

**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 REGULAR MEETING ON:

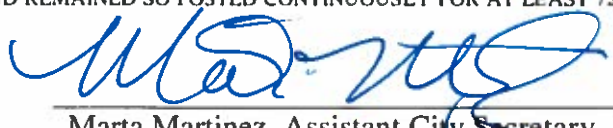
**TUESDAY, DECEMBER 11, 2018**  
10:00 A.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX

1. Call to Order
2. Pledge of Allegiance
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to the Task Force 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. Approve minutes of September 11, 2018 and November 13, 2018 regular meeting.
5. Discussion and action regarding proposed location of a public art (Accessory Art) at Lots 1 – 12 Block 132 Padre Beach Subdivision, Section IX. (4501 Padre Boulevard)
6. Discussion and action regarding a Special Development Plan for new construction at Tracts 9, 10, & 11 (roughly 10 acres), Padre Beach Estates Subdivision. Applicant is requesting approval of their unique architectural design of proposed development within the Padre Boulevard North District. (6401 Padre Boulevard)
7. Adjourn.

DATED THIS THE 7<sup>th</sup> DAY OF DECEMBER 2018.

  
\_\_\_\_\_  
Marta Martinez, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE 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 DECEMBER 7, 2018 AT/OR BEFORE 3:00 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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

**MINUTES  
CITY OF SOUTH PADRE ISLAND  
DEVELOPMENT STANDARDS REVIEW TASK FORCE**

**TUESDAY, SEPTEMBER 11, 2018**

**I. CALL TO ORDER**

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Regular Meeting on Tuesday, September 11, 2018 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gardner Treharne called the meeting to order at 10:00 a.m. A quorum was present: Task Force Member Gary Olle, and Kimberly Dollar. Members with an excused absence were Donna Eymard and Gabriel Vanounou.

City staff members present were: Assistant City Manager Darla Jones, Planning Director Clifford Cross, and Administrative Assistant Marta Martinez.

**II. PLEDGE OF ALLEGIANCE**

Chairman Treharne led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None

**IV. APPROVE MINUTES OF JULY 10, 2018 REGULAR MEETING.**

Task Force Member Dollar made a motion, seconded by Task Force Member Olle to approve the July 10, 2018 meeting minutes as submitted. Motion carried unanimously.

**V. DISCUSSION AND ACTION REGARDING PROPOSED LOCATION OF A PUBLIC ART (ACCESSORY ART) AT LOT 1 BLOCK 1 MELENDEZ SUBDIVISION. (109 E White Sands Street)**

City Planner Clifford Cross gave a brief presentation regarding the Public Art. Alita Bagley spoke on behalf of the applicant requesting approval of public art. Chairman Treharne made a motion, seconded by Task Force Member Dollar to approve the public art as submitted. Motion carried unanimously.

**VI. ADJOURNMENT.**

There being no further business, Chairman Treharne adjourned the meeting at 10:17 a.m.

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Marta Martinez, Secretary

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Gardner Treharne, Chairman

**MINUTES  
CITY OF SOUTH PADRE ISLAND  
DEVELOPMENT STANDARDS REVIEW TASK FORCE**

**TUESDAY, NOVEMBER 13, 2018**

**I. CALL TO ORDER**

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Regular Meeting on Tuesday, November 13, 2018 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gardner Treharne called the meeting to order at 10:00 a.m. A quorum was present: Task Force Member Gary Olle, and Gabriel Vanounou. Member with an excused absence was Kimberly Dollar. Member with an unexcused absence was Donna Eymard.

City staff members present were: Assistant City Manager Darla Jones, Planning Director Clifford Cross, and Administrative Assistant Marta Martinez.

**II. PLEDGE OF ALLEGIANCE**

Chairman Treharne led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None

**IV. APPROVE MINUTES OF SEPTEMBER 11, 2018 REGULAR MEETING.**

Chairman Treharne made a motion to table this agenda item for the next regular meeting. All Task Force Members were in favor. Motion carried unanimously.

**V. DISCUSSION AND ACTION REGARDING ARCHITECTURAL REVIEW FOR NEW CONSTRUCTION AT TRACTS 9, 10, & 11 (ROUGHLY 10 ACRES), PADRE BEACH ESTATES SUBDIVISION. (6401 Padre Boulevard)**

City Planner Clifford Cross gave a brief presentation regarding the proposed Architectural Review for the new construction. Chairman Treharne made a motion to table to allow staff to gather more information regarding the new construction. All Task Force Members were in favor. Motion carried unanimously.

**VI. ADJOURNMENT.**

There being no further business, Chairman Treharne adjourned the meeting at 10:26 a.m.

\_\_\_\_\_  
Marta Martinez, Secretary

\_\_\_\_\_  
Gardner Treharne, Chairman

**DEVELOPMENT STANDARDS  
REVIEW TASK FORCE**

**MEETING DATE:** December 11, 2018

**ITEM: 5**

**TO:** Development Standards Review Task Force

**FROM:** Clifford Cross, Director of Planning

**ITEM DESCRIPTION:**

Discussion and action regarding proposed location of a public art (Accessory Art) at Lots 1-12 Blk 132 Padre Beach Subdivision, Section IX (4501 Padre Blvd)

**DISCUSSION:**

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**The Issue**

The applicant is requesting approval to paint a mural on the City of South Padre Community Center. The request is an approved project by the South Padre Economic Development Corporation which are seeking approval declaring this mural as “Public Art”.



**Applicable Regulation**

The Development Standards Review Task Force must review and determine that the identified art feature has no commercial affiliation and is in compliance with Section 15-2 of the City Code declaring it as public art.

**DEVELOPMENT STANDARDS  
REVIEW TASK FORCE**



**Staff Recommendation**

The proposed Mural Concept does not have any commercial affiliation and is intended to be art feature to further enhance the tourism experience of the island.



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): 4501 Padre Blvd

Legal Description (Lot/Block/Subdivision):

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

Linear footage of any walls facing a street: 42' ea. (2 walls)

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

Approve installation of public art mural on the Community Center.

\*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: City of South Padre Island / EDC

OWNER MAILING ADDRESS: 6801 Padre Blvd

CITY, STATE, ZIP: South Padre Island TX 78597

PHONE NUMBER: 956 4538662 (E-mail address) southpadreislandede@gmail.com

Signature of Property Owner (required) Darla Lapeyre for City/EDC Date 11/30/18

APPLICANT: City of South Padre Island / EDC

APPLICANT MAILING ADDRESS: 6801 Padre Blvd

CITY, STATE, ZIP: South Padre Island TX 78597

PHONE NUMBER: same as above (E-mail address) same as above

Signature of Applicant (if different from owner) Darla Lapeyre Date 11/30/18

**MURAL CONCEPT AND DESIGN**

The proposed design is to be placed on the South and South East walls of the SPI Community Center. The projected length per wall is 42 linear feet per wall, with a combined total of 84 linear feet. The overall area of both areas is a total of 480 square feet. In order to create visual continuity between both walls, the full mural design consists of three panels, divided equally between both walls. By mirroring the main background of the lateral sides, it allows for a balanced anchoring design, while the center panel visually eliminates the corner of the building. This will create an optical illusion when seen traveling in a north direction. When seen traveling in an Eastern or Southern direction, each individual wall can visually stand alone. In every one of these cases, the viewer will be able to view and identify different elements. The objective of a three panel mural, is for it to be dynamic, The viewer will always have a different perspective based on the direction he/she is traveling or standing. This allows for a unique view every time. The selection of the theme was based on recognizable objects that depict action, motion and participation, With a subjective theme, each individual person will be able to create their own interpretation based on their personal experiences. The dominant theme colors reflect the existing colors of South Padre Island's official logo. This was done to create "brand awareness" and recognition. Furthermore, the existing logo on the South East wall, was incorporated into the design of the panel. In consideration of the different angles and distances in which it would be seen, the objects will be large enough to be appreciated from a standing distance, as well as while driving by on the main drag. The use of simple shapes and primary colors, was chosen to visually attract and stimulate both children and adults, The design will serve as background for photo opportunities, give the community center its own personality and charm, as well as adorn the existing landscape.



Mario S. Morales: Owner / Lead Artist / Designer

Kristen Morse: Artist / Project Lead / Designer



**ARTISTICO, INC**  
by Mario Morales

**SOUTH PADRE ISLAND  
MURAL PROJECT PROPOSAL**

MURAL CRITERIA AND DESIGN

**REVISIONS**

| A  | PAGES         | REMARKS                         |
|----|---------------|---------------------------------|
| 01 | A-01          | "ACTIVE PLAN" OBJECTIVE         |
| 02 | A-02          | PROJECT CRITERIA AND COMPLIANCE |
| 03 | A-03 / B / 03 | ARTIST CURRICULUM               |
| 04 | A-04 / B-04   | ARTISTS PORTFOLIO SAMPLES       |
| 05 | A-05 / B-05   | MURAL CRITERIA AND DESIGN       |

5

6

**DEVELOPMENT STANDARDS  
REVIEW TASK FORCE**

**MEETING DATE:** December 11, 2018

**ITEM: 6**

**TO:** Development Standards Review Task Force

**FROM:** Clifford Cross, Director of Planning

**ITEM DESCRIPTION:**

Discussion and action regarding a Special Development Plan for new construction at Tracts 9, 10, & 11 (roughly 10 acres), Padre Beach Estates Subdivision. Applicant is requesting approval of their unique architectural design of proposed development within the Padre Boulevard North District. (6401 Padre Boulevard)

**DISCUSSION:**

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Staff is available for any question the Task Force may have.



### Applicant & Owner Information

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

#### Applicant

PERLA TORRES  
Name  
415A E. WASHINGTON ST., SUITE A  
Street Address  
PORT ISABEL, TX 78578  
City State Zip Code  
(956) 266-8450 perlat@live.com  
Day Telephone E-mail

#### Owner / Co-Applicant

MENNY AMOYAL - SPI CARMEN  
Name  
3300 PADRE BLVD.  
Street Address  
SOUTH PADRE ISLAND, TX 78597  
City State Zip Code  
(956) 455-4917 bluskyspi@gmail.com  
Day Telephone E-mail

#### Application prepared by (if different from applicant)

Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
City State Zip Code \_\_\_\_\_  
Day Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

|                                   |  |
|-----------------------------------|--|
| Existing Use of Building/Property |  |
| Proposed Use of Building/Property |  |

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

#### Subject Property

6401 PADRE BLVD.  
Street Address  
TRACT 9, 10, 5, 11, LYING JUST WEST  
Lot and Block Number or Tract Number

OFF STATE PARK ROAD No. 100,  
PADRE BEACH ESTATES SUBDIVISION,  
TOWN OF SPI

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

|                                                           |                              |
|-----------------------------------------------------------|------------------------------|
| <input type="checkbox"/> Bayfront                         | Section 6.1 of the PBED Code |
| <input type="checkbox"/> Entertainment District Core      | Section 6.2 of the PBED Code |
| <input type="checkbox"/> Neighborhood Crossing            | Section 6.3 of the PBED Code |
| <input type="checkbox"/> Town/Center Crossing             | Section 6.4 of the PBED Code |
| <input checked="" type="checkbox"/> Padre Boulevard North | Section 6.5 of the PBED Code |
| <input type="checkbox"/> Padre Boulevard Central          | Section 6.5 of the PBED Code |
| <input type="checkbox"/> Padre Boulevard South            | Section 6.6 of the PBED Code |
| <input type="checkbox"/> Neighborhood Transition          | Section 6.7 of the PBED Code |

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

|                                                                |
|----------------------------------------------------------------|
| <input type="checkbox"/> DEMOLITION                            |
| <input type="checkbox"/> EXTERIOR REHABILITATION OR RENOVATION |
| <input type="checkbox"/> FACADE MAINTENANCE                    |
| <input type="checkbox"/> INTERIOR REMODEL OR RENOVATION        |
| <input checked="" type="checkbox"/> NEW CONSTRUCTION           |
| <input type="checkbox"/> BUILDING ADDITION                     |
| <input type="checkbox"/> OPEN SPACE DESIGN                     |
| <input type="checkbox"/> LANDSCAPING/SCREENING/FENCING         |
| <input type="checkbox"/> PARKING LOT IMPROVEMENTS/DRIVEWAY CUT |
| <input type="checkbox"/> PARKING STRUCTURE                     |
| <input type="checkbox"/> CHANGE IN USE                         |

#### Application Materials to Submit

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

#### Applicant & Owner Certifications

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

By: Perla J. Torres 11/8/18  
Applicant's Signature Date  
PERLA J. TORRES  
(Please type or print name below signature)

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

By: MENNY AMOYAL 11/8/18  
Owner's Signature Date  
MENNY AMOYAL  
(Please type or print name below signature)

## Site Plan Drawing Architectural Drawings

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

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

## Description of Proposed Use/ Activity

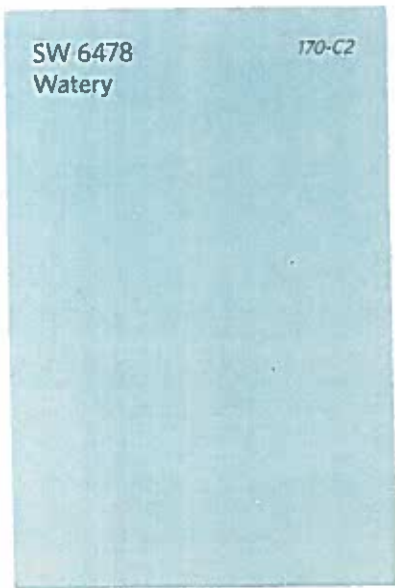
In the space below or on an attached sheet, describe clearly and accurately the proposed use, activity, work, etc.











INSIDE OF SEASHELL

SW 7637  
Oyster White

254-C7

LIGHTHOUSE, SAND DOLLARS  
& SHELL

SW 9174  
Moth Wing

249-C4

LIGHTHOUSE DOOR  
TRIM

SW 7037  
Balanced Beige

249-C2

BUILDING

CORAL

SW 6337  
Spun Sugar

124-C1

LIGHTHOUSE  
METAL WORK

SW 6993  
Black of Night

251-C5

TURTLES

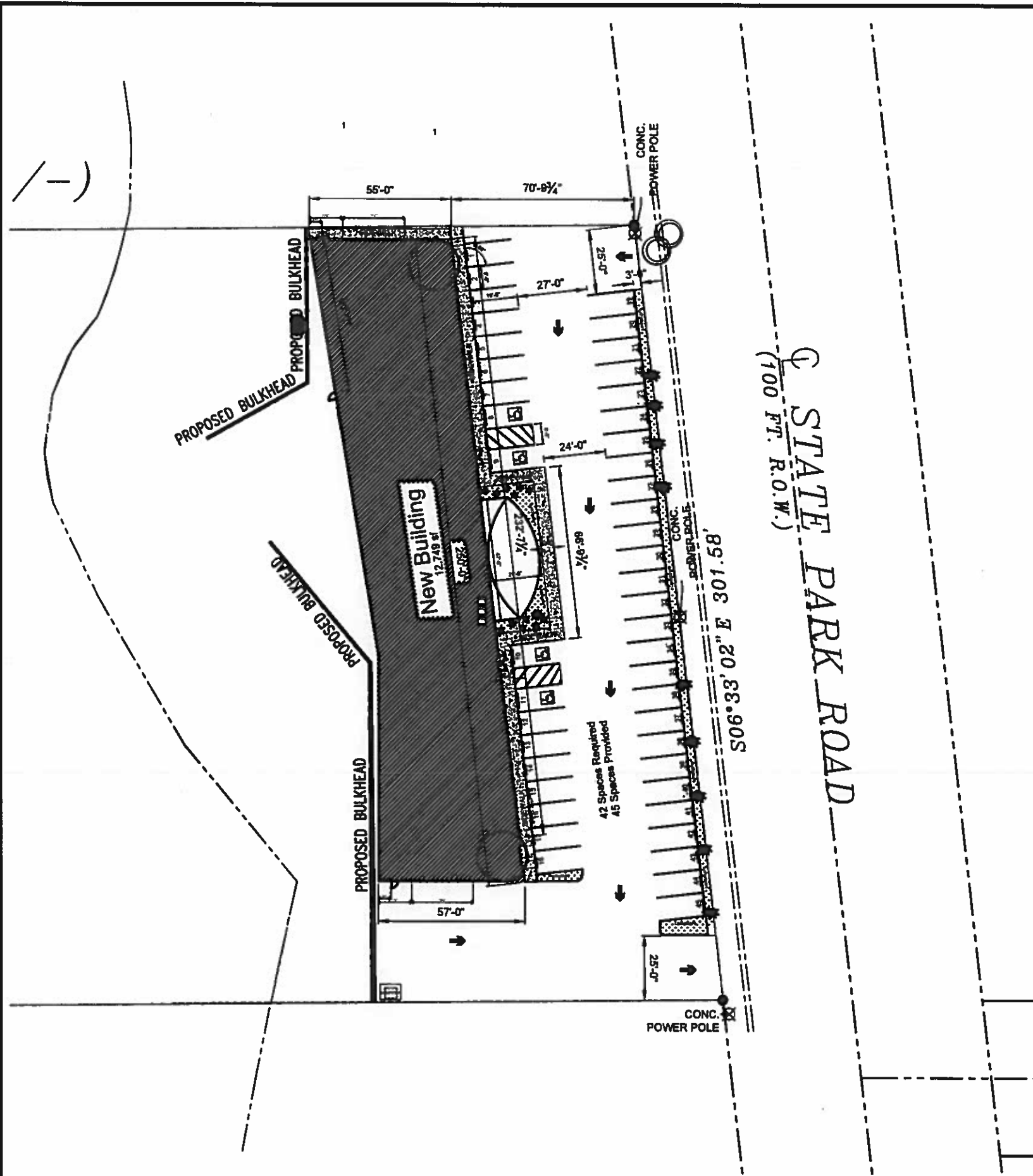
SW 6194  
Basil

314-C6

DOLPHINS

SW 6235  
Foggy Day

222-C5



**SITE PLAN NOTES:**  
 1. ZONING PADRE BLVD, NORTH CHARACTER ZONE

① SITE PLAN

General Notes

SEAN'S CASTLE  
 6401 PADRE BLVD.  
 SOUTH PADRE ISLAND, TEXAS 78597



**PERLA TORRES**  
 DRAFTING & DESIGN  
 415 E. WASHINGTON, SUITE A  
 PORT ISABEL, TEXAS 78578  
 (361) 943-7664  
 PERLAT@LIVE.COM

| No. | Revision/Issue       | Date |
|-----|----------------------|------|
| 0   | XXXXXXXXXXXXXXXXXXXX |      |

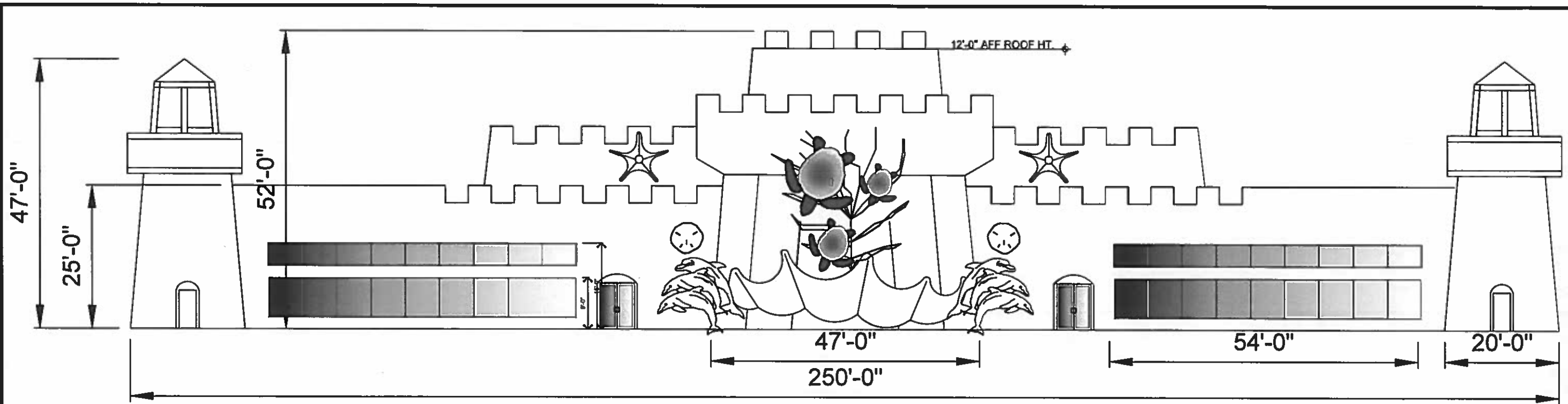
**Project Name & Address**  
 SPI CARMEN  
 Tract 9, 10 & 11  
 Lying Just West of State Park Road  
 No. 100,  
 Padre Beach Estates  
 Subdivision, Town of SPI  
 Cameron County TX

**Sheet Title**  
 SITE PLAN

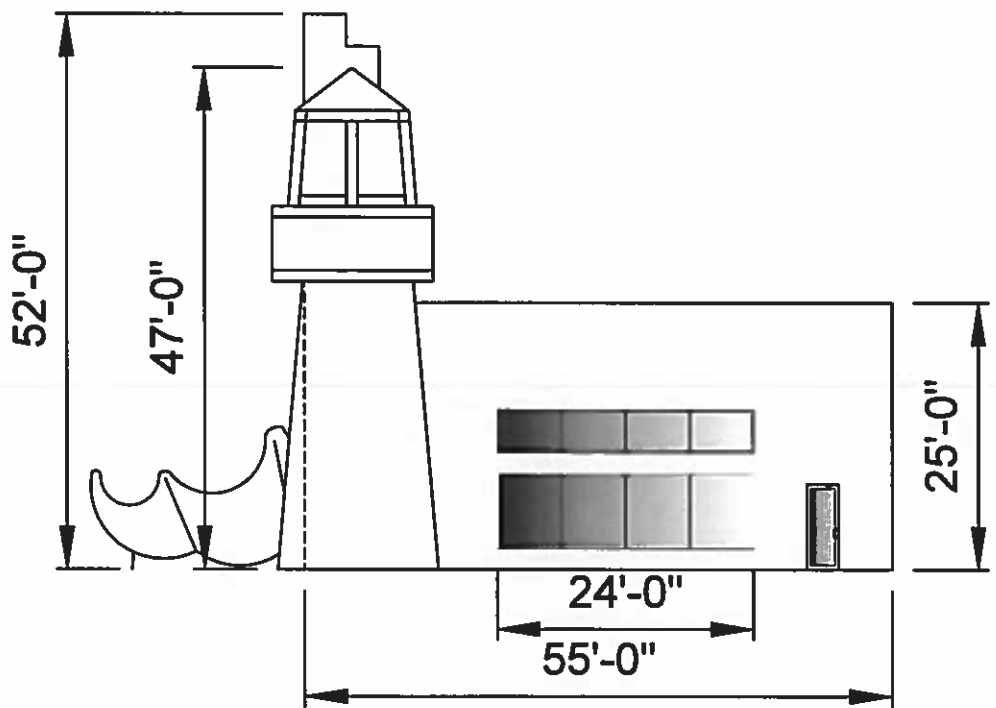
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|----------|-----------|------|
| Date     | 11/11/11  | S-01 |
| Scale    | 1"=100'   |      |
| Drawn By | P. TORRES |      |

EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE PREPARATION OF THESE DOCUMENTS. PERLA TORRES DRAFTING & DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.






1 EAST ELEVATION- Front  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION- Side  
SCALE: 1/8" = 1'-0"

|     |      |             |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
|     |      |             |
|     |      |             |

SEAN'S CASTLE  
6401 PADRE BLVD.  
SOUTH PADRE ISLAND, TEXAS 78597

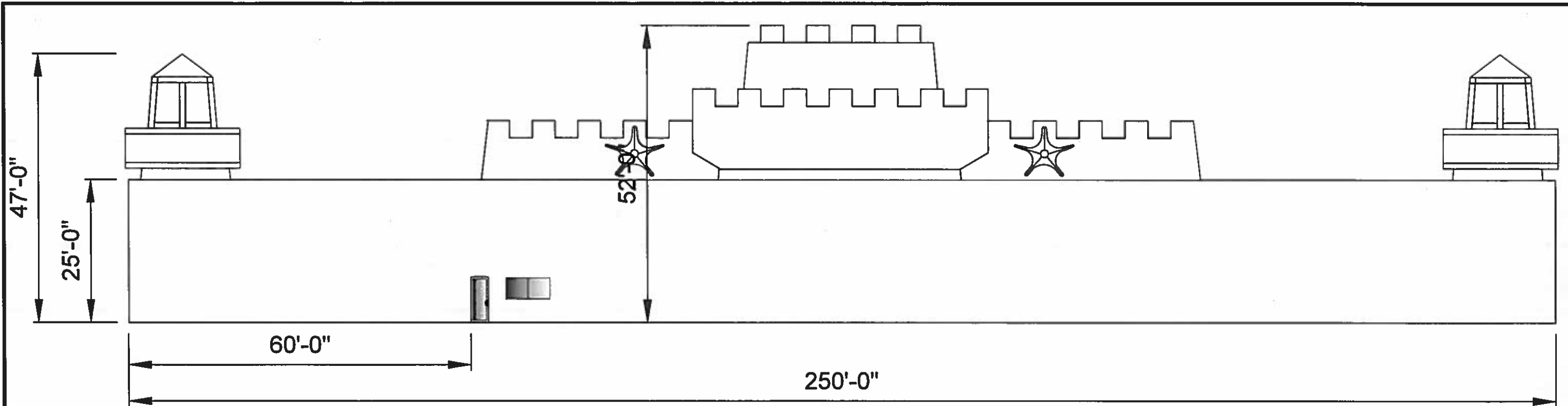
  
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 DRAFTING & DESIGN  
 415 E. WASHINGTON, SUITE A  
 PORT ISABEL, TEXAS 78578  
 (956) 943-7664  
 PERLAT@LIVE.COM

Project Name & Address  
**SPI CARMEN**  
 Tract 9, 10 & 11  
 Lying Just West of State Park Road  
 No. 100,  
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 Cameron County TX

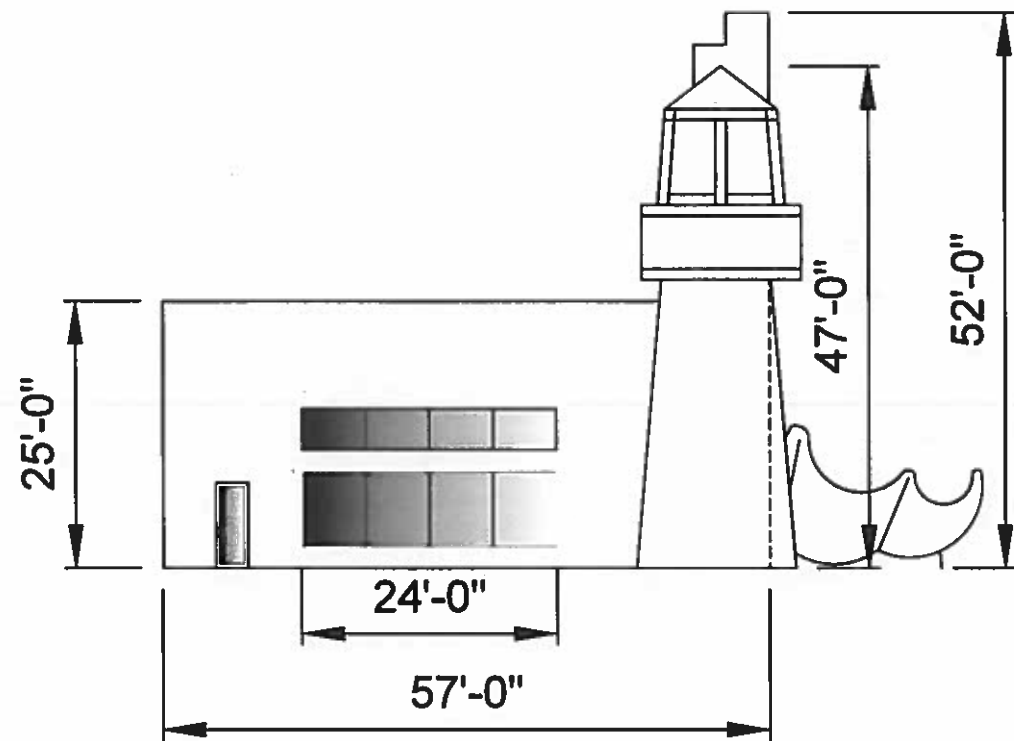
Sheet Title  
**ELEVATIONS 1 & 2**

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|                                      |                                  |
|--------------------------------------|----------------------------------|
| <small>Scale</small><br>1/8" = 1'-0" | <small>Sheet No.</small><br>S-02 |
| <small>Date</small><br>1/20/18       |                                  |
| <small>Drawn By</small><br>P. TORRES |                                  |



① WEST ELEVATION- Rear  
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION- Side  
SCALE: 1/8" = 1'-0"

|     |      |           |
|-----|------|-----------|
| NO. | DATE | REVISIONS |
|     |      |           |
|     |      |           |
|     |      |           |

SEAN'S CASTLE  
6401 PADRE BLVD.  
SOUTH PADRE ISLAND, TEXAS 78597

  
**PERLA TORRES**  
 DRAFTING & DESIGN  
 415 E. WASHINGTON, SUITE A  
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 (956) 943-7664  
 PERLAT@LIVE.COM

Project Name & Address  
**SPI CARMEN**  
 Tract 9, 10 & 11  
 Lying Just West of State Park Road  
 No. 100,  
 Padre Beach Estates  
 Subdivision, Town of SPI  
 Cameron County TX

Sheet No.  
**ELEVATIONS 3 & 4**

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|          |              |             |
|----------|--------------|-------------|
| Scale    | 1/8" = 1'-0" | <b>S-03</b> |
| Date     | 11/20/16     |             |
| Drawn By | P. TORRES    |             |