

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

NOTE: *One of 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 DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

**TUESDAY, NOVEMBER 13, 2018
10:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX**

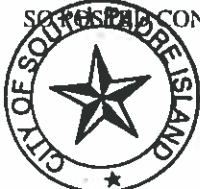
1. Call to Order
2. Pledge of Allegiance
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to the Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Development Standards Review 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. Approve minutes of September 11, 2018 regular meeting.
5. Discussion and action regarding Architectural Review for new construction at Tracts 9, 10, & 11 (roughly 10 acres), Padre Beach Estates Subdivision. (6401 Padre Boulevard)
6. Adjourn.


DATED THIS THE 9th DAY OF NOVEMBER 2018.



Marta Martinez, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE 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 NOVEMBER 9, 2018 AT/OR BEFORE 1:00 P.M. AND REMAINED SO FOR CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID 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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

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

TUESDAY, SEPTEMBER 11, 2018

I. CALL TO ORDER

The Development Standards Review Task Force Members of the City of South Padre Island, Texas held a Regular Meeting on Tuesday, September 11, 2018 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gardner Treharne called the meeting to order at 10:00 a.m. A quorum was present: Task Force Member Gary Olle, and Kimberly Dollar. Members with an excused absence were Donna Eymard and Gabriel Vanounou.

City staff members present were: Assistant City Manager Darla Jones, Planning Director Clifford Cross, and Administrative Assistant Marta Martinez.

II. PLEDGE OF ALLEGIANCE

Chairman Treharne led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None

IV. APPROVE MINUTES OF JULY 10, 2018 REGULAR MEETING.

Task Force Member Dollar made a motion, seconded by Task Force Member Olle to approve the July 10, 2018 meeting minutes as submitted. Motion carried unanimously.

V. DISCUSSION AND ACTION REGARDING PROPOSED LOCATION OF A PUBLIC ART (ACCESSORY ART) AT LOT 1 BLOCK 1 MELENDEZ SUBDIVISION. (109 E White Sands Street)

City Planner Clifford Cross gave a brief presentation regarding the Public Art. Alita Bagley spoke on behalf of the applicant requesting approval of public art. Chairman Treharne made a motion, seconded by Task Force Member Dollar to approve the public art as submitted. Motion carried unanimously.

VI. ADJOURNMENT.

There being no further business, Chairman Treharne adjourned the meeting at 10:17 a.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

The City of South Padre Island, Texas
Development Standards Review Task Force
Development Plan Review

November 13, 2018

CASE NUMBER: **Item 5**

CURRENT ZONING: 1) PBN - Padre Boulevard North
FUTURE LAND USE 2) NA
EXISTING USE 3) Vacant 3 Lots

REQUEST: Architectural Review

LOCATION: 6401 Padre Boulevard

GEO ID NUMBER: 67-6420-0090-0010-00

ACREAGE: Roughly 10 Acres

PROPOSED USE: Commercial

ADJACENT ZONING, : N) 1) PBN – Padre Boulevard North
FUTURE LAND USE 2) NA
& EXISTING LAND USE 3) Vacant

S) 1) PBN – Padre Boulevard North
2) NA
3) Vacant

E) 1) PBN – Padre Boulevard North
2) NA
3) Commercial

W) 1) NA
2) NA
3) NA - Bay

APPLICANT: Menny Amoyal
330 Padre Boulevard
South Padre Island, Texas 78597

OWNER: Same As Applicant

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a recommendation from the Development Standards Review Task Force to approve the proposed development. The recommendation will be associated with the unique architectural design of the proposed development.

The major issues associated with this request are:

1. 2.1.2 Building Massing and Scale (Design Standards of FBC)
 - (i) Commercial and Mixed-Use buildings shall be simple, rectilinear forms with flat parapets. Roof pitches for sloped roofs shall be a minimum of 5:12.
2. 4.2.5 (Appendix Z – Chapter 20)

Padre Boulevard North – The Padre Boulevard North Zone is intended to provide for more flexible, market based development vision that balances pedestrian orientation with auto-oriented development. Development standards will focus on establishing specific criteria under which developers could propose alternative/unique standards to implement a more market responsive project. Development within the Padre Boulevard North Zone shall meet the Building Form and Development Standards in Section 6.5 of this PBED Code.

7.1 Facade Elements

7.1.1 Facade along Pedestrian Priority Street, Paseo and Boulevard

- (i) There shall be no blank walls greater than 25 feet in widths.
- (ii) Primary entrance door shall be provided on the facade. In the case of a corner lot, there shall be a primary entrance door on the side where the building is addressed.
- (iii) Doors and windows on ground floor of all buildings shall be between 40% and 90% of the ground floor facade area.
- (iv) Windows on the upper floors shall be a minimum of 20% of each upper floor facade area, which should be located between 3 ft. and 9 ft. above each finished floor.

7.1.2 Commercial Ready

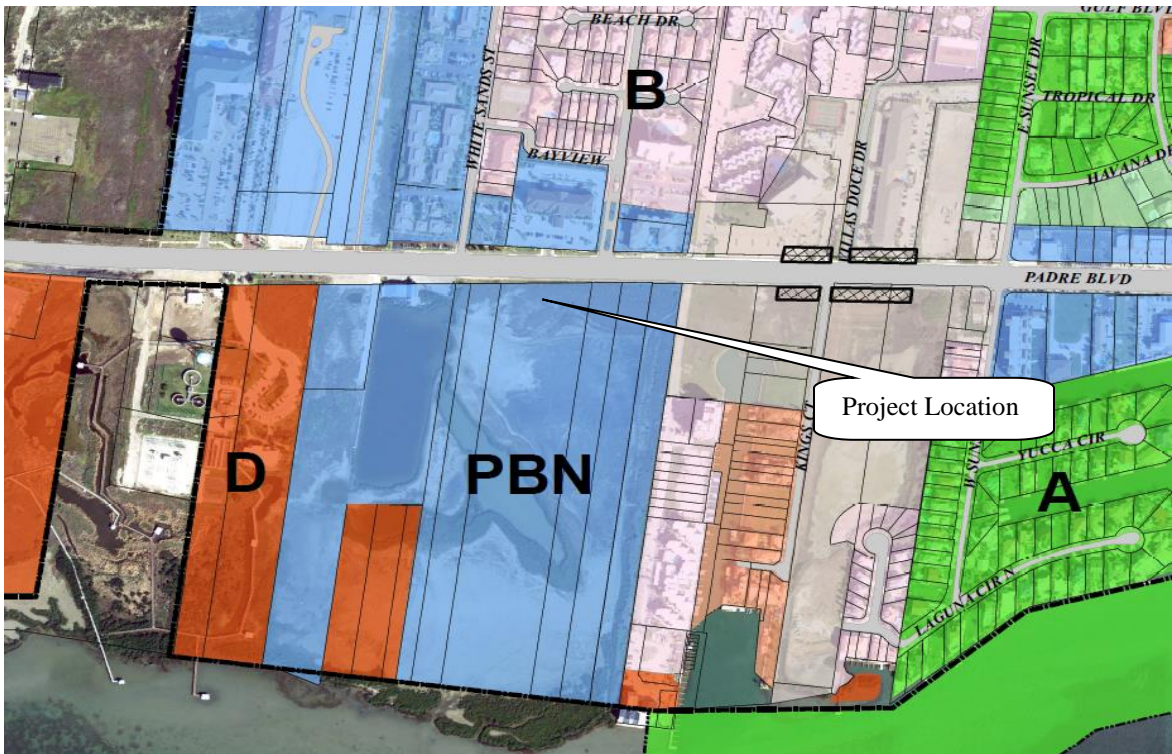
Commercial ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Property Location & Characteristics

6401 Padre Boulevard

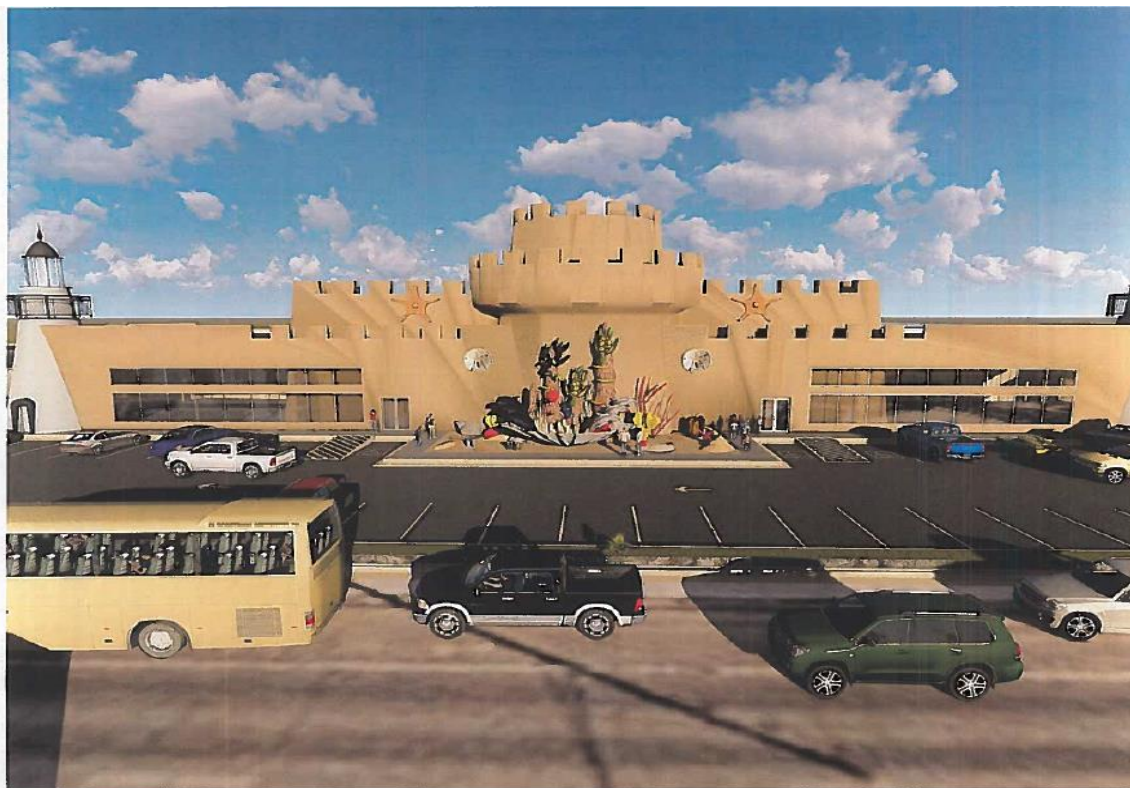


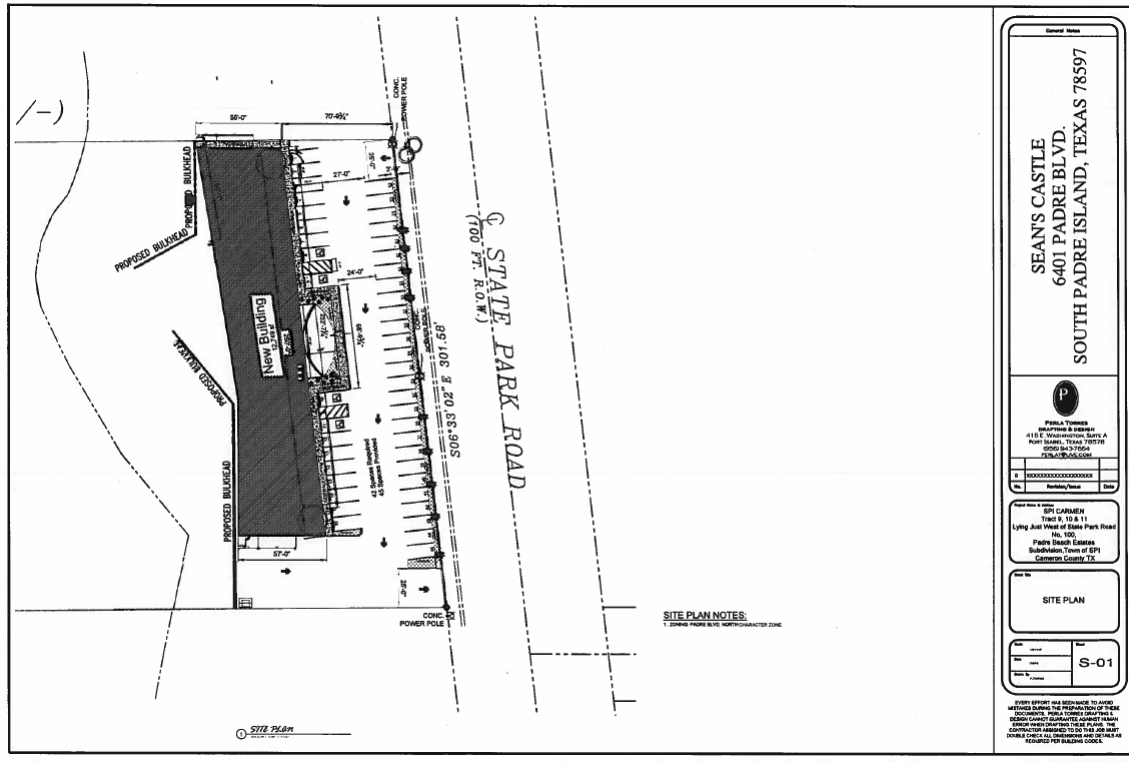
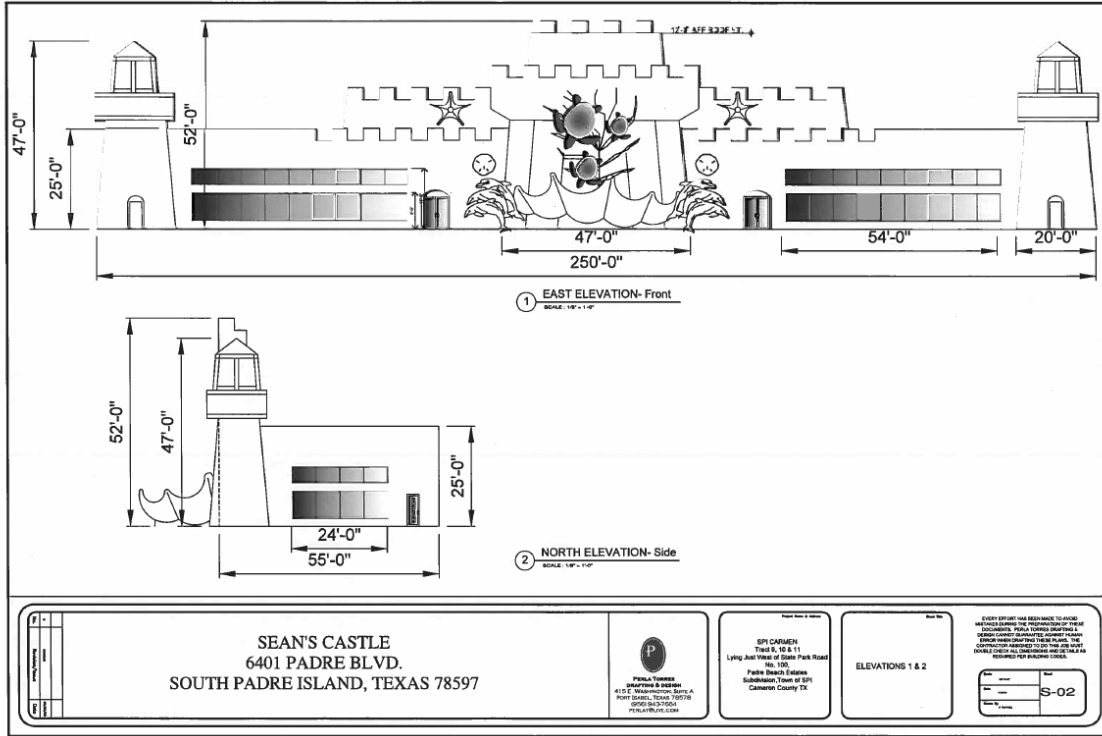
Zoning



II. REVIEW OF THE PLAN

The owner of the property seeks a recommendation from the Task Force to move forward with their proposed development and present it to the Planning & Zoning Committee.





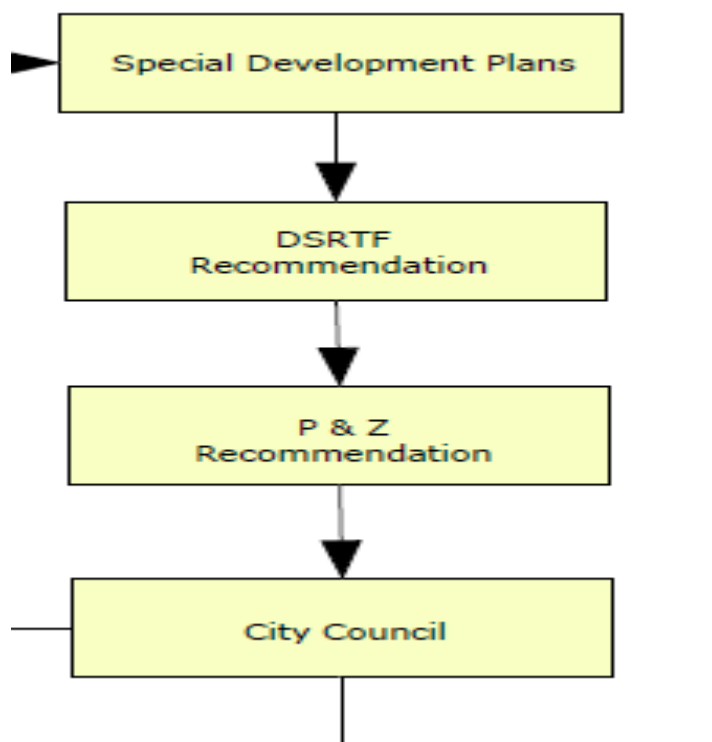
III. TRANSPORTATION & PARKING

The property is located on the West Side of Padre Boulevard. Parking will be provided on the site.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

Public services are and will be provided by the City of South Padre Island and associated private utility companies.

V. PROCESS:



VI. BOARD OPTIONS:

- Recommend Approval
- Recommend Denial
- Table

Applicant & Owner Information

In filling out this form, please note that the term Owner/ Co-Applicant is used to denote that the owner of the subject property is considered to be a party to this application and that the owner has authorized its submission, even when the primary applicant is not the current legal owner of the subject property. Applications for Site Plans within the Padre Boulevard and Entertainment District will be reviewed for compliance with the Padre Boulevard Entertainment District (PBED) Code. City Staff will meet within 15 days of the receipt of a complete application forward their recommendation to the City Manager for final action. A pre-application meeting with the Development Services Director is encouraged for appropriate information on the process and materials to be submitted for review. Please refer to the Padre Boulevard and Entertainment District Form-Based Code User Guide for information on the applicability of the PBED on proposed development. See Page 5 of this application for an overview of the typical application process for development within the PBED.

Applicant

PERLA TORRES
Name
415A E. WASHINGTON ST., SUITE A
Street Address
PORT ISABEL, TX 78578
City State Zip Code
(956) 266-8450 perlat@live.com
Day Telephone E-mail

Owner / Co-Applicant

MENNY AMOYAL - SPI CARMEN
Name
3300 PADRE BLVD.
Street Address
SOUTH PADRE ISLAND, TX 78597
City State Zip Code
(956) 455-4917 bluskyspi@gmail.com
Day Telephone E-mail

Application prepared by (if different from applicant)

Name _____
Street Address _____
City State Zip Code _____
Day Telephone _____ E-mail _____

Existing Use of Building/Property	
Proposed Use of Building/Property	

See Table 5.1 Schedule of Uses by Character Zones for the PBED Zone

Subject Property

6401 PADRE BLVD.
Street Address
TRACT 9, 10, 5, 11, LYING JUST WEST
Lot and Block Number or Tract Number

OFF STATE PARK ROAD No. 100,
PADRE BEACH ESTATES SUBDIVISION,
TOWN OF SPI

Character Zone PLEASE CHECK APPROPRIATE (Refer to Regulating Plan for Character Zone Designation)

<input type="checkbox"/> Bayfront	Section 6.1 of the PBED Code
<input type="checkbox"/> Entertainment District Core	Section 6.2 of the PBED Code
<input type="checkbox"/> Neighborhood Crossing	Section 6.3 of the PBED Code
<input type="checkbox"/> Town/Center Crossing	Section 6.4 of the PBED Code
<input checked="" type="checkbox"/> Padre Boulevard North	Section 6.5 of the PBED Code
<input type="checkbox"/> Padre Boulevard Central	Section 6.5 of the PBED Code
<input type="checkbox"/> Padre Boulevard South	Section 6.6 of the PBED Code
<input type="checkbox"/> Neighborhood Transition	Section 6.7 of the PBED Code

Type of Project PLEASE CHECK ALL THAT APPLY (Refer to Applicability Matrix Table on Page 4 of this packet)

<input type="checkbox"/> DEMOLITION
<input type="checkbox"/> EXTERIOR REHABILITATION OR RENOVATION
<input type="checkbox"/> FACADE MAINTENANCE
<input type="checkbox"/> INTERIOR REMODEL OR RENOVATION
<input checked="" type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> BUILDING ADDITION
<input type="checkbox"/> OPEN SPACE DESIGN
<input type="checkbox"/> LANDSCAPING/SCREENING/FENCING
<input type="checkbox"/> PARKING LOT IMPROVEMENTS/DRIVEWAY CUT
<input type="checkbox"/> PARKING STRUCTURE
<input type="checkbox"/> CHANGE IN USE

Application Materials to Submit

ITEMS	PAGE
Applicant & Owner Information	1
Applicant & Owner Certifications	
Description of Proposed Use/ Activity	2
Site Plan Drawing/Architectural Drawings (Including building elevations, if applicable)	
R-O-W Encroachment Approval (if applicable)	
Filing Fee	3

Applicant & Owner Certifications

By the Applicant: I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and correct.

By: Perla J. Torres 11/8/18
Applicant's Signature Date
PERLA J. TORRES
(Please type or print name below signature)

By the Owner/Co-Applicant: I do hereby certify that I am the owner of this property and authorize the submission and consideration of this application.

By: MENNY AMOYAL 11/8/18
Owner's Signature Date
MENNY AMOYAL
(Please type or print name below signature)

Site Plan Drawing Architectural Drawings

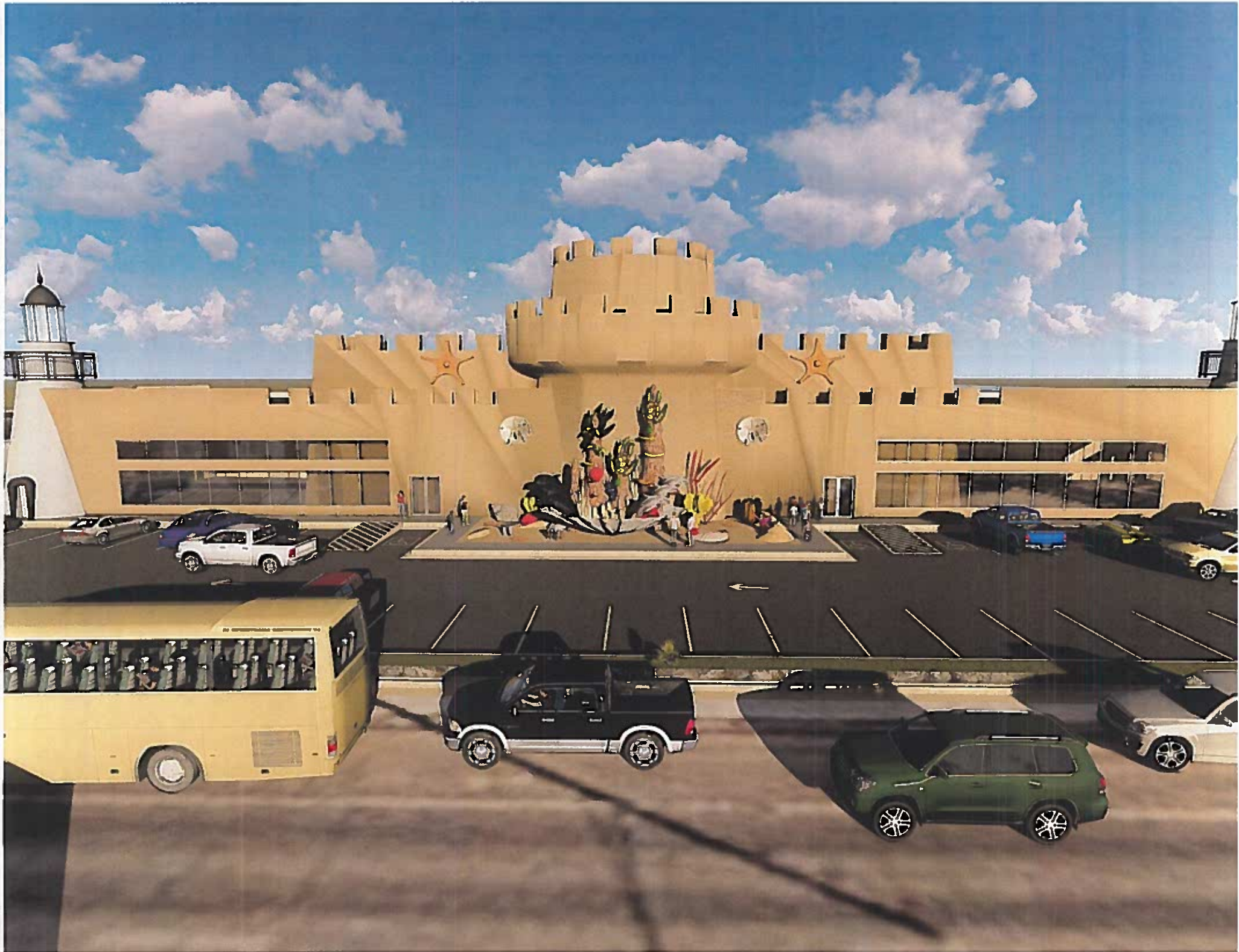
Submit copy of drawings that illustrates the items in the following list. A site plan must be submitted for all new construction projects, including building additions and for open space projects, parking areas, site landscaping and screening projects. Exterior rehabilitation and renovation projects, facade maintenance and interior only projects with no exterior features added do not require the submission of a site plan, but do require submission of building plans, architectural elevations and renderings as needed to demonstrate compliance with the Building Design and Architectural Style Standards.

- Title block containing the name of the project, type of application, name and address of the applicant, plan preparer and owner and a written and graphic scale.
- Site plan showing all existing and proposed building locations, dimensioned parking areas if applicable, access locations, easements and any other features existing or to be placed on the property.
- Location of the subject property including delineation of Character Zones, Street Designation along all its street frontages and special frontage requirements (if any).
- When subdivision of land is required, the layout of proposed blocks, lots, streets, easements, alleys, and trails, if any, consistent with this ordinance and other ordinances and plans, as applicable.
- All proposed uses on the property and/or buildings. For buildings with mixed uses, indicate all uses within entire building (on all floors).
- Compliance with the building form and development standards for the Character Zone in which the property is located (refer to User Guide for applicability of the PBED Code).
- Distances, by dimension, of buildings to property lines and existing or proposed parking facilities (include parking layout).
- Building plans, architectural elevations and renderings of proposed building(s) and proposed renovations of existing building(s) including demonstration of compliance with Section VIII Building Design Standards and Section IX Architectural Style Standards.
- Any other information that may be reasonably necessary to review and determine whether the proposed project complies with PBED Code.
- Refer to attachments for additional information.

Description of Proposed Use/ Activity

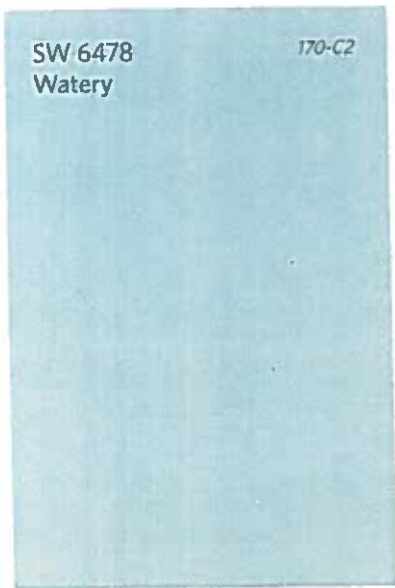
In the space below or on an attached sheet, describe clearly and accurately the proposed use, activity, work, etc.











INSIDE OF SEASHELL

SW 7637
Oyster White

254-C7

LIGHTHOUSE, SAND DOLLARS
& SHELL

SW 9174
Moth Wing

249-C4

LIGHTHOUSE DOOR
TRIM

SW 7037
Balanced Beige

249-C2

BUILDING

CORAL

SW 6337
Spun Sugar

124-C1

LIGHTHOUSE
METAL WORK

SW 6993
Black of Night

251-C5

TURTLES

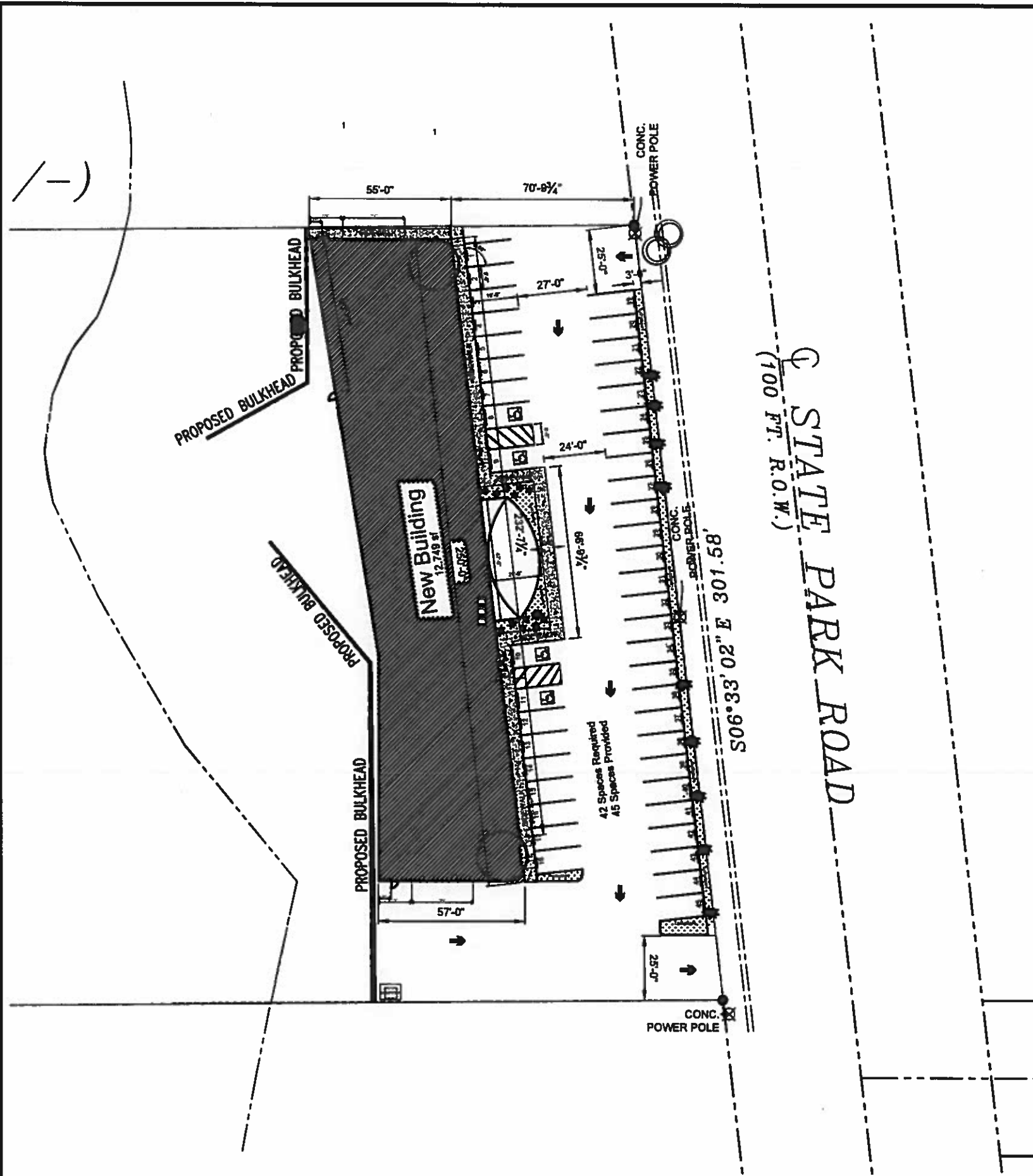
SW 6194
Basil

314-C6

DOLPHINS

SW 6235
Foggy Day

222-C5




SITE PLAN NOTES:
 1. ZONING PADRE BLVD, NORTH CHARACTER ZONE

① SITE PLAN

General Notes

SEAN'S CASTLE
 6401 PADRE BLVD.
 SOUTH PADRE ISLAND, TEXAS 78597



PERLA TORRES
 DRAFTING & DESIGN
 415 E. WASHINGTON, SUITE A
 PORT ISABEL, TEXAS 78578
 (361) 943-7664
 PERLAT@LIVE.COM

0	XXXXXXXXXXXXXXXXXXXX	
No.	Revision/Issue	Date

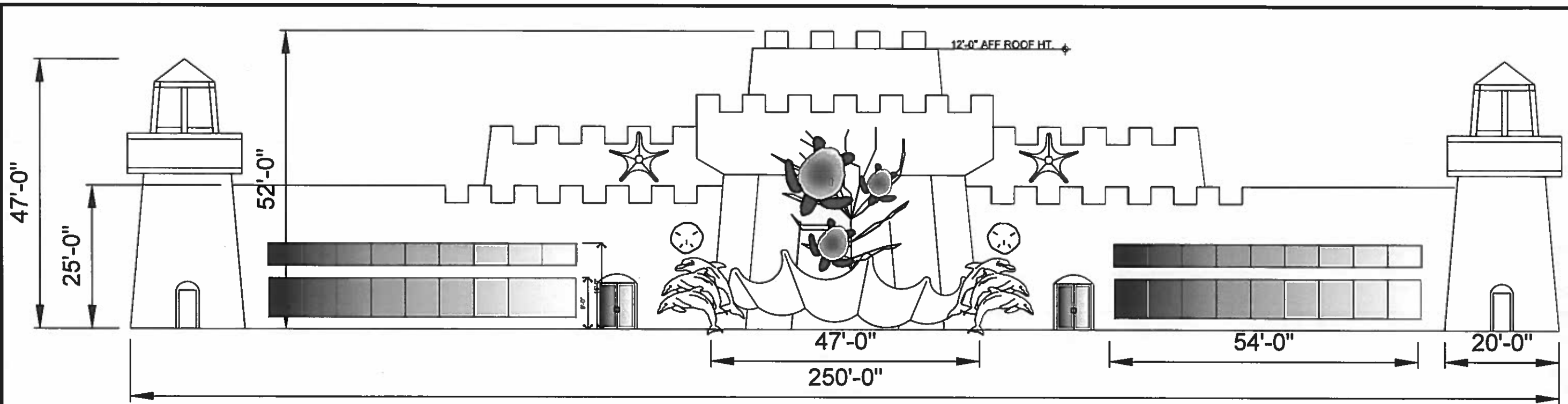
Project Name & Address

SPI CARMEN
 Tract 9, 10 & 11
 Lying Just West of State Park Road
 No. 100,
 Padre Beach Estates
 Subdivision, Town of SPI
 Cameron County TX

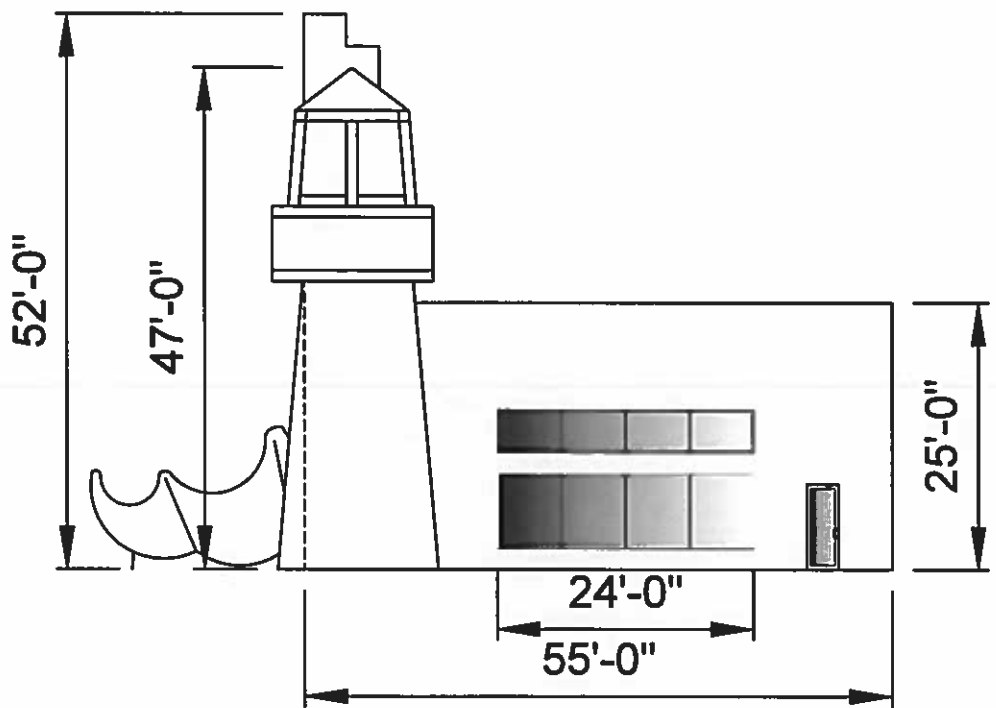
SITE PLAN

Date: 11/11/11	S-01
Scale: 1/8" = 1'-0"	
Drawn By: P. TORRES	

EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE PREPARATION OF THESE DOCUMENTS. PERLA TORRES DRAFTING & DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.



1 EAST ELEVATION- Front
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION- Side
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

SEAN'S CASTLE
6401 PADRE BLVD.
SOUTH PADRE ISLAND, TEXAS 78597

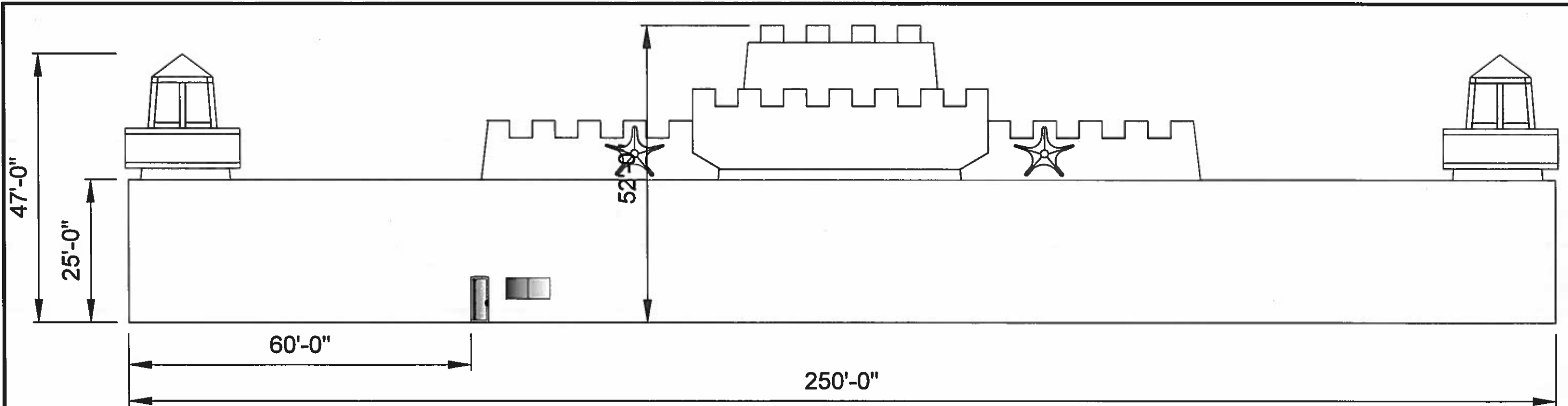

PERLA TORRES
 DRAFTING & DESIGN
 415 E. WASHINGTON, SUITE A
 PORT ISABEL, TEXAS 78578
 (956) 943-7664
 PERLAT@LIVE.COM

Project Name & Address
SPI CARMEN
 Tract 9, 10 & 11
 Lying Just West of State Park Road
 No. 100,
 Padre Beach Estates
 Subdivision, Town of SPI
 Cameron County TX

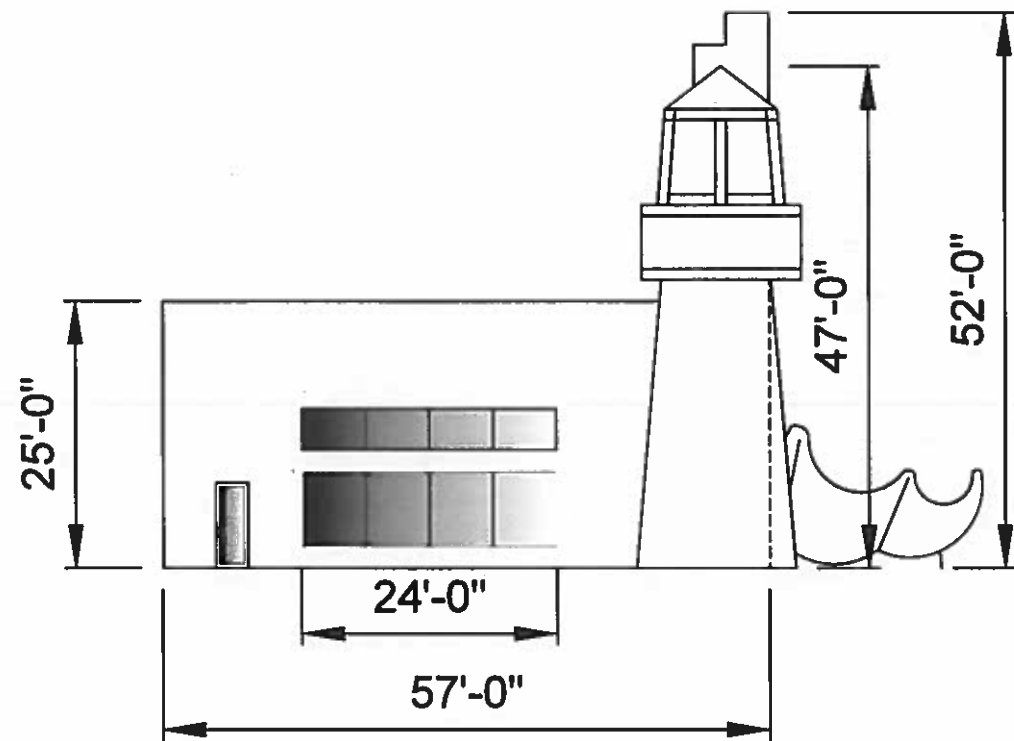
Sheet Title
ELEVATIONS 1 & 2

EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE PREPARATION OF THESE DOCUMENTS. PERLA TORRES DRAFTING & DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

Scale	1/8" = 1'-0"	Sheet	S-02
Date	1/2018	Drawn By	
Drawn By	P. TORRES		



① WEST ELEVATION- Rear
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION- Side
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS

SEAN'S CASTLE
6401 PADRE BLVD.
SOUTH PADRE ISLAND, TEXAS 78597


PERLA TORRES
 DRAFTING & DESIGN
 415 E. WASHINGTON, SUITE A
 PORT ISABEL, TEXAS 78578
 (956) 943-7664
 PERLAT@LIVE.COM

Project Name & Address
SPI CARMEN
 Tract 9, 10 & 11
 Lying Just West of State Park Road
 No. 100,
 Padre Beach Estates
 Subdivision, Town of SPI
 Cameron County TX

Sheet No.
ELEVATIONS 3 & 4

EVERY EFFORT HAS BEEN MADE TO AVOID MISTAKES DURING THE PREPARATION OF THESE DOCUMENTS. PERLA TORRES DRAFTING & DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR WHEN DRAFTING THESE PLANS. THE CONTRACTOR ASSIGNED TO DO THIS JOB MUST DOUBLE CHECK ALL DIMENSIONS AND DETAILS AS REQUIRED PER BUILDING CODES.

<small>Scale</small> 1/8" = 1'-0"	<small>Sheet</small> S-03
<small>Date</small> 11/20/16	
<small>Drawn By</small> P. TORRES	