

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

TUESDAY, APRIL 13, 2021
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. 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 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. Regular Agenda

4.1. Approve Minutes of November 10, 2020 Regular Meeting.

4.2. Discussion and action for a request by Franke Investments for a variance from Chapter 15 Signs, Table 15-1, Commercial Signs for Multi-Tenant Centers & Office Complexes of the City's Code of Ordinances. Applicant is requesting to install a monument sign that exceeds the maximum requirement per face is 72sq ft. and skirting width shall not exceed 4ft.


5. 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 THIS THE 9TH DAY OF APRIL 2021


Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY 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 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 APRIL 9, 2021, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


Angelique Soto, 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 THE BUILDING DEPARTMENT AT (956)761-8104.

Agenda: APRIL 13, 2021



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

MEETING DATE: April 13, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Approve Minutes of November 10, 2020 Regular Meeting.

ITEM BACKGROUND

Approve November 10, 2020 Meeting Minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

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

TUESDAY, NOVEMBER 10, 2020

1. 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 10, 2020 at the Municipal Complex Building, 2nd 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 Charles Fox, Gabriel Vanounou, and Gary Johnson.

City staff members present were: City Manager Randy Smith, Director of Operations Wendi Delgado, Public Works Director Alex Sanchez, and Administrative Assistant Marta Martinez.

2. PLEDGE OF

Chairman Treharne led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None

4. REGULAR AGENDA

4.1 APPROVE MINUTES OF AUGUST 11, 2020 REGULAR MEETING.

Task Force Member Fox made a motion, seconded by Task Force Member Vanounou to approve the minutes as submitted. Motion carried unanimously.

4.2 APPROVE MINUTES OF SEPTEMBER 9, 2020 WORKSHOP MEETING.

All Task Force Member were in favor of approving the minutes with corrections. Motion carried unanimously.

4.3 DISCUSSION AND ACTION ON A REQUEST BY AT&T MOBILITY TO INSTALL A WOOD UTILITY POLE AND ANTENNA FOR CELLULAR NETWORK ON THE CITY'S RIGHT OF WAY. (W. PIKE ST)

Public Works Director Alex Sanchez gave a brief presentation regarding the installation of a wood utility pole and antenna for cellular network on the City's Right of Way on W Pike St. Robert Renner AT&T Project Manager stated that they would like to install a utility pole to provide better service to their customers. The Task Force Members then expressed their concerns regarding the safety of the community due to that area being a high traffic of vehicles and pedestrians. After some discussion Chairman Treharne made a motion, seconded by Task Force Member Fox to deny the request of the installation of a wooden utility pole and antenna for cellular network on the City's Right of Way. Mr. Renner then stated that if his item can be table to allow them to work with staff and find a solution. Charmain Treharne then withdrew his motion, seconded by Task Force Member Fox. Chairman Treharne then made a motion, seconded by Task Force Member Fox to table this agenda item to allow the applicant to meet with staff and try to come up with a solution. Motion carried unanimously.

5. ADJOURN.

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

Marta Martinez, Administrative Assistant

Gardner Treharne, Chairman

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

MEETING DATE: April 13, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action for a request by Franke Investments for a variance from Chapter 15 Signs, Table 15-1, Commercial Signs for Multi-Tenant Centers & Office Complexes of the City's Code of Ordinances. Applicant is requesting to install a monument sign that exceeds the maximum requirement per face is 72sq ft. and skirting width shall not exceed 4ft.

ITEM BACKGROUND

Applicant is requesting to replace the North Plaza Shopping Center Monument / Marquee Sign. The new sign is 80sq ft where as the Sign Ordinance only allows 72sq ft. and also requesting that the skit be 6ft in width where as the Sign Ordinance states "For signs proposed to be taller than eight (8) feet in height, the width of the approved skirting or dressing must equal a minimum of fifty percent (50%) of the sign width, but shall in no case exceed four (4) feet in width."

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

Chapter 15 - SIGNS

Sec. 15-1. - Purpose.

The purposes of these sign regulations are to encourage the effective use of signs as a means of communication in the City of South Padre Island, Texas to maintain and enhance the aesthetic environment and South Padre Island's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effects of signs on nearby public and private property; and to enable the fair and consistent enforcement of community standards. These regulations are aimed at achieving the goals, objectives, and policies enumerated in South Padre Island Plan 2010. This Ordinance is adopted pursuant to Chapter 216, of the Texas Local Government Code.

Sec. 15-1.1. - Review—Amendment.

In order to carry out the purpose of this Chapter the City Council in 1996 appointed an Ad Hoc Sign Ordinance Review Committee which made recommendations to the City Council and which amendments were passed. The City Council does not wish to consider further amendments to this Chapter without recommendations from an appropriate citizen committee such as the Ad Hoc Sign Ordinance Review Committee. The City Council may appoint an Ad Hoc Sign Ordinance Review Committee every three years to review this Chapter and the City Council will review said recommendations prior to amending this Chapter.

Sec. 15-1.2. - Provisions of this chapter apply to ETJ.

All provisions of this Chapter 15 (sign regulatory ordinances) that regulate outdoor signs shall apply within the area of the extraterritorial jurisdiction of this city as defined by Chapter 42 of the Texas Local Government Code.

(Ord. No. 10-09)

Sec. 15-2. - Definitions.

For purposes of this Ordinance, the following definitions shall apply:

Abandoned Sign means a sign which no longer correctly directs or exhorts any person, advertises a bona fide business or service provided, lessor, owner, project, activity conducted, or product available on the premises where the sign is displayed. (A temporary closing of a business, not to exceed 90 days, shall not be considered an abandoned sign.)

Airborne Sign means sign on a balloon, flag, pennant, or inflatable sign.

Altered means a change of copy, logo, or other means in which the message is changed or enlarged, changing shape or location.

Animated Sign means any sign which includes action or motion.

Art includes, but is not limited to, a sculpture, monument, mural, fresco, painting, fountain, mosaic, ceramic, carving, but does not include landscaping, architectural ornamentation, or any type of sign.

Art in Public Spaces means Art located in places easily seen by the public, but which has no direct commercial connection to the structure or location in which the Art is located.

Average Grade means the grade of the finished ground level at the midpoint of each exterior surface of a sign, or a structure, in the event that the sign is attached to the structure. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to

Monument Sign means a freestanding sign, other than a pole sign, which has a skirt, dressed base, or other means of enclosing the structural members which support the sign, and which skirting or dressing has been approved by the Development Standards Review Task Force base must equal at least Fifty Percent (50%) of sign width and not to exceed One Hundred Twenty Percent (120%) of the width of the sign for signs up to Eight (8) feet in height. For signs proposed to be taller than Eight (8) feet in height, the width of the approved skirting or dressing must equal a minimum of Fifty Percent (50%) of the sign width, but shall in no case exceed Four (4) feet in width. For the purposes of this Ordinance, the terms "skirting" and/or "dressing" shall mean the enclosing of the structural members which support the sign with materials such as decorative masonry, natural and decorative stone, masonry with a stucco finish, and decorative wood such as redwood or cedar when appropriately finished to prevent decay and discoloration; no skirting may be made from metal or plastic materials. No signage is permitted on the skirting except street address.

Multi-Pole, Single Pole Sign means a sign whose only structural support consists of exposed poles, posts, beams, or other devices mounted in the ground.

Office Complex/Multi-Tenant Shopping Center means two (2) or more offices or stores sharing customer parking area, regardless of whether said offices or office establishments occupy separate structures or are under separate ownership.

Official Sign means any sign erected by or at the direction of any governmental body.

Off-Premises Sign means any sign other than an on-premises sign.

On-Premises Sign means a sign which advertises only goods, services, facilities, events or attractions available on the premises where located, or identifies the owner or occupant or directs traffic on the premises. All other signs are off-premises signs.

Owner means a person recorded as such on official records and including duly authorized agent, notary, purchaser, lessee, devisee, or judiciary; anyone having a vested or contingent interest in the property or business in question.

Painting means the application of paint in the course of normal maintenance which in no way shall alter the message or group of works or letters.

Parasite Sign means any sign not exempted by the sign code, for which no permit has been issued, and which is hung from, attached to, or added onto an existing sign.

Permanent Multi-Family or Subdivision Identification Sign means a sign which designates the name of a project, subdivision, or other residential district, and which is located at or in close proximity to the main entrance.

Person means any natural person, firm, partnership, association, corporation or organization of any kind.

Place of Business means one enclosed structure with a Certificate of Occupancy regardless of the number of commercial uses within. For the purposes of this chapter regulating signage, each place of business must be separated from other places of business with non-penetrable walls in such a manner that the public must enter and/or exit the business through an exterior door.

Political Sign means any sign which is designated to influence the action of voters for the passage or defeat of a measure appearing on the ballot in connection with any national, state or local election.

Portable Sign means any sign not permanently affixed to a building, structure or the ground, and designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. This definition includes, but is not limited to, A-frame signs, sandwich signs, curb signs, sail flag signs, feather flag signs and signs on trailers with or without wheels or on other vehicles which are primarily used as signs.

TABLE 15-1
Sign Number, Area and Height Regulations***

SIGN TYPE	MAX. NO. SIGNS PER LOT	MAX. AREA OF SIGN	MAX. HEIGHT	SETBACK
Residential Signs				
1) Residential Nameplate signs	1 per dwelling unit	2 sq. ft per residence OR 0.5 sq. ft per multi-family unit	6 ft from average grade	15 ft from ROW & Property Line (PL)
2) Permanent multi-family or subdivision identification signs	1 per project or subdivision	24 sq. ft	16 ft from average grade	15 ft from ROW & PL
Commercial Signs for Multi-Tenant Centers & Office Complexes				
1) Monument Signs (Doubled Faced)	1 sign per center	72 sq. ft per face	16 ft from average grade	15 ft from ROW & PL
2) Awning, Wall & Roof Signs	As determined by tenant**	64 sq. ft. total		15 ft from ROW & PL
3) Joint directory commercial signs	1 per tenant	2 sq. ft per tenant	16 ft from average grade	15 ft from ROW & PL
4) Nameplate Sign	1 per tenant	2 sq. feet		15 ft from ROW & PL
5) Window Sign Prohibited after Feb 1, 2012; Ord 10-02	4—As per Table 15-3A & 15-3B	32 sq. ft. per sign		No closer than 6 inches from glass of window or door
6) Business Information Sign	1 Per Business	9 sq. ft. & no portion of the		



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):
Legal Description (Lot/Block/Subdivision):

5800 Padre Boulevard, South Padre Island
Lots 1-5 Blk 195 Section 12 Padre Beach

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

Linear footage of any walls facing a street: 300 Feet

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

We are replacing The North Plaza Shopping Center Monument / Marquee Sign at the street which lists the Tenants. The new sign is 80 sq. ft. but Sign Ordinance allows only 72 sq. ft., so we are requesting a variance of 8 sq. ft. additional signage. The new sign will be a huge improvement to the look of the center from the s Street.

***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: Frankie Investments

OWNER MAILING ADDRESS: Box 2108

CITY, STATE, ZIP: South Padre Island, Texas 78597

PHONE NUMBER: 956-572-0608 (E-mail address) dennis@frankerealtv.com

Signature of Property Owner (required)

April 1, 2021
Date

APPLICANT: _____

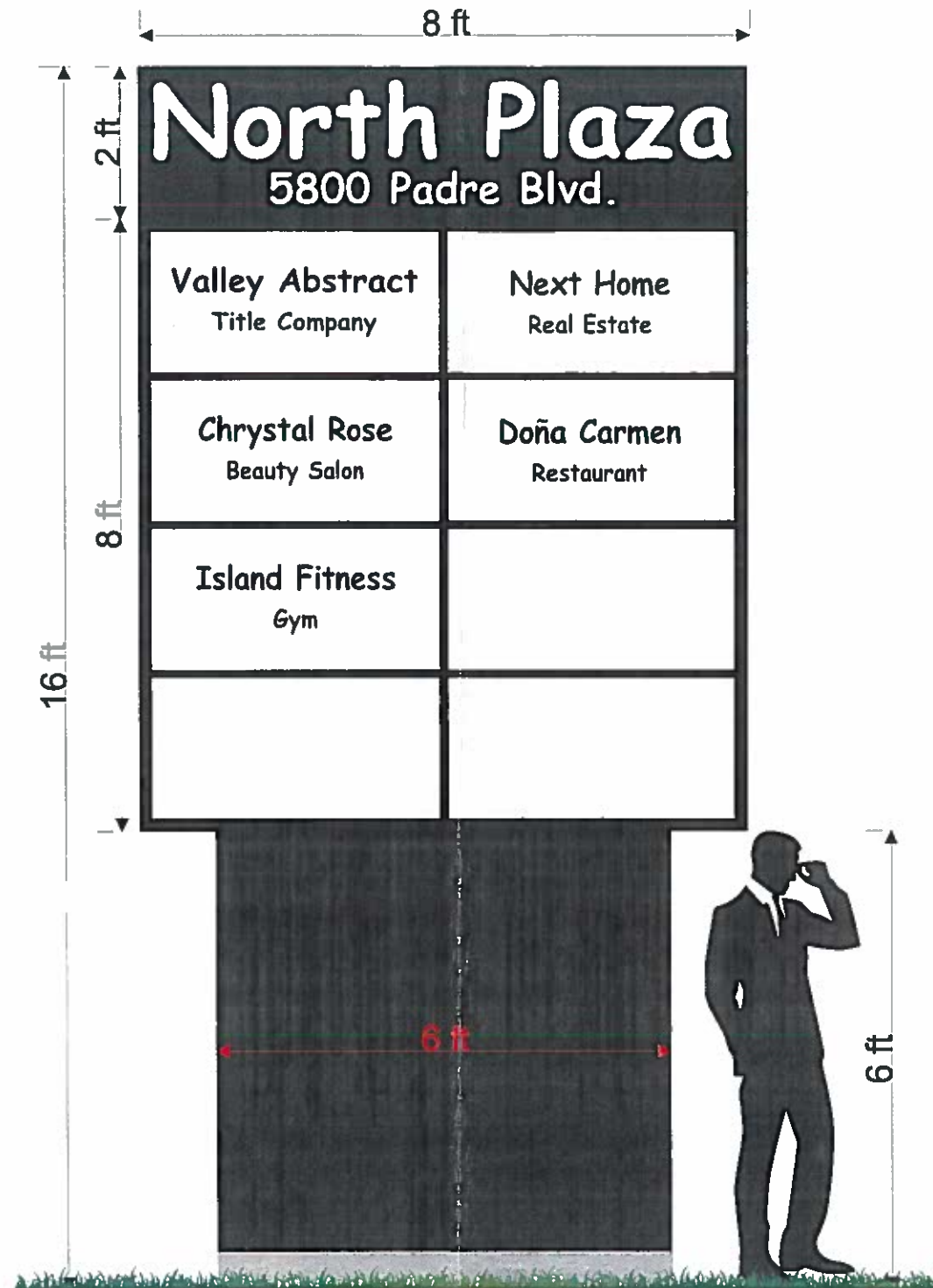
APPLICANT MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____ (E-mail address) _____

Signature of Applicant (if different from owner) _____

_____ Date



Received

MAR 9 2021

City of South Padre Island
Inspections Department

Sketch #020521-3 Designer: Valiant Thompson

Colors: Black White

Description:

One Double-Faced LED Lit, Painted Aluminum I.D./Tenant Sign. I.D. Sign is LED Lit with Painted Extruded Aluminum Cabinet with White Acrylic Faces with Vinyl Graphics. Tenant Section is LED Lit with Painted Extruded Aluminum Cabinet with Acrylic Faces with Vinyl Graphics. Both Mount to Pipe and Foundation T.B.D. by Engineer. Painted Pole Cover.

Date: 03/09/21

Client: North Plaza Center
Business: New LED Lit Tenant/I.D. Sign
Address: 5800 Padre Blvd,
South Padre Island, TX 78597

Approval Signature as required

Signature: _____
Name: _____
Date: _____

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