

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

TUESDAY, JUNE 13, 2023
10:00 AM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

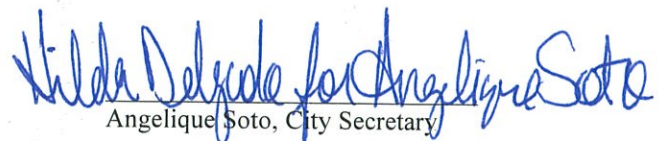
1. Call to Order
2. Pledge of Allegiance
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to the Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [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 action to approve minutes of the February 14, 2023 Regular Meeting.
 - 4.2. Discussion and action regarding a request by Born Again Rentals, LLC from Section 1.5 Public Art Standards from the City's Padre Boulevard and Entertainment District Code Design Guidelines. (111 W Sunny Isles Dr.)
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 JUNE 2023


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 **JUNE 9, 2023**, AT/OR BEFORE 10:00 AM 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: June 13, 2023

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minute of the February 14, 2023 Regular Meeting.

ITEM BACKGROUND

Approve Meeting 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 14, 2023

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 14, 2023 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 and Alex Avalos. Task Force Members with an excused absence were Charles Fox and Cindi Love.

City staff members present were Building Official George Martinez, Public Works Director / City Engineer C. Alejandro Sanchez, and Planning Coordinator Marta Martinez.

2. PLEDGE OF ALLEGIANCE

Chairman Vanounou led the Pledge of Allegiance.

3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Chairman Vanounou announced the item from the agenda and made a motion, seconded by Task Force Member Avalos to table this agenda item until a full board is present. The motion carried unanimously.

4. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None

5. REGULAR AGENDA

5.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF THE DECEMBER 13, 2022 REGULAR MEETING.

Task Force Member Avalos made a motion, seconded by Task Force Member Johnson to approve the December 13, 2022 regular meeting minutes as submitted. The motion carried unanimously.

5.2 DISCUSSION AND ACTION FOR A REQUEST BY MENASHE AMOYAL, PROPERTY OWNER FROM TABLE 8.1 SIGNAGE OF THE CITY'S PADRE BOULEVARD AND ENTERTAINMENT DISTRICT – FORM BASED CODE. THE APPLICANT IS

REQUESTING AN ADDITIONAL MONUMENT SIGN LOCATED AT 1601 PADRE BLVD. (LOT 1 BLOCK 7, SUNNY ISLE SUBDIVISION).

Chairman Vanounou announced the item from the agenda and stated that this hearing is to allow the applicant the chance to appeal the Task Force decision from December 13, 2022 regular meeting. Task Force Member Avalos made a motion, seconded by Task Force Member Johnson to deny the second monument sign. The motion passed with a 2:1 vote. Chairman Vanounou voted in opposition.

6. ADJOURN.

There being no further business, Chairman Vanounou adjourned the meeting at 10:03 a.m.

Marta Martinez, Planning Coordinator

Gabriel Vanounou, Chairman

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

MEETING DATE: June 13, 2023

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding a request by Born Again Rentals, LLC from Section 1.5 Public Art Standards from the City's Padre Boulevard and Entertainment District Code Design Guidelines. (111 W Sunny Isles Dr.)

ITEM BACKGROUND

Attached is the proposed art and location. Staff is available for any questions the Task Force may have.

Sec. 1. 5 Public Art Standards – Public Art Standards shall apply to all new development in the Bayfront and Entertainment District Core Character Zones.

1.5.1 A requirement for a public art component to new development shall apply to all commercial, mixed use, and residential projects over \$250,000 in building permit value.

1.5.2 A minimum of 1% of the project's value shall be dedicated to installation of public art that is visible from the public right-of-way or located within a civic space. Public Art installed per this section of the code shall not be obscene nor be used for commercial purposes.

1.5.3 In lieu of the above requirement, an applicant may elect to contribute equivalent funds to the city's Public Art Fund to be used for public art projects within the Bayfront and Entertainment District Core character zones.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



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 **five (5)** 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): 111 Sunny Isle Drive

Legal Description (Lot/Block/Subdivision): Block 8 Lot 7A

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

Linear footage of any walls facing a street: 29"-9"

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

Application for our metal work of a pipe that spells "SPI" or something like that which is
3 ft by 3 ft 8ft tall for the dimensions and a bench with a pipe and map of Texas which is 5 feet
from the ground. ~~The agenda of this request is for waiver and application-~~

***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: Born Again Rentals, LLC

OWNER MAILING ADDRESS: 381 Columbia Memorial Pkwy

CITY, STATE, ZIP: Kemah Texas, 77565

PHONE NUMBER: 281-903-5259 (E-mail address) info@bornagainproperties.com

Coleen Ortigas
Coleen Ortigas, Representative
Born Again Rentals, LLC _____
Signature of Property Owner (required) Date March 23, 2023

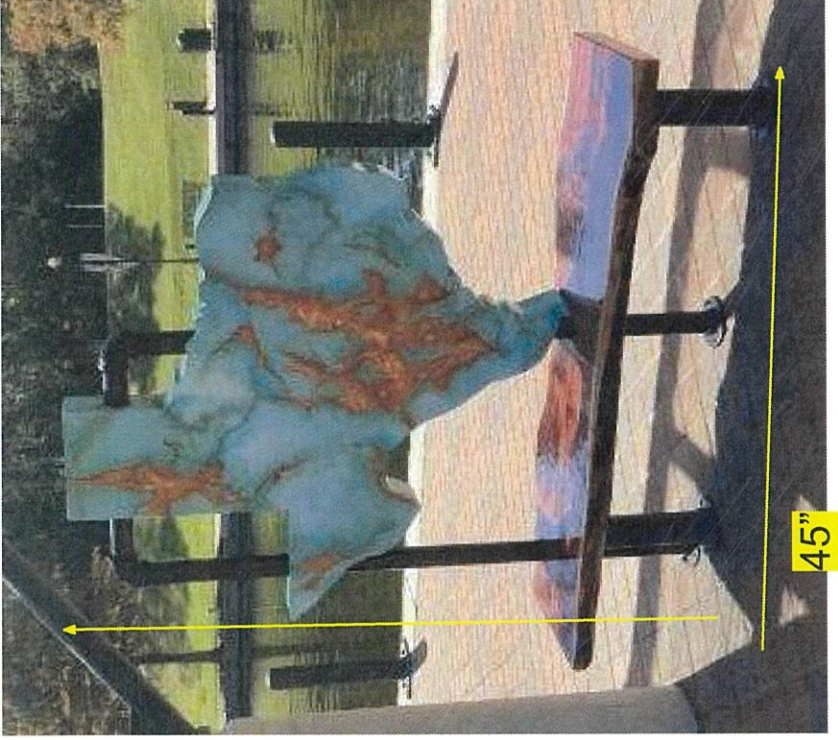
APPLICANT: Born Again Rentals, LLC

APPLICANT MAILING ADDRESS: 381 Columbia Memorial Pkwy

CITY, STATE, ZIP: Kemah Texas, 77565

PHONE NUMBER: 281-903-5259 (E-mail address) info@bornagainproperties.com

Coleen Ortigas
Coleen Ortigas, Representative
Born Again Rentals, LLC _____
Signature of Applicant (if different from owner) Date March 23, 2023

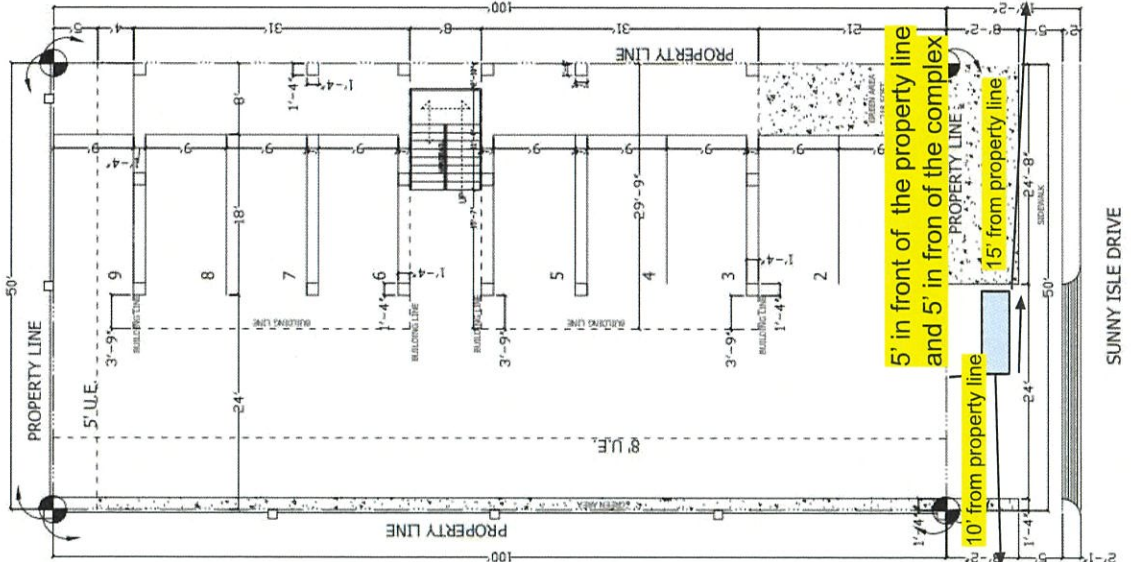
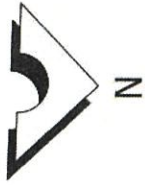


60'

45''

- We will put an identifier of South Padre Island in the map of Texas

SUNNY ISLE SUBDIVISION
 LOT 7A BLK 8
 SOUTH PADRE ISLAND, TX



SITE NOTES:

1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

LOT 7A, BLOCK 8, SUNNY ISLE SUBDIVISION, SOUTH PADRE ISLAND, TEXAS

LEGEND:

- 1. BUILDING FOOTPRINT
- 2. PARKING SPACE
- 3. DRIVEWAY
- 4. SIDEWALK
- 5. PROPERTY LINE
- 6. EASEMENT
- 7. UTILITY
- 8. FENCE
- 9. SIGN

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the lot's linear feet of frontage along Padre Boulevard for a 10' wide sidewalk. The rate per linear foot shall be set annually by City Council.

1.5 Public Art Standards

Public Art standards shall apply to all new development in the Bayfront and Entertainment District Core character zones.

1.5.1 A requirement for a public art component to new development shall apply to all commercial, mixed use, and residential projects over \$250,000 in building permit value.

1.5.2 A minimum of 1% of the project's value shall be dedicated to installation of public art that is visible from the public right-of-way or located within a civic space. Public Art installed per this section of the code shall not be obscene nor be used for commercial purposes.

1.5.3 In lieu of the above requirement, an applicant may elect to contribute equivalent funds to the city's Public Art Fund to be used for public art projects within the Bayfront and Entertainment District Core character zones

II. Building Design Standards

The Building Design Standards and Guidelines shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the City Manager or designee for compliance with the standards below.

The key design principles establish essential goals for Padre Boulevard and the Entertainment District to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm within the Bayfront and Entertainment District Core Zones, within Neighborhood Crossings and Town Center Crossing, and at intersections of Padre Boulevard.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest. Style oriented elements can be identified in Chapter III: Architectural Style Standards.
- d. Civic/Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

2.1 General to all Character Zones

2.1.1 Building Orientation

- (i) Buildings shall be oriented towards Pedestrian Priority Streets, where the lot has frontage along Pedestrian Priority Streets. All other buildings shall be oriented towards the Boulevard or Civic Spaces. If the lot does not front either street then it may front a General Street.
- (ii) Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- (iii) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

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)