

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

TUESDAY, AUGUST 10, 2021
9:00 AM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX

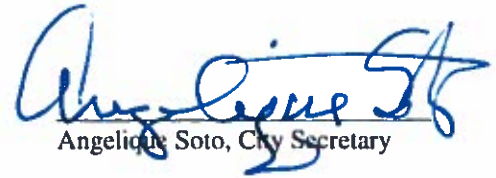
1. Call to Order
2. Pledge of Allegiance
3. Public Comments and Announcements
This is an opportunity for citizens to speak to the Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: 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. Discussion and action to approve Minutes of July 13, 2021 Regular Meeting.
 - 4.2. Discussion and action to approve Minutes of July 26, 2021 Special Meeting.
 - 4.3. Discussion and action regarding a variance request by Randy Algoe with T.I.D.E. Trust from Chapter 20 Zoning Sec. 20-3 Definitions Parking, Parking Requirements, Off-Street Parking of the City's Code of Ordinances and Article 2 Minimum Standards for Street Design and Construction 2.18 Parking Lots of the Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre. The Applicant is requesting a waiver from the parking lot requirements for 1612 Padre Boulevard. (Lots 8 & 9 Block 4, Sunny Isle Subdivision)
 - 4.4. Discussion and action regarding a variance request by Zeev Tafel from the Sec VIII. Signage Standards Table 8.1 of the City's Padre Boulevard and Entertainment District Code. The Applicant is requesting to install a monument sign that exceeds the maximum height requirement located at 904 Padre Boulevard. (Lot 1 Pavilack Subdivision)
 - 4.5. Discussion and action regarding a variance request by Brett Newcomb from Chapter 15 Signs Section 15-2.1 Rules and procedures governing art in public spaces of the City's Code of Ordinances. Applicant is requesting approval of art work on existing dumpster enclosure located at 5009 Padre Boulevard (Lot 3 Block 154, Padre Beach Subdivision, Section X)
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 6TH DAY OF AUGUST 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 AUGUST 6, 2021, AT/OR BEFORE 4:00 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 BUILDING OFFICIAL, GEORGE MARTINEZ AT (956)761-8103.



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

MEETING DATE: August 10, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve Minutes of July 13, 2021 Regular Meeting.

ITEM BACKGROUND

Approve July 13, 2021 Regular Meeting Minutes

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

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

TUESDAY, JULY 13, 2021

1. CALL TO ORDER

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Meeting on Tuesday, July 13, 2021 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Vice Chairman Gabriel Vanounou called the meeting to order at 10:03 a.m. A quorum was present: Task Force Member Gary Johnson and Charles Fox. Task Force Members with an excused absence were Brian Kohl and Cindi Love.

City staff members present were: City Manager Randy Smith, Public Works Director C. Alejandro Sanchez, and Planning Coordinator Marta Martinez. Also present was Council Member Ken Medders.

2. PLEDGE OF

Vice Chairman Vanounou led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None.

4. REGULAR AGENDA

4.1 APPROVE MINUTES OF MAY 18, 2021 SPECIAL MEETING.

Task Force Member Fox made a motion, seconded by Task Force Member Johnson to approve the May 18, 2021 special meeting minutes as submitted. Motion carried unanimously.

4.2 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY CRAIG THOMAS FROM CHAPTER 15 SIGNS SEC. 15-2 DEFINITIONS, SEC. 15-2.1 RULES AND PROCEDURES GOVERNING ART IN PUBLIC SPACES, AND SEC. 15-7 SIGN STANDARD OF THE CITY'S CODE OF ORDINANCES. APPLICATION IS REQUESTING THE ABILITY TO PROVIDE A MURAL OF PALM TREES AND SEA BIRDS ON THE HOTEL LOCATED AT 310 PADRE BLVD. (*Lot 1 Block 1 South Padre Island Beach Resort*)

Chairman Vanounou announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation, and recommended approval. Chairman Vanounou then ask for the applicant's presentation. Craig Thomas applicant is requesting approval of mural art. The Task Force Members then expressed their comments/concerns regarding the mural. After some discussion Chairman Vanounou made a motion to table agenda item and suggested the applicant bring back a request showing a smaller mural. All Task Force Members were in favor. Motion carried unanimously.

4.3 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY CRAIG THOMAS FROM CHAPTER 15 SIGNS SEC. 15-5 CERTAIN SIGNS PROHIBITED (F) BANNERS OF THE CITY'S CODE OF ORDINANCES. APPLICATION IS REQUESTING TO ALLOW BANNERS ALONG THE LONG DRIVEWAY TO THE HOTEL LOCATED AT 310 PADRE BLVD. (Lot 1 Block 1 South Padre Island Beach Resort)

Chairman Vanounou announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation. Chairman Vanounou then ask for the applicant's presentation. Craig Thomas applicant is requesting approval for banners to be placed on the long driveway to the hotel. The Task Force Members then expressed their comments/concerns regarding the banners. After some discussion Task Force Member Johnson made a motion, seconded by Task Force Member Fox to deny the banners. Motion carried unanimously.

4.4 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY JOHN FERRONE FROM TABLE 5.1 – SCHEDULE OF USES (LAND USE) OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE. APPLICANT IS REQUESTING TO KEEP A 31 FOOT SAILBOAT WITHIN THE EXISTING 10 FOOT SETBACK LOCATED AT 205 WEST PALM STREET. (Lot 1 Block 1 Padre Beach Subdivision, Section I)

Chairman Vanounou announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation. Chairman Vanounou then ask for the applicant's presentation. Sandra Martinez, Rene Barrera, and John Ferrone applicants are requesting approval to keep a 31 foot sailboat. The Task Force Members then expressed their comments/concerns regarding the sailboat. After some discussion Task Force Member Fox made a motion to deny. The motion died due to a lack of seconded. Chairman Vanounou then made a motion, seconded by Task Force Member Johnson to table agenda item and suggested the applicant bring back the request showing a higher fence. All Task Force Members were in favor. Motion carried unanimously.

5. ADJOURN.

There being no further business, Chairman Vanounou adjourned the meeting at 10:45 a.m.

Marta Martinez, Planning Coordinator

Gabriel Vanounou, Chairman

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

MEETING DATE: August 10, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve Minutes of July 26, 2021 Special Meeting.

ITEM BACKGROUND

Approve July 26, 2021 Special Meeting Minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

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

MONDAY, JULY 26, 2021

1. CALL TO ORDER

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Meeting on Tuesday, July 13, 2021 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gabriel Vanounou called the meeting to order at 10:01 a.m. A quorum was present: Task Force Member Gary Johnson and Charles Fox. Task Force Members with an excused absence were Brian Kohl and Cindi Love.

City staff members present were: City Manager Randy Smith, Public Works Director C. Alejandro Sanchez, and Executive Assistant Vedette Garza. Also present was Council Member Ken Medders.

2. PLEDGE OF

Chairman Vanounou led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None.

4. REGULAR AGENDA

4.1 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY CRAIG THOMAS FROM CHAPTER 15 SIGNS SEC. 15-2 DEFINITIONS OF THE CITY'S CODE OF ORDINANCES. THE APPLICANT IS REQUESTING THE ABILITY TO PROVIDE A MURAL OF PALM TREES AND SEA BIRDS ON THE HOTEL LOCATED AT 310 PADRE BLVD. (Lot 1 Block 1 South Padre Island Beach Resort)

Chairman Vanounou announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation. Chairman Vanounou then ask for the applicant's presentation. Craig Thomas applicant stated he has submitted revised mural art. The Task Force Members then expressed their comments/concerns regarding the mural. After some discussion Chairman Vanounou made a motion, seconded by Task Force Johnson to approve option 1 of the mural art on the South Side of the wall (see attached picture). The motion carried unanimously.

4.2 DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY JOHN FERRONE FROM CHAPTER 15-2.1 RULES AND PROCEDURES GOVERNING ART IN PUBLIC SPACES OF THE CITY'S CODE OF ORDINANCES. THE APPLICANT IS REQUESTING TO KEEP A 31 FOOT SAILBOAT WITHIN THE EXISTING 10 FOOT SETBACK LOCATED AT 205 WEST PALM STREET. (Lot 1 Block 1 Padre Beach Subdivision, Section I)

Chairman Vanounou announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation. Chairman Vanounou then ask for the applicant's presentation. John Ferrone stated that he had a third option for the Task Force to review. The Task Force Members then expressed their comments/concerns regarding the options. After some discussion Chairman Vanounou made a motion, seconded by Task Force Member Johnson to approve option 2 or 3 and gave the applicant the choice to choose (see attached pictures). All Task Force Members were in favor. Motion carried unanimously.

5. ADJOURN.

There being no further business, Chairman Vanounou adjourned the meeting at 10:45 a.m.

Marta Martinez, Planning Coordinator

Gabriel Vanounou, Chairman

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

MEETING DATE: August 10, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding a variance request by Randy Algoe with T.I.D.E. Trust from Chapter 20 Zoning Sec. 20-3 Definitions Parking, Parking Requirements, Off-Street Parking of the City's Code of Ordinances and Article 2 Minimum Standards for Street Design and Construction 2.18 Parking Lots of the Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre. The Applicant is requesting a waiver from the parking lot requirements for 1612 Padre Boulevard. (Lots 8 & 9 Block 4, Sunny Isle Subdivision)

ITEM BACKGROUND

The applicant is requesting not to stripe the parking lot as required by the Standards and Specification. The subject property is located on the corner of Padre Blvd and on the south side of E. Marisol Street and are zoned "PBS" Padre Boulevard South Character Zone.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

Chapter 20 Zoning

Sec. 20-3. Definitions.

Parking, Parking Requirements, Off-Street Parking. All parking requirements of a building or premises must be provided on the same site/land for which the building permit is issued, and the same may not be located on any property that is not contiguous and joined to the building site, unless a permit for an off-premise parking lot has been approved in accordance with the requirements of Section 20-7(D) (5) (n) or Section 20-8(F) (5) (h). All parking areas, and access thereto must be of a concrete or asphalt surface. All parking lot construction shall conform to Article 2, Section 2.18, Parking Lots, of the Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island, Texas.

Standards and Specifications for the Acceptance of Public Improvements

Article 2 Minimum Standards and Specifications for Street Design and Construction

2.18 Parking Lots:

C. Specifications:

- (2) Striping: Open parking areas shall be delineated by pavement striping and must meet the requirements listed below:
 - (a) Dimensions: All head-in parking spaces must provide a non-restricted area with the minimum dimensions of nine (9) feet by eighteen (18) feet or parallel parking spaces of nine (9) feet by twenty (20) feet. No tandem parking shall be allowed except as allowed under the City of South Padre Island Zoning Regulations. Parking space and travelway dimensions shall follow dimensions listed under Article 8, Standard Plans.
 - (b) Handicapped Parking: All parking areas shall comply with the Texas Accessibility Standards (TAS).

Item 530 Intersections, Driveways, and Turnouts

2.15 Bridges:

- A. **Description:** This section shall regulate the construction of bridges or other structures having a clear span of twenty (20) feet or greater, as reflected upon the approved engineering plans.
- B. **Plans Reviewed Separately:** Plans for bridges and other structures having a clear span of twenty (20) feet or more shall be reviewed separately from the street plans. Construction may be separate or combined with the adjacent street at the discretion of the contractor.
- C. **Design Criteria:** The plans shall be designed to meet the criteria set forth in the AASHTO "Standard Specifications for Highway Bridges" in effect at the time of the design, and shall be designed for HS-20 loading.
- D. **Approval by Other Agencies:** Prior to review of the plans by the Public Works Director, copies of the acceptance of the waterway opening by the various other governmental agencies having jurisdiction over stream crossings at the time of the design shall be submitted along with the plans.
- E. **Delay in Construction:** In the event that construction of the bridge is not initiated within one (1) year after approval of the final engineering plans, such plans shall be re-submitted to the Public Works Director for re-review, and certain design features may be required to be changed due to changes in design criteria.
- F. **Other Specifications:** Except as they may be otherwise superseded by these standards and specifications, the construction of bridges and other structures shall conform to the requirements of the following sub-sections of the Texas Department of Transportation's Standard Specifications for Construction of Highways, Streets, and Bridges (current edition):

Division IV, Structures
All Items

2.16 Backfill and Compaction:

- A. All Backfill and Compaction shall comply with appropriate Sections/Divisions of the Texas Department of Transportation's Standard Specifications for Construction of Highways, Streets and Bridges (current edition).

2.17 Pavement Restoration:

- A. Pavement restoration shall be designed by a Licensed Engineer in the State of Texas and as approved by the Public Works Director. All work shall be performed within the accordance of the Texas Department of Transportation's Standard Specifications for Construction of Highways, Streets and Bridges (current edition).

2.18 Parking Lots:

- A. **Description:** This section shall regulate the construction of parking areas, as reflected upon the approved engineering plans. The following are recommended minimum standards for parking lots.
- B. **Classification System:**
 - (1) **Drives and Service Areas:** These areas are the drives through the parking lot. The service areas are the delivery or loading dock for receiving merchandise and any travel service utilized by the solid waste collection equipment.

(2) Parking Only: These areas are self-explanatory and are to be striped.
C. Specifications:

(1) Pavement Depth:

(a) Rigid-Type Pavement (Hydraulic Cement Concrete)

	Drives & Service <u>Areas</u>	Parking <u>Only</u>
Uniform Design Thickness	6"	5"

(b) Flexible-Type Pavement

	Drives & Service <u>Areas</u>	Parking <u>Only</u>
Asphaltic Surface Course	3"	2"
Aggregate Base	10"	8"

(c) Or other hard surface construction (i.e. brick pavers) as approved by the Public Works Director.

(2) Striping: Open parking areas shall be delineated by pavement striping and must meet the requirements listed below:

(a) Dimensions: All head-in parking spaces must provide a non-restricted area with the minimum dimensions of Nine (9) feet by Eighteen (18) feet or parallel parking spaces of Nine (9) feet by Twenty (20) feet. No tandem parking shall be allowed except as allowed under the City of South Padre Island Zoning Regulations. Parking space and travelway dimensions shall follow dimensions listed under Article 8, Standard Plans.

(b) Handicapped Parking: All parking areas shall comply with the Texas Accessibility Standards (TAS).

(3) Access Near Street Corners: All driveways located on corner lots shall be placed adjacent to the interior, or side, property line, the furthest distance attainable from the street corner.

(4) Exterior Lighting: The following standards are required of all exterior lighting:

(a) Lighting fixtures, whether mounted upon a building or independently upon a pole, light standard, or other structure, shall not exceed twenty-four (24) feet in height.

(b) All luminaires (the complete lighting unit, consisting of the lighting source and all necessary mechanical, electrical, and decorative parts) shall be a "cut-off type" luminaire (a luminaire with elements such as shields, reflectors, or refractor panels which direct and cut-off the emitted light at a specific cut-off angle). All luminaries shall have a cut-off angle of ninety (90) degrees or less.

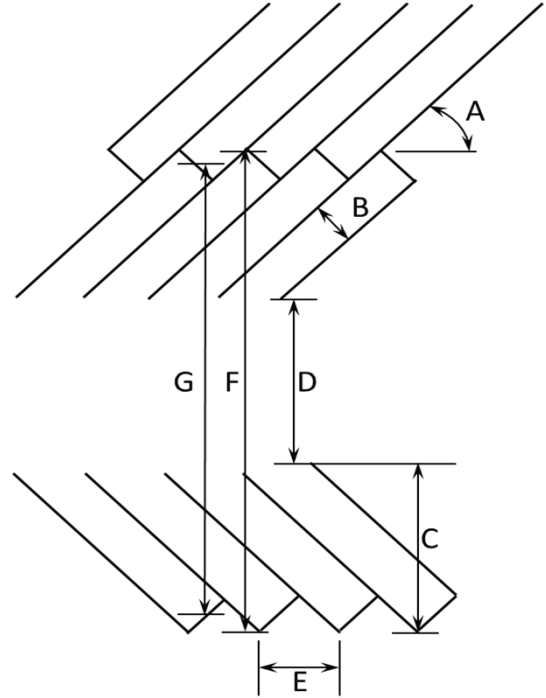
(c) The lighting from any luminaire shall be so shaded, shielded, or directed to prevent direct light from being cast upon any adjacent residential property, and to prevent glare or other objectionable problems to surrounding areas.

(d) Neither the direct nor reflected light from any luminaire shall fall upon any adjacent public street.

(e) No exterior light shall have any blinking, flashing, or fluttering light or other illuminating device which has a changing light intensity or brightness of color. Lighting that reduces in intensity for long periods during off peak hours will be allowed.

PARKING DIMENSIONS

A	B	C	D	E	F	G
0°	8' 0"	8.0	12.0	23.0	28.0	-
	8' 6"	8.5	12.0	23.0	29.0	-
	9' 0"	9.0	12.0	23.0	30.0	-
	9' 6"	9.5	12.0	23.0	32.0	-
	10' 0"	10.0	12.0	23.0	32.0	-
20°	8' 0"	14.0	11.0	23.4	39.0	31.5
	8' 6"	14.5	11.0	24.9	40.0	32.0
	9' 0"	15.0	11.0	26.3	41.0	32.5
	9' 6"	15.5	11.0	27.8	42.0	33.1
	10' 0"	15.9	11.0	29.2	42.8	33.4
30°	8' 0"	16.5	11.0	16.0	44.0	37.1
	8' 6"	16.9	11.0	17.0	44.8	37.4
	9' 0"	17.3	11.0	18.0	45.6	37.8
	9' 6"	17.8	11.0	19.0	46.6	38.4
	10' 0"	18.2	11.0	20.0	47.4	38.7
45°	8' 0"	19.1	14.0	11.3	52.2	46.5
	8' 6"	19.4	13.5	12.0	52.3	46.5
	9' 0"	19.8	13.0	12.7	52.5	46.5
	9' 6"	20.1	13.0	13.4	53.3	46.5
	10' 0"	20.5	13.0	14.1	54.0	46.9
60°	8' 0"	20.4	19.0	9.2	59.8	55.8
	8' 6"	20.7	18.5	9.8	59.9	55.6
	9' 0"	21.0	18.0	10.4	60.0	55.5
	9' 6"	21.2	18.0	11.0	60.4	55.6
	10' 0"	21.5	18.0	11.5	61.0	56.0
70°	8' 0"	20.6	20.8	8.5	61.2	58.5
	8' 6"	20.8	19.5	9.0	61.1	58.2
	9' 0"	21.0	19.0	9.6	61.0	57.9
	9' 6"	21.2	18.5	10.1	60.9	57.7
	10' 0"	21.2	18.0	10.6	60.4	57.0
80°	8' 0"	20.1	25.0	8.1	65.2	63.8
	8' 6"	20.2	24.0	8.6	64.4	62.9
	9' 0"	20.3	24.0	9.1	64.3	62.7
	9' 6"	20.4	24.0	9.6	64.4	62.7
	10' 0"	20.5	24.0	10.2	65.0	63.3
90°	8' 0"	19.0	26.0	8.0	64.0	-
	8' 6"	19.0	25.0	8.5	63.0	-
	9' 0"	19.0	24.0	9.0	62.0	-
	9' 6"	19.0	24.0	9.5	62.0	-
	10' 0"	19.0	24.0	10.0	62.0	-



A	Stall Angle
B	Stall Width
C	Vehicle Projection for 19' Stall Length
D	Aisle Width
E	Curb Length Per Car
F	Wall to Wall Width for Double Aisle
G	Overlap Center to Overlap Center Width for Double Aisle

1612 Padre Blvd

City of South Padre Island

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE

dimensions and standards applicable to a particular property, consult with city staff.

3.1.1 All uses and buildings on all land within the Padre Boulevard Corridor zoning classification shall conform exclusively to this PBED Code. Table 3.1 shall determine which sections of the code apply to any proposed development based on the type and scope of the proposed development.

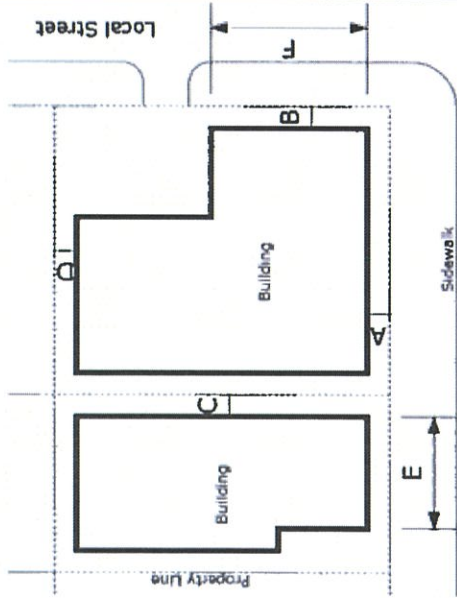
III. Administration
3.1 Applicability

Table 3.1 Padre Boulevard and Entertainment District Code Applicability Matrix

Code Section	Land Use Matrix	Building Form - Placement	Building Form - Height	Building Form - Parking & Service	Building Form - Street Screen	Building Form - Encroachments	Building Form - Facade Elements	Building Form - Residential Transition	Building Design Standards	Architectural Style Standards	Sustainability Standards	Streetscape/Landscape Standards	Signage	Civic/Open Space
Type of Development														
Commercial (retail, office, restaurant, lodging), mixed use building, apartment/multi-family building (3 or more units per lot), and live-work buildings	X	X	X	X	X	X	X	X	X	X	X	X	X	X
New Construction	X			X	X									
Change of Use/Expansion of use*														
Expansion of Building Area														
0% - 49% increase in building area	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Standards in applicable sections shall apply only to the expansions														
50% or greater increase in building area AND less than \$50,000 or 50% increase in building /improvement value	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Standards in applicable sections shall apply only to the expansions														
Any increase of building area AND \$50,000 or greater than 50% increase in building /improvement value	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Standards in applicable sections shall apply the entire building including retrofitting of the existing building if non-conforming														
Expansion of parking area only (not in conjunction with a building or use expansion)				X	X									
Up to 10 spaces				X	X									
11 or more additional spaces				X	X						X	X		
Facade changes to existing buildings (regardless of value of improvement)													X	X
Pedestrian Priority Street and Boulevard Street facades														
All other street facades														

6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE

6.6.1 Building Placement



6.6.3 Parking

- (i) Location Priority
1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.

(ii) Design Criteria

1. Min. 3 feet behind the property line.
2. No side/rear setback for parking;
3. Non-residential uses
 - Min. 1 space/300 SF (gross)
4. Residential uses
 - Min. 1.5 space/unit
5. Lodging uses
 - 0.75 spaces/lodging room
6. Floor to floor heights shall not apply to parking floors.
7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

(iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.

(iv) Service Access

1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
2. Porte cocheres may be permitted.
3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

(i) Build-to-Zone (From property line)

- | | | |
|-------------------------|---------|---|
| Boulevard | 10'-75' | A |
| Local Street | 5' min. | B |
| Pedestrian Priority St. | 5'-25' | B |
- * Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.

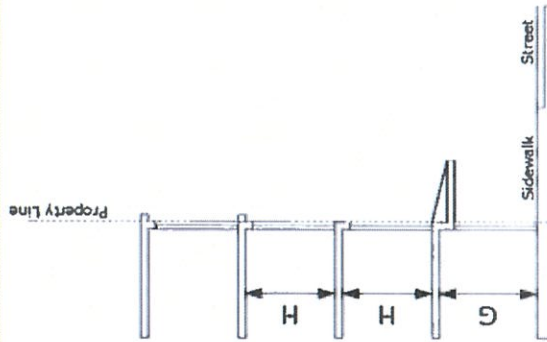
(ii) Setback

- | | | |
|---|----------|---|
| Side | 0' min. | C |
| Rear | 0' min. | D |
| Rear toward a Single Family residential lot | 10' min. | D |
- * A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.

(iii) Building Frontage

- | | | |
|-------------------------|----------|---|
| Boulevard | 25% min. | E |
| Local Street | None | F |
| Pedestrian Priority St. | 50% min. | F |

6.6.2 Building Height



(i) Max. Building Height

- | | |
|---|---|
| None | G |
| (Max. 4 stories within 300' of Padre Blvd.) | |

(ii) 1st Floor Ceiling Height

- | | |
|----------|---|
| 12' min. | G |
|----------|---|

(iii) Upper Floor(s) Ceiling Height

- | | |
|----------|---|
| 10' min. | H |
|----------|---|

(iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.

(v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.

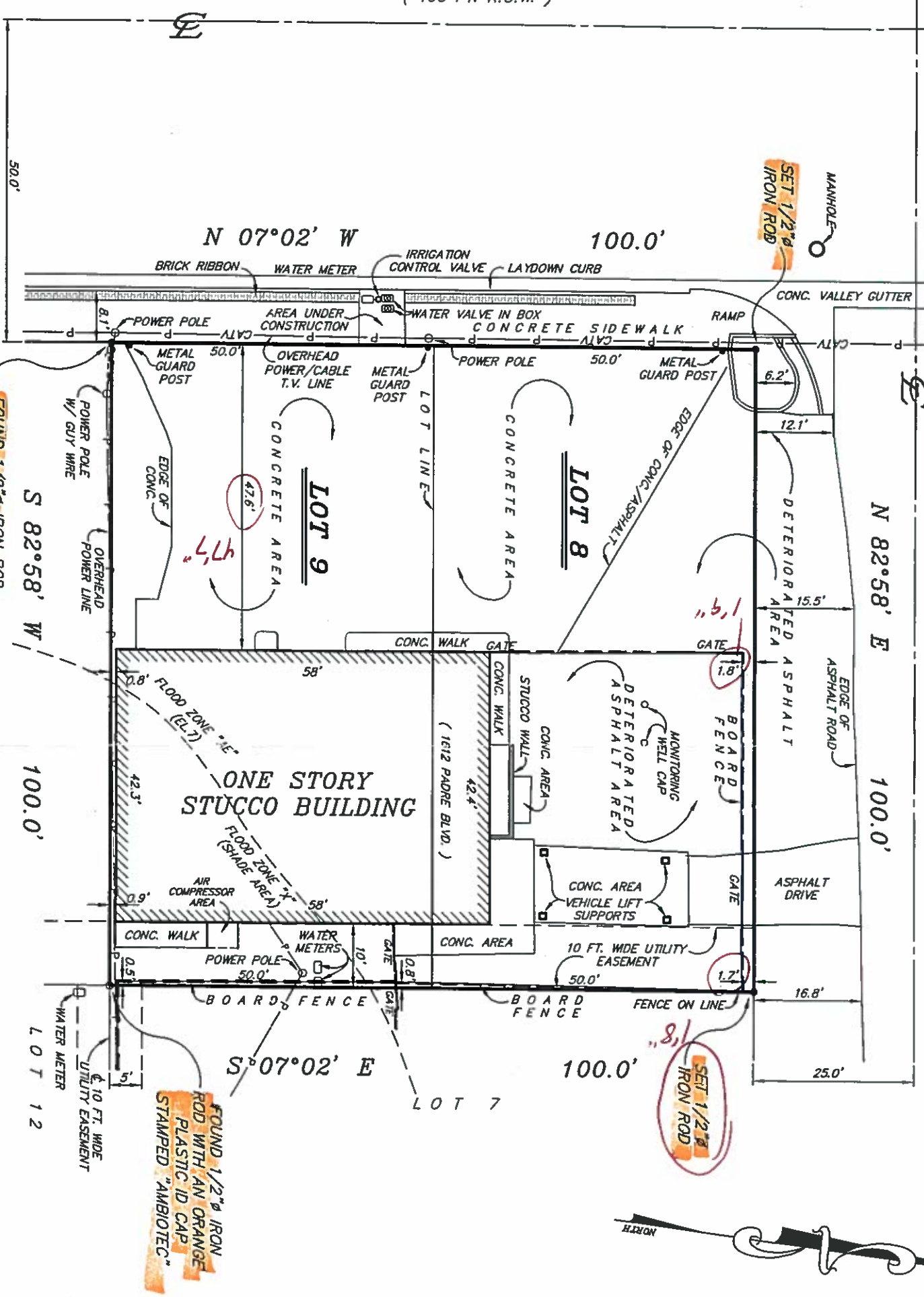
(vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

(vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

MARISOL DRIVE
(50 FT. R.O.W.)

MERIDIAN OF SUNNY ISLE
SUBDIVISION

PADRE BOULEVARD
(100 FT. R.O.W.)



The undersigned hereby certifies that the survey described hereon was made on the ground on February 1, 2019, that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5739



LOTS EIGHT (8) AND NINE (9), BLOCK FOUR (4), SUNNY ISLE SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 8, MAP RECORDS OF CAMERON COUNTY, TEXAS.

ANTONIO MURRIRA
SURVEYED FOR:

SCALE: 1" = 20'

THE DIMENSIONS SHOWN ON THE BUILDING FOOTPRINT HAVE BEEN ROUNDED OFF TO THE NEAREST TENTH OF A FOOT.
ALL DIMENSIONS ARE IN DECIMAL OF A FOOT UNLESS OTHERWISE NOTED.

1. HELD MONUMENTATION FOUND ALONG THE REAR LOTS OF LOT 7 AND LOT 5 FOR BASIS OF BEARING.
2. THIS TRACT LIES IN ZONES AS SHOWN BY GRAPHICAL PLOTTING "AH" (EL. 7) SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, ZONE "X" (SHADE AREA); AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (TRM) FLOOD INSURANCE RATE MAP OF COMMUNITY MAP NUMBER 48061C0510F EFFECTIVE FEBRUARY 16, 2018.
3. SOME IMPROVEMENTS ALONG THE BOUNDARY LINES HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
4. ALL IRON RODS SET HAVE A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739".
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO ANY AND ALL EASEMENT RESTRICTIONS, DEDICATIONS OR EXCEPTIONS THAT MIGHT BE OF RECORD. THERE MAY BE OTHER MATTERS THAT ARE NOT SHOWN.
6. THIS SURVEY IS THE PROPRIETARY WORK PRODUCT OF VASQUEZ SURVEYING INC., AND IS FOR A SINGLE TRANSACTION ONLY. USE OF THIS SURVEY OTHER THAN THE ENTITY FOR WHICH IT WAS SURVEYED FOR, IS STRICTLY PROHIBITED. REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF VASQUEZ SURVEYING, INC. WILL BE SUBJECT TO CLAIMS AND DAMAGES.
7. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.18 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282C, VERNON'S ANNOTATED CIVIL STATUTES.

VASQUEZ
SURVEYING INC.

4000 BOCA CHICA BLVD.
BROWNSVILLE, TEXAS 78521
Phone: (956) 541-9826

Cell: (956) 466-9680
Fax: (956) 544-4177

G.F. NO. N/A

FIRM NO. 10084100

JOB NO. 19 4785

Rec. 2/16/19



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): 1612 Padre Blvd

Legal Description (Lot/Block/Subdivision): Lot 5 899 Juanita Isle

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:

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

Variance for parking lot striping waived

*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: T.I.P.E. Trust

OWNER MAILING ADDRESS: P.O. Box 2147

CITY, STATE, ZIP: So. Padre Is.

PHONE NUMBER: 817 349 7335 (E-mail address) photoanimator-gmail.com

Signature of Property Owner (required)

Date 09-25-2021 photoanimator.com

APPLICANT:

APPLICANT MAILING ADDRESS:

CITY, STATE, ZIP:

PHONE NUMBER: (E-mail address)

Signature of Applicant (if different from owner)

Date

AT 4 LOTS NORTH THERE WAS A SURVEY AND THE NORTH PROPERTY ALIGNED IS MARKED AT EACH CORNER USING TREE MARKS, IT IS QUOTE WHAT THE PROPOSED PROPERTY LINE ON THIS BUILDING IS THE EDGE OF THE STREET

This is a modified layout showing only 8 spaces out of a MUCH larger area for potential parking, that has historically packed in many more cars than the footprint of the building requires by the 1 space per 300 square feet of building formula.

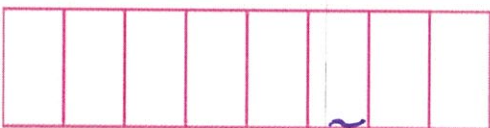
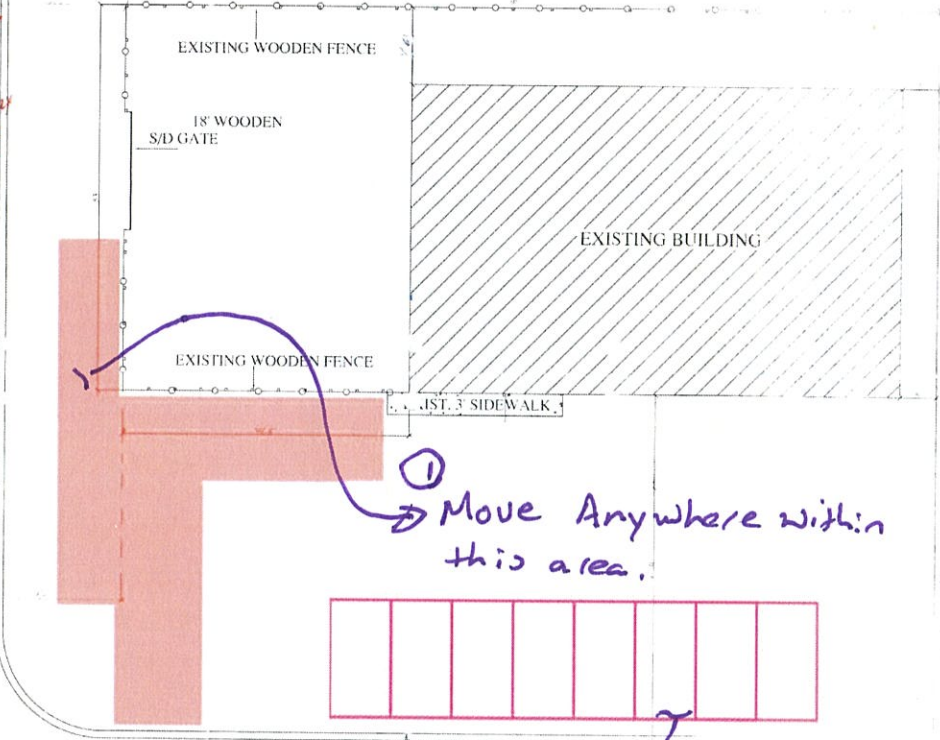
The area in red is the desired area for mobile food vendors, but the entire property is what's being designated. I anticipate putting the back side of the food trucks at or near the edge of our property line. Therefore, if part of those spaces are not used, then they are open for additional customer parking or other uses.

This layout was taken from and modified from a previous site survey map. So the overall footage should be accurate.

I've left the original comments in this cropped down section, but erased the fence line that has since been re-installed to its original location.

E. MARISOL STREET

PROPERTY LINE
LINE THE DISTANCE WAS MEASURED ON 1/4" = 1' AND THERE IS APPROXIMATELY 19 FEET BETWEEN THE EXISTING FENCE AND THE EDGE OF THE STREET



② Ensure space do not block sidewalks

NOTE
① VERIFY SOME OF FOOTING AND GROUND
② HOW CLOSE TO FENCE AND PROPOSED DESIGN

PADRE BOULEVARD

SITE PLAN

SCALE: 1" = 10'

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

MEETING DATE: August 10, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding a variance request by Zeev Tafel from the Sec VIII. Signage Standards Table 8.1 of the City's Padre Boulevard and Entertainment District Code. The Applicant is requesting to install a monument sign that exceeds the maximum height requirement located at 904 Padre Boulevard. (Lot 1 Pavilack Subdivision)

ITEM BACKGROUND

The applicant is requesting to install a forty eight (48) square feet and twelve (12) feet in height monument sign. The proposed monument sign exceeds the maximum height requirement which is six (6) feet in height. The subject property is located on the east side of Padre Boulevard and is zoned "PBS" Padre Boulevard South Character Zone.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
VIII. SIGNAGE STANDARDS

8.1 Applicability. For new and substantially modified signs, the standards in Table 8.1 shall apply and sign permits shall be approved administratively by the City of South Padre Island Building Official unless specifically noted in this section. Except as specifically listed below, all other signage and sign standards shall comply with Chapter 15 of the City of South Padre Island City Ordinances, as amended.

8.2 Master Sign Plans. An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City of South Padre Island Building Official and are subject to approval of the City Council. In evaluating a Master Sign Plan, the City Council shall consider the extent to which the application meets the proposed Sign Plan:

- 8.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 8.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
- 8.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- 8.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Table 8.1

Character Zone	Sign Type	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Wall Signs		P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> • For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space per each street frontage, not to exceed more than 2 signs, area to be 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. • Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage, area to be calculated at 1.5 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq.ft. • Institutional uses (non-profits and churches): One sign per tenant space, area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. • Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max. • Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk. • Building signs may be internally or externally lit. • Marquee signs as only permitted as specified below.
Monument Signs		P	P	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 ft.) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.
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. • 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 this 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.
Building Blade Signs		P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> • One per building (commercial and mixed use buildings only) • Area = 30 sq. ft. maximum per sign face. • May encroach a maximum of 2 ft. over a sidewalk, but shall not encroach over any parking or travel lane. • Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor façade.
Tenant Blade Signs		P	P	P	P	P	P	P	P (comm.)	<ul style="list-style-type: none"> • One per commercial tenant space (retail, office, or restaurant use) • Area = 16 sq. ft. maximum per sign face



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): 904 Padre Blvd SPI, Tx 78597

Legal Description (Lot/Block/Subdivision): 11 PAVILACK

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

Linear footage of any walls facing a street: 130 linear ft

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

To approve permit to build and install new sign for property owner. The square footage and height will be the same as previous sign that was knocked down by storm

***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: Zeev Tufel

OWNER MAILING ADDRESS: 4200, Padre Blvd

CITY, STATE, ZIP: SPI Tx 78597

PHONE NUMBER: 351-761-3775 (E-mail address) miragebeachwear@gmail.com

[Signature] _____ 8-04-21
Signature of Property Owner (required) Date

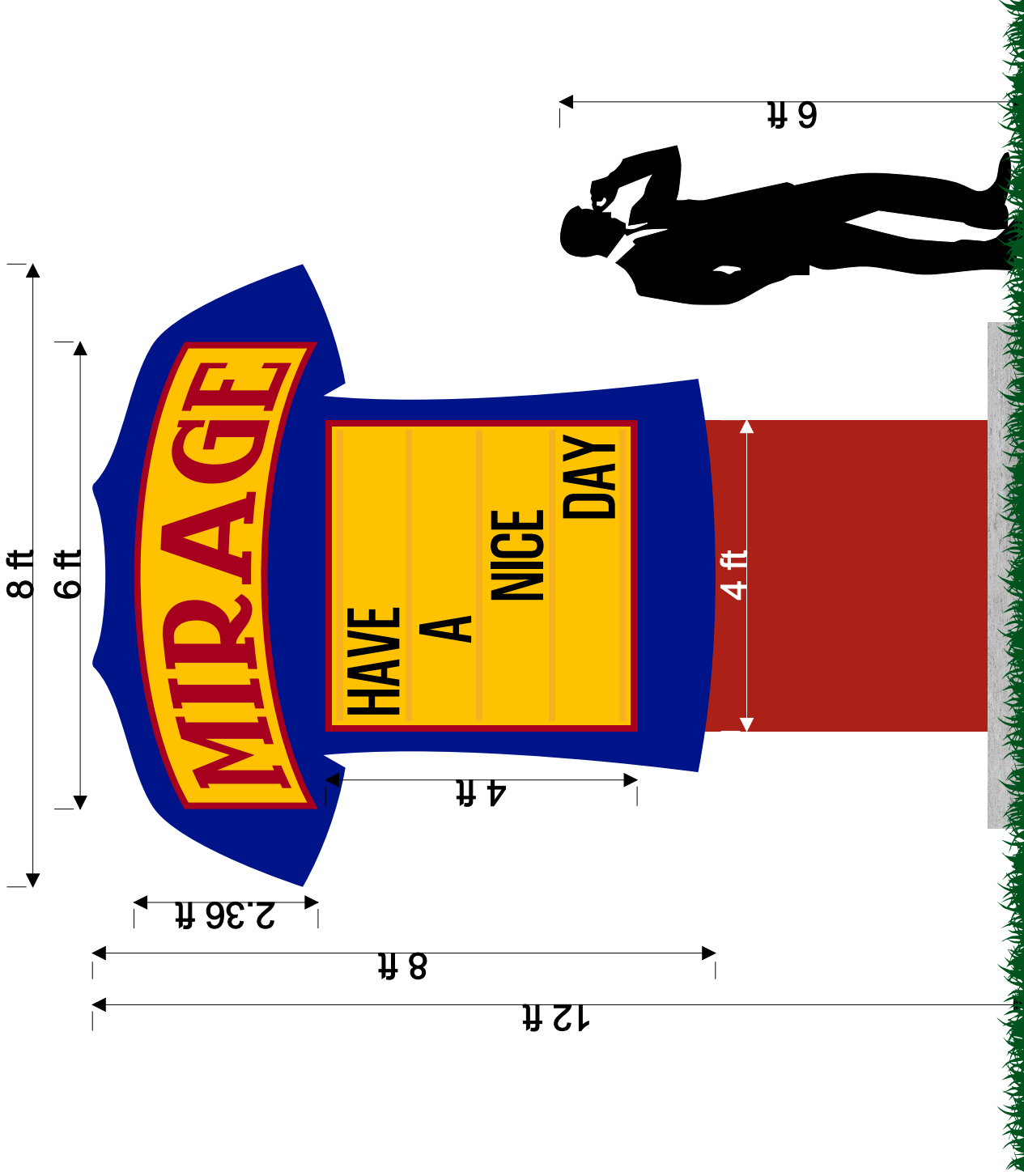
APPLICANT: Gulf Coast Sign Company

APPLICANT MAILING ADDRESS: 951 Falcon Blvd

CITY, STATE, ZIP: San Antonio, TX 78506

PHONE NUMBER: 456-344-0755 (E-mail address) gcs@gulfcoastsigncompany.com

[Signature] _____ 07-20-21
Signature of Applicant (if different from owner) Date



Sketch #060321-2 Designer: Valiant Thompson
Colors: **Black** **Reflex Blue** **PMS 187** **2465 Acrylic**
Date: 06/10/21
Description: One New Double-Sided I.D./Reader Board sign with LED Lit, Painted, Fabricated Aluminum Sign Cabinets with Flat Yellow Acrylic Sign Faces Translucent Vinyl Graphics and Track for Four Lines of 8" Changeable Letters. Signs Mount to one Steel Pipe set in Concrete Foundation TBD by Engineer. Sign Features Custom Fabricated Aluminum Cabinet & Pole Cover.

Client: Mirage
Business: I.D./Reader Board Pole Sign
Address: _____

Approval Signature as required

Signature: _____
Name: _____
Date: _____

2020 Copyright | Gulf Coast Sign Co.
 This is an original unpublished drawing submitted in connection with a project we are planning for you. This drawing is not to be copied, reproduced, exhibited, or shown to anyone outside your organization without the expressed written consent of GULF COAST SIGN CO.

TSA Member
 UL Listed Manufacturer
 TDLR License #112072
 Master Sign Electrician #18285





951 Falcon Blvd. San Benito, TX 78586
 (956)399-0755 | 1-800-844-0755

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

MEETING DATE: August 10, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding a variance request by Brett Newcomb from Chapter 15 Signs Section 15-2.1 Rules and procedures governing art in public spaces of the City's Code of Ordinances. Applicant is requesting approval of art work on existing dumpster enclosure located at 5009 Padre Boulevard (Lot 3 Block 154, Padre Beach Subdivision, Section X)

ITEM BACKGROUND

The applicant is requesting approval for art work being done on a dumpster enclosure. Attached are pictures of what has already been done and some pictures of the applicants past work. The subject property is located on the east side of Padre Boulevard and is zoned "PBC" Padre Boulevard Central Character Zone.

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. 15-2. Definitions.

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.

Commercial Art means art on commercially-used structures which draws attention from the ROW and which identifies or advertises a product or business. Since this type of art is intentionally located and chosen to draw attention to the store and/or store products, the square footage of the art will be counted towards maximum signage area requirements.

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.

Public City Art means Art as reviewed and approved by the Development Standards Review Task Force, which is created by a recognized artist and displayed in or on property owned or leased by the City of South Padre Island.

Sign means anything of visual appearance primarily used for, or having the effect of, attracting attention from the streets, sidewalks, curbside or any other public areas including waterways for identification purposes, whether illuminated or non-illuminated. An identification logo, description, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land, and which directs attention to a product, place, activity, person, service, institution or business, whether illuminated or non-illuminated. For the purposes of removal, the definition of "sign" shall include all of the sign structure. For the purposes of this Ordinance, this definition shall also include paintings directly upon a building, other structure or vehicle and any manufacture incorporated or added to a building or property that is not a normal structural or architectural component of a building shall be considered a "sign" (i.e. to attract attention from public right-of-way) and must comply with all the commercial sign regulations of this Chapter pertaining to either a monument sign or a projecting sign. (Ord. 02-14; Nov. 20, 2002) The basic intent behind this definition is not to discourage product displays, design, or art from epitomizing simplicity, good taste, and compatibility with the community's desired image.

Sign Area means the area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces. For buildings that are not on public rights-of-way and/or near to property boundaries (e.g. building structures on a pier), sign areas shall be calculated on the basis of the most visible building frontage.

CHAPTER 15

SIGNS

Sec. 15-2.1. Rules and procedures governing art in public spaces.

- (A) All applications for approval to install, erect, or in any manner display art in public spaces must comply with all Rules and Regulations listed below.
- (1) The proposed art must not be attached to any type of structure and must be a minimum of five (5) feet from any type of structure.
 - (2) The total maximum size of the proposed art, including any base or stand shall be eight (8) feet in height, three feet (3) in width with a maximum depth of three (3) feet.
 - (3) All proposed Art must be a minimum of five (5) feet from any City, State, or any other right-of-way.
 - (4) All proposed Art must comply with all other City Codes.
 - (5) All applications for Art in Public Spaces must be reviewed by City Staff and approved by the Development Standards Review Task Force, with appeal rights, if denied, as outlined in Section 15-14. The Development Standards Review Task Force has the authority to grant variances in accordance with Section 15-14.
 - (6) All proposed Art in Public Spaces must be directly related to, and compatible with the local area theme and the immediate local environment.
 - (7) All proposed Art in Public Spaces must comply and meet the definition of "Art" in Section 15-2.
 - (8) All proposed Art in Public Spaces shall be created by a recognized artist.
 - (9) All applicants and all persons or entities shall be limited to one display of Art in Public Spaces per location.
 - (10) All proposed Art in Public Spaces shall not be allowed to involve or contain any kind of movement or vibration of any kind, and must be stationary.
 - (11) All proposed Art in Public Spaces shall not involve or contain any type of lighting, illumination, or lasers, except for some type of spot lighting to allow the display to be visible in the dark.
- (B) (1) Approved Art in Public Spaces shall not be counted towards maximum signage area requirements.
- (2) Art in Public Spaces shall not have any direct commercial connection to the structure or location in which the Art is located and cannot be used for any type of advertising.
 - (3) The Development Standards Review Task Force shall have the discretion to approve or deny an application to display Art in Public Spaces and has the authority to grant variances in accordance with Section 15-14.

(Ord. No. 20-09 , § 3, 10-21-2020)



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): 5009 Padre Blvd.

Legal Description (Lot/Block/Subdivision): ~~Q00~~ Aurora Kawas de French Trust Plaza Island Cor^{tee}

Is this property part of a shopping center (i.e. one tenant of many?) [YES] [NO] Unit 14.278 %

Linear footage of any walls facing a street: ~~700~~ 700 Linear Feet. UND-INT
NIN LAND
* Building

I hereby request the following from the Development Standards Review Task Force: This
project was approved for the Plaza in order to
beautify an existing garbage enclosure.
Art work on existing garbage enclosure for city approval.

*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: Andres Madero

OWNER MAILING ADDRESS: 5009 Padre Blvd. Sk. 1

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

PHONE NUMBER: 956-455-3628 (E-mail address) andmadero@hotmail.com

Andres Madero 8/1/21
Signature of Property Owner (required) Date

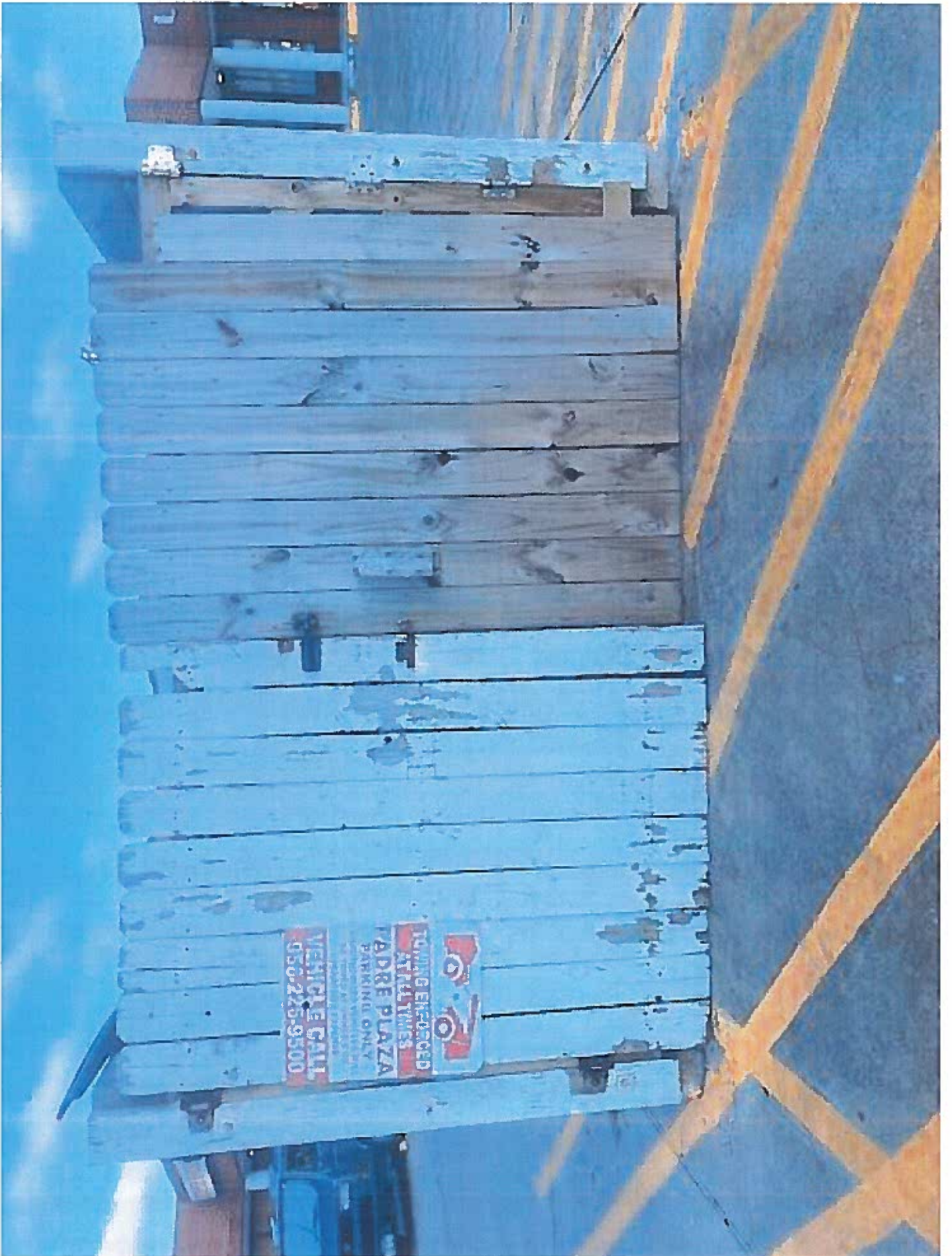
APPLICANT: Brett Newcomb

APPLICANT MAILING ADDRESS: PO 7785

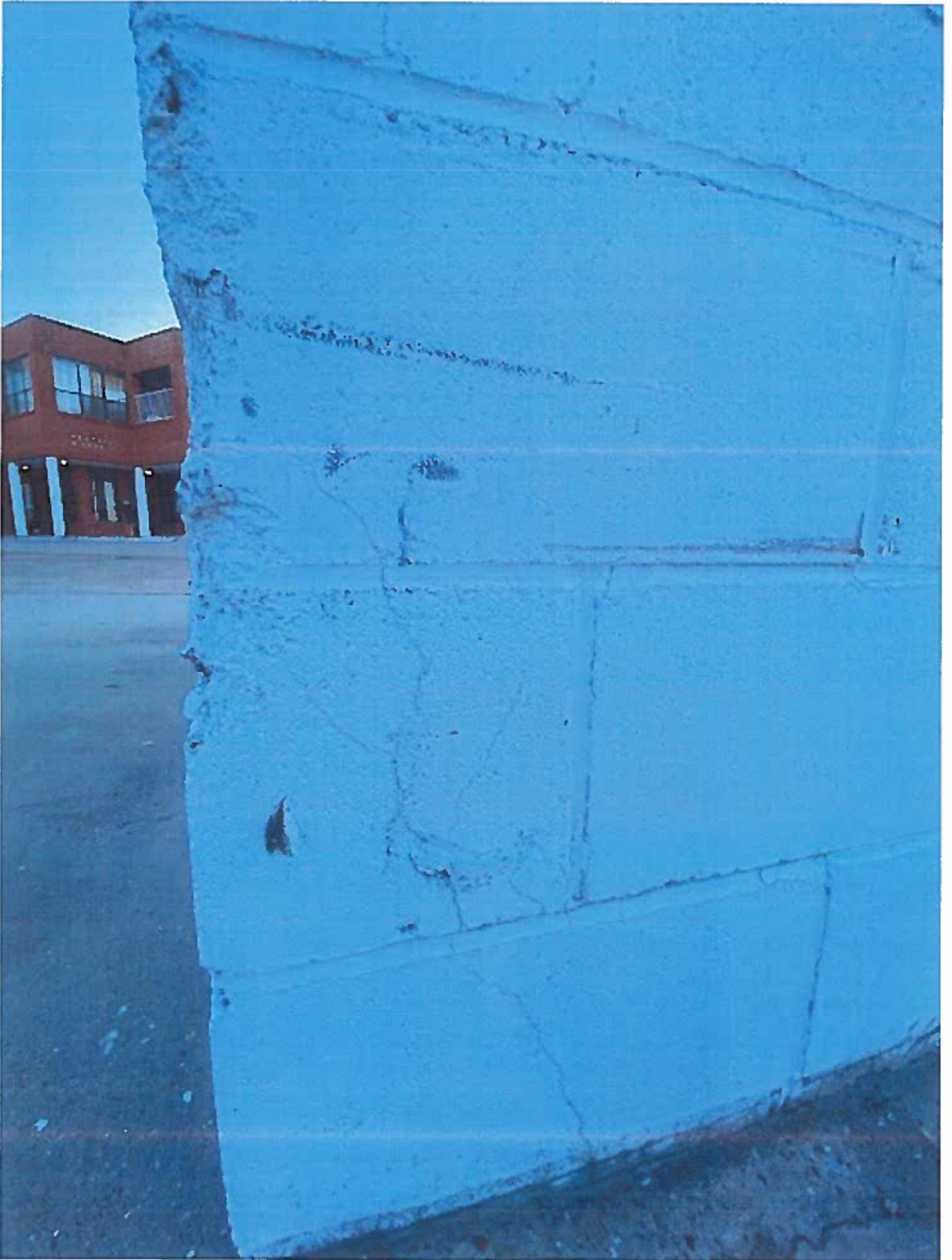
CITY, STATE, ZIP: South Padre Island, TX 78597

PHONE NUMBER: 956-407-9477 (E-mail address) info@prokitesouthpadre.com

(BN) 8-1-21
Signature of Applicant (if different from owner) Date









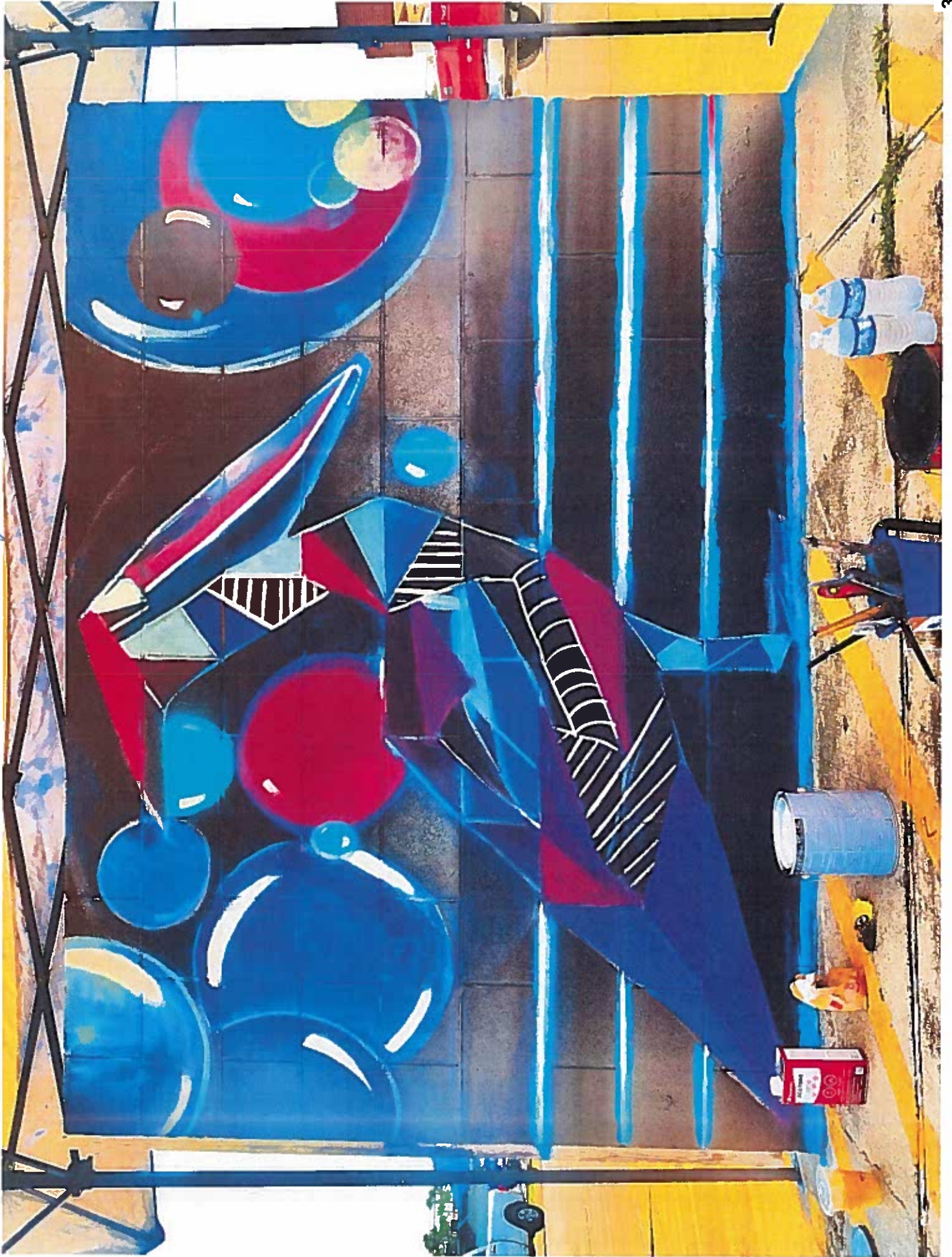
**TOWING ENFORCED
AT ALL TIMES**

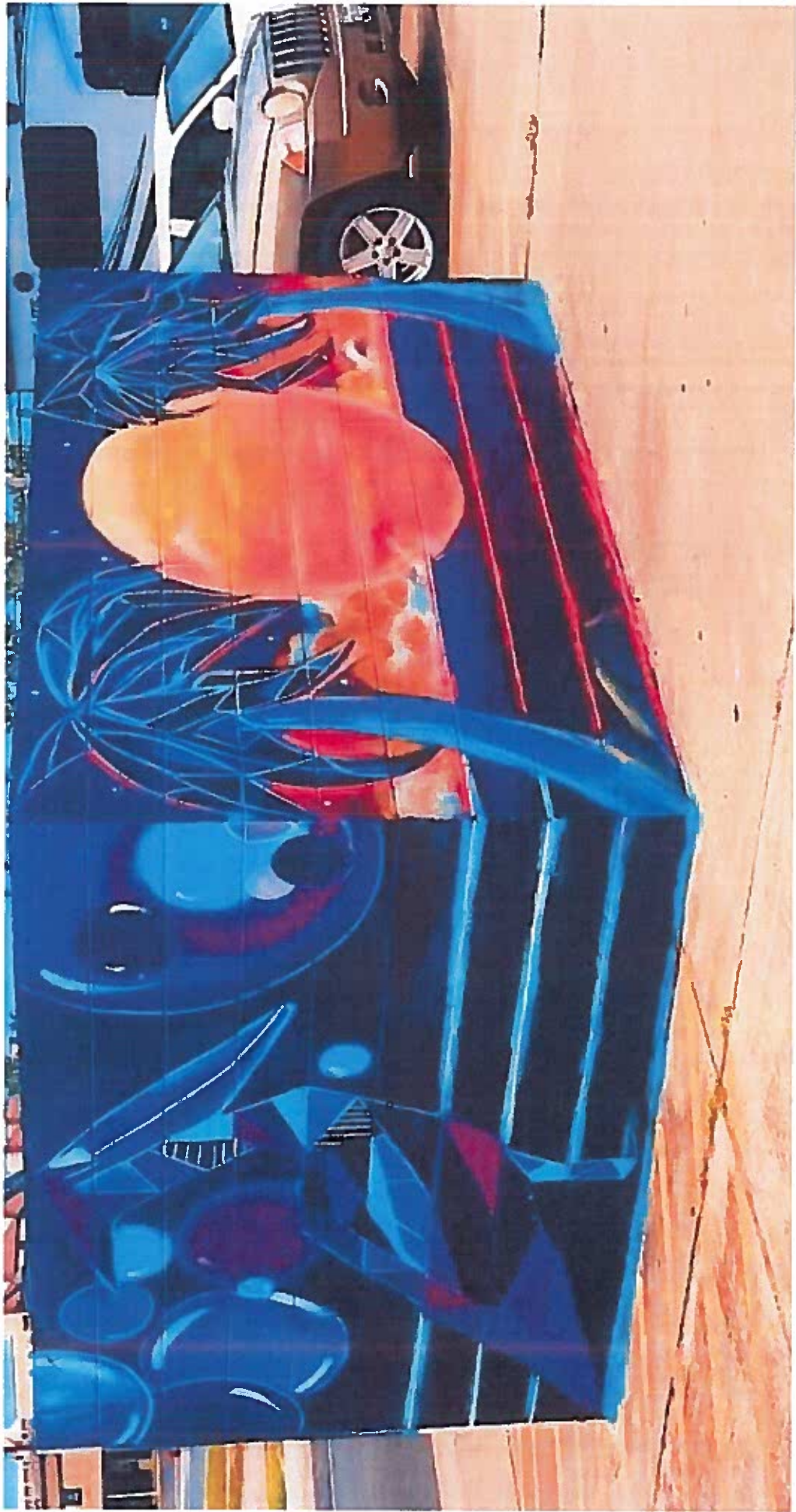
**PADRE PLAZA
PARKING ONLY**

UNLICENSED VEHICLES WILL
BE TOWED AT OWNER'S RISK
- 956-228-9500

**VEHICLE CALL
956-228-9500**

Work in Progress...





Work in Progress.



