

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

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

**TUESDAY, FEBRUARY 11, 2020**  
10:00 AM 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.Election of Chairman and Vice-Chairman.

4.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]*

5.Regular Agenda

5.1. Approve Minutes of November 12, 2019 regular meeting.

5.2. Discussion and possible action regarding a request by Willis Development on behalf of South Padre Redevelopment Co. for Design Exceptions related to the Commercial Renovation at 2501 Laguna Blvd. (Lot 4, Block 44, Padre Beach Subdivision, Section IV).

6.Adjourn

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.*

DATED FEBRUARY 7, 2020

\_\_\_\_\_  
Susan M. Manning, City Secretary

Agenda: FEBRUARY 11, 2020 - DEVELOPMENT STANDARDS REVIEW TASK FORCE REGULAR MEETING Development Standards Review Task Force

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE GOVERNING BODY 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 **FEBRUARY 7, 2020**, AT/OR BEFORE 10:00 AM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

\_\_\_\_\_  
Susan M. Manning, 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.

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

**MEETING DATE:** February 11, 2020

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Approve Minutes of November 12, 2019 regular meeting.

**ITEM BACKGROUND**

N/A

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

**TUESDAY, NOVEMBER 12, 2019**

**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 12, 2019 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 10:21 a.m. The meeting was delayed to make a quorum. A quorum was present: Task Force Member Gary Johnson, and Gabriel Vanounou. Members absence were Kimberly Dollar and Donna Eymard.

City staff members present were: Planning Director Aaron Hanley, Building Official David Travis, and Parks and Recreation Manager Debbie Huffman.

**II. PLEDGE OF ALLEGIANCE**

Chairman Treharne led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None

**IV. APPROVE MINUTES OF SEPTEMBER 10, 2019 REGULAR MEETING.**

Chairman Treharne made a motion, seconded by Task Force Member Johnson to approve the minutes as submitted. Motion carried unanimously.

**V. DISCUSSION AND ACTION REGARDING A REQUEST BY BAILEY'S BEACH SERVICE FOR A VARIANCE FROM SOUTH PADRE CODE OF ORDINANCE, CHAPTER 15, SECTION 15-5, CERTAIN SIGNS PROHIBITED. APPLICANT IS REQUESTING A VARIANCE TO HAVE THE LOGO OF THE SOUTH PADRE ISLAND GOLF CLUB ON THE UMBRELLAS THAT ARE RENTED BY BEACHGOERS AT THE FOLLOWING LOCATIONS: 5008 GULF BOULEVARD (LA INTERNACIONAL) AND 143 WHITE SANDS (KEY LARGO CONDOS). THE CURRENT REGULATION PROHIBITS OFF-PREMISE SIGNS AND PORTABLE SIGNS.**

Planning Director Aaron Hanley and Building Official David Travis gave a brief discussion regarding the proposed variance. Chairman Treharne made a motion, seconded by Task Force Member Vanounou to approve the variance based on the artwork presented and go to city council and or the ad-hoc committee to clarify the definition that is in the current ordinance. The motion carried unanimously.

**VI. ADJOURN.**

There being no further business, Chairman Treharne adjourned the meeting at 10:59 a.m.

\_\_\_\_\_  
Debbie Huffman, Parks Manager

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

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

**MEETING DATE:** February 11, 2020

**NAME & TITLE:** Aaron Hanley, Planning Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and possible action regarding a request by Willis Development on behalf of South Padre Redevelopment Co. for Design Exceptions related to the Commercial Renovation at 2501 Laguna Blvd. (Lot 4, Block 44, Padre Beach Subdivision, Section IV).

**ITEM BACKGROUND**

1. Discussion and action regarding a request by Willis Development on behalf of South Padre Redevelopment for a Design Exception from Padre Boulevard and Entertainment District (PBED) Form-Based Code, Design Guidelines Section 2.2.1 (iv) – “Roofing materials visible from any public right-of-way shall be of barrel clay tile, concrete shingles, factory finished standing seam metal, slate, synthetic slate, or similar materials.” Applicant is requesting a Design Exception to use composite shingles rather than the materials listed as allowable.
2. The applicant is also requesting a Design Exception from Section VIII of the PBED, Table 8.1, Wall Signs. The applicant is proposing a wall sign facing Laguna, and a wall sign facing the Bay. “For all ground floor commercial uses; One sign per tenant space per each street frontage, not to exceed more than 2 signs, area calculated at 1.5 sq. ft. per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft. per tenant.”
3. Applicant is also requesting a Design Exception from the PBED, Design Guidelines Section IV. Sustainability Standards. The applicant would like to not have to follow the requirements related to Solar Reflectivity Index of roofing materials. “The Solar Reflectivity for sloped roofs shall be a minimum of 29.”

Per Section 3.2.1 ...The City Manager or designee shall be responsible for the following:

- (vi) Forwarding any appeals to the decision of the City Manager and/or Design Exceptions to the Form-Based Code Review Committee.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

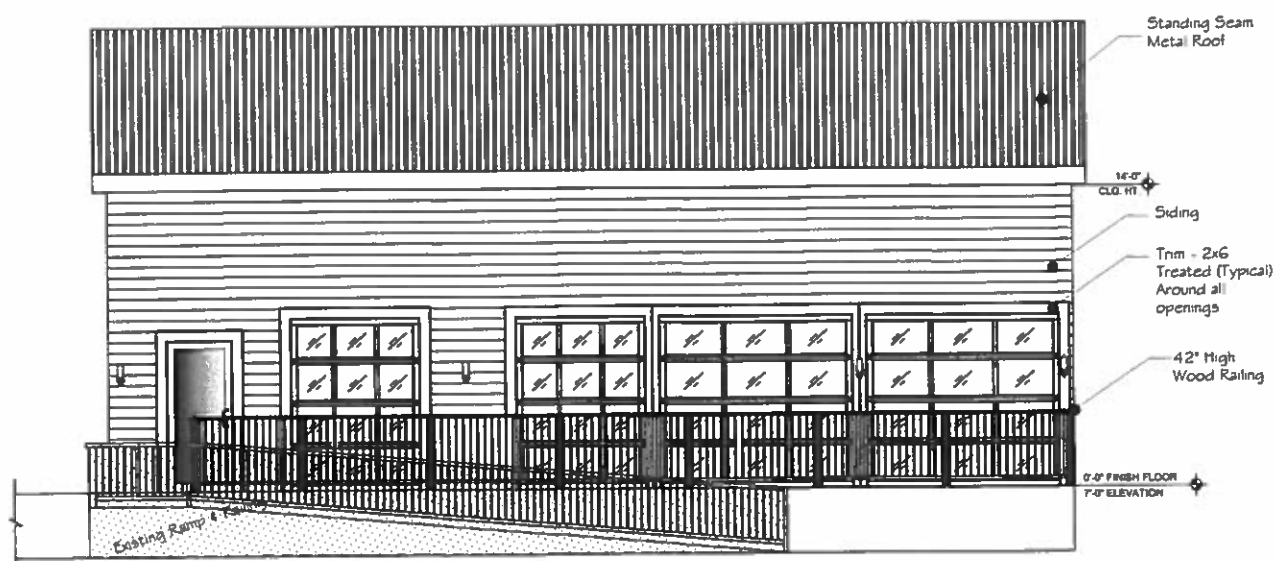
N/A

**LEGAL REVIEW**

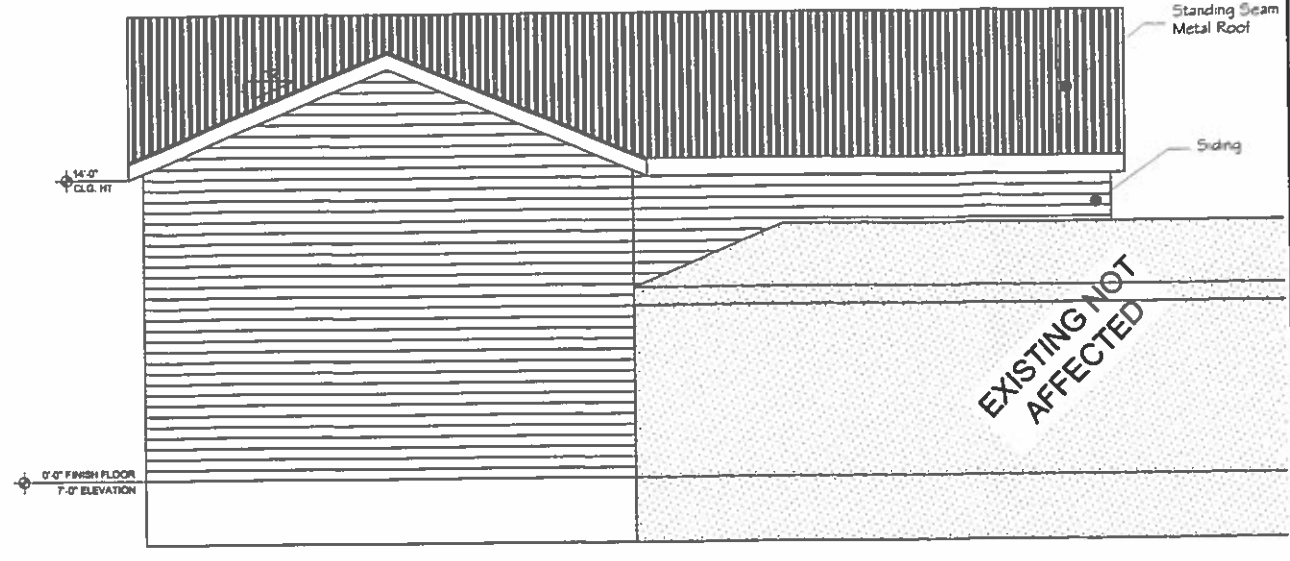
Sent to Legal: No

Approved by Legal: No

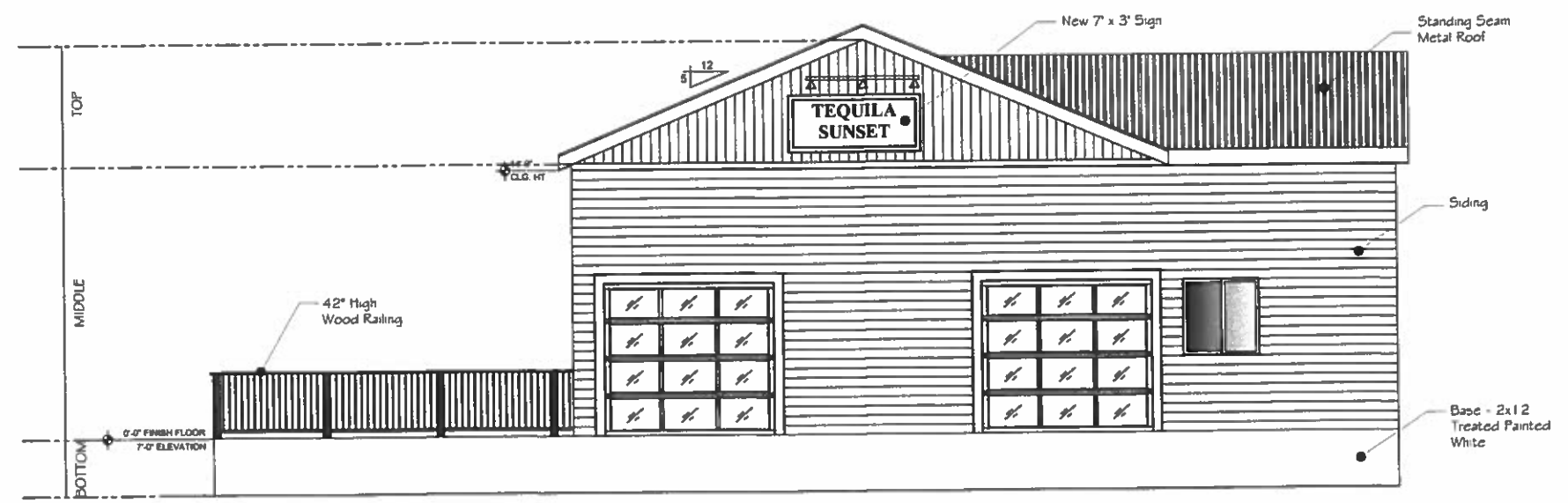
**RECOMMENDATIONS/COMMENTS:**



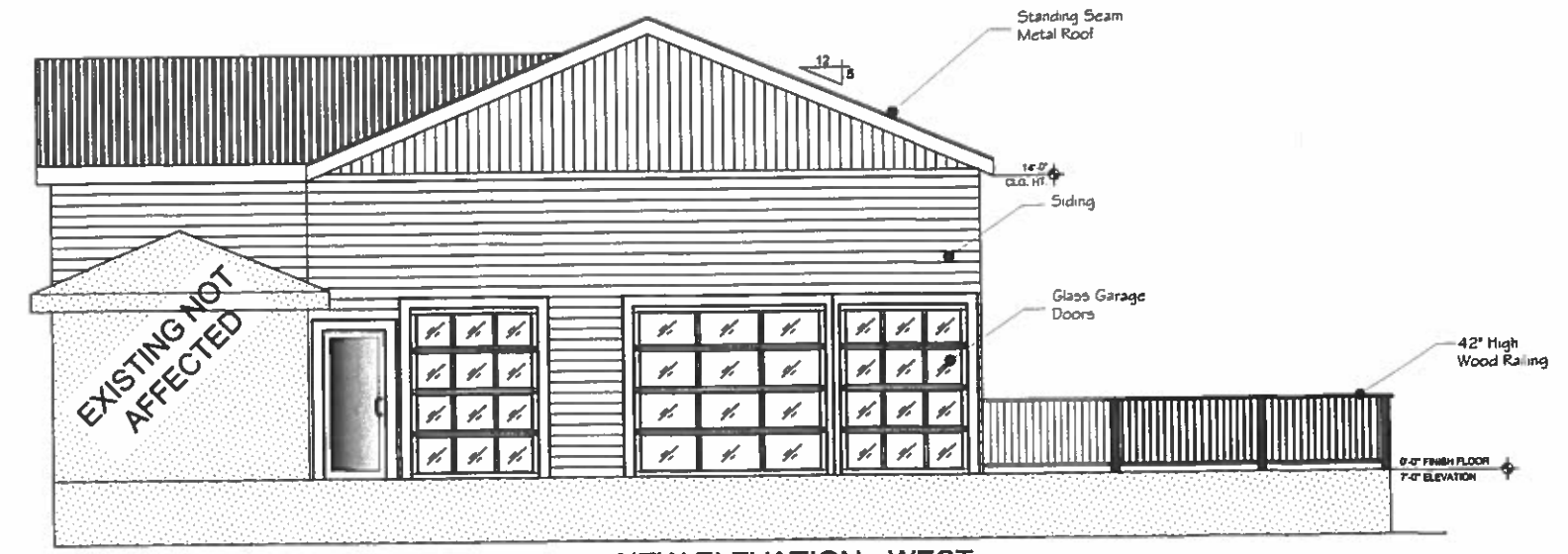
**1 NEW FRONT ELEVATION - South**  
 SCALE: 1/4" = 1'-0" 24x36" PRINT  
 SCALE: 1/8" = 1'-0" 12x18" PRINT



**2 NEW REAR ELEVATION - North**  
 SCALE: 1/4" = 1'-0" 24x36" PRINT  
 SCALE: 1/8" = 1'-0" 12x18" PRINT



**3 NEW ELEVATION - EAST**  
 SCALE: 1/4" = 1'-0" 24x36" PRINT  
 SCALE: 1/8" = 1'-0" 12x18" PRINT



**4 NEW ELEVATION - WEST**  
 SCALE: 1/4" = 1'-0" 24x36" PRINT  
 SCALE: 1/8" = 1'-0" 12x18" PRINT

General Notes

**TEQUILA'S NEW BAR & GRILL**  
**200 W. PIKE STREET**  
**SOUTH PADRE ISLAND, TEXAS 78597**



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

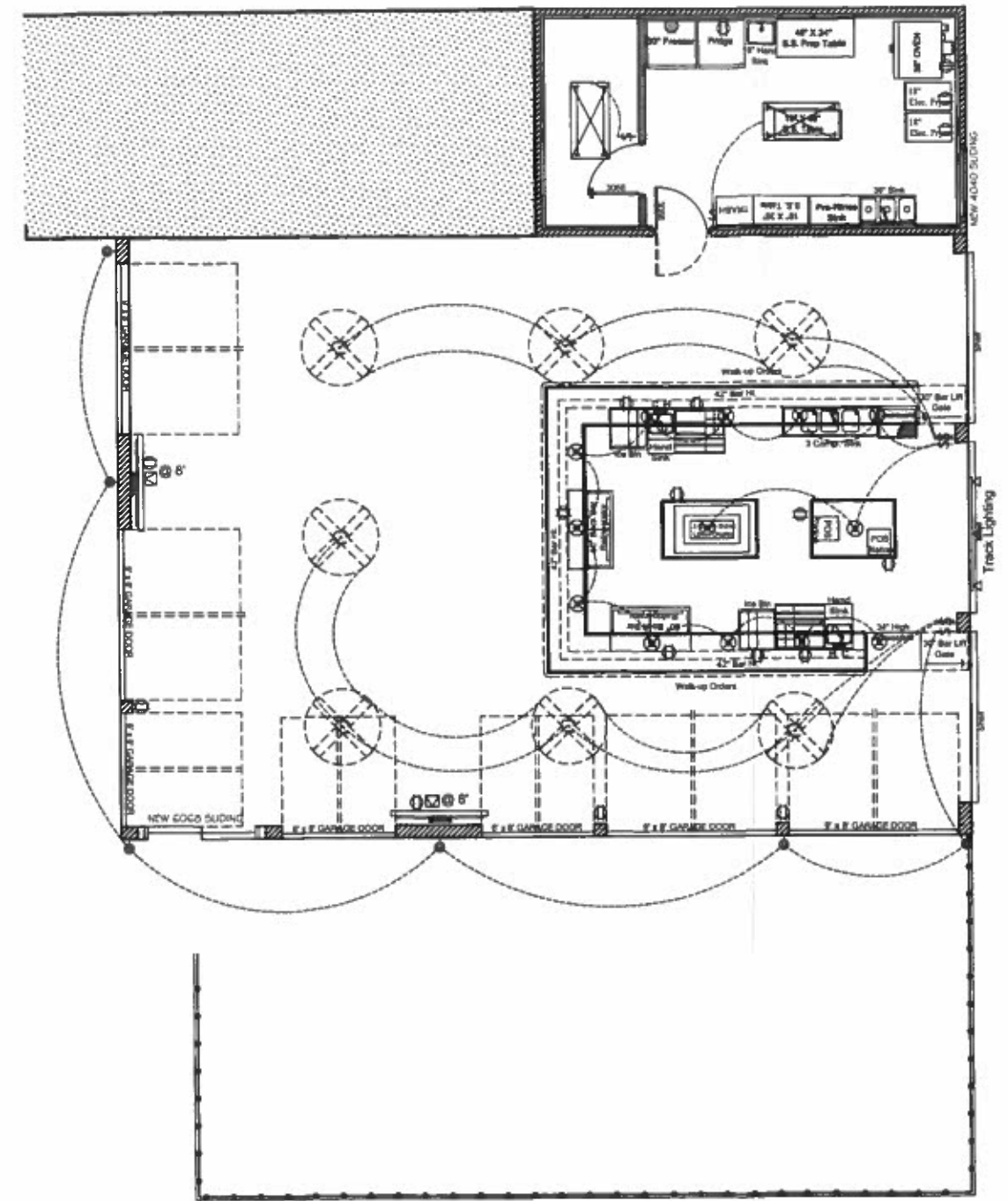
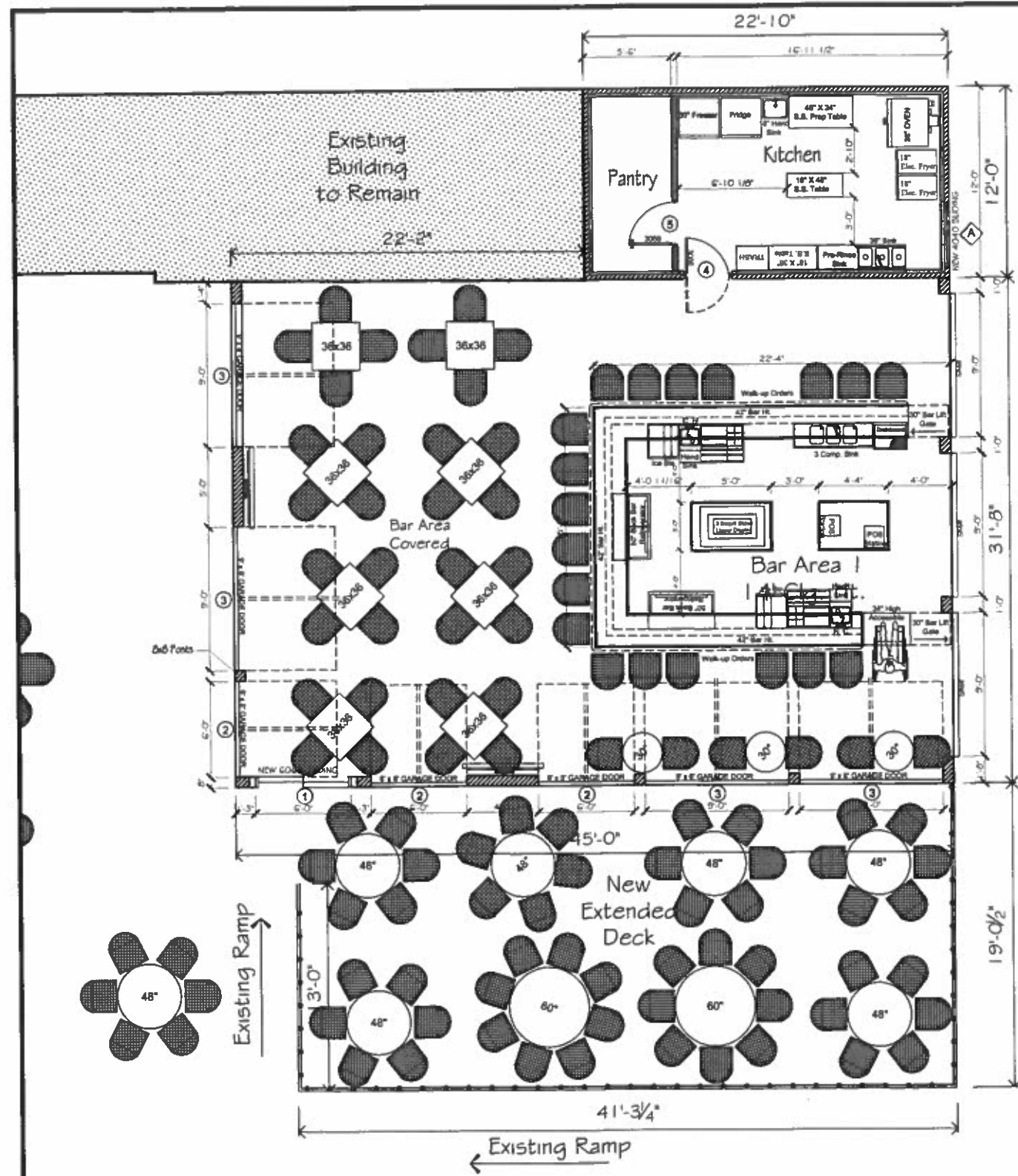
NO.	REVISION	DATE

Project Name & Address  
**South Padre**  
**Redevelopment, Co.**  
**LOT 4 Block 44**  
**Padre Beach Section IV**  
**Cameron County TX**

**ELEVATIONS**

Scale	1/4" = 1'-0"	T-05
Date	07-28-2010	
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 FLOOR PLAN**

SCALE: 1/4" = 1'-0" 24"x36" PRINT  
SCALE: 1/8" = 1'-0" 12"x18" PRINT

**DRYWALL LEGEND:**

	2 X 4 STUD WALL
	EXTERIOR WALLS

- FLOOR PLAN NOTES:**
- ALL INTERIOR WALLS SHALL BE 2" X 4" @ 16" O.C. W/ 1/2" PLY. BOARD EACH SIDE TYPICAL.
  - ALL LOCAL CODES, ORDINANCES, FEDERAL AND STATE REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS IN BIDDING ON JOB SITE.
  - CONTRACTOR SHALL CHECK ALL MEASUREMENTS AND MAKE REQUIRED ADJUSTMENTS FOR PROPER CONSTRUCTION.

**DOOR SCHEDULE:**

TYPE	SIZE (WxH)	QTY	DOOR SWING
①	6'-0" x 6'-8" Sliding Glass Door	1	
②	6'-0" x 8'-0" Glass Garage Door	1	
③	9'-0" x 8'-0" Glass Garage Door	1	
④	3'-0" x 6'-8" Kitchen Swinging Door	1	
⑤	3'-0" x 6'-8" Pantry Door	1	1 LEFT

**WINDOW SCHEDULE:**

TYPE	SIZE (WxH)	QTY
⬠	4'-0" x 4'-0" Sliding Window	6

**LIGHTING & POWER LEGEND:**

	RECESSED LIGHTING		NEW CEILING FAN
	EXTERIOR WALL MOUNTED LIGHT FIXTURE		TELEPHONE JACK @ 12" FROM FLOOR
	PENDANT LIGHTING		TELEVISION CONNECTION
	SINGLE POLE SWITCH		
	2 POLE, 3 POLE ETC. SWITCH		
	DUPLEX RECEPTACLE @ 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED		EMERGENCY LIGHTS
	GROUND FAULT CIRCUIT INTERRUPTER		
	WATER PROTECTED OUTLET		
	220 VOLT OUTLET		

General Notes

**TEQUILA'S NEW BAR & GRILL**  
200 W. PIKE STREET  
SOUTH PADRE ISLAND, TEXAS 78597

**P**  
PERLA TORRES  
DRAFTING & DESIGN  
415 E. WASHINGTON, SUITE A  
PORT ISABEL, TEXAS 78578  
(956) 843-7664  
PERLAT@LIVE.COM

No.	Revision/Date	Date

Project Name & Address  
South Padre  
Redevelopment, Co.  
LOT 4 Block 44  
Padre Beach Section IV  
Cameron County TX

Proposed  
FLOOR PLAN

Date: 1/24/17	Sheet: T-02
Site: 11/2017	
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.