

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

TUESDAY, AUGUST 9, 2022

10:00 AM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

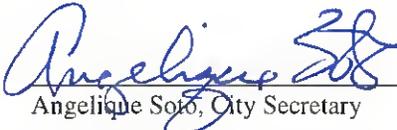
1. Call to Order
2. Pledge of Allegiance
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to the Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: 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 Approval of the February 8, 2022 Regular Meeting Minutes.
 - 4.2. Discussion and action for a request by Gabriel Vanounou, property owner for a variance from Section VIII Signage Standards, Monument Signs of the City's Padre Boulevard and Entertainment District Code. Applicant is requesting to install a sixteen (16') feet in height monument sign instead of the required six (6') feet in height as per the Form Base Code located at Ocean Motion. (Lot 5 Blocks 122 & 125, Padre Beach Subdivision, Sections VIII & IX)
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 5TH DAY OF AUGUST 2022


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 5, 2022, 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 BUILDING OFFICIAL, GEORGE MARTINEZ AT (956)761-8103.



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

MEETING DATE: August 9, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and Approval of the February 8, 2022 Regular Meeting Minutes.

ITEM BACKGROUND

Approve February 8, 2022 Minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

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

TUESDAY, FEBRUARY 8, 2022

1. CALL TO ORDER

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Meeting on Tuesday, February 8, 2022 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gabriel Vanounou called the meeting to order at 10:00 a.m. A quorum was present: Task Force Member Gary Johnson, Alex Avalos, Charles Fox, and Cindi Love.

City staff members present were: Public Works Director C. Alejandro Sanchez, City Secretary Angelique Soto, Public Information Coordinator Selena Trevino, and Planning Coordinator Marta Martinez. Also present was City Council Member Ken Medders.

2. PLEDGE OF ALLEGIANCE

Chairman Vanounou led the Pledge of Allegiance.

3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN.

Task Force Member Fox made a motion, seconded by Task Force Member Avalos to nominate Gabriel Vanounou for Chairman. The motion carried unanimously.

Chairman Vanounou then made a motion, seconded by Task Force Member Fox to nominate Gary Johnson for Vice-Chairman. The motion carried unanimously.

4. PUBLIC COMMENTS AND ANNOUNCEMENTS.

Chairman Vanounou introduced and welcomed Alex Avalos to the Development Standard Review Task Force.

5. REGULAR AGENDA

**5.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF THE
DECEMBER 14, 2021 REGULAR MEETING.**

Task Force Member Johnson made a motion, seconded by Task Force Member Fox to approve the December 14, 2021 regular meeting minutes as submitted. The motion passed with a 4:0:1 vote. Alex Avalos abstained.

5.2 DISCUSSION AND ACTION TO APPROVE THE CHAPTER 4 LAND USE PLAN OF THE SOUTH PADRE ISLAND COMPREHENSIVE PLAN.

Task Force Member Johnson made a motion, seconded by Task Force Member Fox to approve the Chapter 4 Land Use Plan of the South Padre Island Comprehensive Plan. The motion carried unanimously.

6. ADJOURN.

There being no further business, Chairman Vanounou adjourned the meeting at 10:13 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 9, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action for a request by Gabriel Vanounou, property owner for a variance from Section VIII Signage Standards, Monument Signs of the City's Padre Boulevard and Entertainment District Code. Applicant is requesting to install a sixteen (16') feet in height monument sign instead of the required six (6') feet in height as per the Form Base Code located at Ocean Motion. (Lot 5 Blocks 122 & 125, Padre Beach Subdivision, Sections VIII & IX)

ITEM BACKGROUND

The applicant is requesting to put back sign that was knocked down in the May 25th storm which was located at 4309 Padre Boulevard, Lot 5 Blocks 122&125, Padre Beach Subdivision, Section VIII&IX. Attached are pictures of the sign. The subject property is located on the west 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

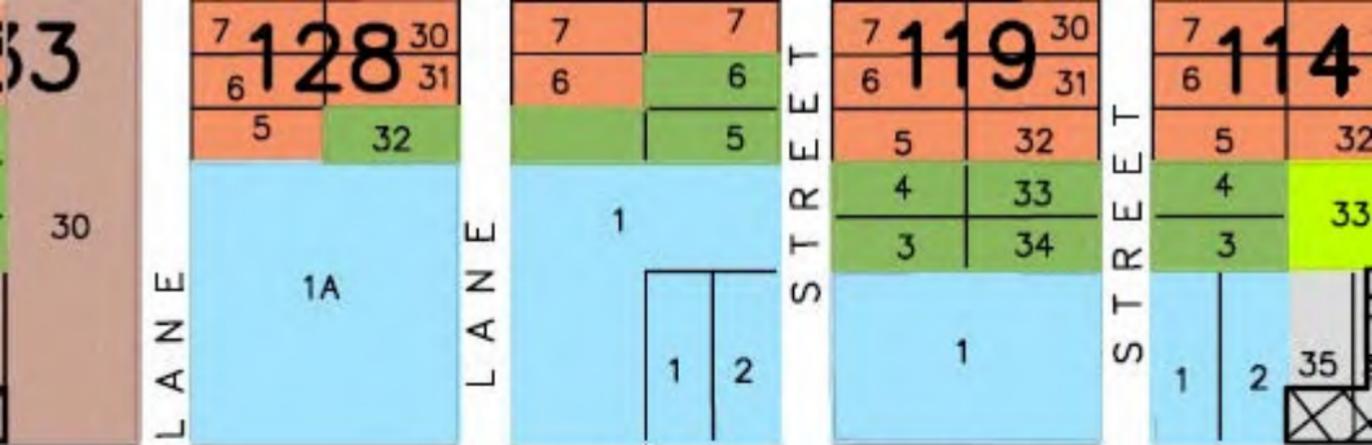
Sent to Legal:

Approved by Legal:

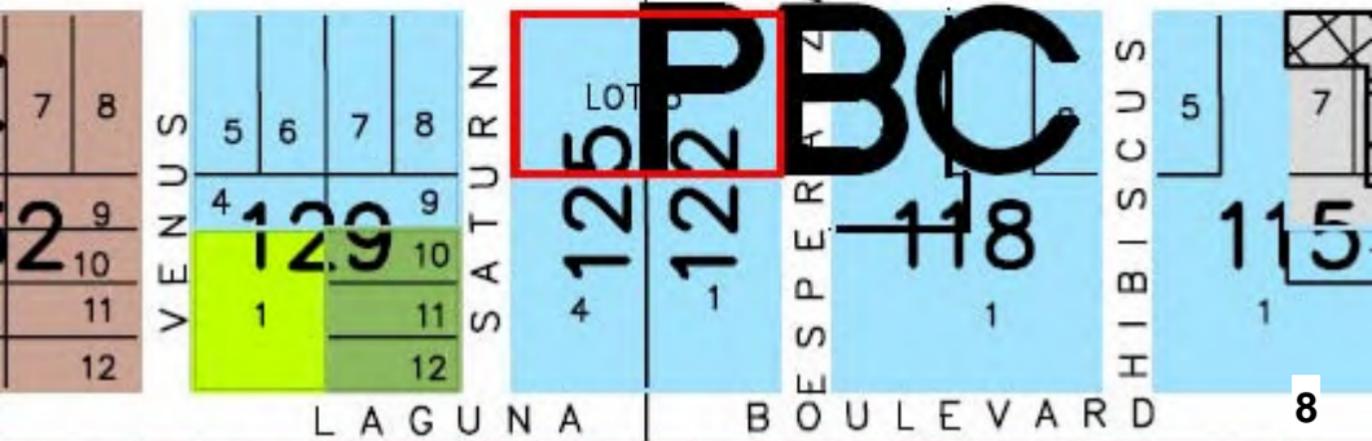
RECOMMENDATIONS/COMMENTS:

Sec. 15-13. Legally non-conforming signs, art, and art in public spaces. (A) Any existing non-conforming sign legally registered, as required by this ordinance, or any existing non-conforming "Art," or "Art in Public Spaces," lawfully erected or displayed, and in existence at the time of the effective date of this ordinance, may continue to exist and to be maintained, displayed and used subject to the following provisions: (4) Destruction. Should any non-conforming sign, Art, or Art in Public Spaces be damaged or destroyed by any means to the extent that the estimate of the cost of the needed repairs, as determined by the City Building Official, exceed sixty percent (60%) of the cost of erecting a new sign or creating a new display of Art, or Art in Public Spaces, then the existing sign, Art, or Art in Public Space shall not

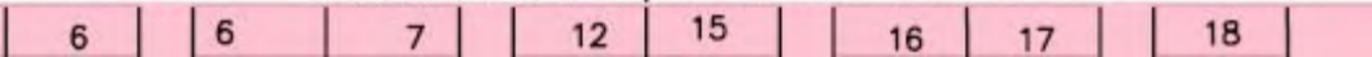
be allowed to be reconstructed, or repaired, without fully complying with all requirements of this Chapter and all other applicable City Codes.



PADRE BOULEVARD



LAGUNA BOULEVARD



Sec. 15-13. Legally non-conforming signs, art, and art in public spaces.

- (A) Any existing non-conforming sign legally registered, as required by this ordinance, or any existing non-conforming "Art," or "Art in Public Spaces," lawfully erected or displayed, and in existence at the time of the effective date of this ordinance, may continue to exist and to be maintained, displayed and used subject to the following provisions:
- (1) *Enlargement.* A non-conforming sign, display or Art, or Art in Public Spaces shall not be allowed to be enlarged, expanded, extended or modified in any way except for necessary normal maintenance, unless it complies with all requirements of this Chapter and all other applicable City Codes.
 - (2) *Relocation.* A non-conforming sign, Art, or Art in Public Spaces, shall not be allowed to be moved in whole or in part from its existing location to any other portion of the lot, building, parcel, or any other location, unless it complies with all requirements of this Chapter and all other applicable City Codes.
 - (3) *Discontinuance.* If the business, service, product, or person advertised or identified by a legally non-conforming on-site sign ceases to be conducted at that site, all signs must be brought into conformance with the requirements of this Ordinance prior to utilization by any new business, service, product or person. (See Section 15-2 for definition of "abandoned" sign.).
 - (4) *Destruction.* Should any non-conforming sign, Art, or Art in Public Spaces be damaged or destroyed by any means to the extent that the estimate of the cost of the needed repairs, as determined by the City Building Official, exceed sixty percent (60%) of the cost of erecting a new sign or creating a new display of Art, or Art in Public Spaces, then the existing sign, Art, or Art in Public Space shall not be allowed to be reconstructed, or repaired, without fully complying with all requirements of this Chapter and all other applicable City Codes.
 - (5) *Removal.* If a non-conforming sign, display of Art, or Art in Public Spaces is removed for any reason, for any amount of time, or abandoned, it shall not be allowed to continue to exist as non-conforming, and cannot be replaced, or erected or displayed again without fully complying with all requirements of this chapter and all other applicable City Codes.
 - (6) *Wind Load Pressure Requirements.* If a legally non-conforming sign is damaged by the wind, and the damage involves less than Fifty Percent (50%) of the surface area of the sign or the sign structure, then the repair of the sign must comply with the wind pressure requirements of Table 15-3, providing that the wind load pressure requirements can be met without repairing or altering more than Fifty Percent (50%) of the sign surface or sign structure, in which case the sign must then be removed.
 - (7) *Replacement.* The replacement of any portion or part of a legally non-conforming sign shall classify the non-conforming sign as a "new" sign requiring the conformance of the sign to all of the requirements of this Ordinance at that time.
 - (8) All non-conforming, off-premises signs must be removed no later than June 1, 2005.
- (B) *Determination of Non-Conformance.* If a determination is made by the City Building Official that a sign, display of Art, or Art in Public Spaces, is non-conforming, it shall not be allowed to continue to exist and must be abated immediately and can no longer be used, erected or displayed without full compliance with all requirements of this chapter, and all other applicable City Codes. The aggrieved party shall have the right to appeal any determination of non-conformance, in accordance with Section 15-14 of this chapter.

(Ord. No. 20-09 , § 8, 10-21-2020)

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	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Sign Type									
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). <p>The following shall be exempt from this limitation:</p> <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 facade.
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

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Sign Type								uses only)	<ul style="list-style-type: none"> • May encroach a maximum of 2 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. • Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.
Marquee Signs	P	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> • Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more • Marquee signs shall be attached to the building or located above or below a canopy only • Area = 100 sq.ft. maximum • Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Size is limited to 32 sq. ft. per sign face • All other standards are the same as City of South Padre Island Sign Regulations.
Address signs	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Temporary construction signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • 1 free standing sign per lot during construction only; limited to 32 sq. ft. • Regulations same as City of South Padre Island Temporary Signage regulations, Sec.15-6 (G)
Banners	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Sandwich board signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Permitted only for retail, service, or restaurant uses • Limited to 12 sq. ft. per sign face per storefront; • Sign may not exceed 5 ft. in height. • A minimum of 6 ft. of sidewalk shall remain clear. • Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited. • Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Permitted only with approval of the City Council. • Max. 10 sq. ft. per sign face. • Limited to one per light pole • All light pole banners shall be approved by the appropriate utility company prior to consideration by the City Council. • Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Shall be allowed for all multi-tenant commercial and mixed use buildings only • One directory sign per multi-tenant building limited to 12 sq. ft. in area • Design of the sign shall be integral to the façade on which the sign is to be affixed.

P= Permitted; NP = Not permitted



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): 4309 Padre Blvd

Legal Description (Lot/Block/Subdivision): _____

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

Linear footage of any walls facing a street: _____

I hereby request the following from the Development Standards Review Task Force: The pole rusted at the base where it connects to concrete. Need to sleeve it and reinforce with a match plate. The cabinet and concrete base all stay the same with existing OAH.

***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: Gabriel Vanounou

OWNER MAILING ADDRESS: 4309 Padre Blvd

CITY, STATE, ZIP: SP1, Texas 78597

PHONE NUMBER: 956-434-1450 (E-mail address) gvanounou@gmail.com

Gabriel Vanounou
Signature of Property Owner (required) _____ Date _____

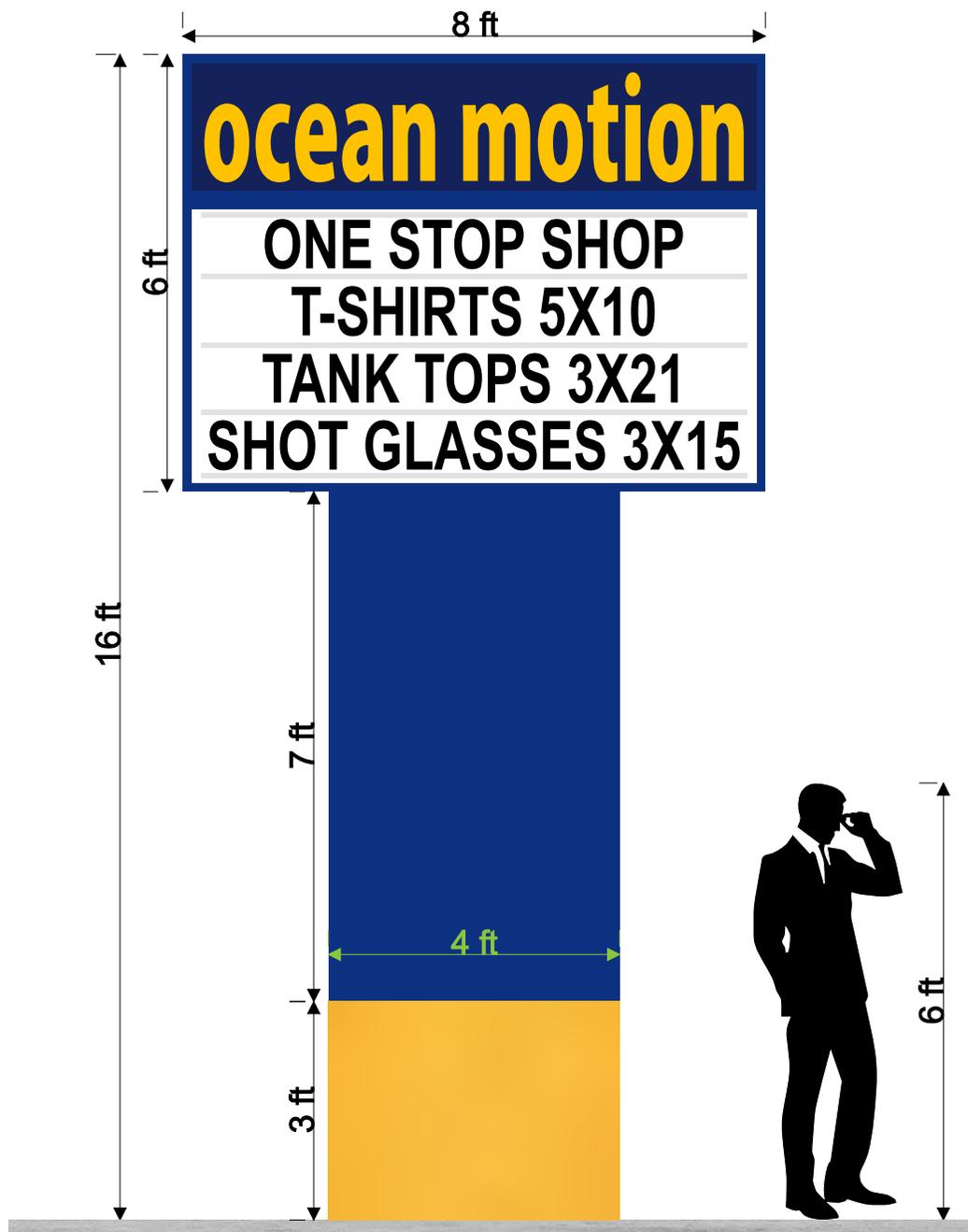
APPLICANT: Gulf Coast Sign Co

APPLICANT MAILING ADDRESS: 951 Falcon Blvd

CITY, STATE, ZIP: San Benito, TX 78586

PHONE NUMBER: 956-399-0755 (E-mail address) gcs@gulfcoastsigncompany.com

[Signature]
Signature of Applicant (if different from owner) _____ Date 06-27-22



Sketch #062922-1 Designer: Valiant Thompson

Description: Reinstall One Existing Pole Sign on New Engineer Approved Support.

Date: 06/30/22

Colors: Existing Existing Existing

Client: ocean motion
 Business: Reinstall Existing Pole Sign.
 Address: 4309 Padre Blvd,
 South Padre Island, TX 78597

Approval Signature as required

Signature: _____
 Name: _____
 Date: _____

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