

**NOTICE OF REGULAR MEETING
CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION**

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.*

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

THURSDAY, DECEMBER 16, 2010
3:00 P.M. AT THE MUNICIPAL BUILDING,
JOYCE H. ADAMS BOARD ROOM, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. **Speakers are required to address Commissioners at the podium and give their name before addressing their concerns.** [Note: State law will not permit the Planning and Zoning Commission 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 Planning and Zoning Commission meeting]*
4. Approval of Minutes of the November 18, 2010 Regular Meeting.
5. Amend Chapter 23, Article 1, Subdivision Regulations, Section 23.14 Standards and Specifications for the installation of sidewalks, (F) Sidewalks to require sidewalks as a condition of plat/replat approval; and City of South Padre Island Standards and Specifications for the Acceptance of Public Improvements, 2.13 Sidewalks, (C) Sidewalk Specifications. *(Planning and Zoning Commission)*
 - a. Public Hearing
 - b. Discussion and Action
6. Amend the Zoning Ordinance, Section 20-7.1 District B-2 – Residential and Multi-family Dwelling District, (B) Use Regulations, (4) Off-Site Parking, (d) Off Site Parking Design Standards, (1) Streetscape and Perimeter Landscaping, (a) (c) (d). *(Planning and Zoning Commission)*
 - a. Public Hearing
 - b. Discussion and Action
7. Amend the Zoning Ordinance, Section 20-8 District “C” – Business district – Fire Zone, (F) Area Regulations, (5) Parking Regulations, (a) Parking regulations for all “B” District uses located “C” District shall be the same as those outlined in “B” District. *(City Council)*

- a. Public Hearing
 - b. Discussion and Action
8. Discussion and Action to direct staff to prepare required notices and schedule public hearing to amend the Zoning Ordinance, Section 20-7 District B – Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district, (D) Area Regulations, (5) Parking Regulations, (j) Multi-family dwellings and Section 20-7.1 District B-2 – Residential and Multi-family Dwelling District, (D) Area Regulations, (5) Parking Regulations, (a) Multi-Family; and, to add Section 20-7.2 In Lieu Parking Fee . *(Planning and Zoning Commission)*
 9. Discussion and Action to direct staff to prepare required notices and schedule public hearing to amend the Zoning Ordinance to delete Section 20-8.3 District C-3, Entertainment Urban Design District, (c) Form Based Code Commission, (d) Certificate of Appropriateness Required, (e) Pre-design Conference, (f) Application for Certificate of Appropriateness, (g) Authority to Approve Certificate of Appropriateness, (h) Appeals of decisions by Form Based Code Commission, (i) Amendment of current zoning to the C-3 Entertainment Urban Design District; and Section 20-8.4 District “C-4 Padre Boulevard Urban Design District, (c) Form Based Code Commission, (d) Certificate of Appropriateness Required, (e) Pre-design Conference, (f) Application for Certificate of Appropriateness, (g) Authority to Approve Certificate of Appropriateness, (h) Appeals of decisions by Form Based Code Commission, (i) Amendment of current zoning to the C-4 Padre Boulevard Urban Design District . *(Staff)*
 10. Adjourn.

DATED THIS THE 13TH DAY OF DECEMBER 2010

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION 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 **NOVEMBER 13, 2010** AT/OR BEFORE **10:00 A.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID MEETING.

Marta Martinez, Assistant City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.