

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

NOTE: *One of 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, MAY 10, 2016
10:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX**

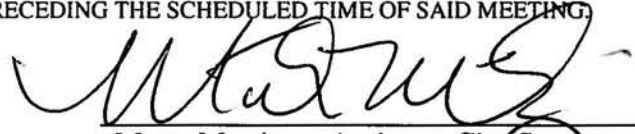
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. **Speakers are required to address the Task Force at the podium and give their name before addressing their concerns.** [Note: State law will not permit the Development Standards Review Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Development Standards Review Task Force meeting.]*
4. Approval of the March 8, 2016 Regular Meeting Minutes.
5. Discussion and action on approval of the proposed exterior metal finish of the building located on 202 Whiting Street.
6. Discussion and action on the proposed sign variance for the building located on 211 W. Swordfish Street.
7. Discussion and action on amendment to Signage Standards to accommodate additional signs toward Laguna Madre.
8. Adjournment.

DATED THIS THE 6TH DAY OF MAY 2016.


Marta Martinez, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED 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 CORRENT 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 **MAY 6, 2016** AT/OR BEFORE **1:40 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)761-8103

<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE MEETING MINUTES MARCH 8, 2016</p>

1. Call to Order.

Gardner Treharne 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: Gardner Treharne, Gabby Vanounou, Gary Olle, George Shelley, and Kimberly Dollar. Staff members present were: Theresa Metty, Council Member, William DiLibero, City Manager, David Travis, Building Inspector, Sungman Kim, Development Director, and Marta Martinez.

2. Pledge of Allegiance.

Gardner Treharne led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of the February 9, 2016 Regular Meeting Minutes.

Task Force Member Dollar made a motion, seconded by Task Force Member Shelley to approve the February 9, 2016 regular Meeting Minutes. Motion carried unanimously.

5. Discussion and action on proposed graphic on the northern wall of the proposed Kraken Bar & Gills.

Dr. Kim, Development Director gave a brief presentation regarding the proposed graphic on the northern wall of proposed building. The Task Force Members expressed their comments/concerns regarding this matter. After some discussion Ms. Dollar made a motion to deny the proposed graphic, seconded by Mr. Olle. Motion carried unanimously.

6. Adjournment.

There being no further business, Mr. Treharne adjourned the meeting at 10:15 a.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM</p>

MEETING DATE: May 10, 2016

Item: 5

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on approval of the proposed exterior metal finish of the building located on 202 Whiting Street.

DISCUSSION:

The applicant, Skipjack Properties LLC, proposes galvanized aluminum fascia immediately beneath the existing galvanized aluminum roof edge. This is a part of the renovation efforts.

The Legal Base

Sec.4-27(W) of Chapter 4 Building and Construction:

No structure may use metal, corrugated siding, or use materials that have the appearance of metal or corrugated siding, for the exterior finish of any structure without the express approval of the Development Plan Review Board* or the City Council (Corrugated defined as: shaped sheet metal or other material into straight, parallel, regular, and equally curved ridges and hollows). The only exceptions to this requirement are the following:

- (1) Metal roofs.
- (2) Garage doors,
- (3) Accessory storage structures less than one hundred (100) square feet in area or with dimensions less than ten (10) ft. by ten (10) ft., whichever is more restrictive, and
- (4) Vinyl siding made to look like wood.

* DPRB is the former DSRTF

The Use

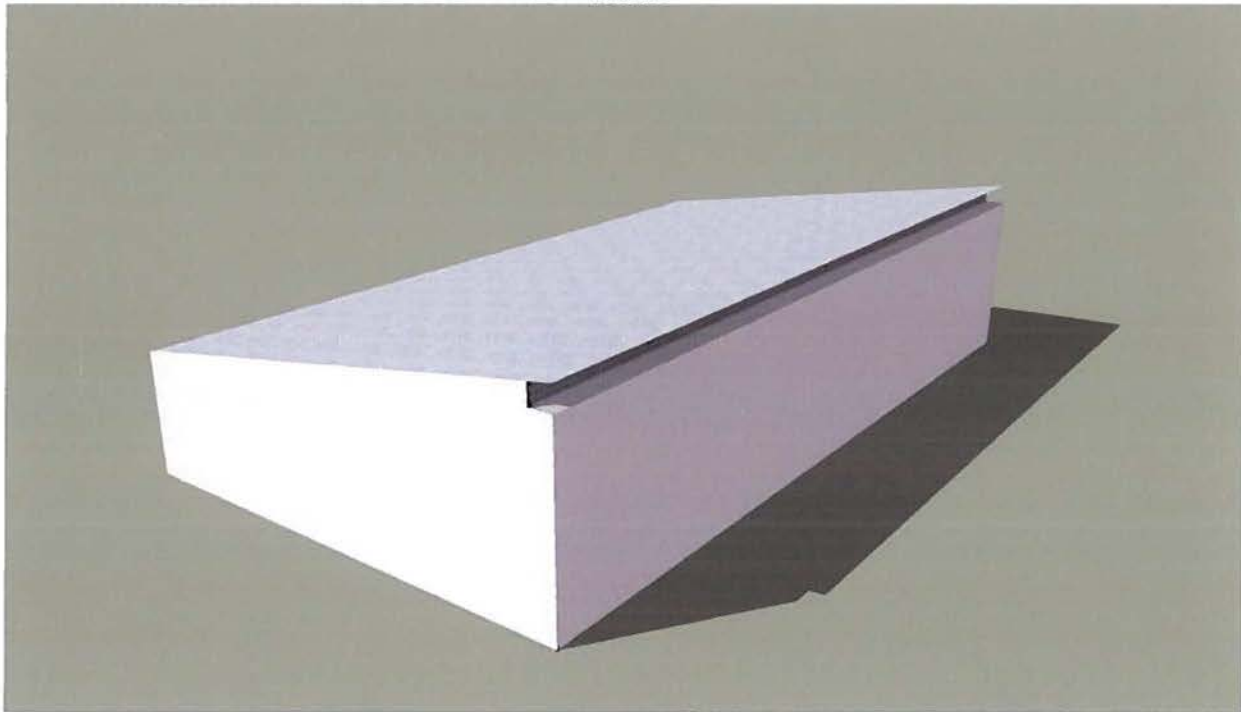
The 202 Whiting property (formerly Blancas) is being restored to function as a restaurant in conjunction with the new Jims Pier facility at 211 West Swordfish. It will have the same operator as the new Jims Pier facility and is intended to be named the "Grille at Jims Pier". The two properties will function as one to tie the fishing center focus of activities of Jims Pier and the restaurant together as a single functioning business along the waterfront. *(Provided by the applicant)*

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

Comments

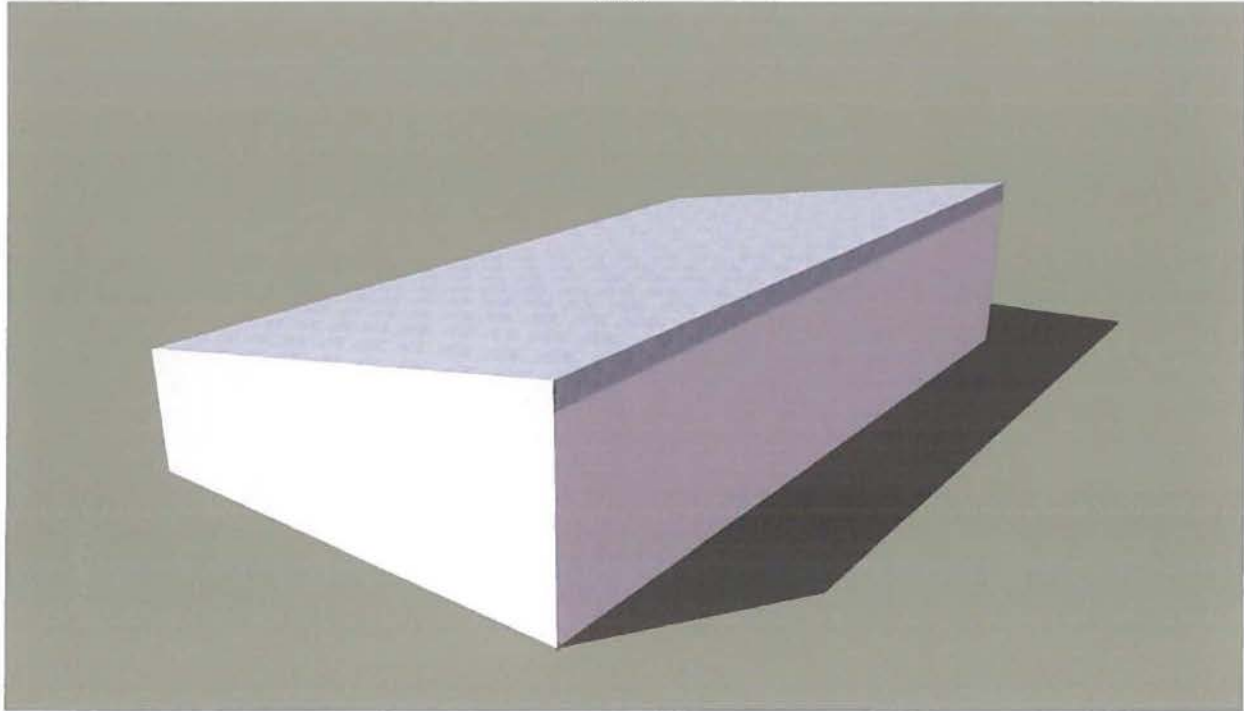
The existing building has a shed roof and the applicant wants to fill in the gap between the roof and stucco wall. The finish of the proposed galvanized aluminum fascia will be the same as that of the shed roof.

Before



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

After



Staff Recommendation

It will look like a modified saltbox roof and, considering the use and location, the visual impact of the proposed galvanized aluminum fascia should be acceptable. Staff recommends DSRTF approve the use of the galvanized aluminum fascia.



CITY OF SOUTH PADRE ISLAND

Development Standards Review Task Force Application

Meeting date on the 2nd Tuesday of every month.

To be considered a complete application this form must be COMPLETELY filled out and 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): 202 WHITING ST.

Legal Description (Lot/Block/Subdivision): LOT 1 BLOCK 52

Is this property part of a shopping center (i.e. one tenant of many?) | YES / | NO

Linear footage of any walls facing a street: APPROX. 120 FEET

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

EXTERIOR MATERIAL CHANGE APPROVAL FOR

GALVANIZED ALUMINUM FASCIA IMMEDIATELY

BENEATH A GALVANIZED ALUMINUM ROOF EDGE.

***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: SKIPJACK PROPERTIES L.L.C.

OWNER MAILING ADDRESS: 1900 NORTH AKARD ST.

CITY, STATE, ZIP: DALLAS, TX 75201

PHONE NUMBER: (214) 978-8761 (E-mail address) PCurtin@sharylandplantation.com

Paul Curtin
Signature of Property Owner (required)

4/21/2016
Date

APPLICANT: PAUL CURTIN

APPLICANT MAILING ADDRESS: 1900 NORTH AKARD ST.

CITY, STATE, ZIP: DALLAS, TX 75201

PHONE NUMBER: (956) 739-3510 (E-mail address) PCurtin@sharylandplantation.com

Paul Curtin
Signature of Applicant (if different from owner)

4/21/2016
Date

BEFORE RENOVATION



AFTER RENOVATION



KARE
TRIM

ROOF PANEL

NEW
FASCIA
PANEL

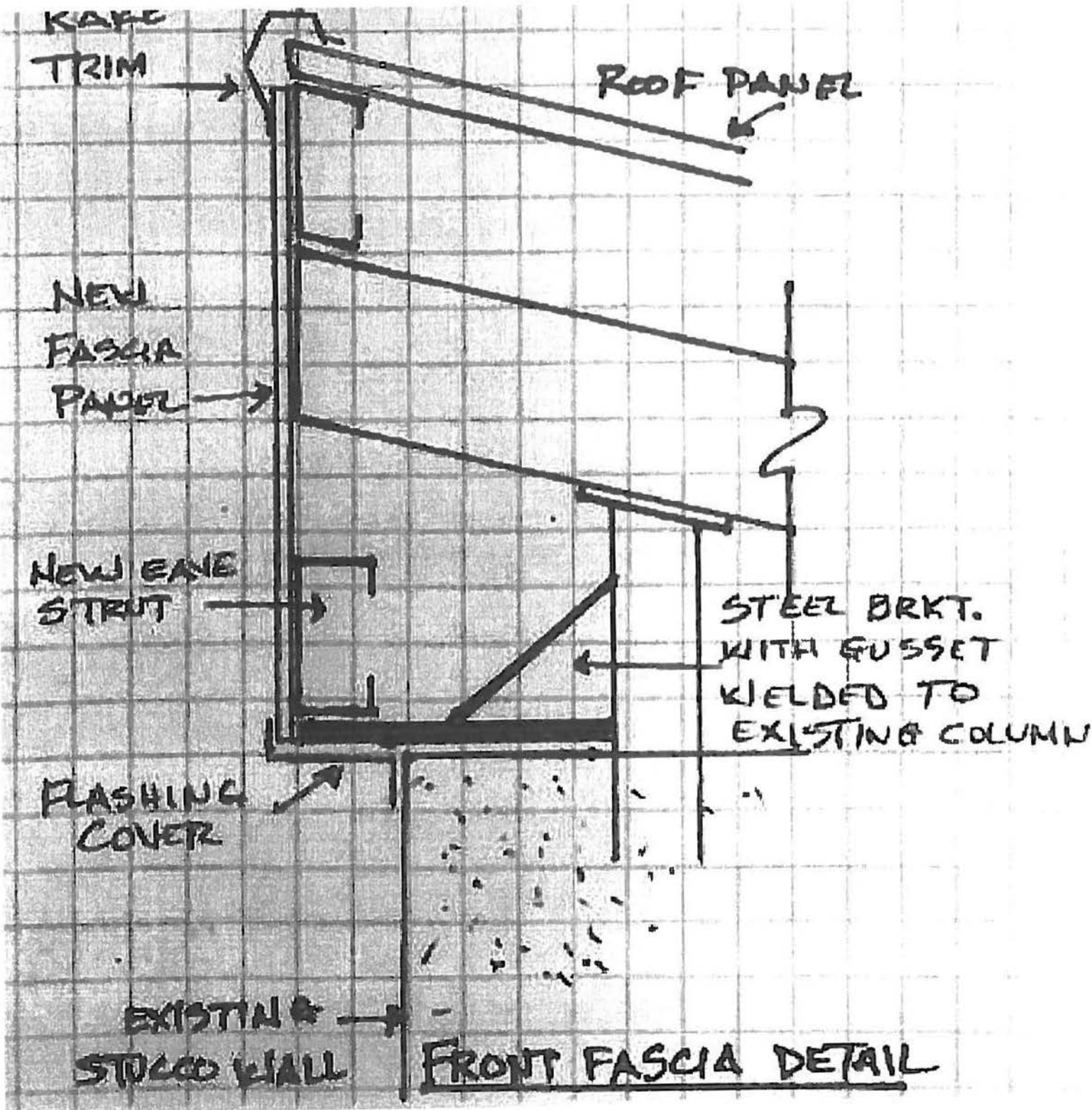
NEW EAVE
STRUT

STEEL BRKT.
WITH GUSSET
WELDED TO
EXISTING COLUMN

FLASHING
COVER

EXISTING
STUCCO WALL

FRONT FASCIA DETAIL



<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM</p>

MEETING DATE: May 10, 2016

Item: 6

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on the proposed sign variance for the building located on 211 W. Swordfish Street.

DISCUSSION:

The applicant, Skipjack Properties LLC, submitted a sign variance request for the location of wall sign.

The Legal Base (Table 8.1 of VIII. Signage Standards, PBEDC)

- Wall signs should be on public street frontage

The Issue

- Installing a wall-mounted sign on the north wall facing W. Swordfish Street would serve no practical purposes.

Comments

It is a reasonable request asking to have the wall sign facing Laguna Blvd since the nature of sign would be getting attention from the public.

Staff Recommendation

Staff recommends the DSRTF approve the relocation of the wall sign.





CITY OF SOUTH PADRE ISLAND

Development Standards Review Task Force Application

Meeting date on the 2nd Tuesday of every month.

To be considered a complete application this form must be COMPLETELY filled out and 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): 211 W. Swordfish Street

Legal Description (Lot/Block/Subdivision): Lot 1, Block 52

Is this property part of a shopping center (i.e. one tenant of many?) | ☐ YES / ☒ NO

Linear footage of any walls facing a street: 39' 6"

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

See attached

***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: Skipjack Properties, L.L.C.

OWNER MAILING ADDRESS: 1900 N. Akard Street

CITY, STATE, ZIP: Dallas, TX 75201

PHONE NUMBER: (214) 978-8761 (E-mail address) twatson@huntconsolidated.com

 4/29/16
Signature of Property Owner (required) Date

APPLICANT: Same as Property Owner

APPLICANT MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____ (E-mail address) _____

Signature of Applicant (if different from owner) Date

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

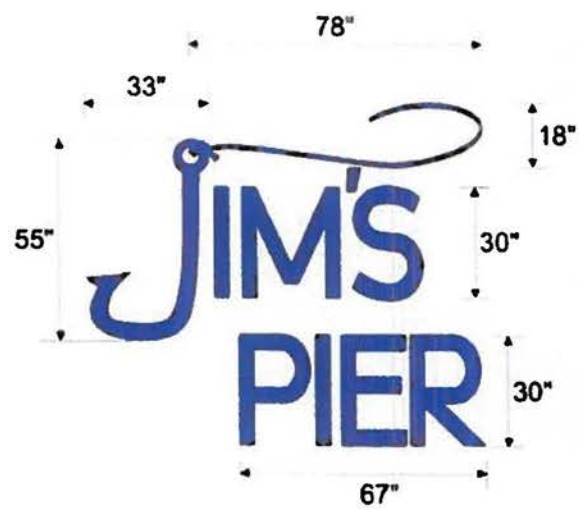
- REQUEST: Permission for installation of a wall-mounted sign on the east side of the building and the sign would face Laguna Boulevard.
- WHY: Entertainment District Code requires that a wall-mounted sign face the street to which it is addressed. This property has an address of 211 Swordfish and installing a wall-mounted sign on the north wall would serve no practical purposes. For this reason the wall sign should be placed on the east face of the building.

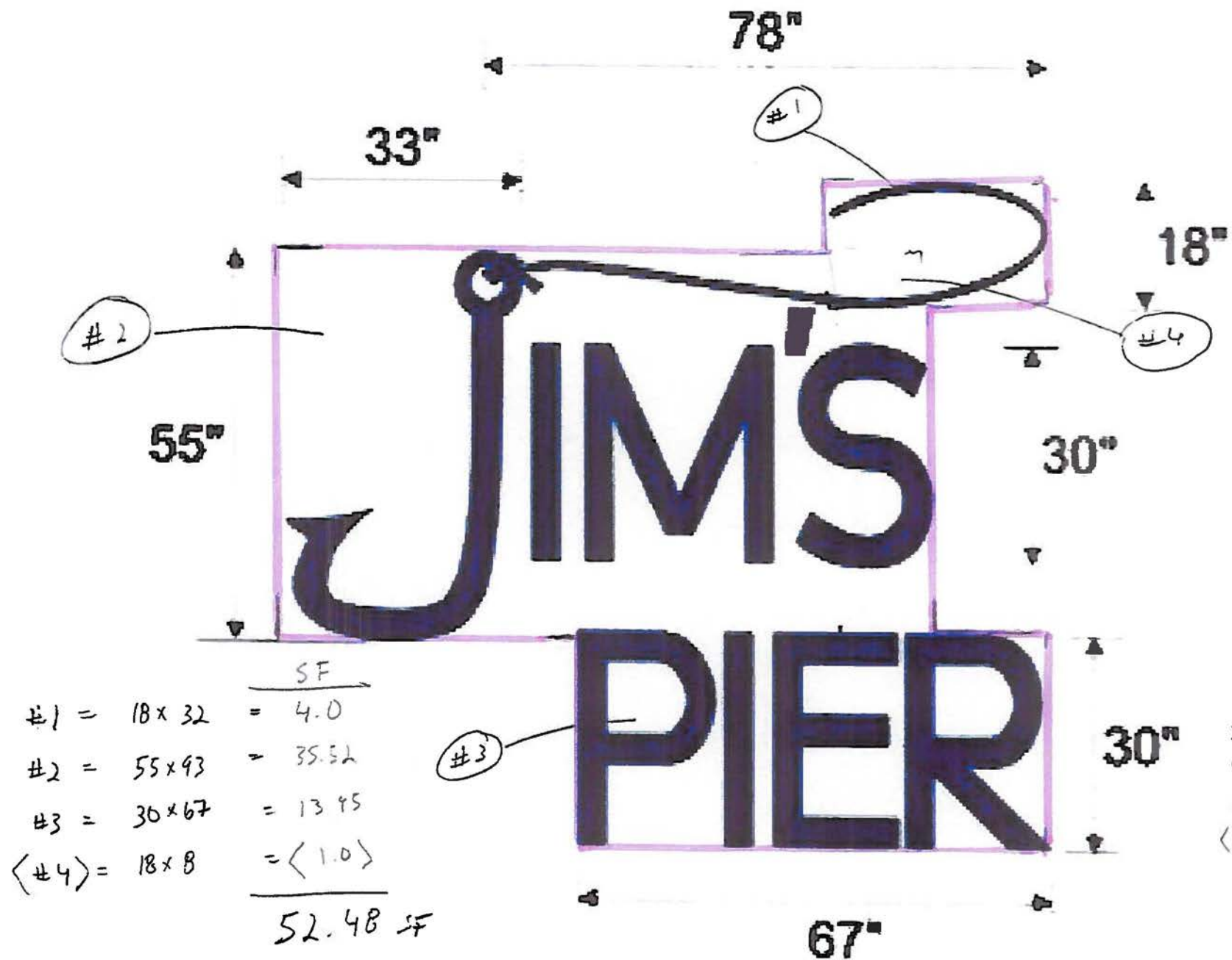
Specifications:

- .090 aluminum face custom painted
- Minimum stroke size is 2"
- .063 aluminum 3" returns
- 3/16 clear lexan backs
- White LEDs and power supplies
- The color will be Cobalt Blue

Distance from the sign to ROW:

- Distance to Swordfish St = 53.3'
- Distance to Laguna Blvd = 169'





<p style="text-align: center;">DEVELOPMENT STANDARDS REVIEW TASK FORCE AGENDA REQUEST FORM</p>

MEETING DATE: May 10, 2016

Item: 7

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action on amendment to Signage Standards to accommodate additional signs toward Laguna Madre.

DISCUSSION:

The Legal Base (Table 8.1 of VIII. Signage Standards, PBEDC)

- Wall signs should be on public street frontage; and
- Building blade signs should be one per a commercial and mixed-use building.

The Issue

- Business entities including Skipjack Properties LLC recognized the needs for additional signs toward Laguna Madre

Staff Recommendation

Staff finds the need to amend the Table 8.1 of VIII. Signage Standards, PBEDC.