NOTICE OF JOINT PUBLIC WORKSHOP CITY OF SOUTH PADRE ISLAND CITY COUNCIL, PLANNING AND ZONING COMMISSION, AND DEVELOPMENT STANDARDS REVIEW TASK FORCE

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, PLANNING AND ZONING COMMISSION, AND THE DEVELOPMENT STANDARDS REVIEW TASK FORCE WILL HOLD A JOINT PUBLIC WORKSHOP ON:

WEDNESDAY, DECEMBER 18, 2013

3:00 P.M. AT THE MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS, 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 relating to agenda or non-agenda items. Speakers are required to address the podium and give their name before addressing their concerns. [Note: State law will not permit the City Council 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 meeting]
- 4. A Visioning Session for the City of South Padre Island.
- 5. Adjourn.

DATED THIS THE 13TH DAY OF DECEMBER 2013.

Susan M. Hill, City Secretary

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 **DECEMBER 13, 2013** AT/OR BEFORE 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Susan M. Hill, City Secretary

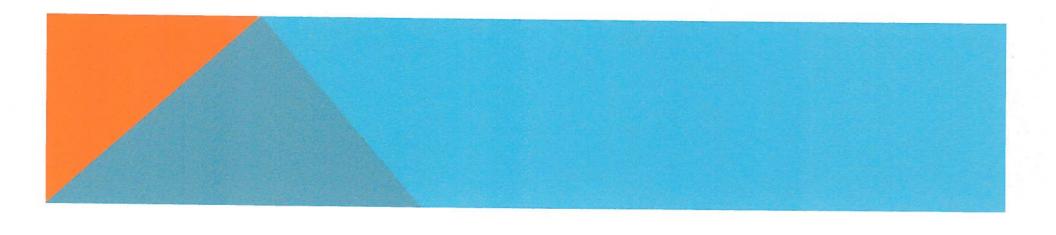
THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

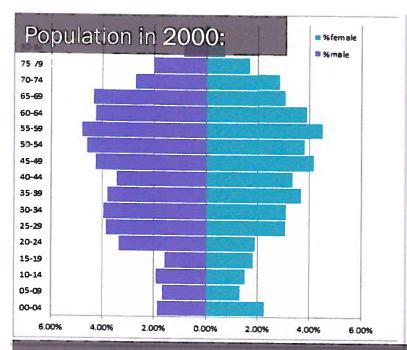
SOUTH PADRE FOR 2039 SOUTH PADRE FOR 2039

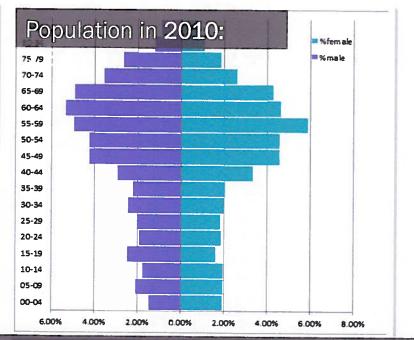
MISSION STATEMENT

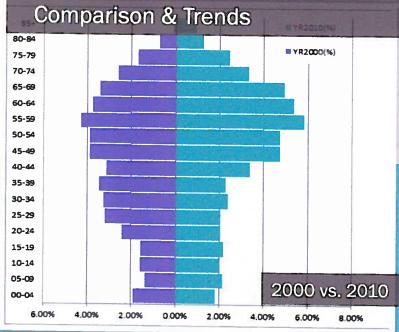
South Padre Island (1.9 square mile) is a unique, friendly seaside resort community that values its residents and tourists, preserves and protects the natural environment, and provides for quality sustainable growth and development that is highly diverse and responsive to changing economic conditions.

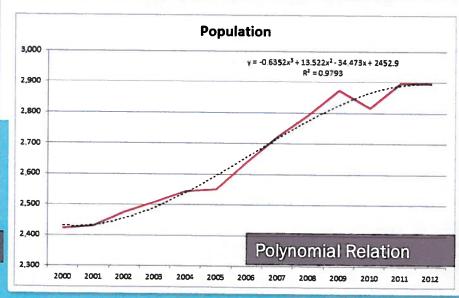
STATUS REPORT





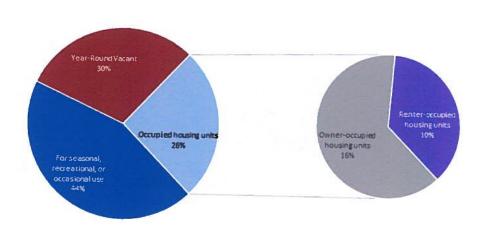






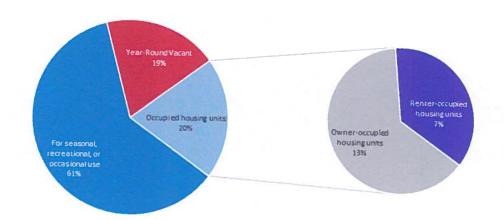
Housing Occupancy



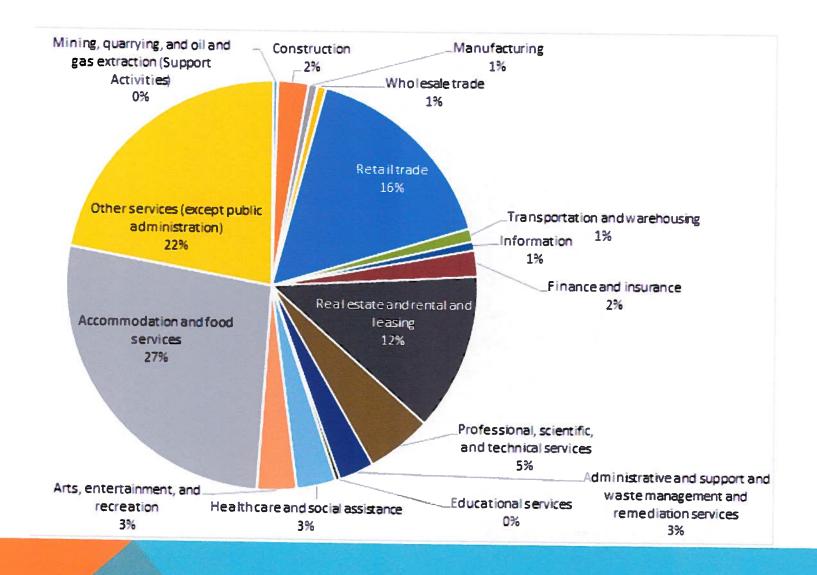


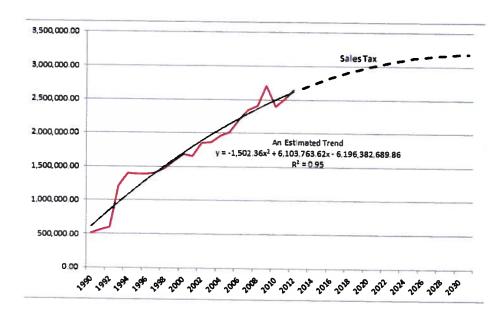
Housing Occupancy (2010)

Comparison Table

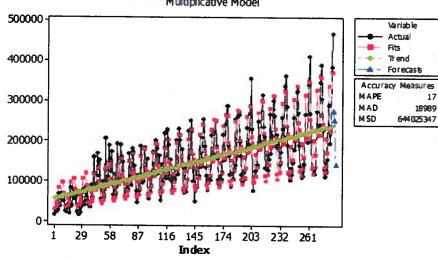


Housing Occupancy	YR 2000	YR 2010
For seasonal, recreational, or occasional use	2,068	4.096
Year-Round Vacant	1.406	1 268
Owner-occupied housing units	769	862
Renter-occupied housing units	442	
Total	4,685	6.718.





Time Series Decomposition Plot for SalesTax Multiplicative Model



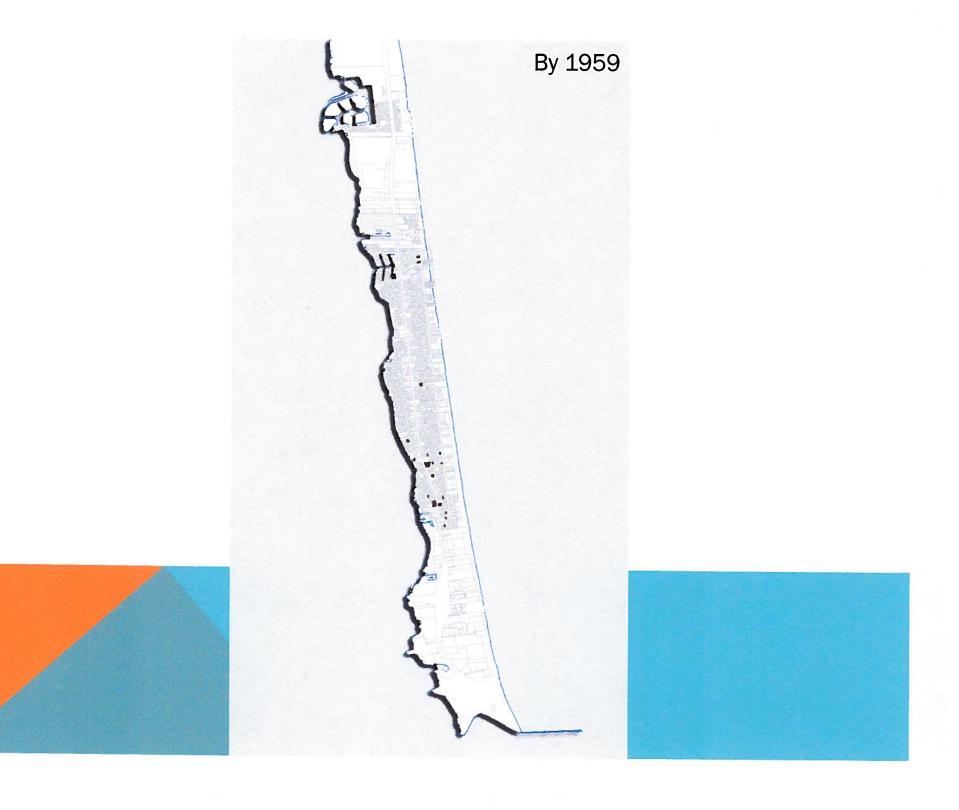
Sales Tax since 1990 and Its Polynomial Projection

Forecasted Value = Fitted Trend Equation X Seasonal index

Fitted Trend Equation: Yt = 55488 + 640 X t

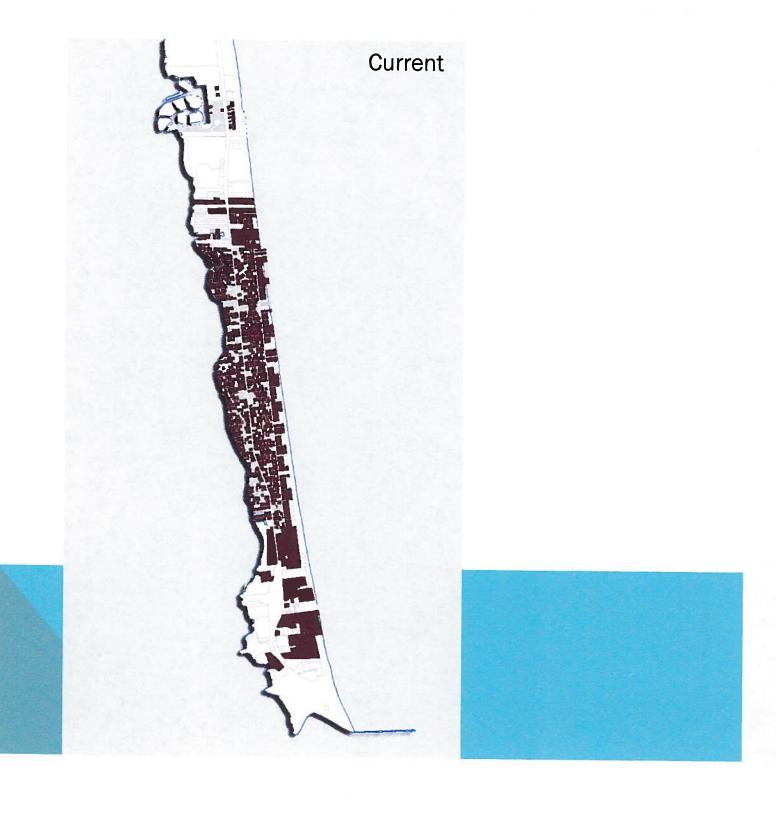
1	Seasonal	Indices:

Period	Index
1	0.52591
2	0.88876
3	0.60228
4	0.72816
5	1.4357
6	0.94168
7	0.94902
8	1.5788
9	1.56097
10	1.14609
11	1.05355
12	0.58909



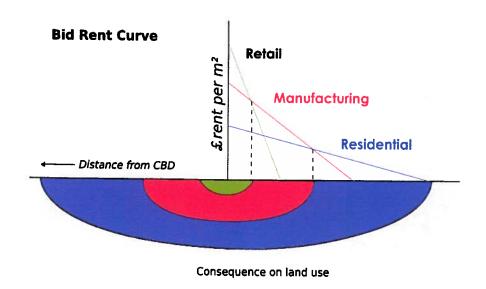


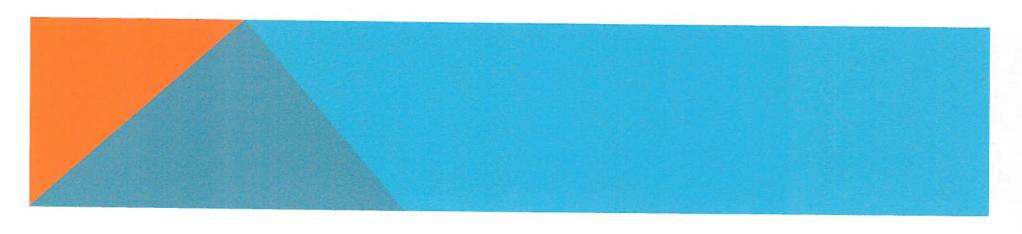




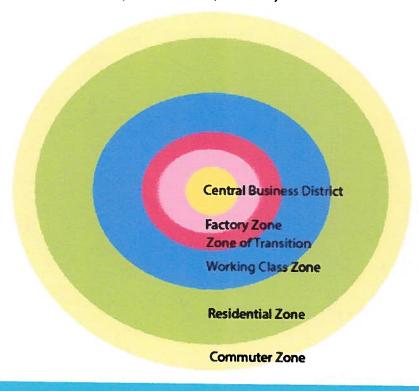
URBAN MODELS

I. BID-RENT THEORY (VON THUNEN, 1826)

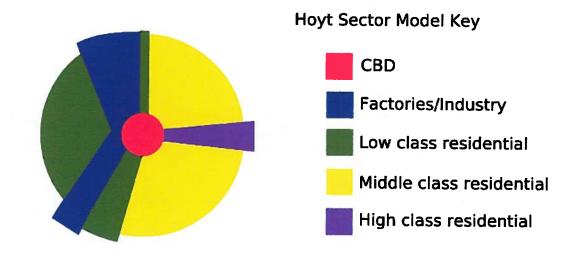


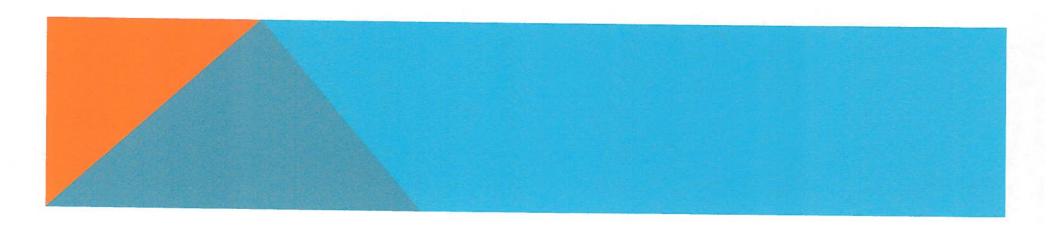


II. CONCENTRIC ZONE MODEL (BURGESS, 1923)

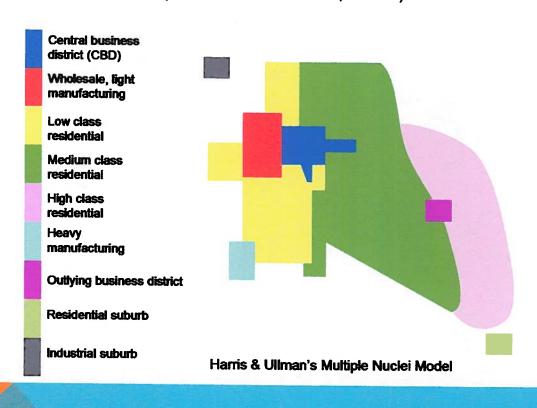


III. SECTOR MODEL (HOYT, 1939)

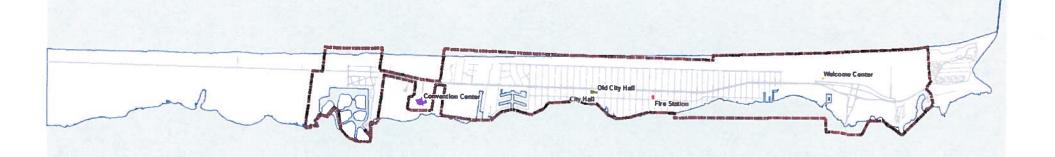




IV. MULTIPLE NUCLEI MODEL (HARRIS & ULLMAN, 1945)



- Residential 1 (Single-Family, Townhouse)
- Residential 2 (Condominium, Apartments)
- Office
- Retail / Commercial
- Mixed Use
- Industrial
- Public / Semi-Public
- Parks & Open Spaces



WHAT DO YOU FORESEE ABOUT THE FUTURE OF SOUTH PADRE ISLAND IN 25 YEARS?