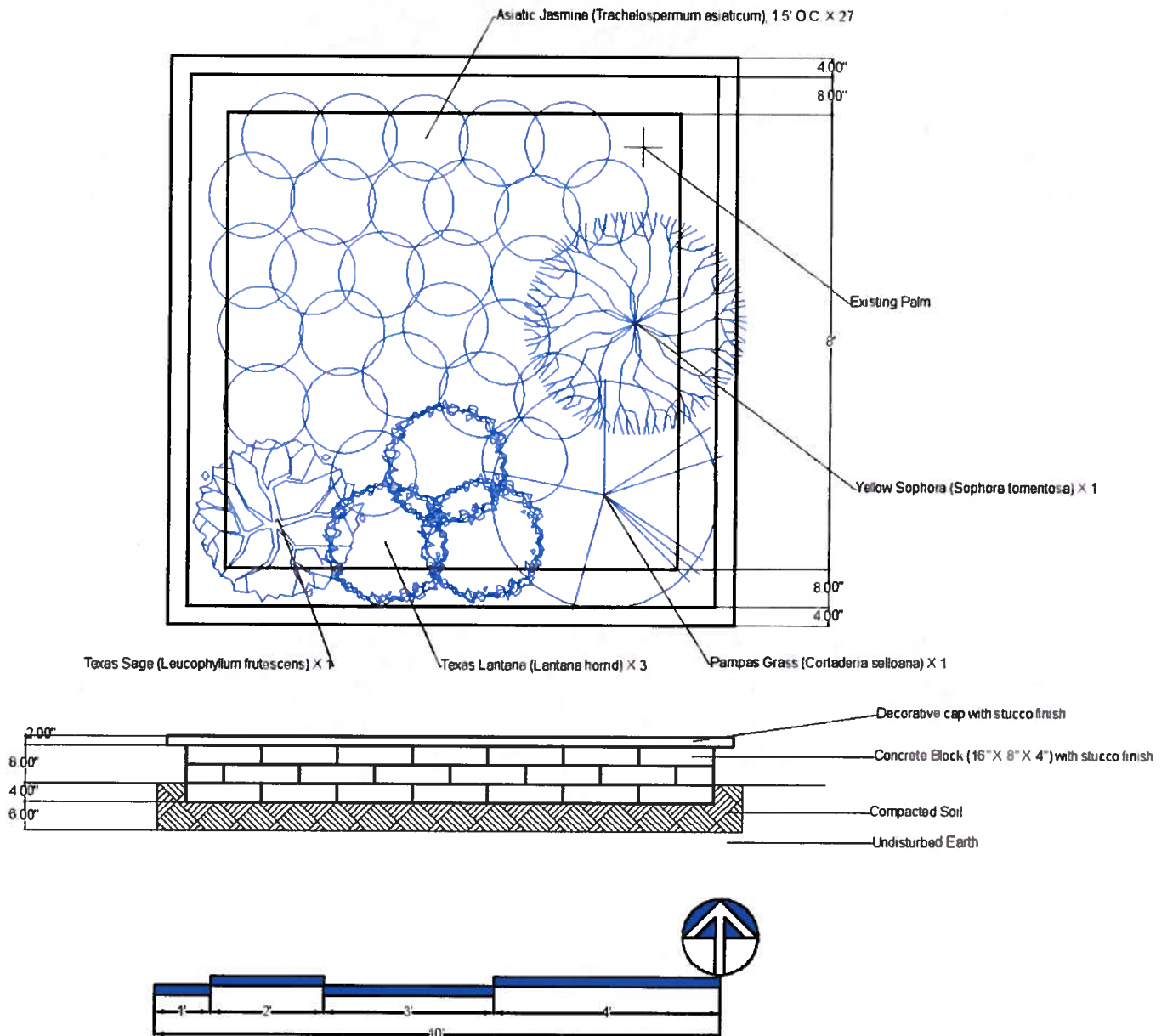




# EAST Verna JEAN STREET



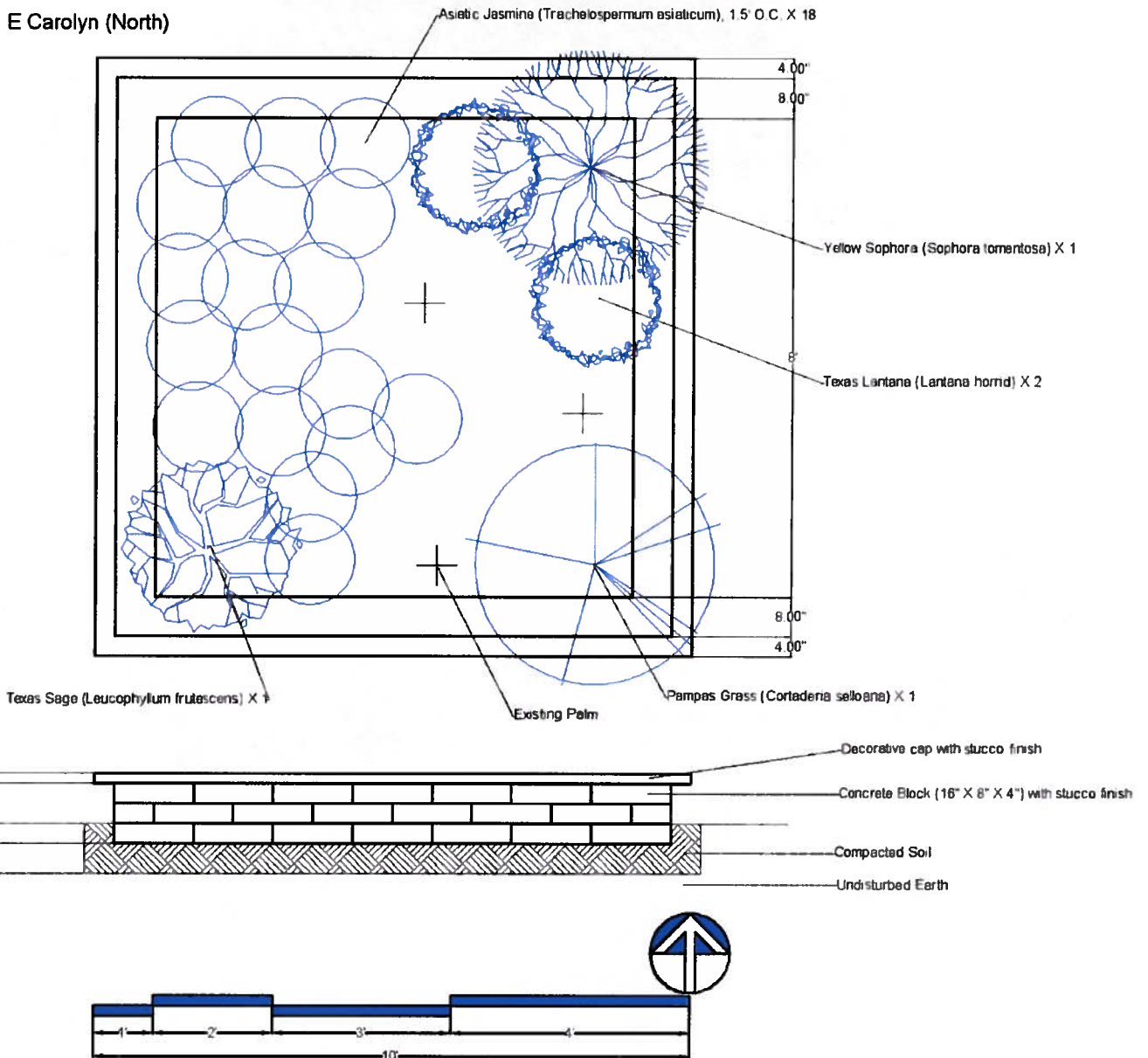
**E Verna Jean (South)**



# EAST CAROLYN STREET



E Carolyn (North)

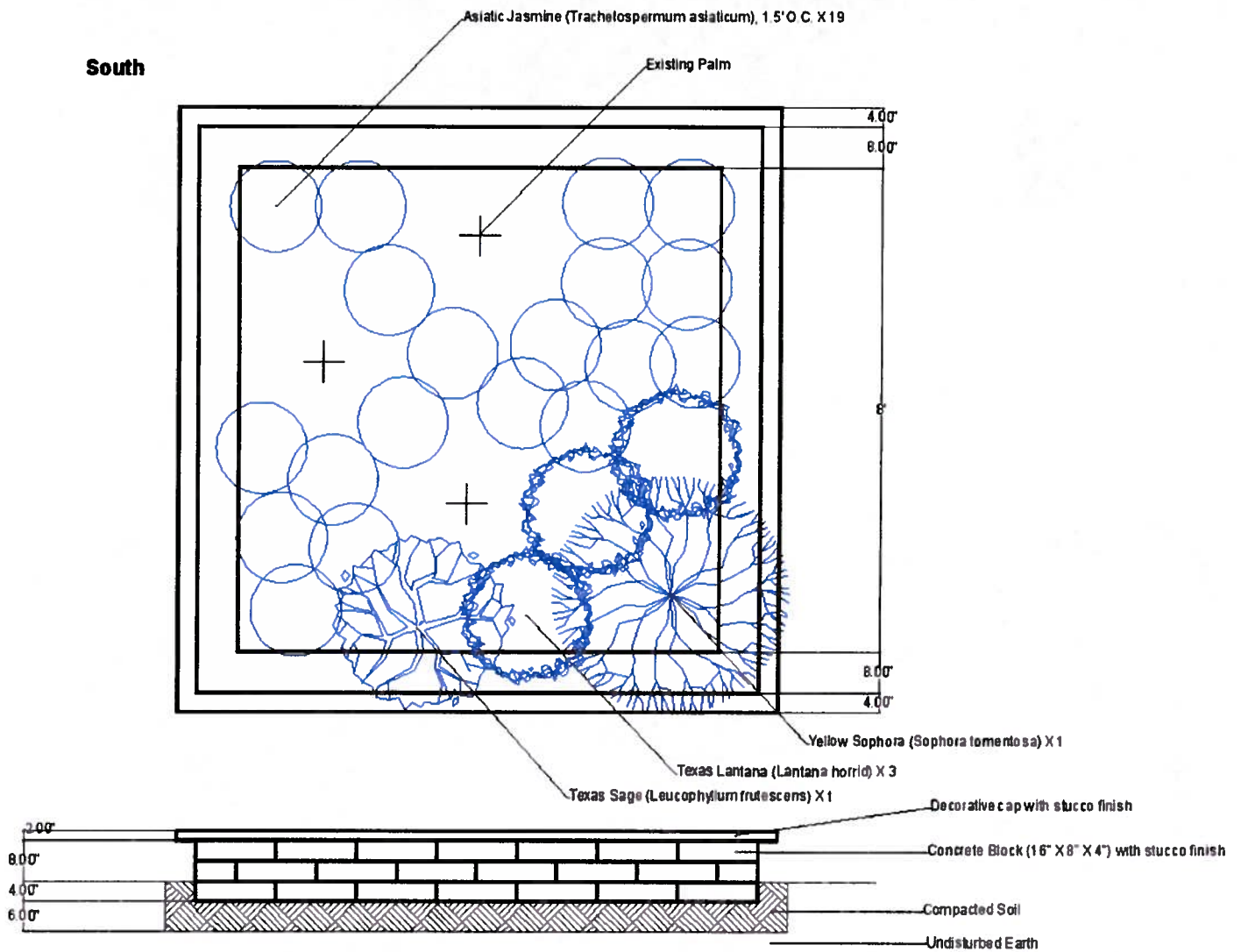




# EAST CORA LEE STREET



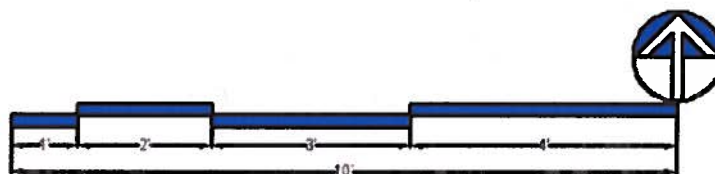
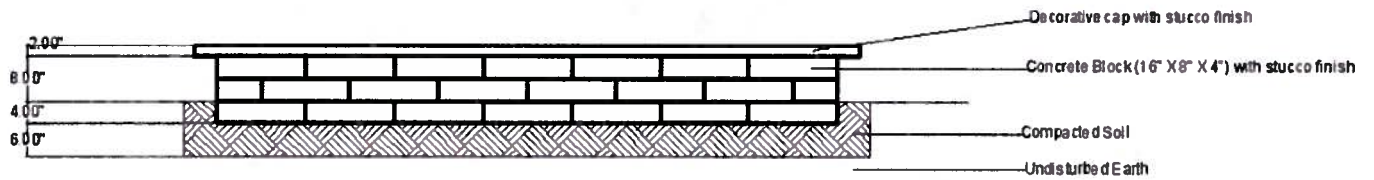
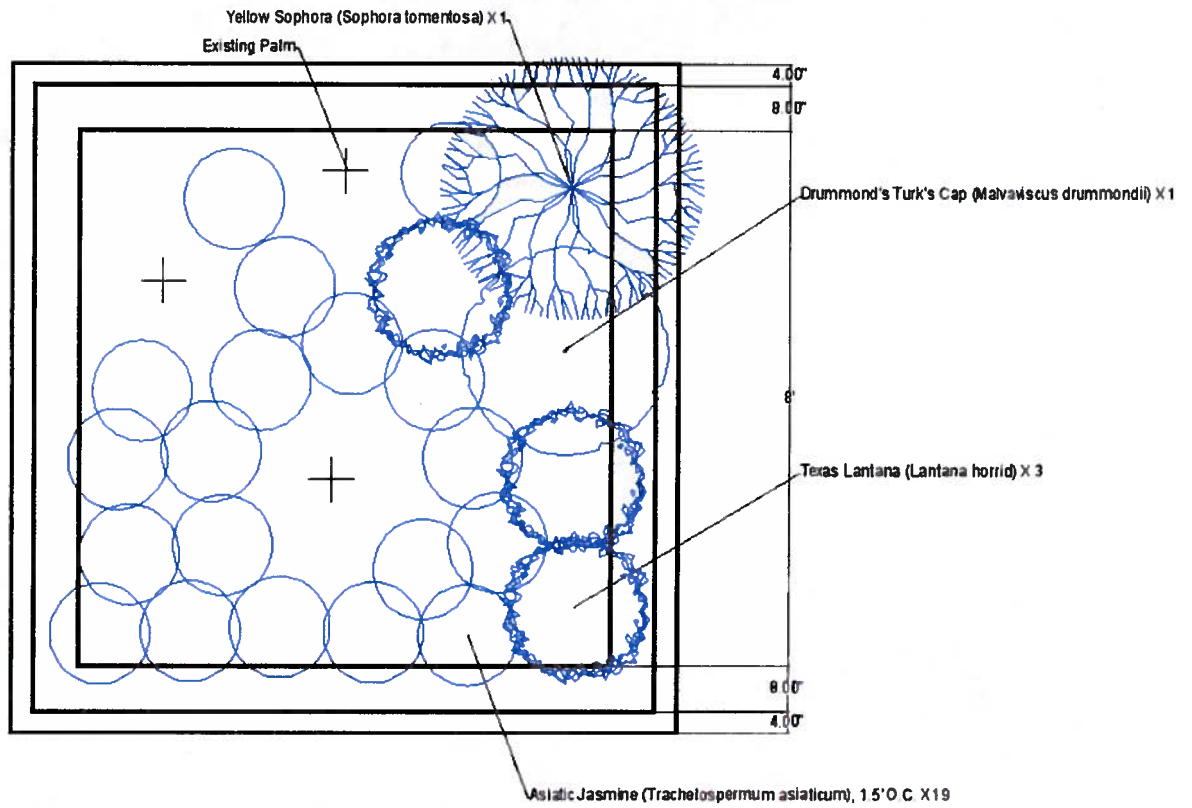
South



# EAST CORA LEE STREET

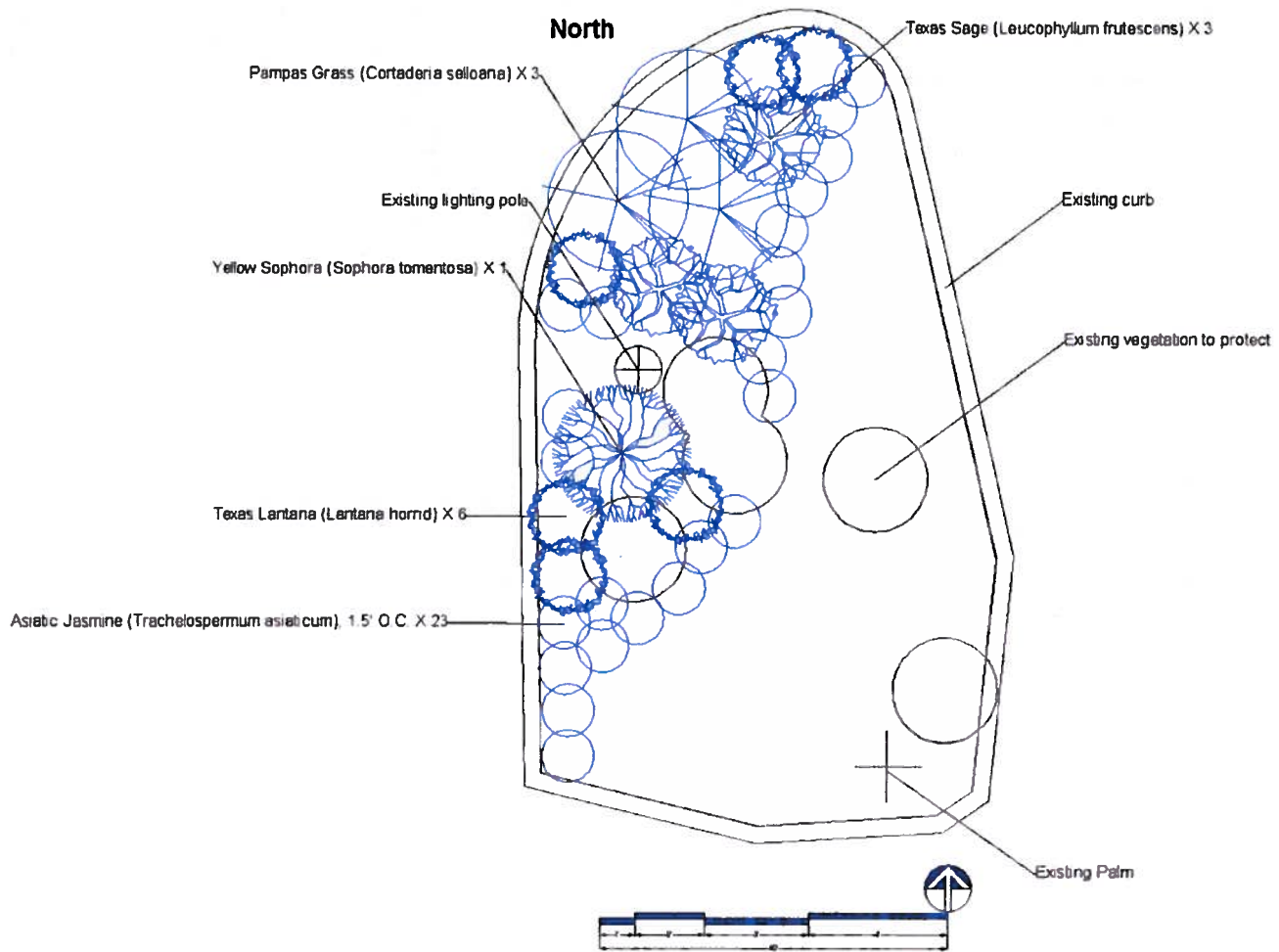


North

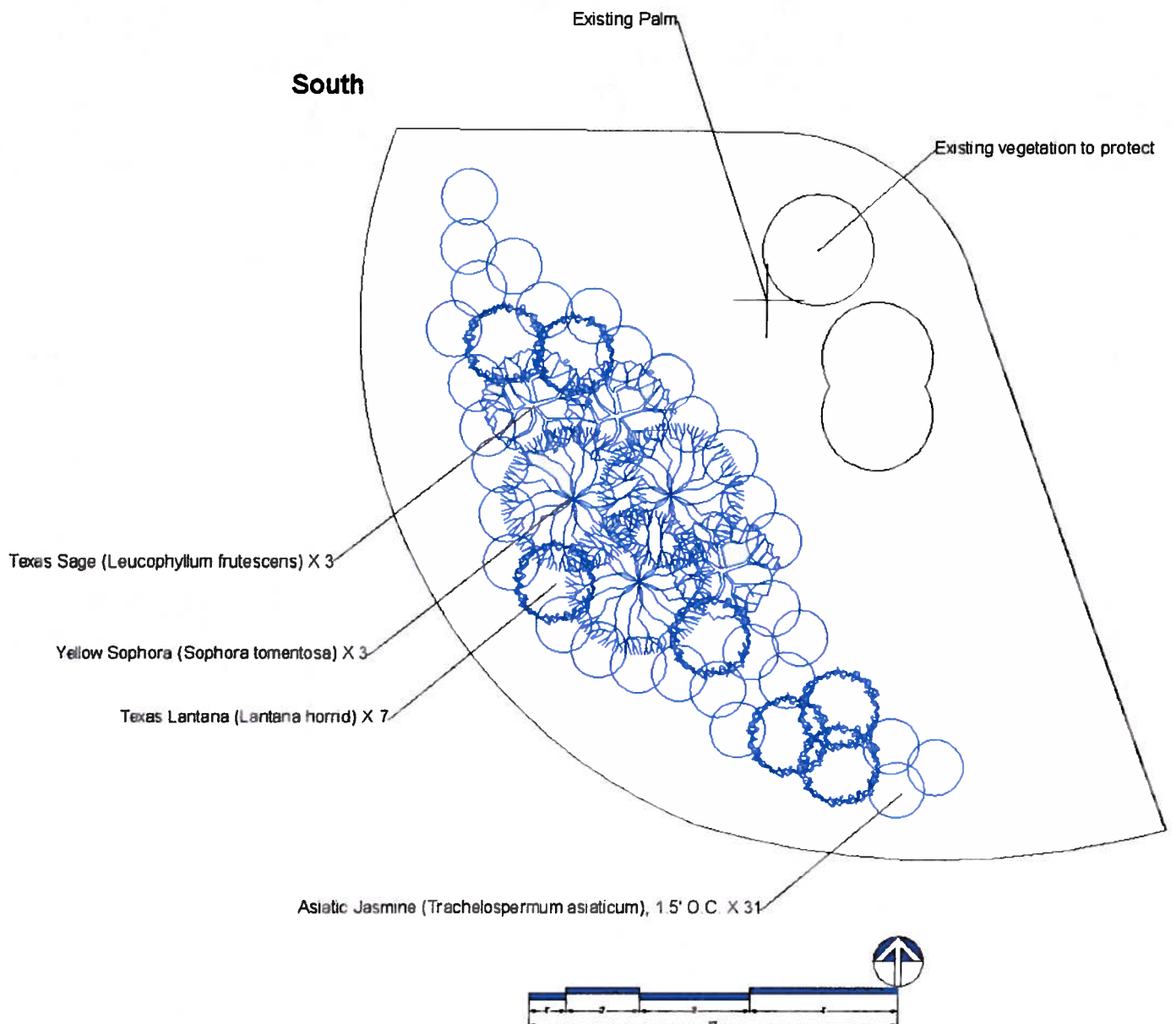




# WEST LING STREET

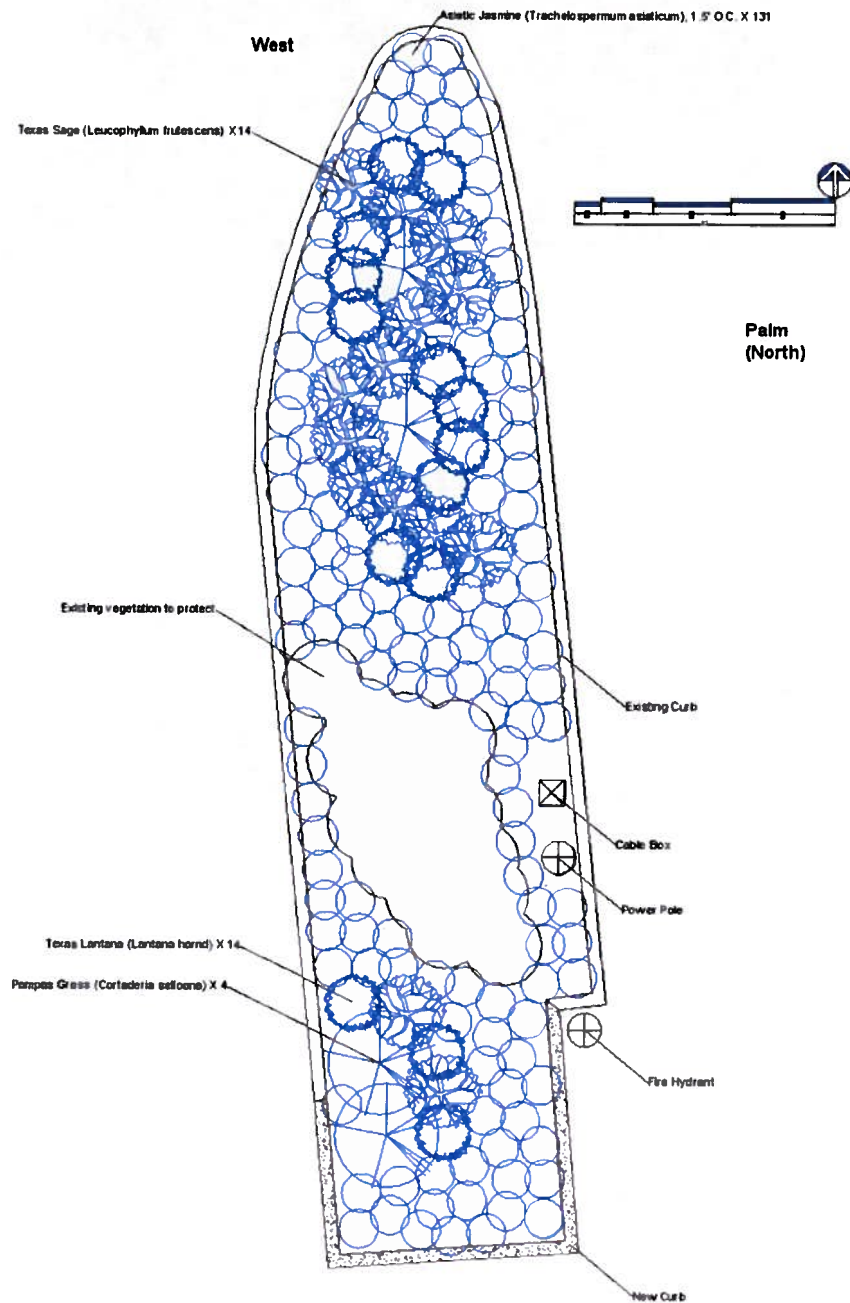


## WEST LING STREET





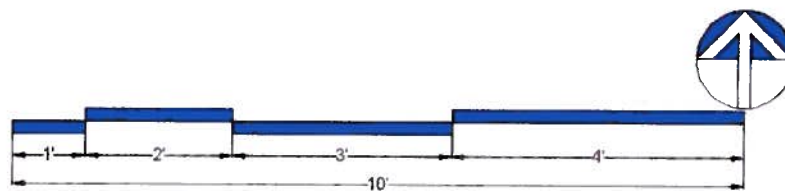
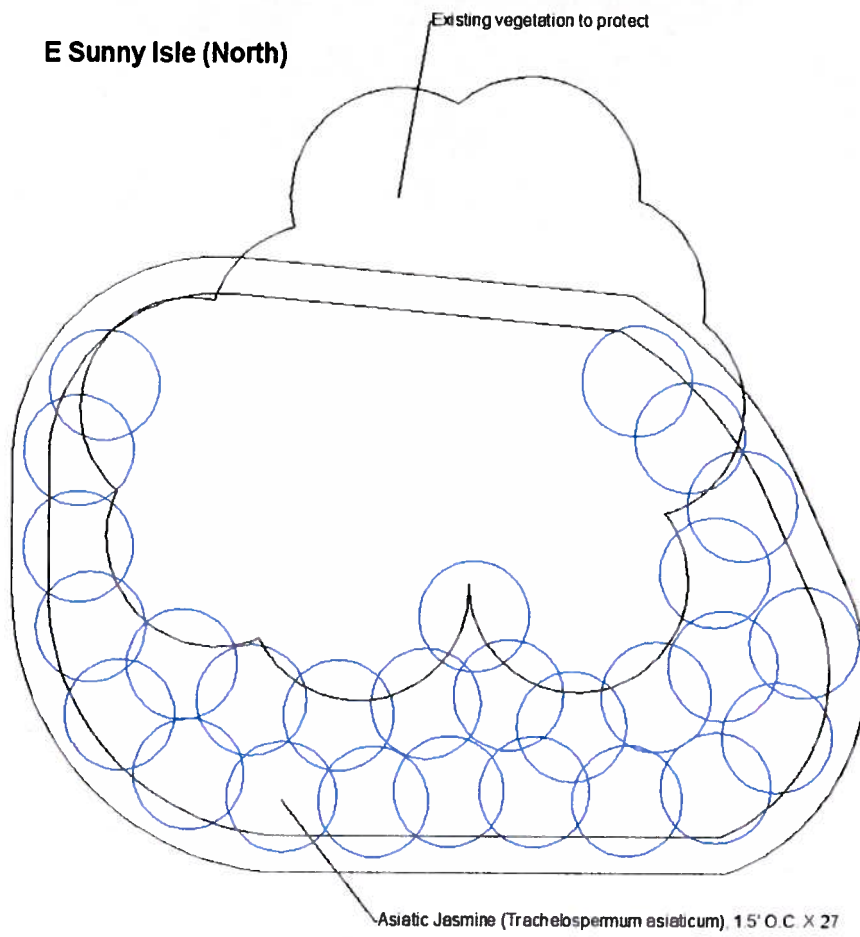
# WEST PALM STREET



## EAST SUNNY ISLE STREET



E Sunny Isle (North)

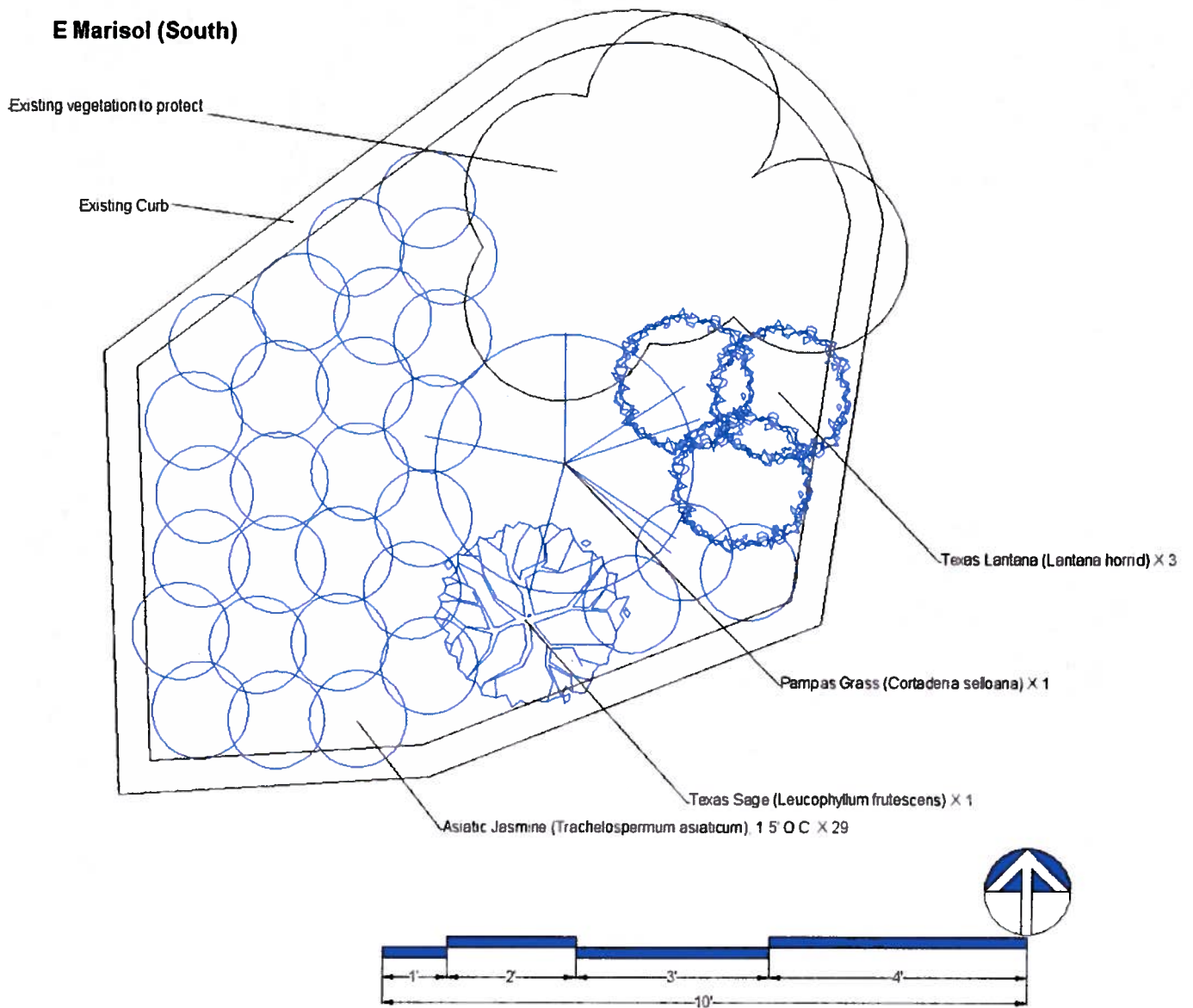




## EAST MARISOL STREET



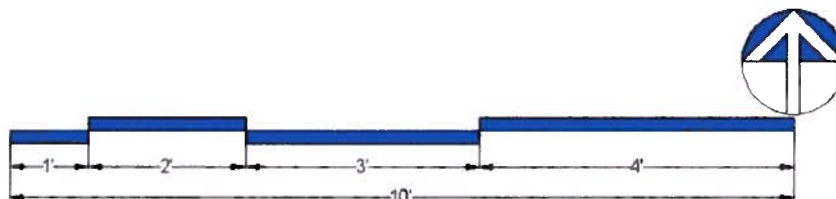
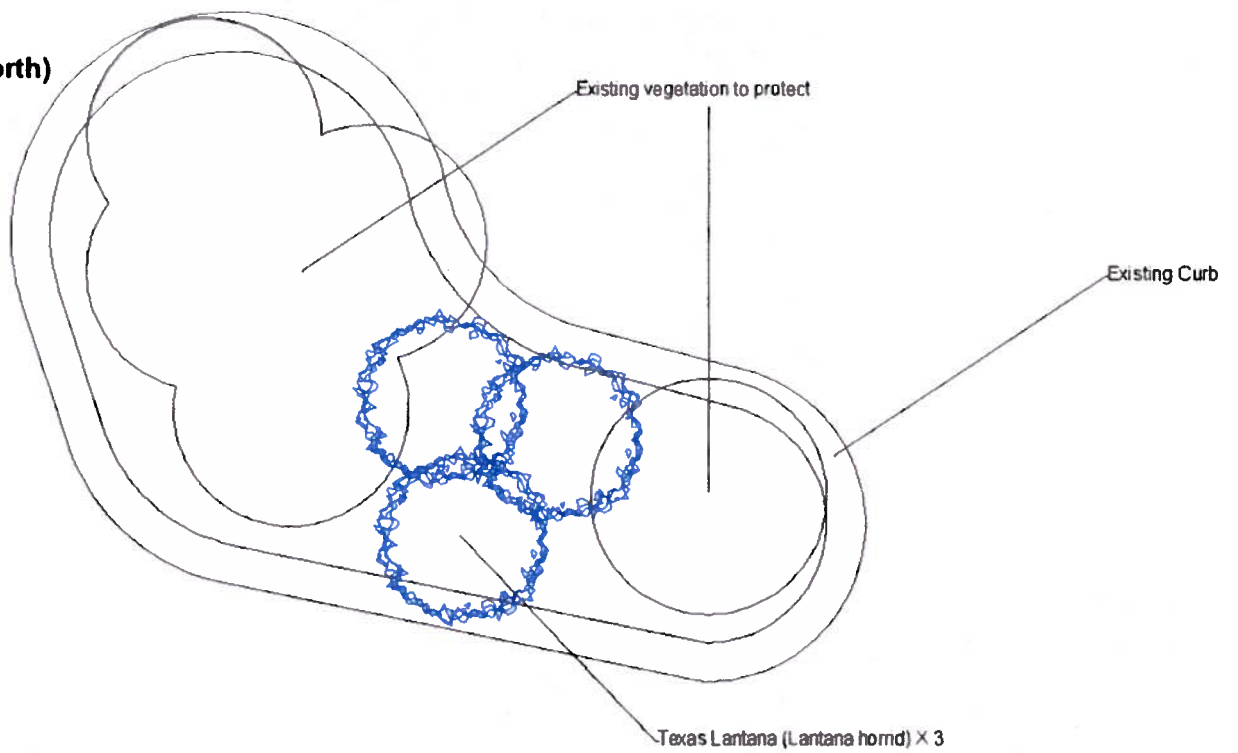
### E Marisol (South)



## EAST MARISOL STREET

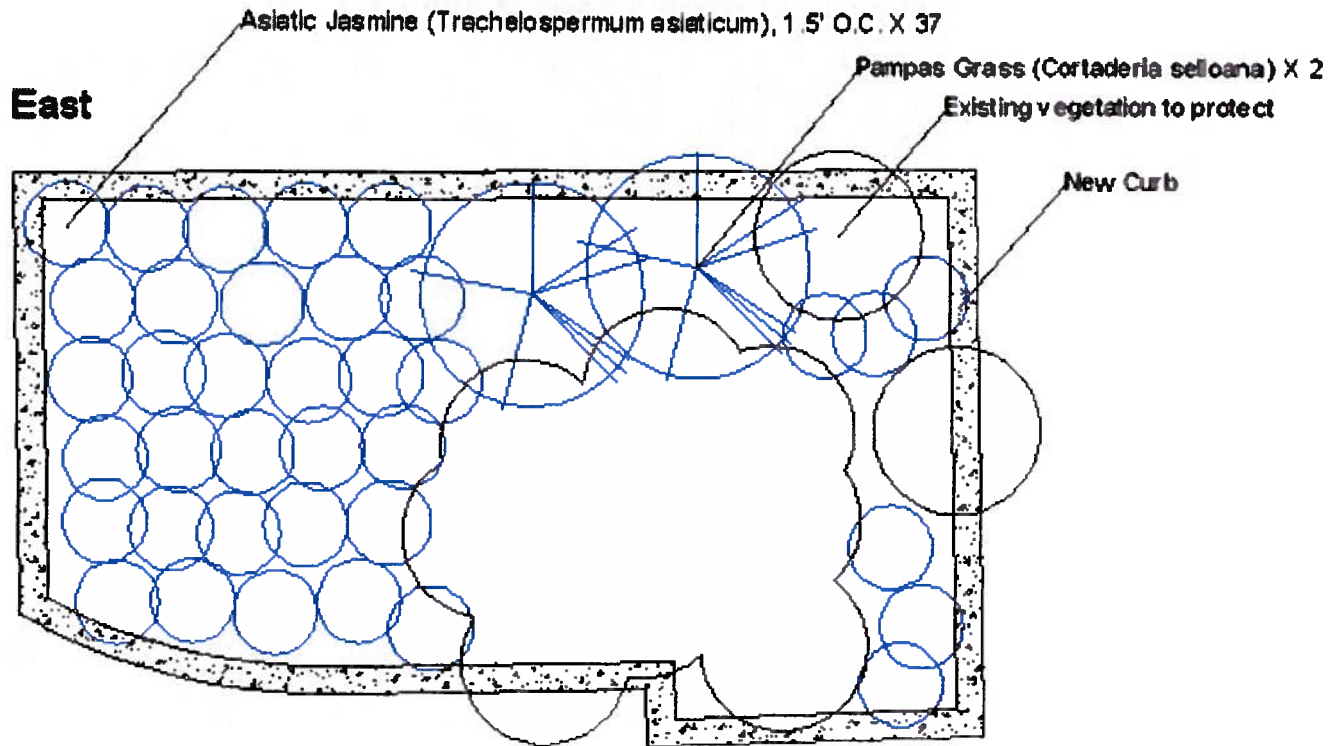


### E Marisol (North)





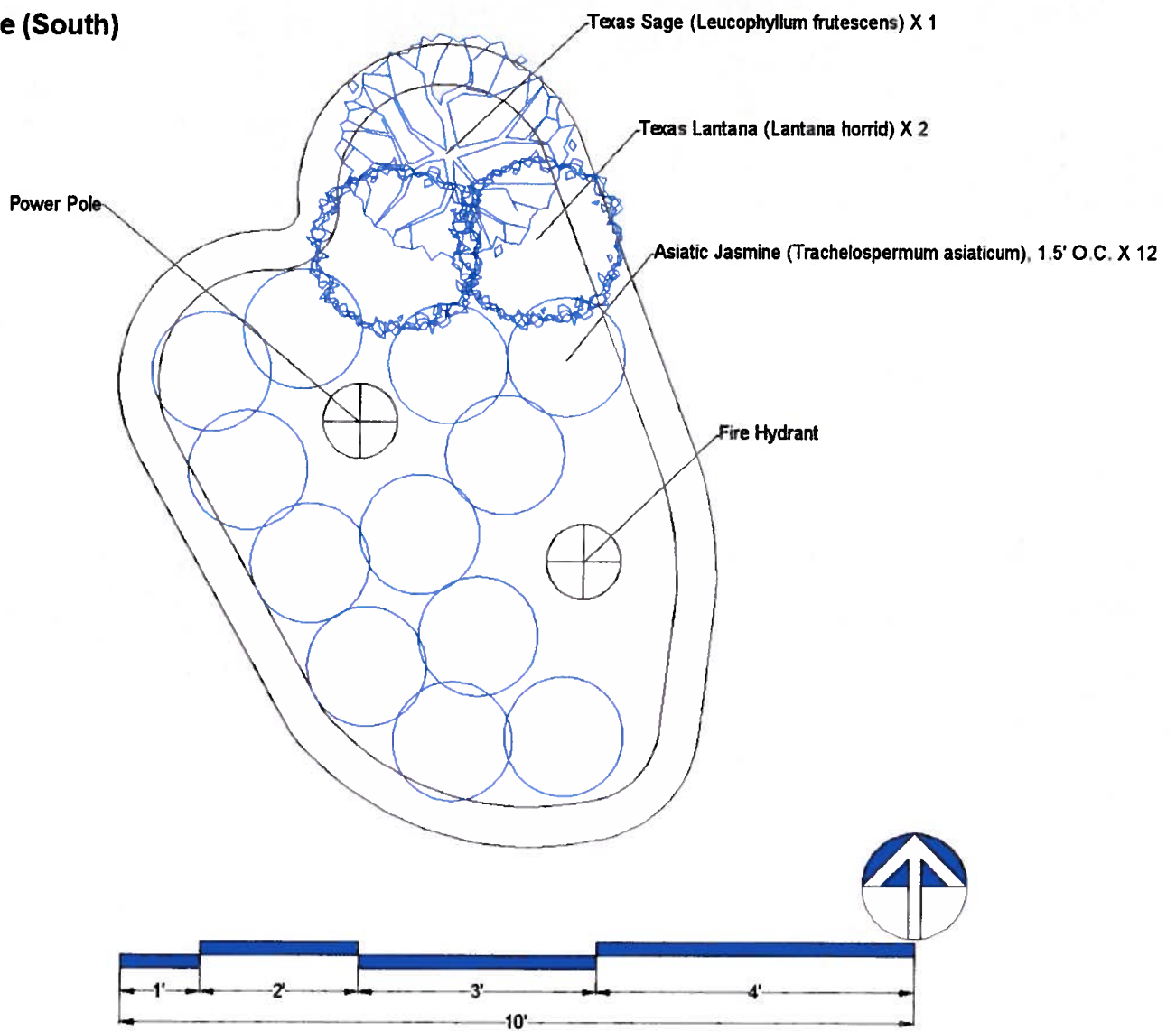
## EAST PALM STREET



## EAST PIKE STREET



### E Pike (South)

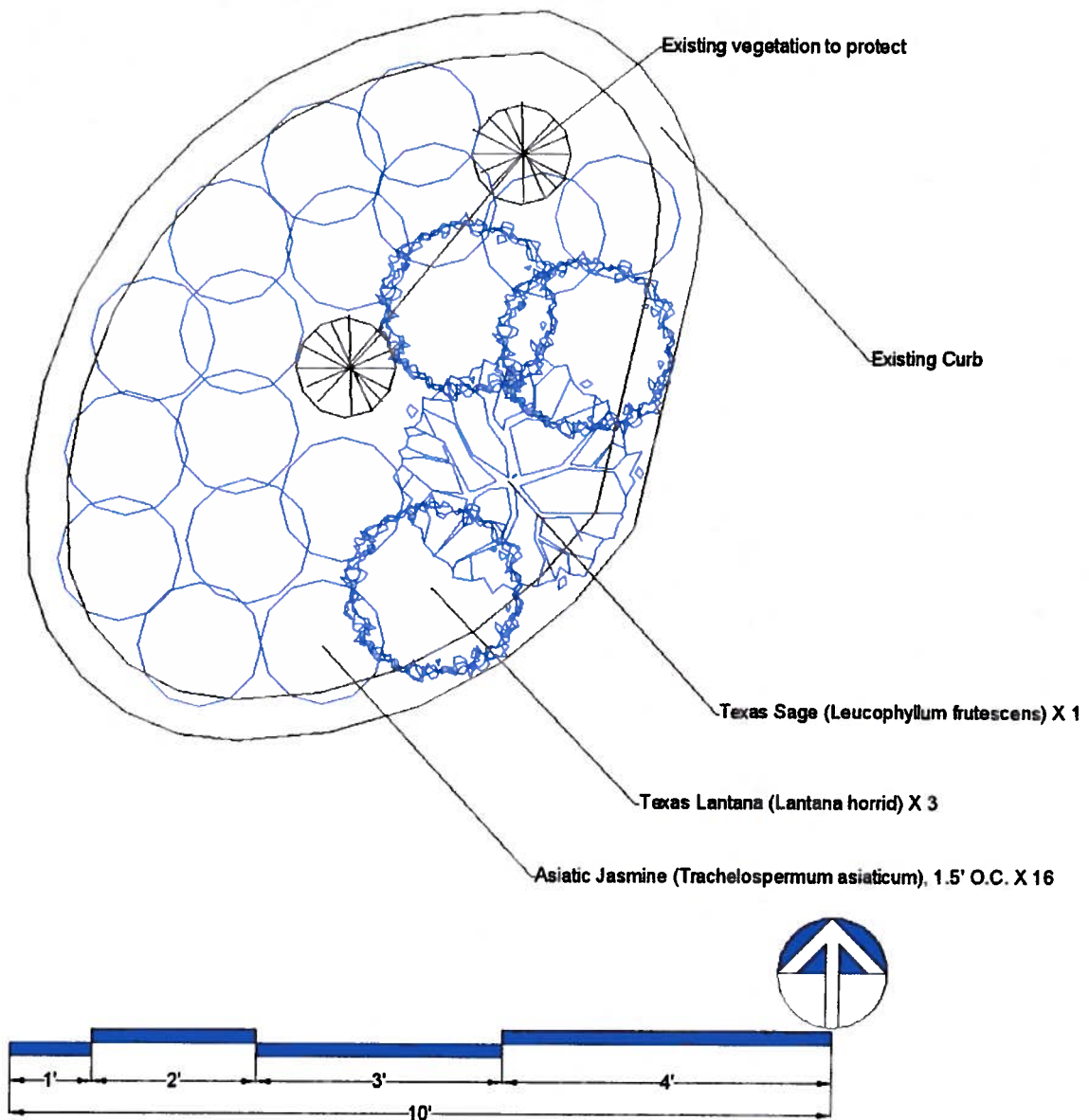




## EAST ACAPULCO STREET



### E Acapulco (South)



## 4 CORNERS LANDSCAPE PROJECT CITY/BUSINESS PARTNERSHIP

### WEST SWORDFISH STREET 4 CORNERS



(North side of street)



(South side of street)

### EAST SWORDFISH STREET 4 CORNERS



(South side of street)



(North side of street)



### **LANDSCAPE CORNERS ALONG PADRE BLVD.**

West Cora Lee (South & North)  
West Carolyn (South & North)  
West Verna Jean (South)  
West Capricorn (South)  
West Gardenia (North)  
West Huisache (South)  
West Mezquite (North)  
East Mezquite (South & North)  
East Huisache (South)  
East Gardenia (South & North)  
East Saturn (North)  
East Venus (South & North)  
East Jupiter (South)  
East Capricorn (North)  
East Verna Jean (South)  
East Carolyn (North)  
East Cora Lee (South & North)

### **LANDSCAPED CORNERS CITY/BUSINESS PARTNERSHIP**

West Ling (North & South)  
West Palm (North)  
East Sunny Isle (North)  
East Marisol (South & North)  
East Palm (North)  
East Pike (South)  
East Acapulco (South)  
East Swordfish (North & South)  
West Swordfish (South & North)

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

**MEETING DATE:** June 10, 2014

**TO:** DEVELOPMENT STANDARDS REVIEW TASK FORCE

**FROM:** Sungman Kim, Director

**DEPARTMENT:** Development Services

**ITEM**

Workshop on Padre Boulevard Design and Median Extension

**ITEM BACKGROUND**

On May 7, 2014, the City Council had a discussion on Median Extension on Padre Boulevard up to the Convention Center and its possible funding. At the meeting, Council Member Patel made a motion, seconded by Council Member Evans to direct the City Manager to have staff come up with costs and funding options to extend the center median to the Convention Center. Motion passed unanimously.

**COMPREHENSIVE PLAN GOAL**

The City's Comprehensive Plan lays out goals and objectives to enhance quality of life. One of the goals is to enhance physical environment (3.J), while one of the recommended actions includes enhancing the standards and appearance of public rights-of-way and properties (3.7).

**RECOMMENDATIONS/COMMENTS**

Staff recommends DSRTF consider the following discussion:

**DISCUSSION**

The followings are the summary of discussion between staff and TxDOT at 2:30 P.M. on May 8, 2014. The meeting held at TxDOT San Benito Area Office.

**I. Padre Blvd Streetscaping:**

Staff and TxDOT initially agreed:



- (1) Widening median from 14' to 20' while reducing the width of bicycle lane from 8' to 5' is doable and can present to citizen committees for a design option. The City can have wider median areas where the TxDOT has 200' ROW;
- (2) Design will be limited only to the ROW areas, and it will minimize costs (No ROW acquisition, No utility relocation and No NEPA costs);
- (3) Traffic study and public participation would be the most important factors. TxDOT is currently looking for data that may suffice SPI traffic study. In case the data are not available, we will need to do the traffic study beforehand. Staff will be responsible for the public participation;
- (4) Site survey has been done only for the sections those medians have been established. Staff is currently looking for LiDAR data, which will minimize the cost of site survey;
- (5) TxDOT will acknowledge the signature authority of landscape architect for this case and will accept my seal and signature. The design will be reviewed and approved by the TxDOT;
- (6) The City will apply for NEPA (categorical exclusion to the TxDOT and apply for the permit);
- (7) Estimated cost of median construction would be \$55/LF. Considering 4.7 miles (5,280 ft X 4.7 mile), the total cost for the median would be \$1,364,880 (24,816 ft X \$55). The estimate includes hardscape (pavers and curbs), plantings and irrigation. However, it does not include lightings and traffic signals. *Please see the attached chart for the comparison of cost estimates between the City staff and TxDOT.*

## **II. Bicycle Lane and its Marking**

Staff and TxDOT had a discussion on existing 8' bicycle lane marking methods and TxDOT expressed that, according to TxDOT standards and AASHTO design guides, the TxDOT will go neither for Rumble Stripes nor for Raised Pavement Markers. As a follow-up, staff asked Department of Transportation Operation with TxDOT if the City can mark bicycle lanes with Raised Pavement Markers if the City pays and maintains. Staff is currently waiting for their response.

## **III. Passive Park on Large Median Areas**

TxDOT initially expressed no problem on utilizing the large median areas at the intersection of the Causeway and State Park Road 100 as a passive park. Staff commented that parking will be provided by the proposed multi-modal facility and the City wants to have additional plantings, walk path, and picnic tables within the area.

## **IV. Palm Plantings**

Staff told that Cameron County donated 60 Palms to the City and asked if it is OK to plant some of those within the 200' ROW areas. TxDOT staff positively responded that it could be allowed if it does not conflict with existing utilities.

| For 4.7-mile construction |                                 | The City |          |              |             | TxDOT |          |           |             |
|---------------------------|---------------------------------|----------|----------|--------------|-------------|-------|----------|-----------|-------------|
|                           |                                 | Units    | Quantity | 3 Mo Avg BID | Cost        | Units | Quantity | Unit Cost | Cost        |
| Median                    | Median Pavers                   | SY       | 11,022   | \$50         | \$551,100   | LF    | 24,816   | \$55*     | \$1,364,880 |
|                           | Median Curb                     | LF       | 49,700   | \$15         | \$745,500   |       |          |           |             |
|                           | Planting and Irrigation         | MI       | 249      | \$3,000      | \$745,500   |       |          |           |             |
|                           | Subtotal                        |          |          |              | \$2,042,100 |       |          |           | \$1,364,880 |
| Median Lighting           | Illumination (50' interval)     | EA       | 470      | \$3,500      | \$1,645,000 |       |          |           | \$1,645,000 |
| Traffic Signal            | Hwy Trf Sig System              | EA       | 8        | \$13,000     | \$104,000   |       |          |           |             |
|                           | Trf Sig Cbl (ty A)(12AWG)       | LF       | 49,700   | \$2          | \$74,550    |       |          |           |             |
|                           | Ins Trf Sig Pl Am(S) Str (ty B) | EA       | 32       | \$4,000      | \$128,000   |       |          |           |             |
|                           | Veh Lp Detect (sawcut)(14AWG)   | LF       | 1,280    | \$5          | \$6,400     |       |          |           |             |
|                           | Subtotal                        |          |          |              | \$312,950   |       |          |           | \$312,950   |
| Total Median Cost         |                                 |          |          |              | \$4,000,050 |       |          |           | \$3,322,830 |

|          |                       |    |        |      |             |
|----------|-----------------------|----|--------|------|-------------|
| Sidewalk | 8' wide Sidewalk      | SY | 45,000 | \$50 | \$2,250,000 |
|          | 6" Conc Curb & Gutter | LF | 49,700 | \$15 | \$745,500   |
|          | Subtotal              |    |        |      | \$2,995,500 |

\* The unit cost is based on existing median construction cost, estimated by TxDOT.

\*\* Additional miscellaneous costs are expected: survey (for base map) and traffic count/analysis (for median openings). Staff is currently looking for any existing data that can minimize the costs.