

**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, OCTOBER 14, 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 August 19, 2014 Special Meeting.
5. Discussion and action on revising Table 11.1 of XI. Signage Standards for Padre Boulevard and Entertainment District Code. (City Council; Dr. Kim)
6. Discussion and action on revising Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code, regarding Special Exception Use Permit. (Dr. Kim)
7. Discussion and approval of DSRTF priority rankings. (Mr. Logan)
8. Adjournment.

DATED THIS THE 10TH DAY OF OCTOBER 2014


Marta Martinez, Assistant 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 **OCTOBER 10, 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.




Marta Martinez, Assistant 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.

<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE SPECIAL MEETING MINUTES AUGUST 19, 2014</p>

1. Call to Order.

Gardner Treharne 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. Task Force members in attendance were: Robert Fudge, Joe Logan, and Gardner Treharne. Member with an excused absence was Nancy Moyer. Staff members present were: Sungman Kim, Development Director and Marta Martinez. Also present was City Council Member Alex Avalos.

2. Pledge of Allegiance.

Gardner Treharne led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None

4. Approval of Minutes of the August 12, 2014 Regular Meeting.

Mr. Treharne announced the item from the agenda and asked the Task Force Members if they had any corrections to the August 12, 2014 regular Meeting Minutes. Mr. Logan made a motion to approve the minutes as submitted. Mr. Fudge seconded the motion. The motion carried unanimously.

5. Discussion and action on revising Table 5.1 "Schedule of Uses" and Table 5.2 "Use Criteria" for Padre Boulevard and Entertainment District Code to allow Surface Parking (primary use of property) as a permitted use with design criteria in Neighborhood Transition Zone.

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding Table 5.1 "Schedule of Uses" and Table 5.2 "use Criteria" for Padre Boulevard and Entertainment District Code to allow Surface Parking (primary use of property) as a permitted use with design criteria in Neighborhood Transition Zone.

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

6. Adjournment.

Since there was no further business to discuss, Mr. Fudge adjourned the meeting at 3:16 p.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM
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MEETING DATE: October 14, 2014

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on revising Table 11.1 of XI. Signage Standards for Padre Boulevard and Entertainment District Code.

DISCUSSION:

BACKGROUND HISTORY

On September 3, 2014, the City Council had a discussion and made an action to approve the following item:

Council Agenda Item #10: Discussion and action to send to the Development Standards Review Task Force changes to the Form Based Code to allow the same signage for businesses on the side streets that are allowed on Padre Boulevard and recommendation be forwarded to the Planning and Zoning Commission for their input.

Meanwhile, there have been questions on existing window signs, especially those displayed at T-shirt shops, and their impacts on local aesthetics.

PROCEDURAL ISSUES

According to Sec.20-18 (B), any proposed changes/revisions/amendments to the Form Based Code shall be reviewed by the Development Standards Review Task Force prior to being submitted to the Planning and Zoning Commission. The Development Standards Review Task Force shall make recommendations to the Planning and Zoning Commission.

The Planning and Zoning Commission acts as a recommendation board to the City Council and the City Council has the final authority to approve the amendment.

CONSISTANCY WITH THE COMPREHENSIVE PLAN

Policy 1.1.3: While establishing minimum standards, zoning should allow flexibility.

Objective 1.6: Promote a distinctive "South Padre Style" that reflects the relaxed seaside ambiance, climate and international cultures, and encompasses well-designed buildings, lush landscaping, and themed, way-finding signage and lighting.

**DEVELOPMENT STANDARDS REVIEW TASK FORCE
AGENDA REQUEST FORM**

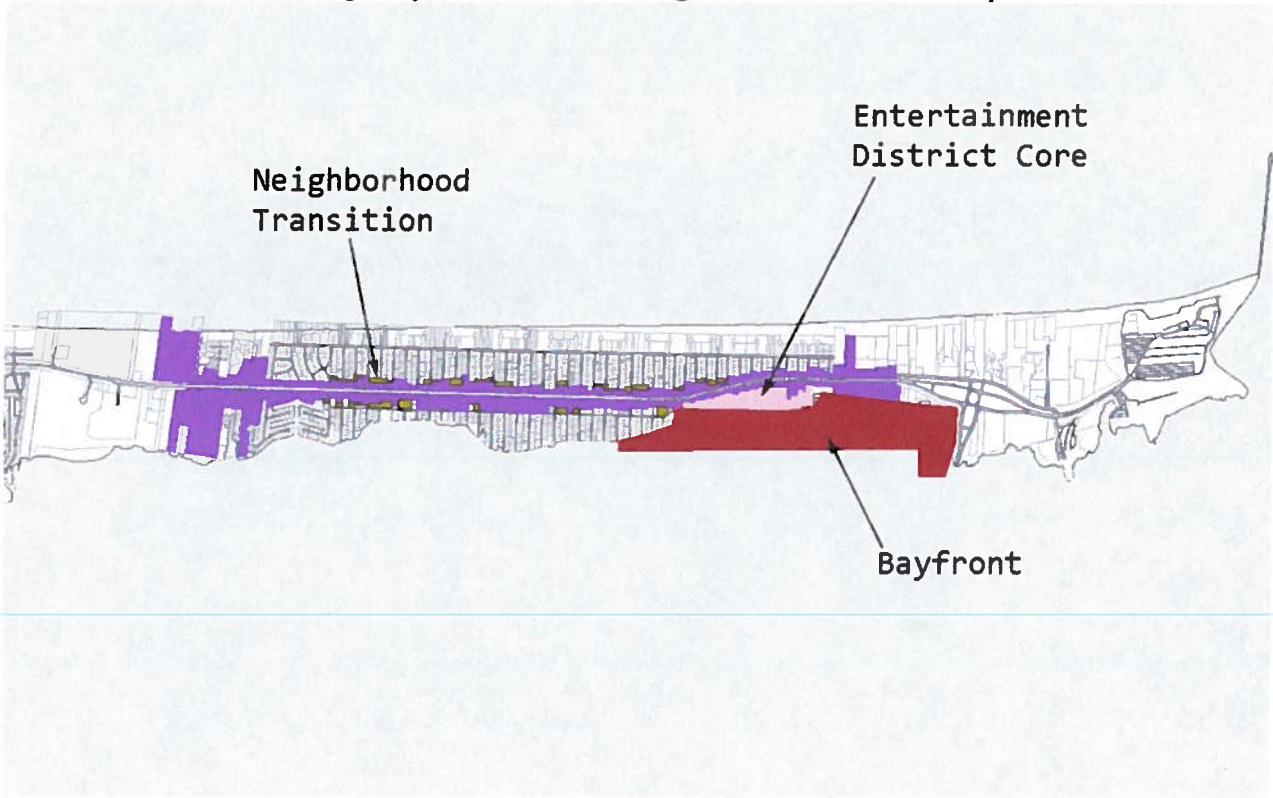
Policy 1.6.3: The City shall maintain and update sign regulations that will guide signs to be appropriate in scale and understated in design.

ANALYSIS

1. Monument Signs

Table 11.1									
Character Zone									Standards
Sign Type	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	
Monument Signs	NP	NP	P	P	P	P	P	NP	
									<ul style="list-style-type: none">One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.

Currently, three areas (Bayfront, Entertainment District Core and Neighborhood Transition Zones) cannot have monument signs that are allowed along Padre Boulevard. Considering the fact that most of the commercial uses, except offices, are not allowed at Neighborhood Transition Zone, large impacts of monument signs in this area are not expected.



DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM

2. Window Signs

Table 11.1								
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition
Sign Type								
Window Signs	P	P	P	P	P	P	P	P (comm. uses only)
Standards <ul style="list-style-type: none"> Limited to 10% of the window area. In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses). The following shall be exempt from the limitation: <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas. 								

Window signs utilizing T-shirt, towel and/or papers are allowed if those areas are limited to 10% of the window area. Concerns have been placed on that those window signs are negatively impacting on roadside and/or storefront aesthetics.



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THE PROPOSED AMENDMENT

1. Monument Signs

Table 11.1								
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition
Sign Type								
Monument Signs	NP	NP	P	P	P	P	P	NP
<ul style="list-style-type: none"> One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height. 								

2. Window Signs

Table 11.1								
Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition
Sign Type								
Window Signs	P	P	P	P	P	P	P	P (comm. uses only)
<ul style="list-style-type: none"> Limited to 10% of the window area. Temporary signs only (see Sec.15-6(G)6) In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses). The following shall be exempt from the limitation: <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas. 								

RECOMMENDATION

Staff recommends the DSRTF approve the proposed amendments. Actions can be made for each item: (1) monument signs and (2) window signs.

DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM
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MEETING DATE: October 14, 2014

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on revising Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code, regarding Special Exception Use Permit.

DISCUSSION:

BACKGROUND HISTORY

Having both areas with zoning ordinance and form-based code, there have been confusion on many issues, and the confusion on Special Exception, Special Exception Use Permit and Specific Use Permit has been one of the issues.

PROCEDURAL ISSUES

According to Sec.20-18 (B), any proposed changes/revisions/amendments to the Form Based Code shall be reviewed by the Development Standards Review Task Force prior to being submitted to the Planning and Zoning Commission. The Development Standards Review Task Force shall make recommendations to the Planning and Zoning Commission.

The Planning and Zoning Commission acts as a recommendation board to the City Council and the City Council has the final authority to approve the amendment.

CONSISTANCY WITH THE COMPREHENSIVE PLAN

CHAPTER 1. LAND USE

GOAL 2: The City should continue to monitor, protect, and evaluate development and resource conservation.

Objective 2.1: City ordinances should be consistent with the Comprehensive Plan.

Policy 2.1.1: The City should continue to enforce ordinances and regulations consistently and equally.

Strategy 2.1.1.1: Regulations and development standards should be user-friendly and serve to streamline the permitting process while “raising the bar” of standards of development quality.

Strategy 2.1.1.2: Zoning Code (the City Code of Ordinance Chapter 20), including Padre Boulevard and Entertainment District Code (Form-Based Code), should be revised and updated to be consistent with the City’s Vision and Comprehensive Plan.

DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM
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ANALYSIS

The purpose, intent and procedures of Special Exception has been recorded in Ordinance Sec.20-16.3 and those of Specific Use Permit has been in Ordinance Sec.20-24.

Sec.20-16.3 Special Exception

(A) Purpose and Intent

A special exception is a permitted land use that is allowed in a zoning district if listed as a special exception use, subject to specific conditions that may be imposed by the Board of Adjustment.

Sec.20-24 Specific Use Permit

(A) Purpose and Intent

- (1) The City Council of the City of South Padre Island, Texas, after a public hearing and proper notice to all parties affected and after recommendations by the Planning & Zoning Commission may authorize the issuance of Specific Use Permit.
- (2) The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a Specific Use Permit application.

Examples of Special Exceptions

Sec.20-6 District "A" – Single family dwelling district.

- (5) Special Exceptions: Public Service Facility; Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership.

Sec.20-7 District "B" – Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

- (B)(5) Special Exceptions: Public Service Facility.

Sec.20-7.1 District "B-2" – Residential & Multi-family Dwelling District.

- (B)(3) Special Exceptions: Public Service Facility

Sec.20-8 District "C" – Business district – Fire Zone.

(B)(3) Special Exceptions:

- a. Impound Lot, subject to compliance with the requirements of subsection 20-8(B)(4) of this Chapter (Ord.02-06; 6-19-02)
- b. Permanent Makeup Application, but only when applied by an individual licensed by the Texas Department of Health or by the Texas State Board of Medical / Dental Examiners who performs such application within either an establishment which also provides "Personal Services", or within a "Medical Facility", as such terms are defined in subsection 20-8(B)(2).
- c. Public Service Facility (Ord 96-05; 10-2-96)

Sec.20-10 District "E" – Low Density Residential – Single-Family and Townhouse Dwelling

DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM

District

(B)(6) Special Exceptions: Public Service Facility (Ord 96-05. 10-2-96); Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership.

Examples of Specific Use Permits

Sec.20-7 District “B” – Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

(B)(6) Specific Use Permits: Substance Abuse Treatment Facilities, General Hospitals, Special Hospitals, Primary Care Physicians Office, Urgent Care Centers, Dental Clinics may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.

Sec.20-7.1 District “B-2” – Residential & Multi-family Dwelling District.

(B)(4) Specific Use Permit: Off-site parking spaces in excess of required spaces from a different zoning district.

Sec.20-8 District “C” – Business district – Fire Zone.

(B)(5) Specific Use Permits: Substance Abuse Treatment Facilities may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.

Examples of Special Exception Use Permits

Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central/South	Neighborhood Transition
Land Use						
Amusement or theme park established (outdoor) including miniature golf, go-cart tracks, etc.	P/SEU	P/SEU	NP	NP	P/SEU	NP
Marina or yachting club facility	P/SEU	NP	NP	NP	P/SEU	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SEU	P/SEU	P/SEU	NP
Special Event	P/SEU	P/SEU	P/SEU	P/SEU	P/SEU	NP

P/SEU = Permitted with a Special Exception Use Permit

SEU Permits shall meet standards in Chapter 20-16 of the City of South Padre Island Code of Ordinance.

THE PROPOSED AMENDMENT

The uses listed in Table 5.1 requires in-depth analysis and review by the Planning & Zoning Commission and the City Council and would fit better into Specific Use Permit rather than Special Exception.

The following would be the proposed amendment:

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Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central/South	Neighborhood Transition
Land Use						
Amusement or theme park established (outdoor) including miniature golf, go-cart tracks, etc.	P/ SEU SUP	P/ SEU SUP	NP	NP	P/ SEU SUP	NP
Marina or yachting club facility	P/ SEU SUP	NP	NP	NP	P/ SEU SUP	NP
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	NP
Special Event	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	P/ SEU SUP	NP

P/~~SEU~~SUP = Permitted with a ~~Special-Exception~~Specific Use Permit

~~SEU Permits~~Specific Use Permit (SUP) shall meet standards in Chapter 20-~~1624~~ of the City of South Padre Island Code of Ordinance.

RECOMMENDATION

Staff recommends the DSRTF approve the proposed amendments.

Summary:

Survey: Regarding DSRTF, prioritize the following in order of importance to you.

5th__1. Work with TXDOT for completion of the Padre Blvd. Median through the entire Commercial District.

6th__2. Focus on activities to fund and establish City owned parking lots at specific areas near the (1) Entertainment District; (2) Neighbor Crossing Areas; and (3) Commercial District.

7th__3. Focus on efforts to fund and bury the Utilities and remove the utility poles along Padre Blvd.; or, move the Utilities and/or poles to Laguna Blvd.

7th__4. Hire a specialized grant writer to assist with the acquisition of funding sources to complete City generated activities (activities such as mentioned in this list).

3rd__5. Focus on efforts to fund and construct the "Pedestrian Way" as established by the Form Based Code.

4th__6. Educate, promote and publicize the benefits of the Form Based Code to citizens, business owners and developers on South Padre Island.

2nd__7. Focus on the funding and construction of beautification efforts along Padre Blvd and within the Entertainment District.

1st__8. Review and consolidate the signage ordinances; and, develop a simple, and consistent ordinance for all applications on South Padre Island.

Other:

1. Educate all council members on Form Base Code with Training at each specific election cycle.
2. On Gulf Blvd., have designated "drop off and pick up" stops for beach gear, return to parking facilities, then grab the wave back to the beach.
3. Form Based Codes "sets up" the rest of the options.

DSRTF Survey

Summary

14-Sep-14

Priority Ranking

Average: Rank:

Task #:	Baker	Fudge	Lewis	Logan	Moyer	Treharne	Walker	Average:	Rank:
1	1	5	8	8	3	1	1	3.86	5
2	7	7	6	2	5	5	8	5.71	6
3	8	6	5	1	8	7	7	6.00	7
4	4	8	7	7	6	8	2	6.00	7
5	2	2	4	4	4	6	3	3.57	3
6	3	3	1	5	7	4	4	3.86	4
7	5	4	3	3	2	3	5	3.57	2
8	6	1	2	6	1	2	6	3.43	1