

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

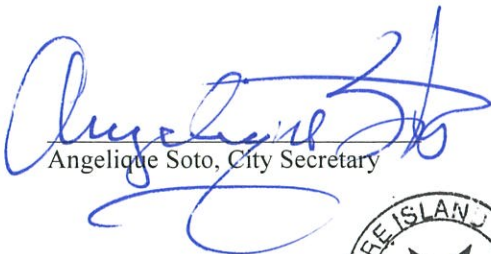
THURSDAY, AUGUST 17, 2023

3:00 PM 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 Commissioners relating to agenda or non-agenda items. Speakers are required to address the 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. Discussion and Action
 - 4.1. Discussion and action to approve minutes of July 20, 2023 regular meeting.
 - 4.2. Discussion and action regarding the proposed replat of "Lots 3 & 4 Block 90, Padre Beach Subdivision, Section VII" to create one large lot: "Lot 3". (103 E. Retama Street)
 - 4.3. PUBLIC HEARING: regarding a specific use permit for the proposed use of Outdoor amusement or theme park establishment located at 2311 Padre Blvd. (Lot 6 Block 36, Padre Beach Subdivision, Sections III & IV)
 - 4.4. DISCUSSION AND ACTION: regarding a specific use permit for the proposed use of Outdoor amusement or theme park establishment to be located at 2311 Padre Blvd. (Lot 6 Block 36, Padre Beach Subdivision, Sections III & IV)
 - 4.5. Discussion and action regarding recommendations to the City Council for any modifications to the draft Chapter 15 Sign Ordinance previously reviewed by the Adhoc Committee.
5. Adjourn

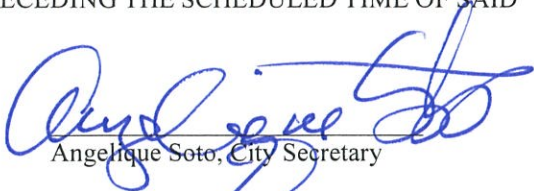
NOTE: *One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.*

DATED THIS THE 11TH DAY OF AUGUST 2023


Angelique Soto, City Secretary



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 **AUGUST 11, 2023**, AT/OR BEFORE 3:00 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
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: August 17, 2023

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of July 20, 2023 regular meeting.

ITEM BACKGROUND

Approve July 20, 2023

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
PLANNING AND ZONING COMMISSION REGULAR MEETING**

THURSDAY, JULY 20, 2023

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, July 20, 2023 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Chris Huffman called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Joseph Praster, Howard Avery, and Dina Rich. Commission Members with an excused absence were Norma Turkington, Gordon Garlock, and James Gaughran.

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

2. PLEDGE OF ALLEGIANCE

Chairman Huffman led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

None

4. DISCUSSION AND ACTION.

4.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF JUNE 15, 2023 REGULAR MEETING.

Commissioner Praster made a motion, seconded by Chairman Huffman to approve the June 15, 2023 regular meeting minutes. The motion passed carried unanimously.

4.2 DISCUSSION AND ACTION REGARDING THE PROPOSED PRELIMINARY PLAT OF “THE SHORES ISLAND 2 SUBDIVISION” TO CREATE TWENTY-THREE LOTS: “LOTS 1 – 23 THE SHORES ISLAND 2 SUBDIVISION”.

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works/City Engineer C. Alejandro Sanchez gave a brief presentation regarding the proposed preliminary plat and stated staff recommends approval. Commissioner Praster

made a motion, seconded by Chairman Huffman to approve the proposed preliminary plat of “The Shores Island 2 Subdivision” to create twenty-three lots, “Lots 1 – 23 The Shores Island 2 Subdivision”. The motion carried unanimously.

4.3 DISCUSSION AND ACTION REGARDING RECOMMENDATIONS TO THE CITY COUNCIL FOR ANY MODIFICATIONS TO THE DRAFT CHAPTER 15 SIGN ORDINANCE PREVIOUSLY REVIEWED BY THE ADHOC COMMITTEE.

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works/City Engineer C. Alejandro Sanchez stated that the Adhoc Committee has reviewed this chapter, and asked the Commissioners if they have any recommendations to forward to the City Council. Commissioner Rich asked if a draft definition for electronic/digital sign been added. Commissioner Avery made a motion, seconded by Commissioner Pastor to table this agenda item to allow staff to draft a definition for electronic/digital sign. The motion carried unanimously.

5. ADJOURN

There being no further business to discussion; Chairman Huffman adjourned the meeting at 3:06 p.m.

Marta Martinez, Planning Coordinator

Chris Huffman, Chairman

**CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: August 17, 2023

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 3 & 4 Block 90, Padre Beach Subdivision, Section VII" to create one large lot: "Lot 3". (103 E. Retama Street)

ITEM BACKGROUND

Double RR Patterson Ranch, LLC property owner of subject lots, request to replat Lots 3 & 4 Block 90, Padre Beach Subdivision, Section VII to create one large lot: "Lot 3". The subject lots are located on the south side of E Retama Street, and are zoned "PBC" Padre Boulevard Central Character Zone. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Copy of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Tract Process since no addition utility installations or improvement are required. Staff recommends approval of both preliminary and record plat.

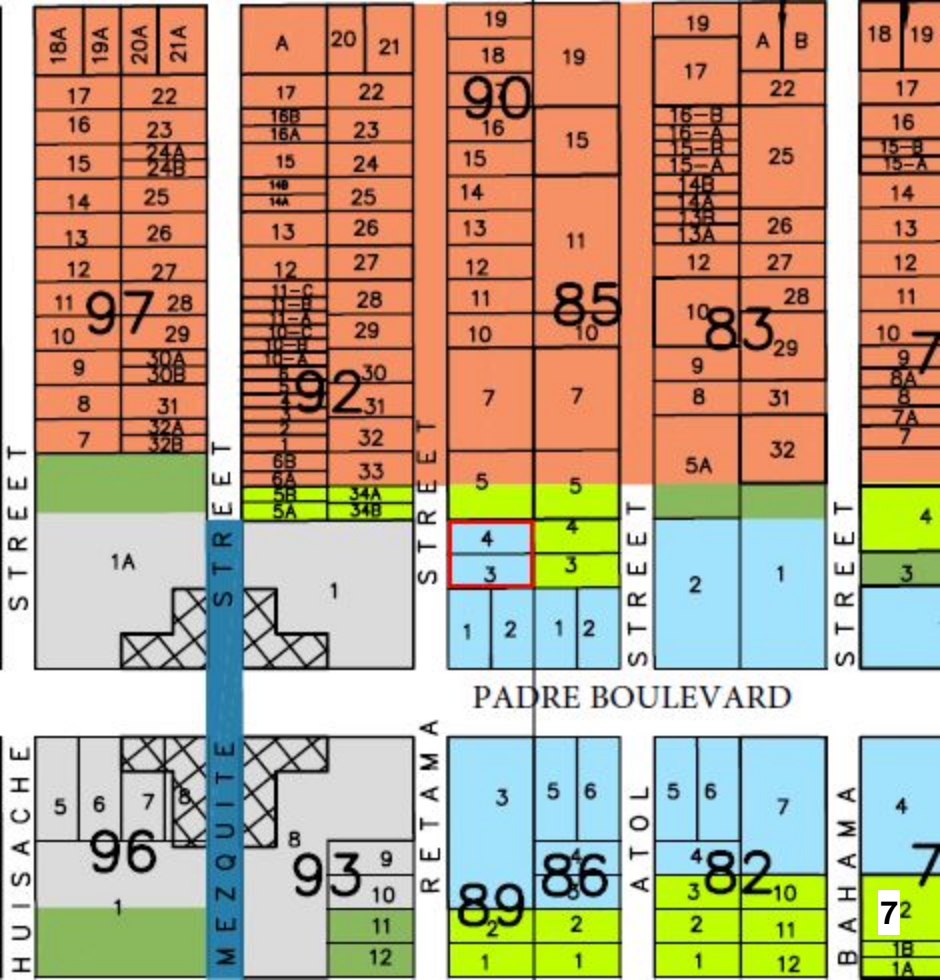


Table 5.1 – Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)								
Retail Sales with no drive through facility_(includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchandise; pharmacy; cigarette & cigar sales; hardware stores, etc.) Excluded from this category are retail sales and service establishments geared towards the automobile.	P	P	P	P	P	P	NP	P
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bong, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	P/C
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	P
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	P
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	P	NP	P
Bar or drinking place	P	P	P	P	P	P	NP	P
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	P
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Retail bait stands	P	P	NP	NP	P	NP	NP	P
Pet and animal sales or service	P	P	P	P	P	P	NP	P
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	P/C
Arts, Entertainment, and Recreation Uses								
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP	P
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	NP	P
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	P	NP	P
Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only	P	P	P	P	P	P	NP	P
Art, dance & music schools	P	P	P	P	P	P	NP	P
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Boat docks	P	NP	P	NP	P	P	NP	P
Museums and other special purpose recreational institutions	P	P	NP	P	P	P	NP	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Performing arts, theater, cinema, dance or music establishment	P	P	P	P	P	P	NP	P
Educational, Public Administration, Health Care and Other Institutional Uses								
Business associations and professional membership organizations	P	P	P	P	P	P	NP	P
Child day care and preschools	P	P	P	P	P	P	P	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Schools, libraries, and community halls	P	P	P	P	P	P	NP	P
Universities and Colleges	P	P	P	P	P	P	NP	P
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	P
Hospitals (General and Special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	P
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Civic uses	P	P	P	P	P	P	NP	P
Social and fraternal organizations	P	P	P	P	P	P	NP	P
Social services and philanthropic organizations	P	P	P	P	P	P	NP	P
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	P
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	NP	P
Residential Uses								
Home Occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	SE	SE	SE	SE	SE	P
Multi-family residential (including apartment and condominiums)								
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Upper floors	P	P	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P
Accessory residential unit (accessory building not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	NA
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	P
Mixed use structure (with uses allowed in the district)	P	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P
Other Uses								
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use)	NP	NP	NP	NP	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	P
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	P
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	P
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	P
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	P/C
Temporary commercial parking*	P	P	P	P	P	P	NP	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	P	NP	P
Private attached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Private detached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Impound lot	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP	NP	NP
Heliport landing/take-off pads	NP	NP	NP	NP	NP	NP	NP	NP
Community garden	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Special Event	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Temporary buildings for construction (shall be removed upon completion or abandonment of construction work)	P	P	P	P	P	P	P	P

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

P/A/C: Permitted as an accessory use with design criteria per Table 5.2

P/SUP: Permitted with a Specific Use Permit

SUP shall meet standards in Chapter 20-24 of the City Code of Ordinances

A: Accessory use to not exceed 25% of the primary use building square footage

SE: Special Exception

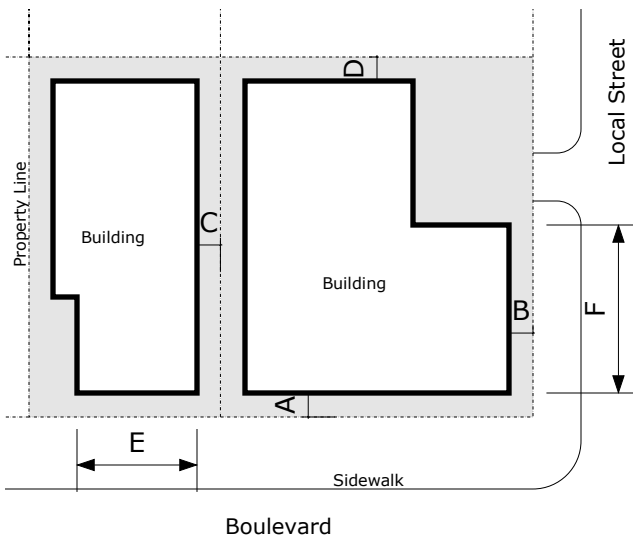
NA: Not applicable

NP: Not permitted

*All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE**

6.6.1 Building Placement



- (i) Build-to-Zone (From property line)

Boulevard	10'-75'	A
Local Street	5' min.	B
Pedestrian Priority St.	5'-25'	B

* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback

Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D

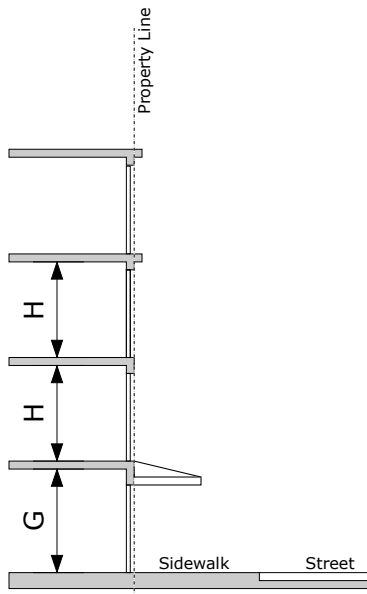
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage

Boulevard	25% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

6.6.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

6.6.2 Building Height

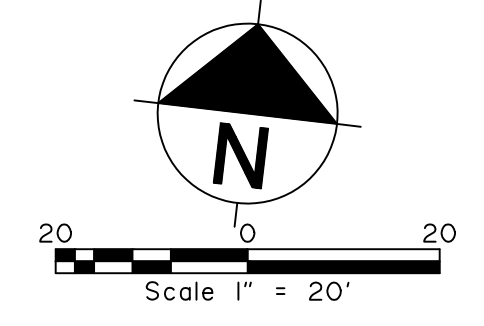
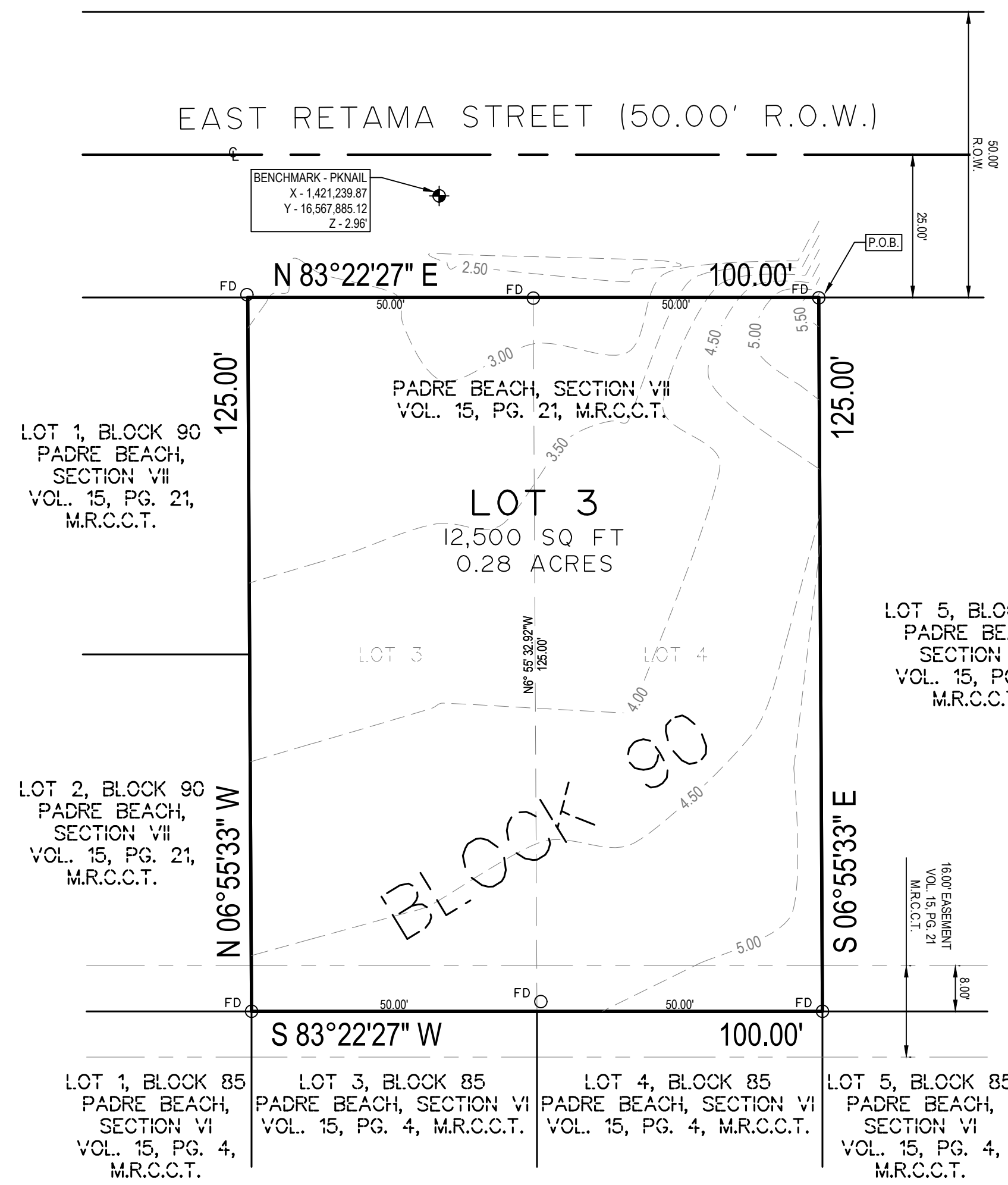


- (i) Max. Building Height: None (Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

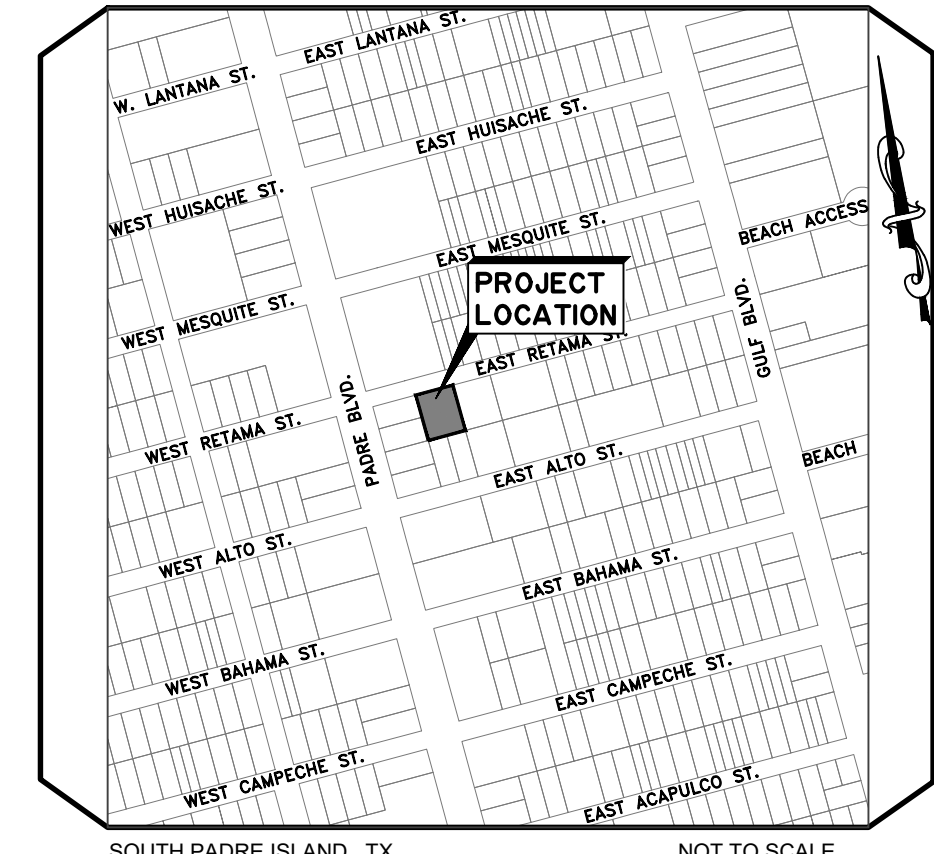
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

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- LEGEND:**
- FD ○ = 1/2" IRON ROD FOUND
 - I.R.S. ● = IRON ROD SET
 - ⊕ = BENCHMARK
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = DENOTES RIGHT OF WAY
 - M.R.C.C.T. = MAP RECORDS OF CAMERON COUNTY TX
 - ⊕ = CENTER LINE
 - ⊔ = LOT LINE



OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
 COUNTY OF _____

OWNER'S ACKNOWLEDGMENT.
 I DOUBLE RR PATTERSON RANCH, LLC, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PADRE BEACH SECTION VII LOT 3-4, BLOCK 90", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

ROBERT PATTERSON MANAGING PARTNER _____ DATE _____
 6502 SLIDE RD., STE 402
 LUBBOCK, TEXAS 79424

NOTES

THIS AREA LIES IN FLOOD ZONE "A-E", AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 480115, BASE FLOOD ELEVATION 7 FEET.

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 7 FEET MSL OR 24 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.
2. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.
3. SETBACKS
 A) FRONT = 5' MIN
 B) SIDE = 0' MIN
 C) REAR = 10' MIN
 COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER
5. ENGINEER CERTIFIES THAT WATER AND SEWER FACILITIES DESCRIBED BY THE PLAT ARE IN COMPLIANCE WITH TEXAS WATER CODE 16.343, AS AMENDED.
6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED.
7. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.
8. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES
9. THE 8.00' EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
10. THIS SUBDIVISION LIES IN THE PBC (PADRE BLVD. CENTRAL) ZONE.

METES AND BOUNDS DESCRIPTION :

A 0.28 ACRE TRACT OF LAND BEING ALL OF LOTS 3 AND 4, BLOCK 90, PADRE BEACH SECTION VII, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 15 PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.28 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" ROD FOUND AT THE NORTHEAST CORNER OF LOT 4, BLOCK 90, PADRE BEACH SECTION VII BEING ON THE SOUTH LINE OF EAST RETAMA STREET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE **POINT OF BEGINNING**;

THENCE S 06°55'33" E, WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 125.00' TO A 1/2" ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 83°22'27" W, WITH THE SOUTH LINE OF SAID LOT 4, AT 50.00' PASS THE COMMON SOUTH CORNER BETWEEN SAID LOT 4 AND LOT 3, BLOCK 90, AT 100.00' IN ALL TO A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 06°55'33" W, WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 125.00' TO THE SOUTH RIGHT OF WAY LINE OF SAID EAST RETAMA STREET FOR THE NORTHWEST CORNER OF SAID LOT 3, AND THE NORTHWEST CORNER OF THIS TRACT OF LAND; (A 1/2" ROD BEARS N 24°29'28" W, A DISTANCE OF 0.52' FROM SAID NORTHWEST CORNER)

THENCE N 83°22'27" E, WITH THE SOUTH LINE OF SAID EAST RETAMA STREET, BEING THE NORTH LINE OF SAID LOT 3 AND 4, AT 50.00' PASS THE COMMON NORTH CORNER BETWEEN SAID LOT 3 AND 4, AT 100.00' IN ALL TO THE **POINT OF BEGINNING**, CONTAINING 0.28 OF AN ACRE OF LAND, MORE OR LESS.

PRELIMINARY SUBDIVISION PLAT
PADRE BEACH SECTION VII LOT 3, BLOCK 90

SOUTH PADRE ISLAND, TEXAS

BEING A REPLAT OF LOTS 3 & 4, BLOCK 90
 PADRE BEACH SECTION VII SUBDIVISION
 SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS

OWNER:
 DOUBLE RR PATTERSON RANCH, LLC
 ROBERT PATTERSON, MANAGING PARTNER
 6502 SLIDE RD., STE 402
 LUBBOCK, TEXAS 79424
 (806) 548-7664



Texas Registered Engineering Firm F-2158
 808 Dallas Ave., McAllen, Texas 78501
 (361) 631-4482 fax (361) 632-1545

DATE OF PREPARATION: JUNE 26, 2023

METES AND BOUNDS DESCRIPTION :

A 0.28 ACRE TRACT OF LAND BEING ALL OF LOTS 3 AND 4, BLOCK 90, PADRE BEACH SECTION VII, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 15 PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.28 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" ROD FOUND AT THE NORTHEAST CORNER OF LOT 4, BLOCK 90, PADRE BEACH SECTION VII BEING ON THE SOUTH LINE OF EAST RETAMA STREET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 06°55'33" E, WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 125.00' TO A 1/2" ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 83°22'27" W, WITH THE SOUTH LINE OF SAID LOT 4, AT 50.00' PASS THE COMMON SOUTH CORNER BETWEEN SAID LOT 4 AND LOT 3, BLOCK 90, AT 100.00' IN ALL TO A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 06°55'33" W, WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 125.00' TO THE SOUTH RIGHT OF WAY LINE OF SAID EAST RETAMA STREET FOR THE NORTHWEST CORNER OF SAID LOT 3, AND THE NORTHWEST CORNER OF THIS TRACT OF LAND; (A 1/2" ROD BEARS N 24°29'28" W, A DISTANCE OF 0.52' FROM SAID NORTHWEST CORNER)

THENCE N 83°22'27" E, WITH THE SOUTH LINE OF SAID EAST RETAMA STREET, BEING THE NORTH LINE OF SAID LOT 3 AND 4, AT 50.00' PASS THE COMMON NORTH CORNER BETWEEN SAID LOT 3 AND 4, AT 100.00' IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.28 OF AN ACRE OF LAND, MORE OR LESS.

NOTES

THIS AREA LIES IN FLOOD ZONE "A-E", AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 480115, BASE FLOOD ELEVATION 7 FEET.

- MINIMUM FINISH FLOOR ELEVATION SHALL BE 7 FEET MSL OR 24 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.
- BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.
- SETBACKS
 - A) FRONT = 5' MIN
 - B) SIDE = 0' MIN
 - C) REAR = 10' MIN
 COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER
- ENGINEER CERTIFIES THAT WATER AND SEWER FACILITIES DESCRIBED BY THE PLAT ARE IN COMPLIANCE WITH TEXAS WATER CODE 16.343, AS AMENDED.
- ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED.
- A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY, EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES
- THE 8.00' EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- THIS SUBDIVISION LIES IN THE PBC (PADRE BLVD. CENTRAL) ZONE.

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF _____

OWNER'S ACKNOWLEDGMENT:
I, DOUBLE RR PATTERSON RANCH, LLC, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PADRE BEACH SECTION VII LOT 3-4, BLOCK 90", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

ROBERT PATTERSON MANAGING PARTNER _____ DATE _____
6502 SLIDE RD., STE 402
LUBBOCK, TEXAS 79424

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

NOTARY PUBLIC _____ DATE _____
COUNTY _____

CERTIFICATION BY THE CITY AUTHORITY:

STATE OF TEXAS
COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____, 2023.

CHAIRMAN, PLANNING & ZONING COMMISSION _____ PUBLIC WORKS DIRECTOR _____

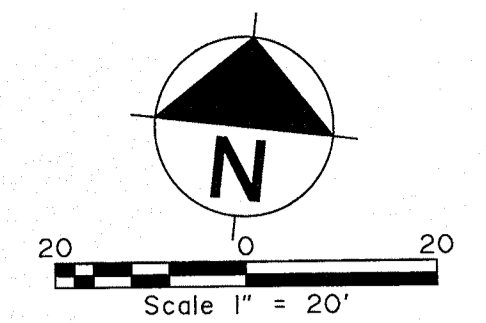
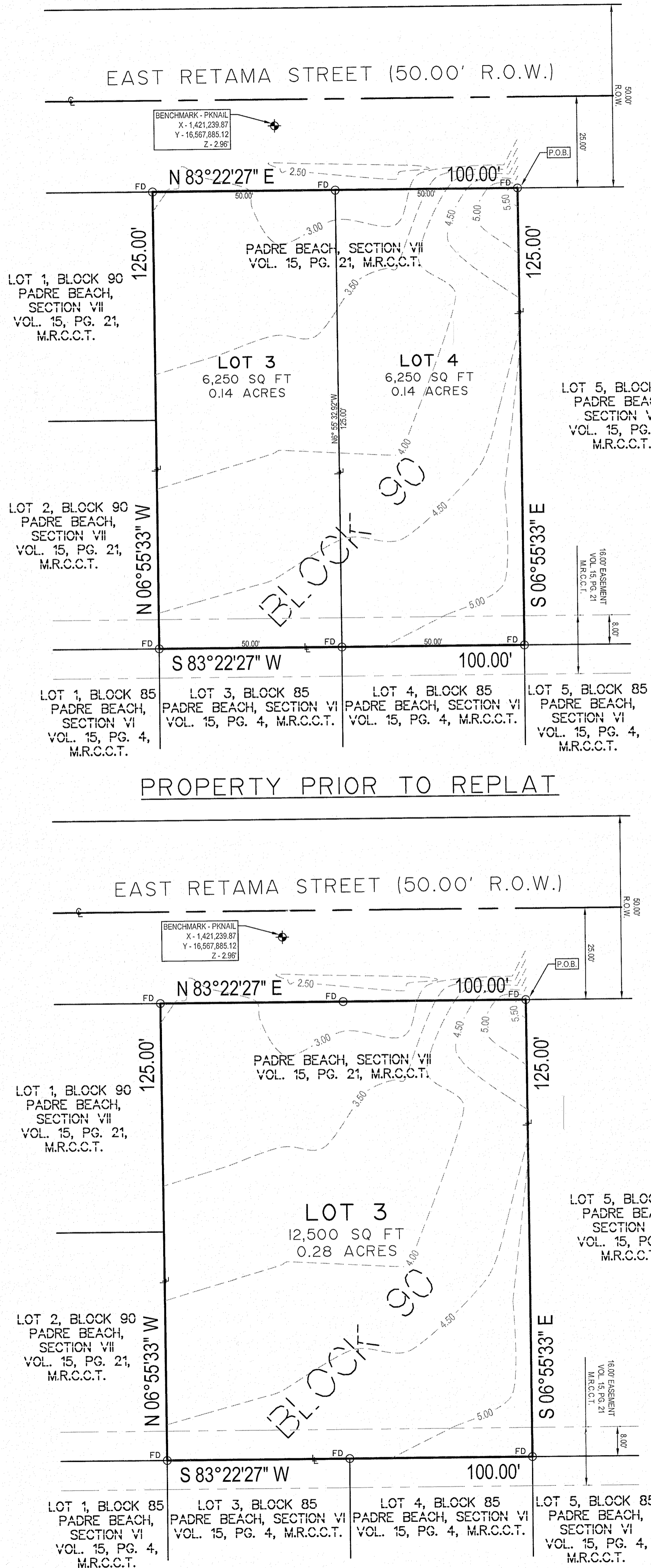
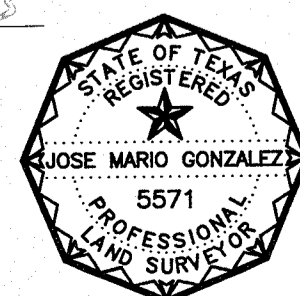
CERTIFICATION OF THE SURVEYOR RESPONSIBLE FOR SURVEYING THE SUBDIVISION AREA, ATTESTING TO ITS ACCURACY:

STATE OF TEXAS
COUNTY OF HIDALGO

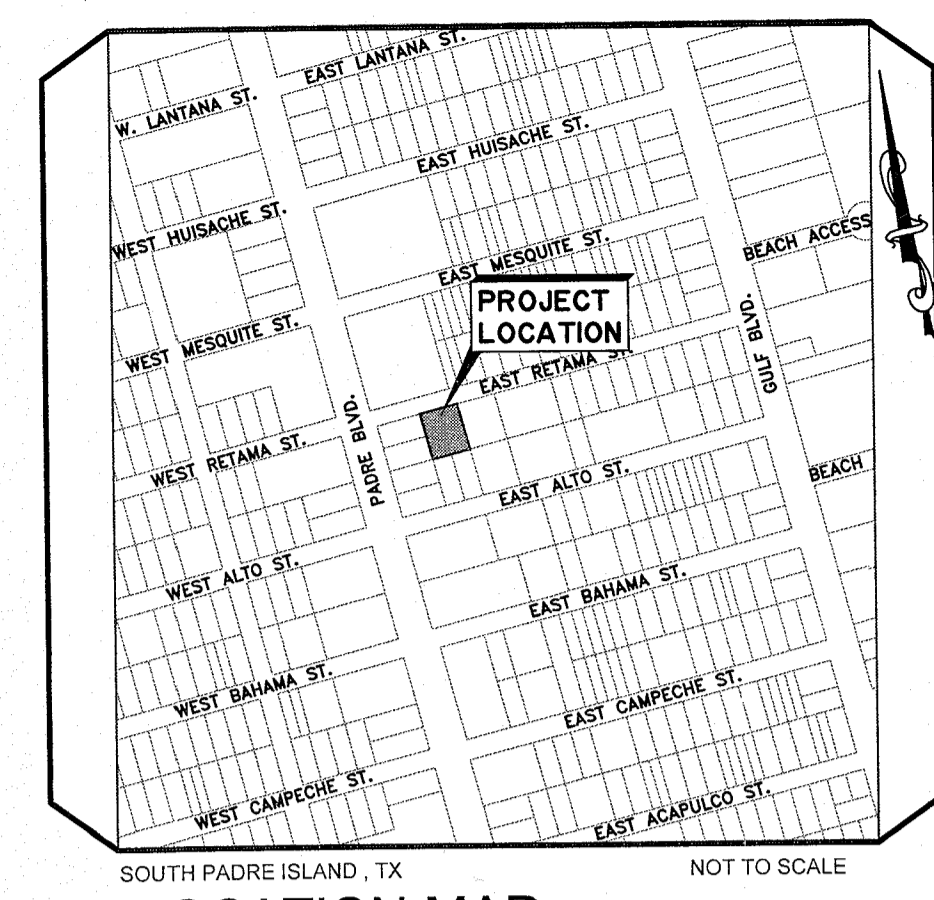
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. (SURVEYOR SEAL)

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
RIO DELTA SURVEYING
24593 FM 88,
MONTE ALTO, TX 78538
FIRM NO. 10013900

DATE 8-3-23



- LEGEND:**
- FD ○ = 1/2" IRON ROD FOUND
 - I.R.S. ● = IRON ROD SET
 - ◆ = BENCHMARK
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = DENOTES RIGHT OF WAY
 - M.R.C.C.T. = MAP RECORDS OF CAMERON COUNTY TX
 - = CENTER LINE
 - = LOT LINE



LOCATION MAP

CERTIFICATION BY TAXING AUTHORITIES THAT ALL TAXES HAVE BEEN PAID IN FULL:

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWNED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF PADRE BEACH SECTION VII LOT 3-4, BLOCK 90, DEPICTED HEREON.

APPROVED: _____ DATE _____
TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY
ASSESSOR AND COLLECTOR OF TEXAS, POINT ISABEL INDEPENDENT SCHOOL DISTRICT

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343 AS AMENDED.

CARLOS J. GALVAN, JR. _____ DATE _____
GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILLED AND DULY RECORDED ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT.

DATED THIS THE 10th DAY OF Aug., 2023.

J. DAVID PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS T.B.P.E. NO. 89429



FINAL SUBDIVISION PLAT
PADRE BEACH SECTION VII LOT 3, BLOCK 90

SOUTH PADRE ISLAND, TEXAS

BEING A REPLAT OF LOTS 3 & 4, BLOCK 90
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SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS

OWNER:
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(956) 631-4482 Fax (956) 682-1545
DATE OF PREPARATION: AUGUST 03, 2023

Acad Ref: 24.2s (LMS Tech) User: pcc-e User: pcc-e
 Aug 09, 2023 10:77AM LTH PSLT:20 TW:0 VR:0
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**CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: August 17, 2023

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

PUBLIC HEARING: regarding a specific use permit for the proposed use of Outdoor amusement or theme park establishment located at 2311 Padre Blvd. (Lot 6 Block 36, Padre Beach Subdivision, Sections III & IV)

ITEM BACKGROUND

Yehuda Azoulay property owner of subject lot is requesting a specific use permit for the proposed use of Outdoor amusement or theme park establishment. Applicant has provided three (3) options of amusement rides that he is proposing to install on Lot 6 Block 36, Padre Beach Subdivision, Sections III & IV - 2311 Padre Boulevard. The subject lot is located on the corner of west Padre Blvd and west Ling St. and is zoned "PBS" Padre Boulevard South Character Zone and "EDC" Entertainment District Core Character Zone of the Padre Boulevard and Entertainment District Code - Form Based Code.

A Notice of Public Hearing was placed in the Port Isabel South Padre Press that ran on Thursday, August 3, 2023, and notices to property owners within two-hundred feet of the Subject property were mailed on Friday, August 4, 2023 informing them of proposed request.

The following is the public hearing outline form:

1. The Chairman opens the public hearing.
2. Staff presents information regarding the proposed project.
3. Presentations and/or comments from the public.
4. The Chairman closes the public hearing and moves to the next item on the agenda.

Please keep in mind that the purpose of a public hearing is to allow the public to have input on the agenda item. Discussion and action by the Commission will be addressed under the next item on the agenda. Therefore, the Commission should refrain from treating the public hearing as a period for Planning Commission discussion.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

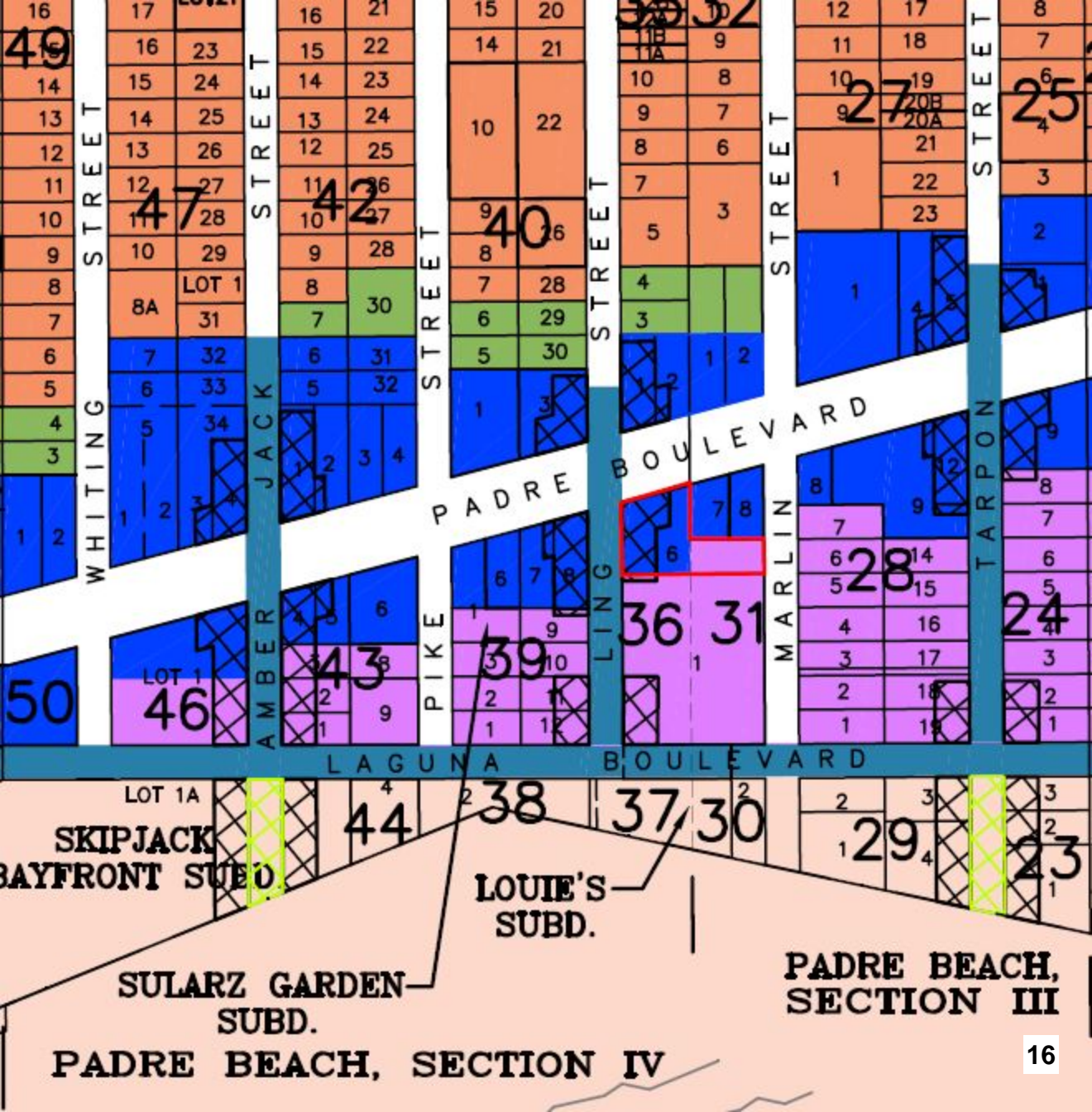
N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



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SKIPJACK BAYFRONT SUBD.

LOUIE'S SUBD.

SULARZ GARDEN SUBD.

PADRE BEACH, SECTION III

PADRE BEACH, SECTION IV

Table 5.1 – Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)								
Retail Sales with no drive through facility_(includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchandise; pharmacy; cigarette & cigar sales; hardware stores, etc.) Excluded from this category are retail sales and service establishments geared towards the automobile.	P	P	P	P	P	P	NP	P
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bong, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	P/C
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	P
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	P
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	P	NP	P
Bar or drinking place	P	P	P	P	P	P	NP	P
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	P
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Retail bait stands	P	P	NP	NP	P	NP	NP	P
Pet and animal sales or service	P	P	P	P	P	P	NP	P
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	P/C
Arts, Entertainment, and Recreation Uses								
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP	P
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	NP	P
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	P	NP	P
Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only	P	P	P	P	P	P	NP	P
Art, dance & music schools	P	P	P	P	P	P	NP	P
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Boat docks	P	NP	P	NP	P	P	NP	P
Museums and other special purpose recreational institutions	P	P	NP	P	P	P	NP	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Performing arts, theater, cinema, dance or music establishment	P	P	P	P	P	P	NP	P
Educational, Public Administration, Health Care and Other Institutional Uses								
Business associations and professional membership organizations	P	P	P	P	P	P	NP	P
Child day care and preschools	P	P	P	P	P	P	P	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Schools, libraries, and community halls	P	P	P	P	P	P	NP	P
Universities and Colleges	P	P	P	P	P	P	NP	P
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	P
Hospitals (General and Special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	P
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Civic uses	P	P	P	P	P	P	NP	P
Social and fraternal organizations	P	P	P	P	P	P	NP	P
Social services and philanthropic organizations	P	P	P	P	P	P	NP	P
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	P
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	NP	P
Residential Uses								
Home Occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	SE	SE	SE	SE	SE	P
Multi-family residential (including apartment and condominiums)								
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Upper floors	P	P	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P
Accessory residential unit (accessory building not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	NA
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	P
Mixed use structure (with uses allowed in the district)	P	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P
Other Uses								
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use)	NP	NP	NP	NP	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	P
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	P
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	P
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	P
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	P/C
Temporary commercial parking*	P	P	P	P	P	P	NP	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	P	NP	P
Private attached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Private detached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Impound lot	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP	NP	NP
Heliport landing/take-off pads	NP	NP	NP	NP	NP	NP	NP	NP
Community garden	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Special Event	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Temporary buildings for construction (shall be removed upon completion or abandonment of construction work)	P	P	P	P	P	P	P	P

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

P/A/C: Permitted as an accessory use with design criteria per Table 5.2

P/SUP: Permitted with a Specific Use Permit

SUP shall meet standards in Chapter 20-24 of the City Code of Ordinances

A: Accessory use to not exceed 25% of the primary use building square footage

SE: Special Exception

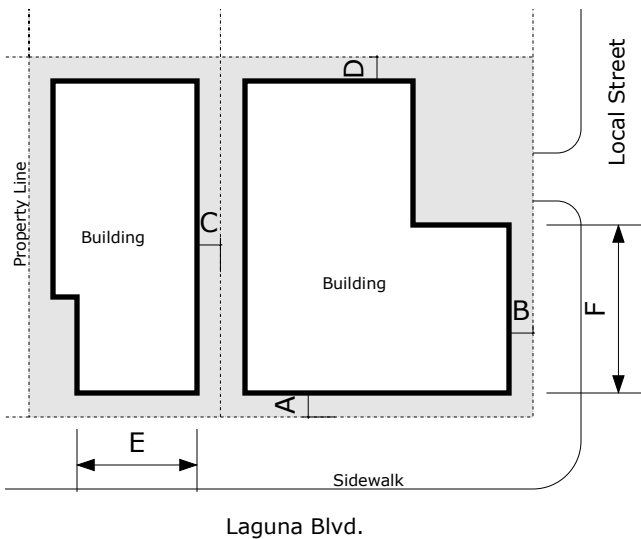
NA: Not applicable

NP: Not permitted

*All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.3 ENTERTAINMENT DISTRICT CORE CHARACTER ZONE**

6.3.1 Building Placement



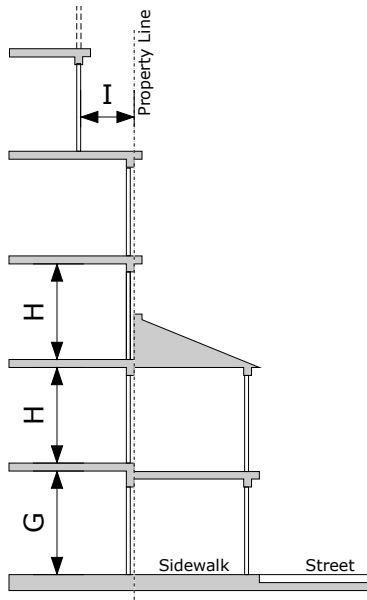
(i) Build-to-Zone (From property line)		
Laguna Blvd.	0'	A
Local Street	None	B
Pedestrian Priority St.	0'	
	(recommended)	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
(iii) Building Frontage		
Laguna Blvd.	70% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	
	(recommended)	F

6.3.3 Parking

- (i) Location Priority
 1. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 2. Behind a building;
 3. Next to a building;
 4. Ground (1st) floor parking; and
 5. Front parking - approval by the City Manager or designee required.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Laguna Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements may be required between lots to minimize curb cuts.

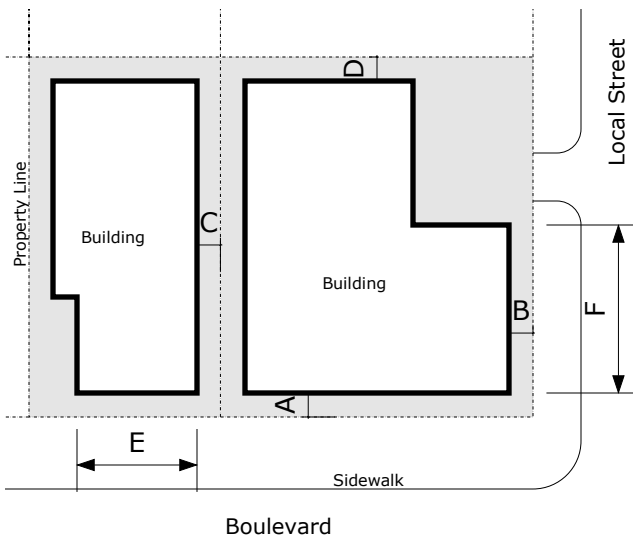
6.3.2 Building Height



- (i) Max. Building Height: None
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 8' min. H
- (iv) Step Back Distance (between 4th and 6th stories): 10' min. I
- (v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet.
- (vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (viii) Ground floors of all building fronting on Pedestrian Priority Street and Laguna Blvd. shall be built to Commercial Ready standards.

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE**

6.6.1 Building Placement



- (i) Build-to-Zone (From property line)
 - Boulevard 10'-75' A
 - Local Street 5' min. B
 - Pedestrian Priority St. 5'-25' B

* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
 - Side 0' min. C
 - Rear 0' min. D
 - Rear toward a Single Family residential lot 10' min. D

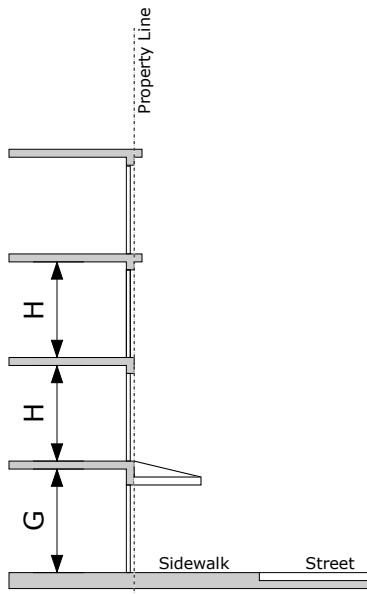
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
 - Boulevard 25% min. E
 - Local Street None F
 - Pedestrian Priority St. 50% min. F

6.6.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.6.2 Building Height



- (i) Max. Building Height None
(Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 10' min. H
- (iv) Canopies, signs, awnings, balconies and similiar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Comercial Ready standards.



**CITY OF SOUTH PADRE ISLAND
ZONING APPLICATION**

\$1,000 Rezoning \$1,000 Planned Development District (PDD)
 \$250 Specific Use Permit (Sec. 20-24)

SUBJECT PROPERTY: Lot(s) 6
Block(s) 36
Section(s) / Subdivision PADRE BEACH SUBDIVISION SECTION 117
Intended Use of Property: Amusement Ride
Zoning District(s): Entertainment District

PROPERTY OWNER: YEHUDA AZOULAY

OWNER MAILING ADDRESS: 1314 PADRE BLV

CITY, STATE, ZIP: SOUTH PADRE ISL TX 78597

PHONE NUMBER: (456) 571 8273

FAX NUMBER: ()

EMAIL: QUEPADRE@LIVE.COM

An authorization letter from the Property Owner will be required, if applicant is not the property owner.

APPLICANT (if different from Owner): _____

APPLICANT MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: () _____

FAX NUMBER: () _____

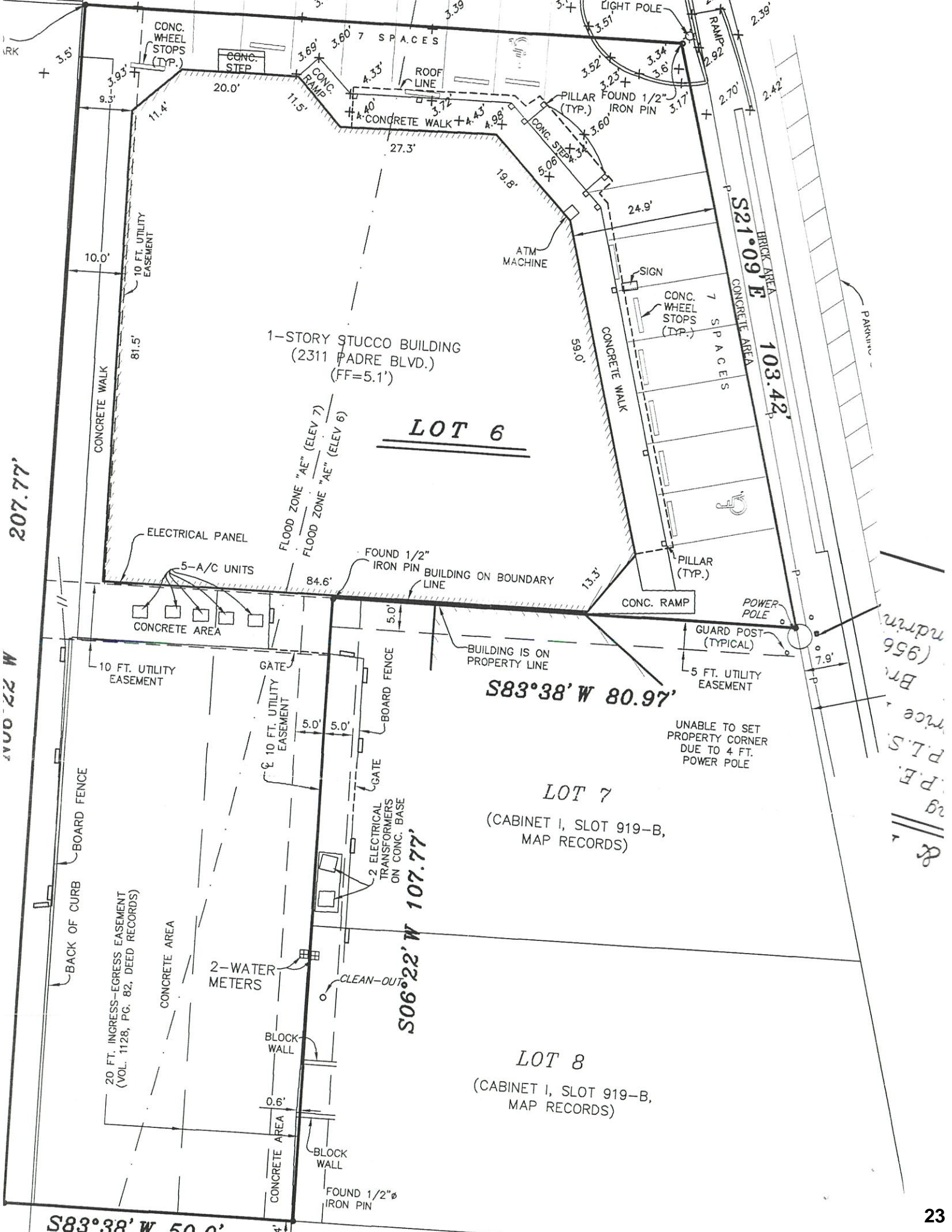
EMAIL: _____

Include with this application:

- 1) Application fee
- 2) 10 copies of supporting document(s)
- 3) Stamped/sealed & dated survey
- 4) Proposed uses
- 5) Additional Information (operating the time, functions, any expected impacts)
- 6) Location of any building proposed
- 7) Design (floor and section plan) of any building proposed (if available)
- 8) Digital copy of entire packet

Signature of Applicant

7-31-23
Date



207.77'

M 27.00W'

S83°38' W 50.0'

CONC. WHEEL STOPS (TYP.)

CONC. STEP

CONC. RAMP

7 SPACES

ROOF LINE

CONCRETE WALK

PILLAR FOUND 1/2" IRON PIN

LIGHT POLE

RAMP

10 FT. UTILITY EASEMENT

1-STORY STUCCO BUILDING
(2311 PADRE BLVD.)
(FF=5.1')

LOT 6

ATM MACHINE

SIGN

CONC. WHEEL STOPS (TYP.)

S21°09' E

103.42'

7 SPACES



ELECTRICAL PANEL

5-A/C UNITS

CONCRETE AREA

FLOOD ZONE "AE" (ELEV 7)
FLOOD ZONE "AE" (ELEV 6)

FOUND 1/2" IRON PIN

BUILDING ON BOUNDARY LINE

BUILDING IS ON PROPERTY LINE

S69°08' W 83°38'

CONC. RAMP

POWER POLE

GUARD POST (TYPICAL)
5 FT. UTILITY EASEMENT

BOARD FENCE

10 FT. UTILITY EASEMENT

GATE

10 FT. UTILITY EASEMENT

BOARD FENCE

GATE

5.0'

5.0'

2 ELECTRICAL TRANSFORMERS ON CONC. BASE

LOT 7
(CABINET I, SLOT 919-B,
MAP RECORDS)

S06°22' W 107.77'

2-WATER METERS

CLEAN-OUT

BLOCK WALL

0.6'

CONCRETE AREA

BLOCK WALL

FOUND 1/2" IRON PIN

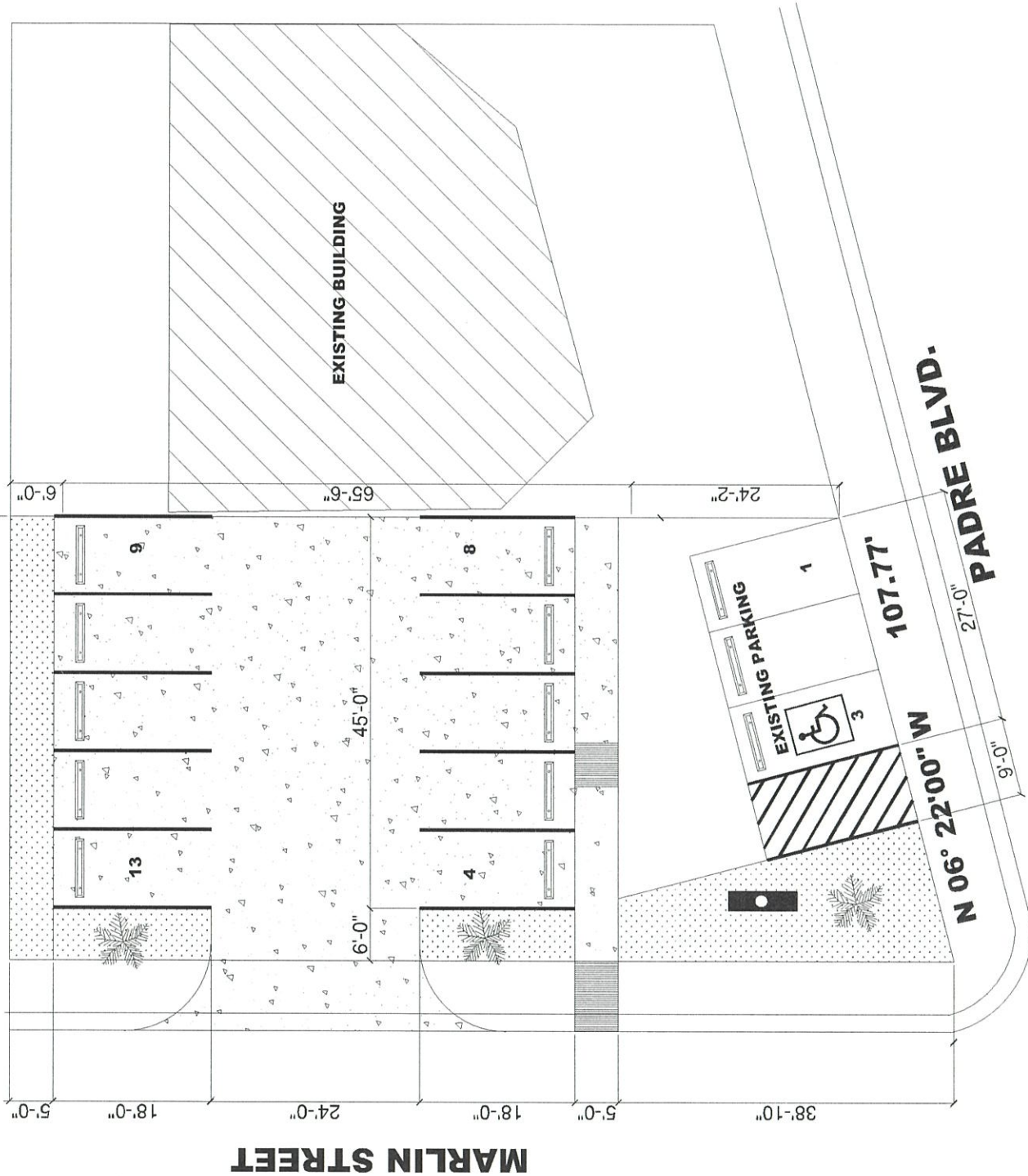
LOT 8
(CABINET I, SLOT 919-B,
MAP RECORDS)

PARKING

Br...
(956)
P.L.S.
P.F.
29
&

N 06° 22'00" W 107.77'

N 06° 22'00" W 107.77'



MARLIN STREET

PADRE BLVD.

DROP'N TWIST 28 MT

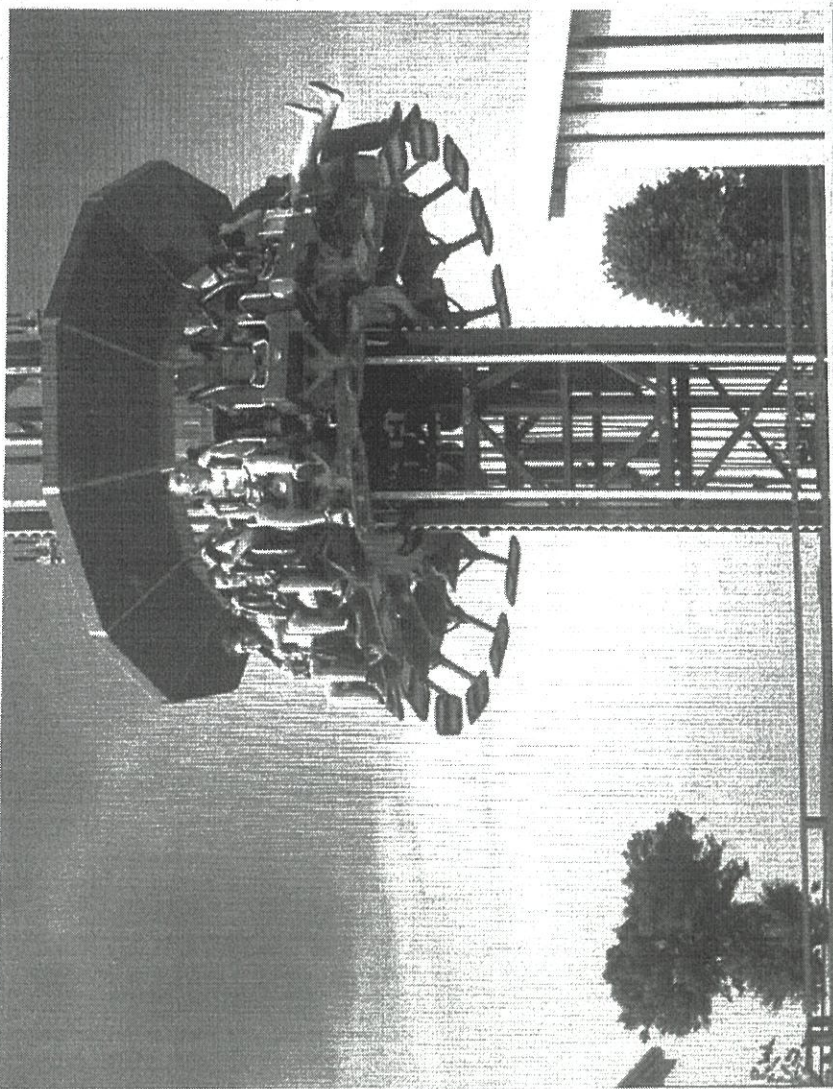
CODE T0917

Categories: Thrill Rides, Towers

ADDITIONAL INFORMATION

Dimensions	Ø 10 m	32 Ft
Height	28 m	
Seats	16	
Motive power	75 Kw	

Option 1



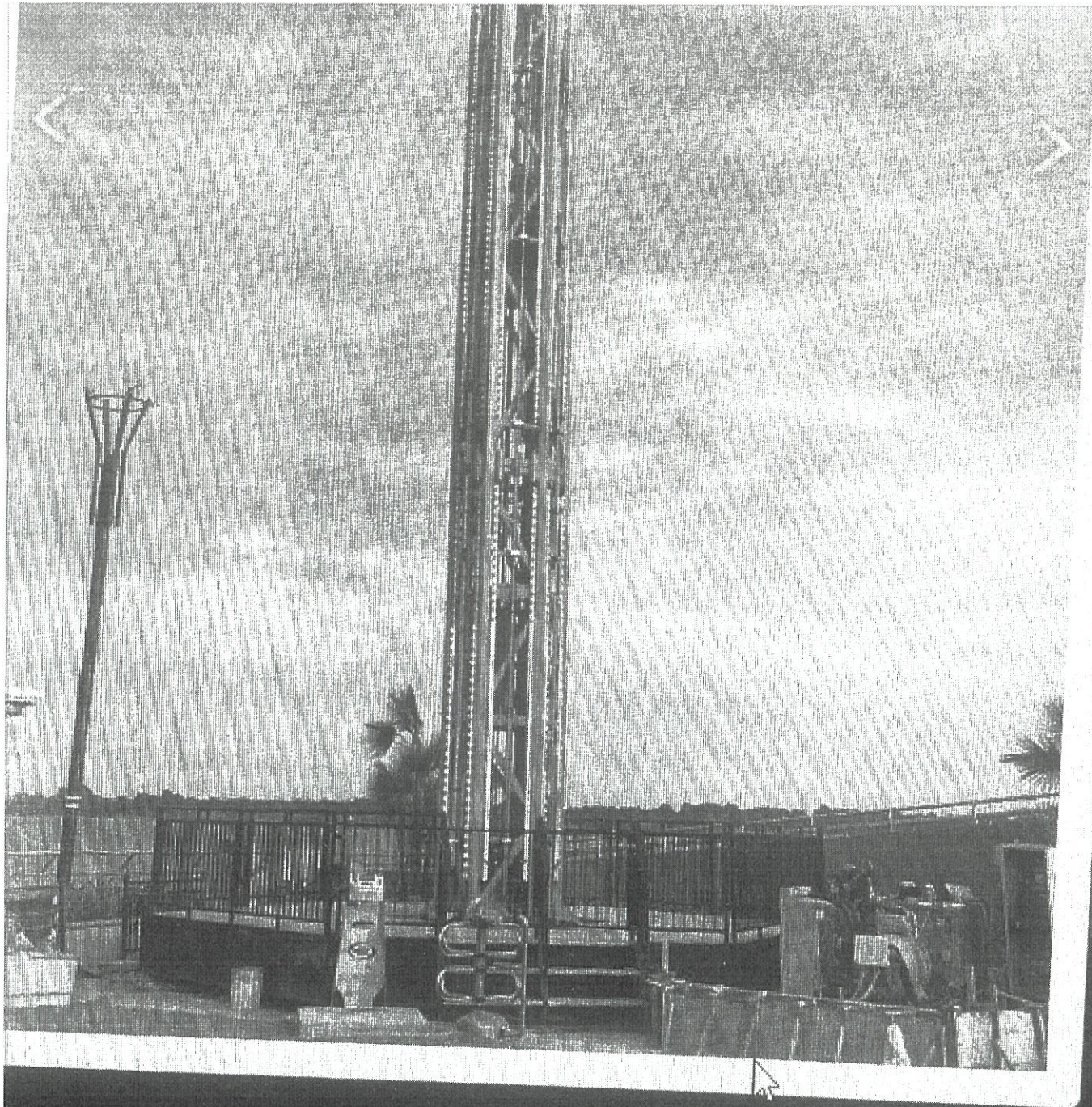
THIS WEBSITE USES COOKIES

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners who may combine it with other information that you've provided to them or that they've collected from your use of their services. [Read the Cookie Policy](#)

Allow selection Allow all

Necessary Preferences Statistics Marketing

Show details



Creativity is Everywhere

IDEA OR PROJECT? LET'S START

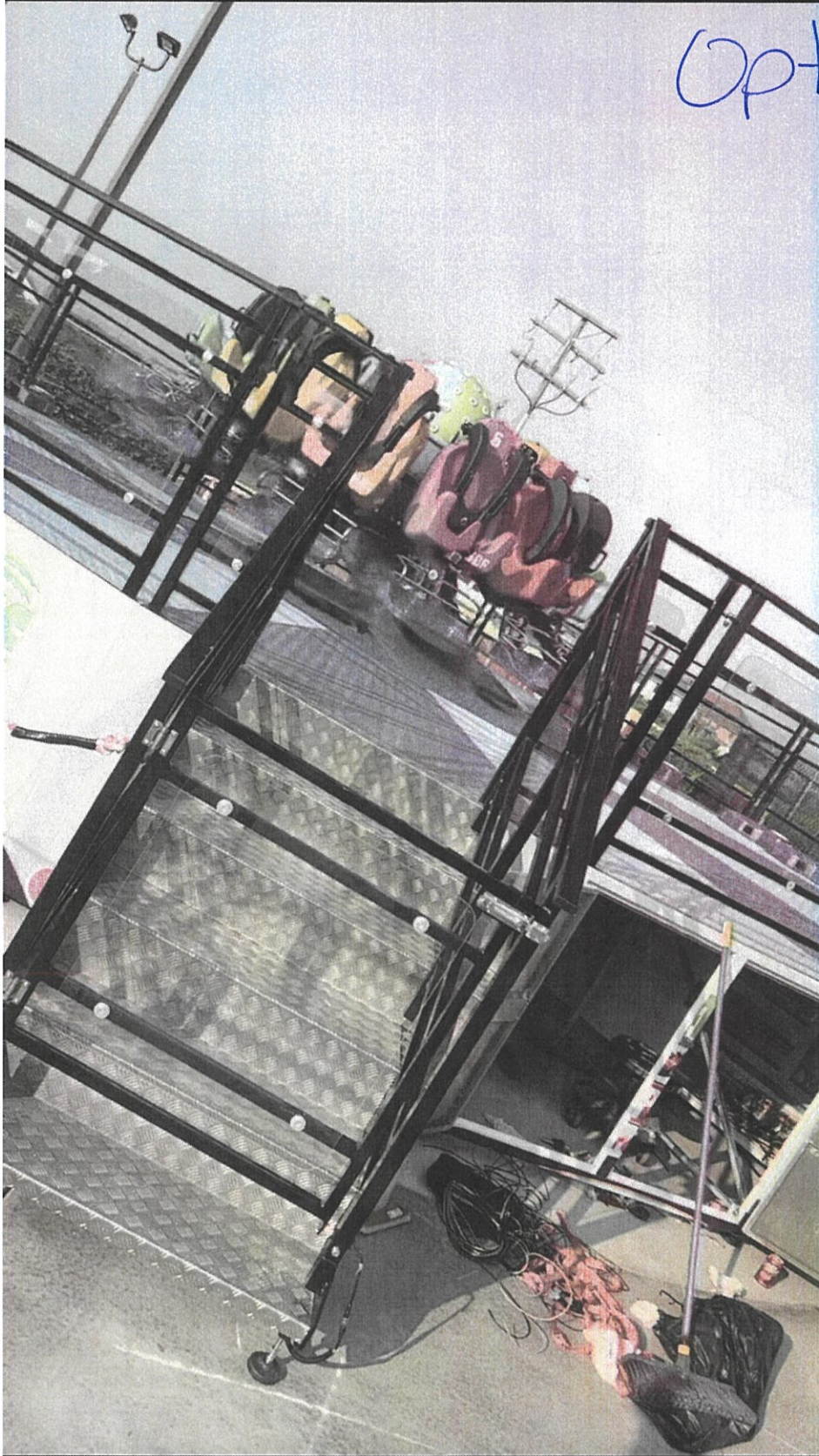
THIS WEBSITE USES COOKIES



Dimensions

Ø 10 m

Option 2





SPINNING COASTER 5.0

MOD. MX 612

FAMILY



Option 3



**CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: August 17, 2023

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

DISCUSSION AND ACTION: regarding a specific use permit for the proposed use of Outdoor amusement or theme park establishment to be located at 2311 Padre Blvd. (Lot 6 Block 36, Padre Beach Subdivision, Sections III & IV)

ITEM BACKGROUND

Staff has received an application request for a specific use permit by Yehuda Azoulay for the proposed use of outdoor amusement or theme park establishment to allow the installation of amusement rides attached are three (3) options. The subject property is located on the corner of west Padre Blvd and west Ling Street, and is zoned "PBS" Padre Boulevard South Character Zone and "EDC" Entertainment District Core Character Zone.

The Commission has the following options:

1. To table
2. To recommended approval (with or without conditions)
3. To recommend denial

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

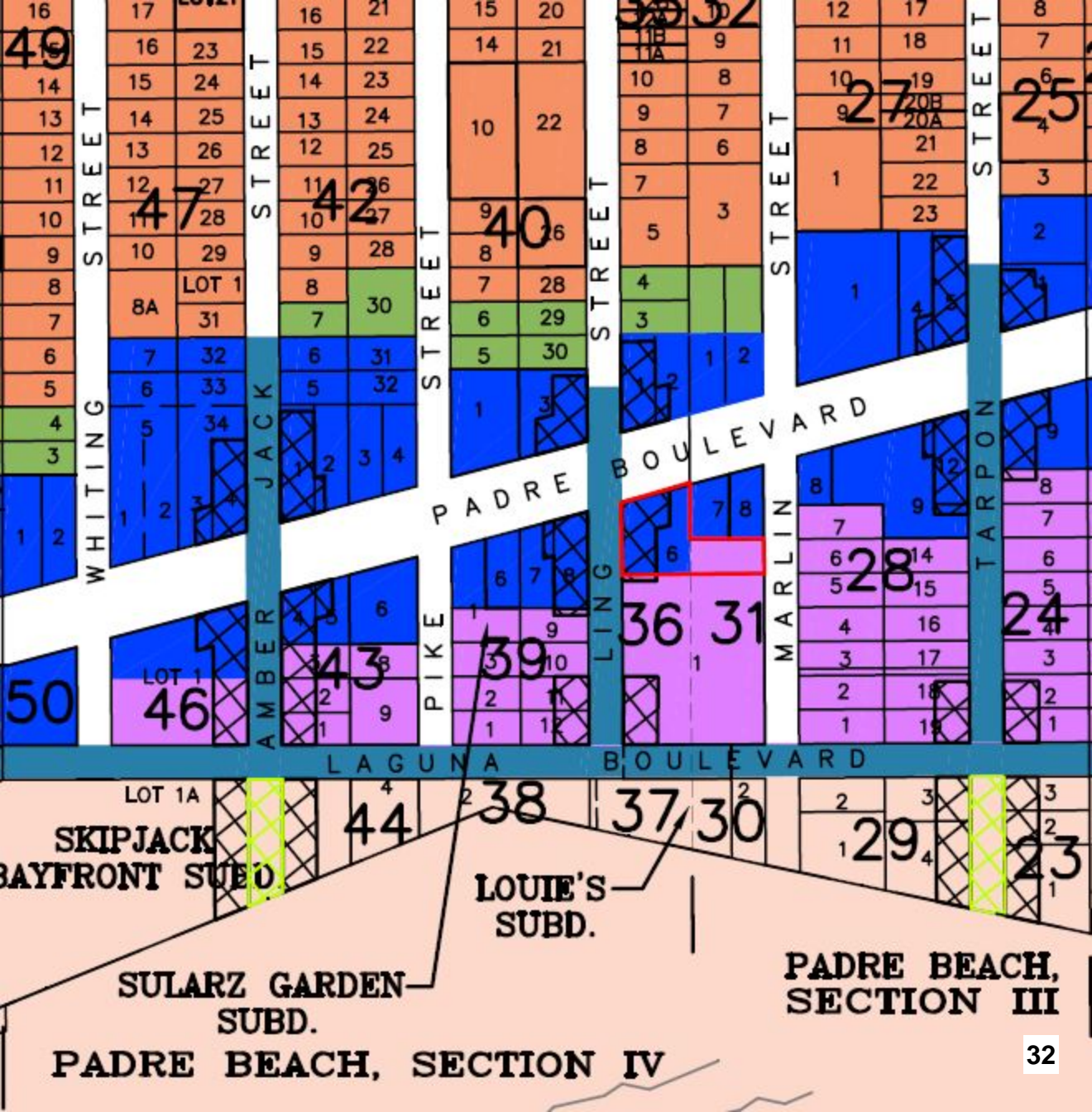
N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



LOUIE'S
SUBD.

SULARZ GARDEN
SUBD.

PADRE BEACH,
SECTION III

PADRE BEACH, SECTION IV

Table 5.1 – Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)								
Retail Sales with no drive through facility_(includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchandise; pharmacy; cigarette & cigar sales; hardware stores, etc.) Excluded from this category are retail sales and service establishments geared towards the automobile.	P	P	P	P	P	P	NP	P
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bong, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	P/C
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	P
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	P
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	P	NP	P
Bar or drinking place	P	P	P	P	P	P	NP	P
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	P
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Retail bait stands	P	P	NP	NP	P	NP	NP	P
Pet and animal sales or service	P	P	P	P	P	P	NP	P
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	P/C
Arts, Entertainment, and Recreation Uses								
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP	P
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	NP	P
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	P	NP	P
Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only	P	P	P	P	P	P	NP	P
Art, dance & music schools	P	P	P	P	P	P	NP	P
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Boat docks	P	NP	P	NP	P	P	NP	P
Museums and other special purpose recreational institutions	P	P	NP	P	P	P	NP	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Performing arts, theater, cinema, dance or music establishment	P	P	P	P	P	P	NP	P
Educational, Public Administration, Health Care and Other Institutional Uses								
Business associations and professional membership organizations	P	P	P	P	P	P	NP	P
Child day care and preschools	P	P	P	P	P	P	P	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Schools, libraries, and community halls	P	P	P	P	P	P	NP	P
Universities and Colleges	P	P	P	P	P	P	NP	P
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	P
Hospitals (General and Special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	P
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Civic uses	P	P	P	P	P	P	NP	P
Social and fraternal organizations	P	P	P	P	P	P	NP	P
Social services and philanthropic organizations	P	P	P	P	P	P	NP	P
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	P
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	NP	P
Residential Uses								
Home Occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	SE	SE	SE	SE	SE	P
Multi-family residential (including apartment and condominiums)								
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Upper floors	P	P	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P
Accessory residential unit (accessory building not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	NA
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	P
Mixed use structure (with uses allowed in the district)	P	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P
Other Uses								
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use)	NP	NP	NP	NP	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	P
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	P
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	P
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	P
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	P/C
Temporary commercial parking*	P	P	P	P	P	P	NP	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	P	NP	P
Private attached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Private detached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Impound lot	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP	NP	NP
Helicopter landing/take-off pads	NP	NP	NP	NP	NP	NP	NP	NP
Community garden	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Special Event	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Temporary buildings for construction (shall be removed upon completion or abandonment of construction work)	P	P	P	P	P	P	P	P

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

P/A/C: Permitted as an accessory use with design criteria per Table 5.2

P/SUP: Permitted with a Specific Use Permit

SUP shall meet standards in Chapter 20-24 of the City Code of Ordinances

A: Accessory use to not exceed 25% of the primary use building square footage

SE: Special Exception

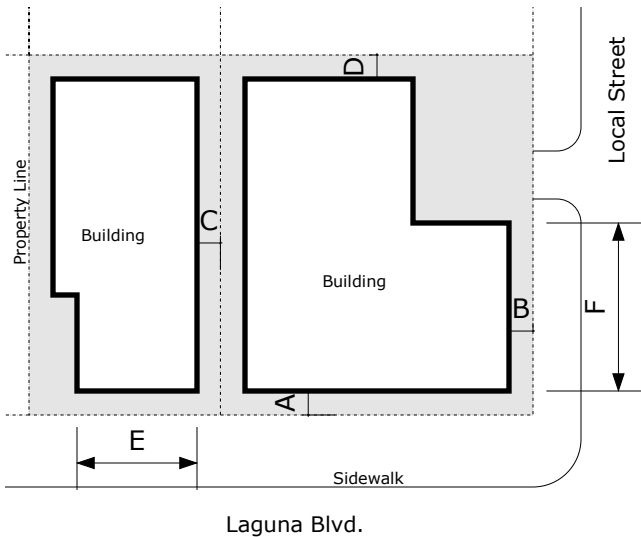
NA: Not applicable

NP: Not permitted

*All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.3 ENTERTAINMENT DISTRICT CORE CHARACTER ZONE**

6.3.1 Building Placement

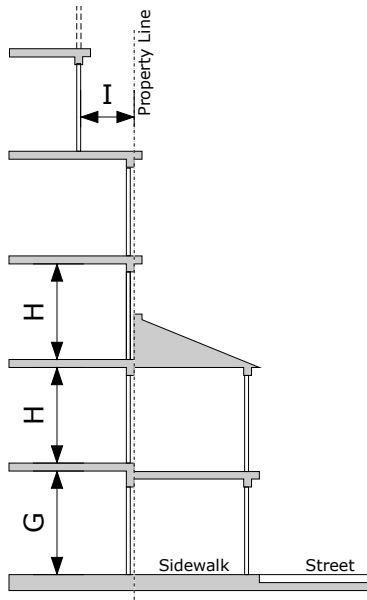


(i) Build-to-Zone (From property line)		
Laguna Blvd.	0'	A
Local Street	None	B
Pedestrian Priority St.	0'	
	(recommended)	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
(iii) Building Frontage		
Laguna Blvd.	70% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	
	(recommended)	F

6.3.3 Parking

- (i) Location Priority
1. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 2. Behind a building;
 3. Next to a building;
 4. Ground (1st) floor parking; and
 5. Front parking - approval by the City Manager or designee required.
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Laguna Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements may be required between lots to minimize curb cuts.

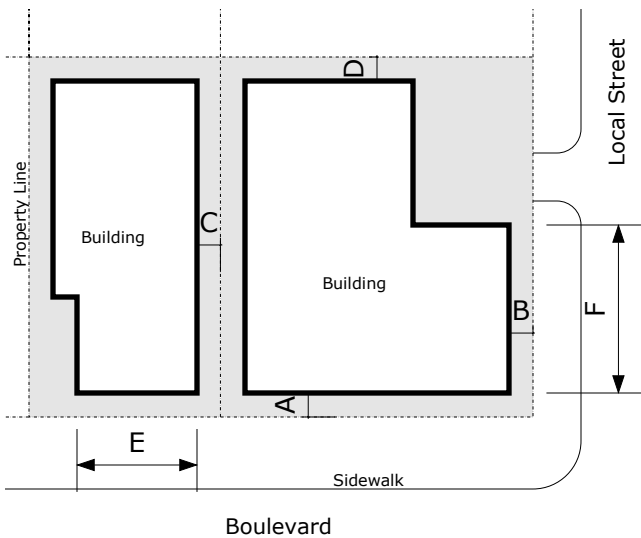
6.3.2 Building Height



- | | | |
|--|----------|---|
| (i) Max. Building Height | None | |
| (ii) 1st Floor Ceiling Height | 12' min. | G |
| (iii) Upper Floor(s) Ceiling Height | 8' min. | H |
| (iv) Step Back Distance
(between 4th and 6th stories) | 10' min. | I |
| (v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet. | | |
| (vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards. | | |
| (vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story. | | |
| (viii) Ground floors of all building fronting on Pedestrian Priority Street and Laguna Blvd. shall be built to Commercial Ready standards. | | |

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE**

6.6.1 Building Placement



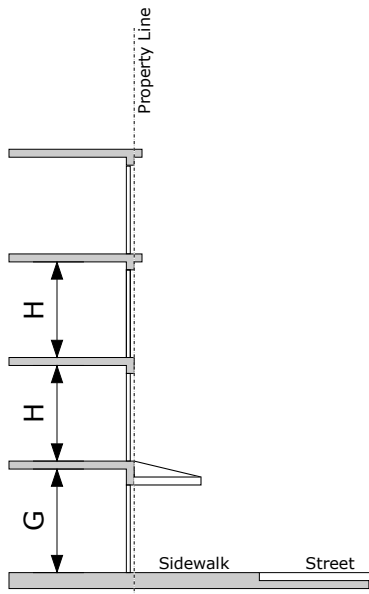
(i) Build-to-Zone (From property line)		
Boulevard	10'-75'	A
Local Street	5' min.	B
Pedestrian Priority St.	5'-25'	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.		
(iii) Building Frontage		
Boulevard	25% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

6.6.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.6.2 Building Height



- (i) Max. Building Height: None (Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.



CITY OF SOUTH PADRE ISLAND
ZONING APPLICATION

- \$1,000 Rezoning
\$1,000 Planned Development District (PDD)
\$250 Specific Use Permit (Sec. 20-24)

SUBJECT PROPERTY: Lot(s) 6
Block(s) 36
Section(s) / Subdivision PADRE BEACH SUBDIVISION SECTION 117
Intended Use of Property: Amusement Ride
Zoning District(s): Entertainment District

PROPERTY OWNER: YEHUDA AZOULAY

OWNER MAILING ADDRESS: 1314 PADRE BLV

CITY, STATE, ZIP: SOUTH PADRE ISL TX 78597

PHONE NUMBER: (456) 571 8273

FAX NUMBER: ()

EMAIL: QUEPADRE@LIVE.COM

An authorization letter from the Property Owner will be required, if applicant is not the property owner.

APPLICANT (if different from Owner):

APPLICANT MAILING ADDRESS:

CITY, STATE, ZIP:

PHONE NUMBER: ()

FAX NUMBER: ()

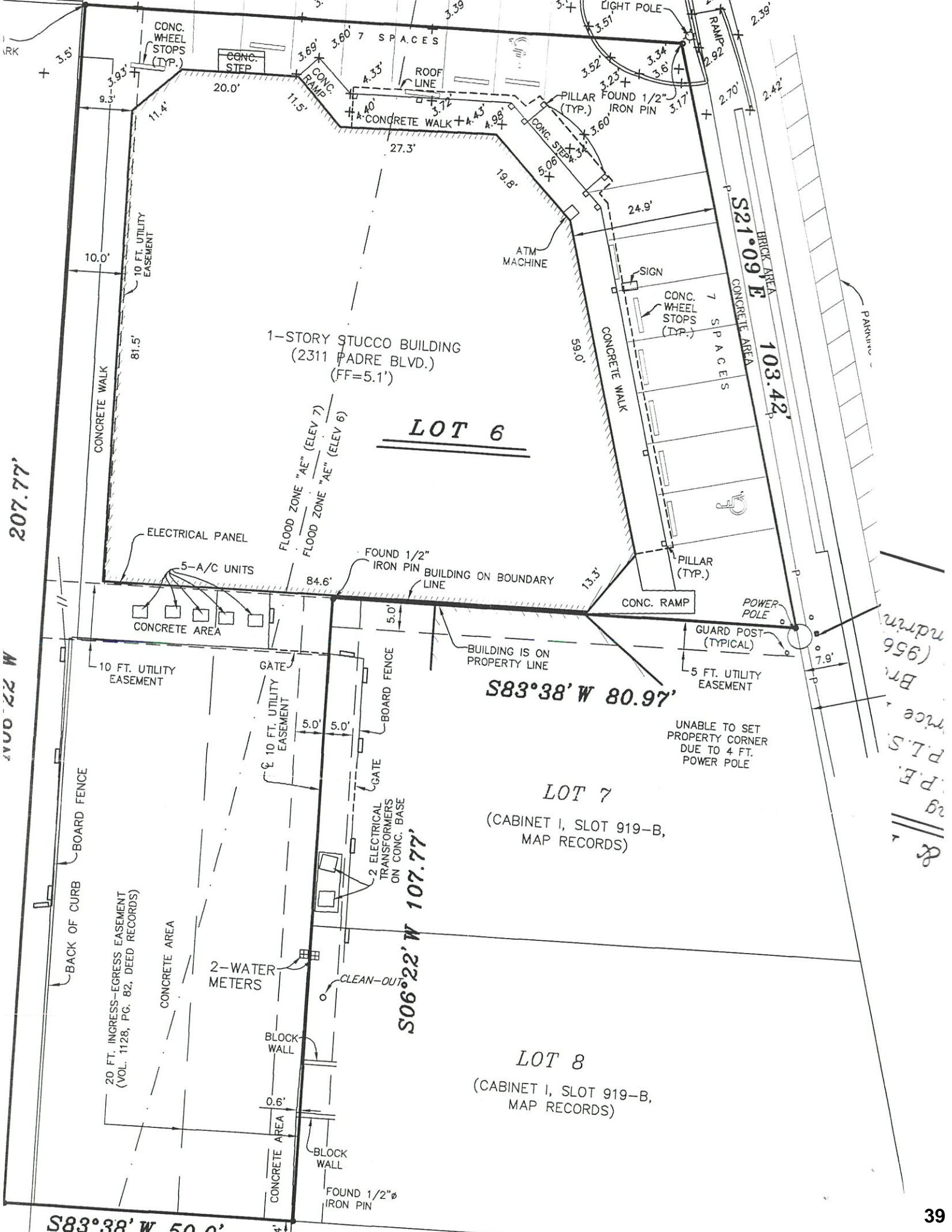
EMAIL:

Include with this application:

- 1) Application fee
2) 10 copies of supporting document(s)
3) Stamped/sealed & dated survey
4) Proposed uses
5) Additional Information (operating the time, functions, any expected impacts)
6) Location of any building proposed
7) Design (floor and section plan) of any building proposed (if available)
8) Digital copy of entire packet

Signature of Applicant

Date 7-31-23



207.77'

M 27.00W'

S83°38' W 50.0'

1-STORY STUCCO BUILDING
(2311 PADRE BLVD.)
(FF=5.1')

LOT 6

S69°08' W 83°38'

LOT 7

(CABINET I, SLOT 919-B,
MAP RECORDS)

S06°22' W 107.77'

LOT 8

(CABINET I, SLOT 919-B,
MAP RECORDS)

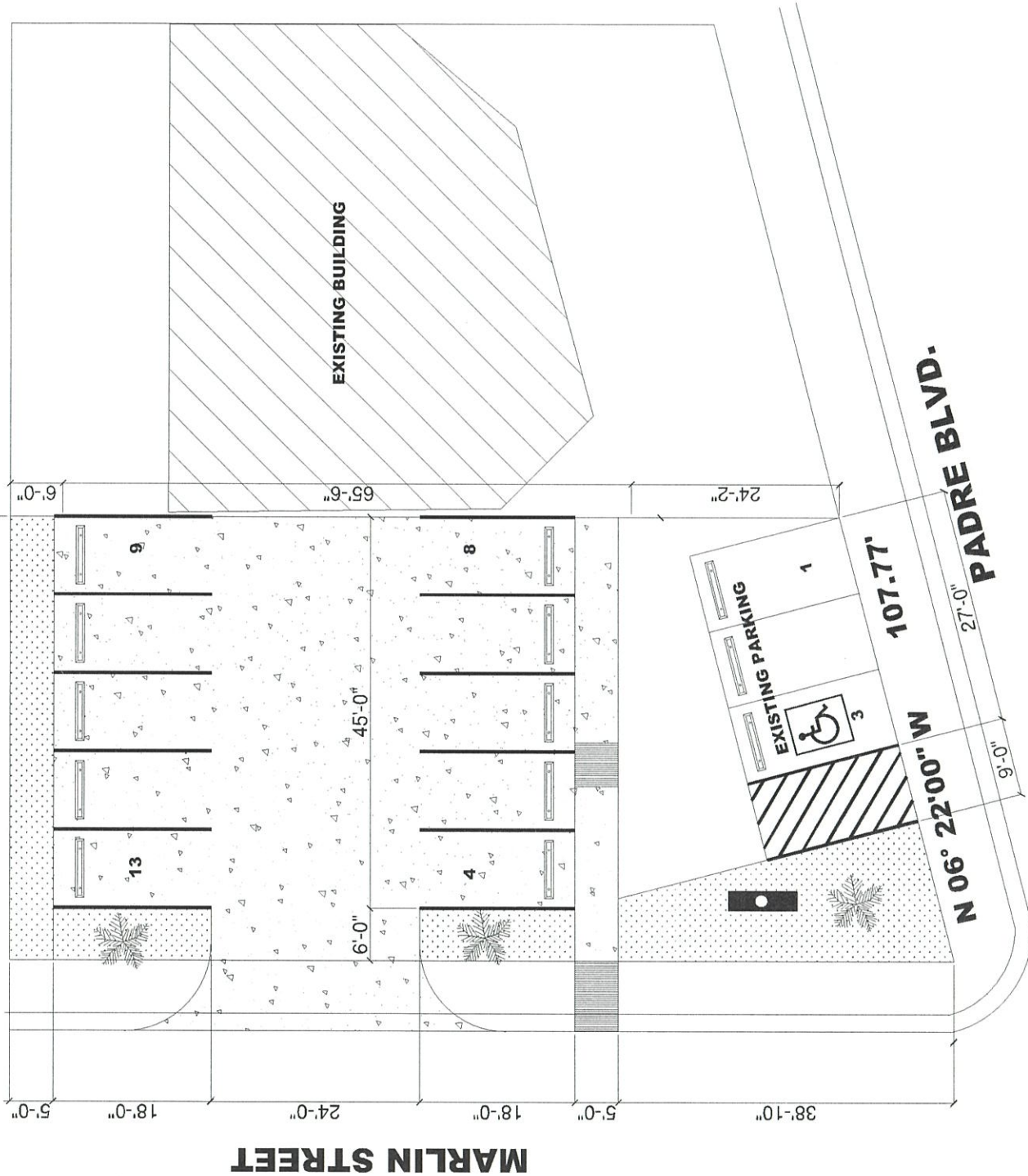
BRICK AREA
S21°09' E
CONCRETE AREA
103.42'

PARKING

ndrm
(956
Br
nce
P.L.S.
P.F.
2g
&

N 06° 22'00" W 107.77'

N 06° 22'00" W 107.77'



MARLIN STREET

PADRE BLVD.

DROP'N TWIST 28 MT

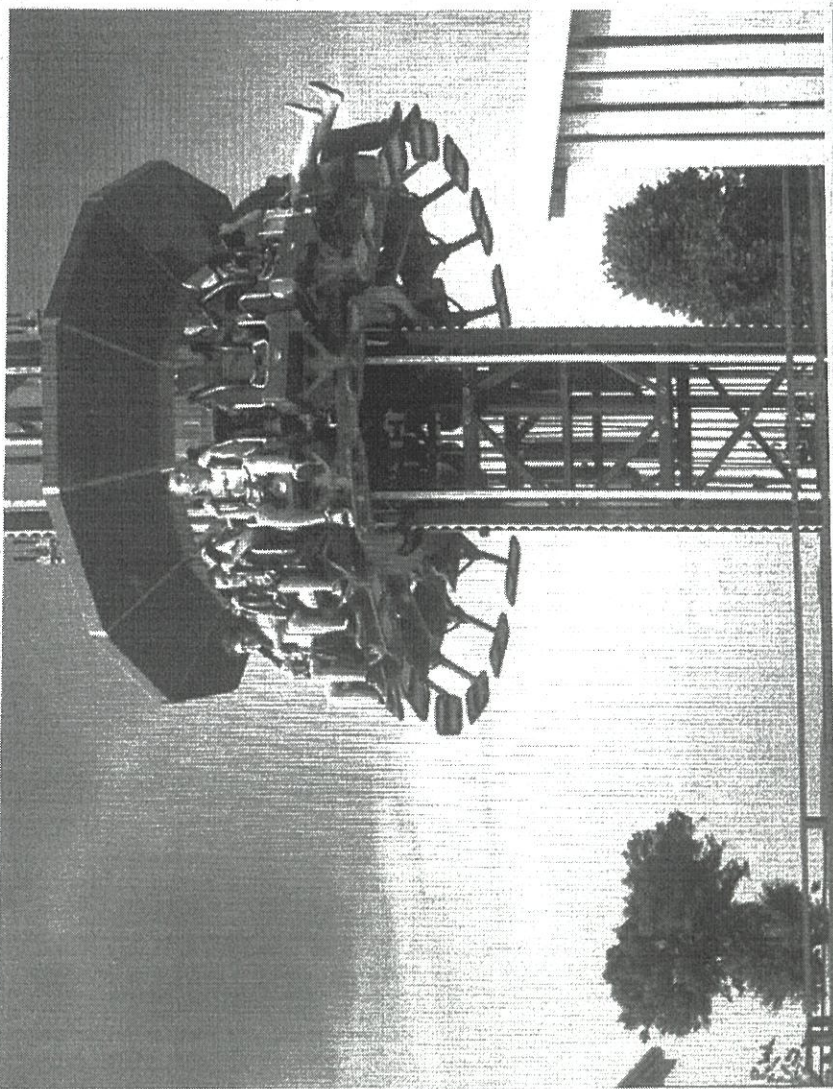
CODE T0917

Categories: Thrill Rides, Towers

ADDITIONAL INFORMATION

Dimensions	Ø 10 m	32 Ft
Height	28 m	
Seats	16	
Motive power	75 Kw	

Option 1



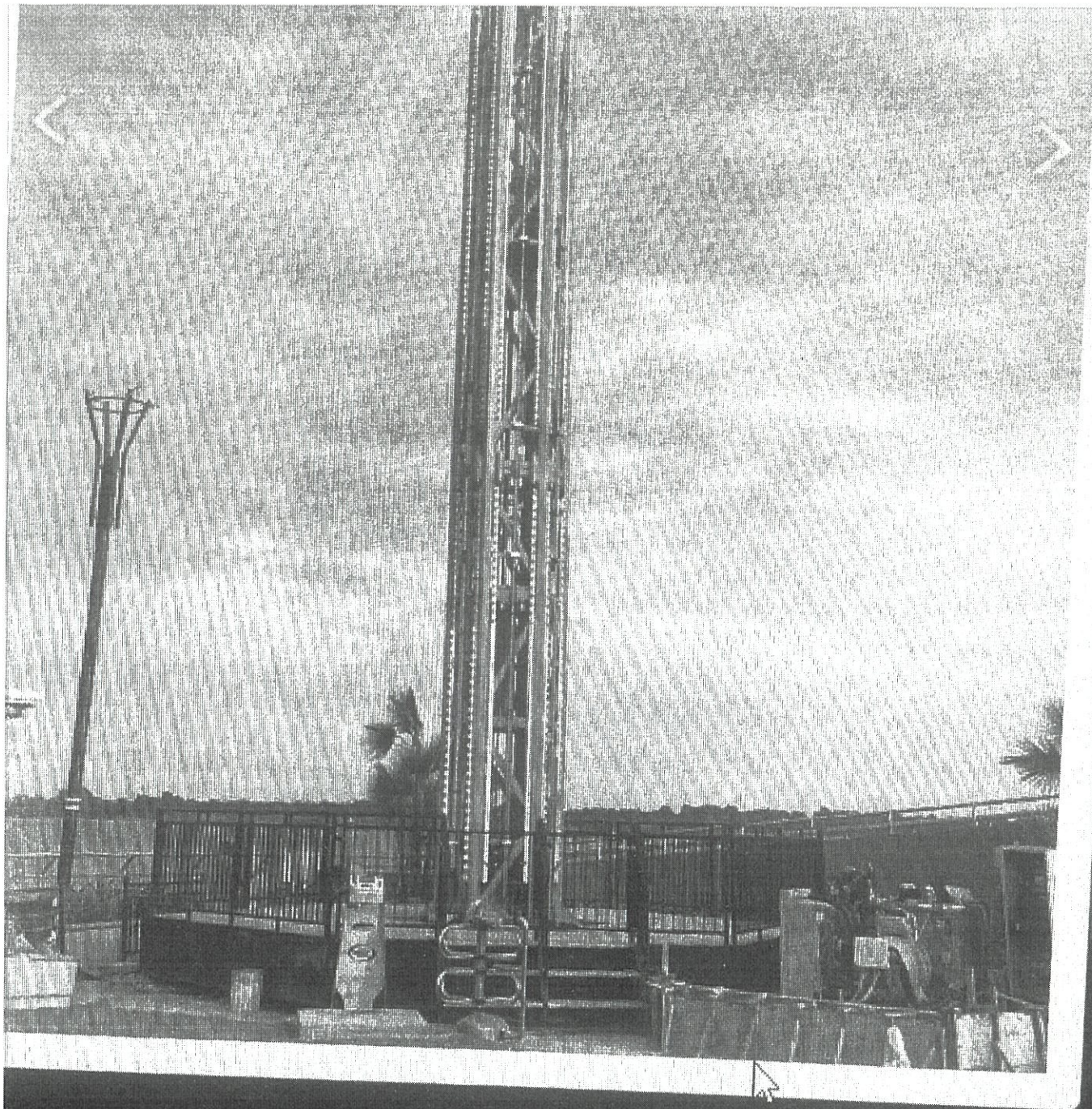
THIS WEBSITE USES COOKIES

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners who may combine it with other information that you've provided to them or that they've collected from your use of their services. [Read the Cookie Policy](#)

Allow selection Allow all

Necessary Preferences Statistics Marketing

Show details



Creativity is Everywhere

IDEA OR PROJECT? LET'S START

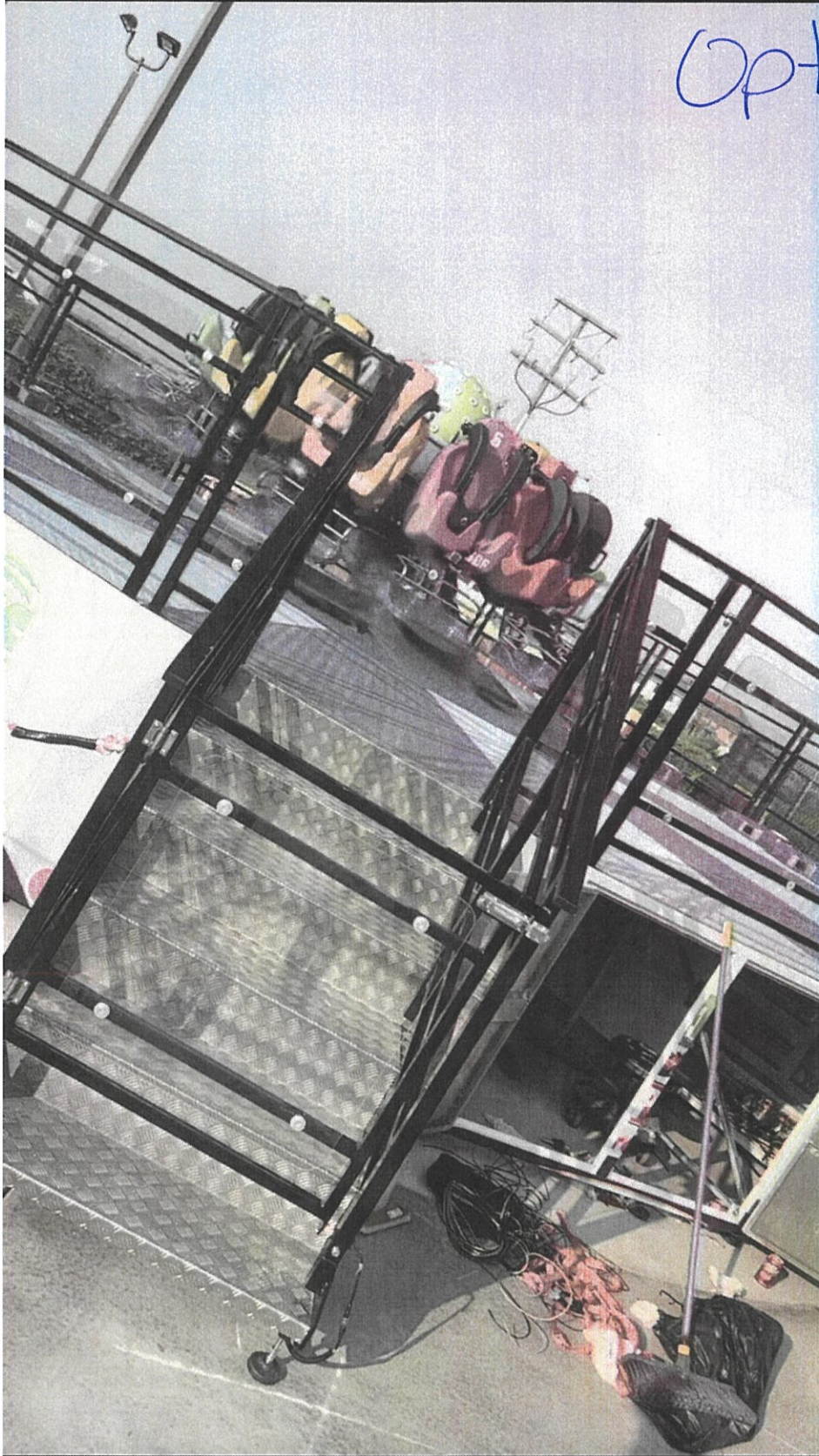
THIS WEBSITE USES COOKIES



Dimensions

Ø 10 m

Option 2





SPINNING COASTER 5.0

MOD. MX 612

FAMILY



Option 3



**CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: August 17, 2023

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding recommendations to the City Council for any modifications to the draft Chapter 15 Sign Ordinance previously reviewed by the Adhoc Committee.

ITEM BACKGROUND

The City Council would like Development Standards Standards Review Task Force and the Planning and Zoning Commission to review Chapter 15 of the City of South Padre Island Code of Ordinances and provide any recommendations or modifications before the Draft comes to the City Council for Consideration. The comments in red are the recommendations from the Adhoc Committee assigned by the City Council to review all City of South Padre Island ordinances and are DRAFT recommendations.

Any recommendations recommended by the DSRTF and the Planning and Zoning Commission will be presented tot the City Council for consideration and approval.

The DSRTF suggested adding Multi-Pole, Single Pole signs to Sec 15-5 Certain signs prohibited (H) Pole Signs. - was added to Chapter 15 Signs

The Planning and Zoning Commission at their Thursday, July 20, 2023 regular meeting suggested a definition for Electronic/Digital Sign and table the agenda item to allow staff to draft a definition for Electronic/Digital Sign. A Draft definition was added in Chapter 15 Signs.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Chapter 15 SIGNS

Sec. 15-1. Purpose.

The purposes of these sign regulations are to encourage the effective use of signs as a means of communication in the City of South Padre Island, Texas to maintain and enhance the aesthetic environment and South Padre Island's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effects of signs on nearby public and private property; and to enable the fair and consistent enforcement of community standards. These regulations are aimed at achieving the goals, objectives, and policies enumerated in South Padre Island Plan 2010. This Ordinance is adopted pursuant to Chapter 216, of the Texas Local Government Code.

Sec. 15-1.1. Review—Amendment.

In order to carry out the purpose of this Chapter the City Council in 1996 appointed an Ad Hoc Sign Ordinance Review Committee which made recommendations to the City Council and which amendments were passed. The City Council does not wish to consider further amendments to this Chapter without recommendations from an appropriate citizen committee such as the Ad Hoc Sign Ordinance Review Committee. The City Council may appoint an Ad Hoc Sign Ordinance Review Committee every three years to review this Chapter and the City Council will review said recommendations prior to amending this Chapter.

Sec. 15-1.2. Provisions of this chapter apply to ETJ.

All provisions of this Chapter 15 (sign regulatory ordinances) that regulate outdoor signs shall apply within the area of the extraterritorial jurisdiction of this city as defined by Chapter 42 of the Texas Local Government Code.

(Ord. No. 10-09)

Sec. 15-2. Definitions.

For purposes of this Ordinance, the following definitions shall apply:

Abandoned Sign means a sign which no longer correctly directs or exhorts any person, advertises a bona fide business or service provided, lessor, owner, project, activity conducted, or product available on the premises where the sign is displayed. (A temporary closing of a business, not to exceed 90 days, shall not be considered an abandoned sign.)

Airborne Sign means sign on a balloon, flag, pennant, or inflatable sign.

Altered means a change of copy, logo, or other means in which the message is changed or enlarged, changing shape or location.

Animated Sign means any sign which includes action or motion.

Art includes, but is not limited to, a sculpture, monument, mural, fresco, painting, fountain, mosaic, ceramic, carving, but does not include landscaping, architectural ornamentation, or any type of sign.

Art in Public Spaces means Art located in places easily seen by the public, but which has no direct commercial connection to the structure or location in which the Art is located.

Average Grade means the grade of the finished ground level at the midpoint of each exterior surface of a sign, or a structure, in the event that the sign is attached to the structure. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the newly established grade after construction, exclusive of any filing, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure of the zone lot, whichever is lower.

Banner means a temporary sign made of fabric, plastic, paper, or other light, pliable, or non-rigid material, not enclosed in a rigid frame (not including a "fabric sign" as defined herein).

Billboard means any sign that is freestanding or attached to or part of a building and is an off-premises sign.

Building Face or Wall means all window and wall area of a building in one plane or elevation.

Business Information Sign means a sign that is permanently and professionally attached to a door or window at the entrance of a business that contains information that may include the Business Name, Address, Phone Numbers, Hours of Operation, and Trade Associations the Business is a member of, e.g. FDIC, SBA, etc. All of the information must be located within the maximum Area of Sign for Business Information Sign as defined in Table 15-1. A Business Information Sign is not a Window Sign or a Wall Sign.

Canopy means any structure attached to a building at the inner end or a free-standing structure, with one or more supports, meant to provide shelter from the weather.

Changeable Copy Sign (Manual) means a sign on which copy is changed manually in the field, i.e., reader boards with changeable letters or changeable pictorial panels.

Changeable Copy Sign (Automatic) means a sign such as an electronically or electrically controlled public service time, temperature and date sign, message center, or reader board where different copy changes are shown on the same lamp bank.

Charitable Project or Benefit means proceeds must be for a qualified 501C entity pursuant to the Internal Revenue Code.

Commercial Art means art on commercially-used structures which draws attention from the ROW and which identifies or advertises a product or business. Since this type of art is intentionally located and chosen to draw attention to the store and/or store products, the square footage of the art will be counted towards maximum signage area requirements.

Commercial Sign means a sign other than a real estate "For Sale" or "For Lease" sign, "Open House" sign, political sign, residential nameplate sign, public information sign, traffic control sign, temporary new business opening sign, or exempted sign, which directs the attention of the general public to a business, product, service, or other commercial or business activity.

Conforming Sign means signs built and maintained in accordance with the terms of this Ordinance.

Contractor's Sign means a sign intended to identify a contractor or subcontractor on the site of a construction project where the contractor or subcontractor is conducting work.

Copy means the wording or graphics on a sign surface.

Electronic/Digital Sign means signs that are illuminated digitally, LED or similarly lit including but not limited to changeable copy sign (automatic), electronic message centers, flashing signs, scree

Erect means to build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix, and also includes the painting of wall signs, murals or super graphics, or any physical operations on the premises which are required for the construction of a sign including excavation, site clearance, landfill an the like.

Fabric Sign means a sign made of fabric or other non-rigid material, enclosed in a permanent frame and erected as a permanent, on-site sign for a business, service, product, or person.

Facade means the front or main part of a building facing a street.

Face of Sign means the entire area of a sign on which copy could be placed. The area of a sign which is visible from one direction as projected on a place.

Flashing Sign means any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or an extremely mounted intermittent light source.

Freestanding Sign means any sign which is not attached to or on the walls, face, or exterior of a building.

Future Project Development Signs means those temporary signs announcing a future business or development on the site which the sign is located. Future Project Development Signs should be allowed only on the site which the project will be located and for only one (1) year. After which time the owner may apply for an extension (but only one extension) of the sign

permit for one (1) additional year, but only if the permit holder shows progress in the development of the site.

Grand Opening means the initial opening of an entirely new business.

Ground level means the immediate surrounding grade.

Height of Sign means the vertical distance measured from the surrounding grade to the highest point on the sign or sign structure.

High Rise Building means a structure of more than Six (6) stories in height.

Illegal Sign means signs existing on the effective date of the adoption of this Ordinance which are not registered in accordance with the terms of Subsection 15-3A shall be categorized as illegal.

Image Sign means a two dimensional picture/poster used in lieu of models or actual merchandise displays, displayed through a window, and which has no wording other than trademark or brand name/brand logo. For example means portraits and brand name posters/product pictures portraying models wearing/using products; model wearing Nike swimming apparel or a model using a boogie board.

Indirect Lighting means a light source separated from the surface and illuminating the sign surface by means of spot lights or similar fixtures.

Joint Directory Sign means a sign which consists of a composite of several individual signs identifying the businesses located in a commercial or office complex.

Landscaping for the purposes of this Ordinance, landscaping shall include any combination of shrubs, vines, hedge plantings, plants, trees or palms located in a planting area at the base of the sign. For the purposes of this chapter, the term "landscaping" shall not mean solely turf or grass, or the total absence of vegetable matter.

Legally Non-Conforming means signs existing on the effective date of the adoption of this Ordinance which are not in conformance with the Ordinance but which are registered with the Building Department in accordance with the terms of Section 15-3, shall be categorized as legally non-conforming.

Legally Non-conforming Art and Art in Public Spaces means "Art" and "Art in Public Spaces," as defined herein, lawfully existing on the effective date of this Ordinance, which do not fully comply or do not conform with the Ordinance.

Logo means a letter, character, or symbol used to represent a person, corporation, or business enterprise.

Lot means a parcel, tract, plot or area of land accessible by means of a street or other permanently reserved principal means of access. It may be a single parcel separately described in a deed or plat, or it may include parts of or a combination of such parcels when adjacent to one another and used as a whole.

Major Corporate Sponsor means the sponsor of a public event, listed on all advertising and other public promotions, resulting from the contribution of funds, equipment, products, and/or in-kind services to the event.

Marquee means any permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.

Minimum Sight Triangle means a triangular area bounded by the right-of-way lines of a corner lot and a line connecting the two points on the right-of-way lines measured twenty (20) feet from the point of intersection of the right-of-way lines. For ingress/egress points and private roads, the minimum sight triangle shall be determined using the intersection of the curb line or edge of pavement for the ingress/egress point or private road and the public right-of-way.

Monument Sign means a freestanding sign, other than a pole sign, which has a skirt, dressed base, or other means of enclosing the structural members which support the sign, and which skirting or dressing has been approved by the Development Standards Review Task Force base must equal at least Fifty Percent (50%) of sign width and not to exceed One Hundred Twenty Percent (120%) of the width of the sign for signs up to Eight (8) feet in height. For signs proposed to be taller than Eight (8) feet in height, the width of the of the approved skirting or dressing must equal a minimum of Fifty Percent (50%) of the sign width, but shall in no case exceed Four (4) feet in width. For the purposes of this Ordinance, the terms "skirting" and/or "dressing" shall mean the enclosing of the structural members which support the sign with materials such as decorative masonry, natural and decorative stone, masonry with a stucco finish, and decorative wood such as redwood or cedar when appropriately finished to prevent decay and discoloration; no skirting may be made from metal or plastic materials. No signage is permitted on the skirting except street address.

Multi-Pole, Single Pole Sign means a sign whose only structural support consists of exposed poles, posts, beams, or other devices mounted in the ground.

Office Complex/Multi-Tenant Shopping Center means two (2) or more offices or stores sharing customer parking area, regardless of whether said offices or office establishments occupy separate structures or are under separate ownership.

Official Sign means any sign erected by or at the direction of any governmental body.

Off-Premises Sign means any sign other than an on-premises sign.

On-Premises Sign means a sign which advertises only goods, services, facilities, events or attractions available on the premises where located, or identifies the owner or occupant or directs traffic on the premises. All other signs are off-premises signs.

Owner means a person recorded as such on official records and including duly authorized agent, notary, purchaser, lessee, devisee, or judiciary; anyone having a vested or contingent interest in the property or business in question.

Painting means the application of paint in the course of normal maintenance which in no way shall alter the message or group of works or letters.

Parasite Sign means any sign not exempted by the sign code, for which no permit has been issued, and which is hung from, attached to, or added onto an existing sign.

Permanent Multi-Family or Subdivision Identification Sign means a sign which designates the name of a project, subdivision, or other residential district, and which is located at or in close proximity to the main entrance.

Person means any natural person, firm, partnership, association, corporation or organization of any kind.

Place of Business means one enclosed structure with a Certificate of Occupancy regardless of the number of commercial uses within. For the purposes of this chapter regulating signage, each place of business must be separated from other places of business with non-penetrable walls in such a manner that the public must enter and/or exit the business through an exterior door.

Political Sign means any sign which is designated to influence the action of voters for the passage or defeat of a measure appearing on the ballot in connection with any national, state or local election.

Portable Sign means any sign not permanently affixed to a building, structure or the ground, and designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. This definition includes, but is not limited to, A-frame signs, sandwich signs, curb signs, sail flag signs, feather flag signs and signs on trailers with or without wheels or on other vehicles which are primarily used as signs.

Premises means an area of land, with its appurtenances and buildings, which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

Project Development Sign means a temporary sign for a commercial or multi-family tract during the construction of the proposed development which may identify a project under construction and includes the project's name and address, general contractor, architect, financing, and contact agent, with appropriate phone numbers. These signs should not be allowed until or unless the property owner receives a Building Permit for the site, and should be removed either immediately after receipt of the Certificate of Occupancy or immediately after the expiration or revocation of a Building Permit. (see also Future Project Development Sign)

Projecting Sign means a wall-mounted sign, erected in lieu of the permitted, free-standing monument sign, which projects from the face of a structure, meeting the following requirements:

- (1) The sign shall be pinned away from the wall of the structure a minimum of six (6) inches.
- (2) The sign shall not extend over any adjacent right-of-way or property line.
- (3) Projecting signs shall be designed as an integral architectural element of the building to which it principally relates. The mounting brackets of such signs will be an integral

part of the sign and complementary to the design of the sign. No projecting sign shall be entirely supported by an unbraced parapet wall.

- (4) No unshielded lights will be permitted. All lighting fixtures shall be placed in such a way as they will not be struck or otherwise damaged by the sign in the event of high wind.
- (5) Projecting signs shall be designed to meet the wind resistance requirements of Section 15-10.

Public City Art means Art as reviewed and approved by the Development Standards Review Task Force, which is created by a recognized artist and displayed in or on property owned or leased by the City of South Padre Island.

Public Information Sign means any sign or banner which is intended to identify community, civic and social events, special events, facilities, no-trespassing areas and is not a commercial sign or official sign as defined herein.

Reader Board means a sign that has changeable or removable lettering.

Real Estate "For Sale," "For Lease," or "Open House" Sign means a temporary sign designating that the premises upon which it is erected is for sale, rent, or lease or that an open house is being held on the day on which the sign is displayed.

Reflective Surface means any material or device which has the effect of intensifying reflected light, including, but not limited to, scotch light, day glow, glass beads and luminous paint.

Required Signs means any sign required by law for the protection of the general health, safety and welfare of the public. For the purposes of this Ordinance, numbers attached to the front plane of a facing and visible from the adjacent public right-of-way or private ingress/egress for the purpose of identifying the street address of the structure shall be considered a required sign. Such numbers shall be a minimum of four (4) inches in height, shall be of a color in distinct contrast to the color of the wall to which it is attached, and shall be plainly visible from the adjacent public right-of-way or private ingress/egress.

Residential Nameplate Sign means a sign permitted for the sole purpose of identifying the inhabitant residing therein, the house name, or identifying the address of the house. The sign may contain no advertising of any kind.

Roof Line means the highest point of the coping on a flat roof, false mansard, or parapet wall; the deckline of a true mansard roof; the ridge line between the upper and lower slopes of a gambrel roof; or the mean height level between the eaves and the ridge of a gable or hip roof.

Roof Sign means a sign attached to, and wholly or partially dependent upon, the roof of a structure for support, or attached to the roof in any way, but not extending above the roof line, as defined by this Ordinance. Such signs will be completely enclosed between the sign and the corresponding roof, and shall be designed to meet the wind resistance requirements of Section 15-10.

Sign means anything of visual appearance primarily used for, or having the effect of, attracting attention from the streets, sidewalks, curbside or any other public areas including waterways for identification purposes, whether illuminated or non-illuminated. An identification logo, description, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land, and which directs attention to a product, place, activity, person, service, institution or business, whether illuminated or non-illuminated. For the purposes of removal, the definition of "sign" shall include all of the sign structure. For the purposes of this Ordinance, this definition shall also include paintings directly upon a building, other structure or vehicle and any manufacture incorporated or added to a building or property that is not a normal structural or architectural component of a building shall be considered a "sign" (i.e. to attract attention from public right-of-way) and must comply with all the commercial sign regulations of this Chapter pertaining to either a monument sign or a projecting sign. (Ord. 02-14; Nov. 20, 2002) The basic intent behind this definition is not to discourage product displays, design, or art from epitomizing simplicity, good taste, and compatibility with the community's desired image.

Sign Area means the area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces. For buildings that are not on public rights-of-way and/or near to property boundaries (e.g. building structures on a pier), sign areas shall be calculated on the basis of the most visible building frontage.

Sign Structure means the sign and all parts associated with its construction.

Snipe Sign means a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, utility poles, stakes, or fences or to other objects, and whose message is not associated with the premises upon which such sign is located.

Suspended Sign means a sign, other than a parasite sign, that is suspended from and supported by the underside of an awning, a marquee, a fascia, an umbrella, or a building overhang.

Temporary Signage means a sign erected for a special purpose and for a specifically stated short term of duration, as regulated by Sections 15-6(G), 15-7, and 15-12. Temporary signage may include such otherwise prohibited forms of signage as portable signs [Section 15-5(E)] and banners [Section 15-5(F)].

Traffic Control Sign means a permitted sign for the purpose of identifying parking areas and directing the flow of traffic on private property.

Umbrella means a device, often round or square in shape that is supported by a center pole that provides shade or protection. For purposes of this article, any device, structure, canopy, etc. that is handheld, or that is totally or partially enclosed, or that projects from or is connected to a building shall not be deemed to be an umbrella.

Umbrella Sign means a sign that is painted, installed, or otherwise applied to or located directly on an umbrella at an establishment. The sign, which is a combination of letter and/or logo, height is limited to 8 inches. Signage may only be displayed on the flap of the umbrella that is maximum 8 feet in diameter and 8 feet in height. Umbrella that is larger than the size limit shall not have any signs on it. The copy on an umbrella sign is limited to the name and/or logo of a single appurtenant business/residential establishment. For purposes of this article, signs that are suspended from umbrellas (suspended signs) shall not be considered to be umbrella signs. Suspended signs are prohibited.

Wall Sign means a sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plan parallel to the face of the wall and not projecting more than Nine (9) inches from the face of the wall at any point.

Window Sign means a sign-printed, painted, neon or otherwise—no greater than thirty-two (32) square feet, displayed in or through a window or glass door and which can be seen from the front property line/right-of-way line. All windows signs except open or closed, name of store or business and national product logos (Image signs are permitted) are prohibited after February 1, 2012.

(Ord. No. 10-02; Ord. No. 04-03, 3-17-2004; Ord. No. 05-13; Ord. No. 20-09, §§ 1, 2, 4, 10-21-2020)

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)

Sec. 15-3. Permits, renewals, expiration and transfers.

Permit Required: It shall be unlawful to commence or to proceed with the erection, construction, reconstruction, conversion, alteration, enlargement, extension, placement, or moving of any sign or sign structure or any portion thereof without first having applied in writing to the City Manager, or his designee, for a sign permit to do so, and a sign permit has been granted therefore. Should any existing sign be enlarged, replaced, moved, or reconstructed, it shall be considered a new sign, requiring a sign permit. If an existing sign is repainted or the sign panels replaced for the purpose of changing the business or tenant, it shall require the filing of an assignment permit, pursuant to Section 15-3(G)(2). However, the re-painting of a sign face or the replacement of sign panels for ordinary maintenance, shall not constitute such a change as to classify the sign as a new sign, and shall not require a sign permit, providing that the repair and/or replacement shall be in conformance with the height, location, and dimensions as shown in accordance with the original sign permit, and that any damage to the sign shall not be sufficient to make the sign subject to the requirements of Section 15-13. The primary responsibility for

securing the necessary permit(s) shall be the property owner's. However, if the property owner should contract part or all of the proposed work, it shall become the responsibility of the person or firm hired to perform that work to ensure that all required permits and approvals have been secured prior to any work being initiated. For the purposes of this Ordinance, through the acceptance of the contract to perform the work, the third party so contracted shall become equally liable for all fees, fines, and penalties prescribed by this Ordinance arising from violations resulting from that work.

- (A) Applications shall be submitted to the Public Works Department for review and approval. Said application shall consist of a scale drawing showing the detail and dimensions of said sign along with the dimensions of the building and proposed location of the sign(s).
- (B) All signs which are electrically illuminated by neon and other means shall require a separate electrical permit and inspection.
- (C) All signs shall be erected within Ninety (90) days of issuance of the permit; otherwise the permit shall become null and void.
- (D) Signs erected and maintained by the ~~Town~~ City shall not require a permit nor may they be restricted by the provisions of this Ordinance.
- (E) All signs existing on the original date of passage of this Ordinance shall be registered and contain the information of 15-3(A) by February 15, 1993, conforming or legally non-conforming.
- (F) The City Manager or designee shall cause an inspection of the sign for which each permit for a new sign or for modification of an existing sign is issued during the fourth (4th) month after the issuance of such permit or at such earlier date as the owner may request. If the construction is not substantially complete at the time of inspection, the permit shall lapse and become void. If the construction is complete and in full compliance with this Ordinance and with the building and electrical codes, the City Manager or designee shall affix to the premises a permanent symbol identifying the sign(s) and the applicable permit by number or other reference. If the construction is substantially complete, but not in full compliance with this Ordinance and applicable codes, the City Manager or designee shall give the owner or applicant notice of the deficiencies and shall allow an additional Thirty (30) days from the date of inspection for the deficiencies to be corrected. If the deficiencies are not corrected by such date, the permit shall lapse. If the construction is then complete, the City Manager or designee shall affix to the premises the permanent symbol described above.
- (G) The owner of a sign requiring a permit under this Ordinance shall at all times maintain in force a sign permit for such sign.
 - (1) A continuing sign permit shall lapse automatically if the business ceases. A sign permit shall also lapse if the business activity on the premises is discontinued for a period of Ninety (90) days or more and is not renewed within Thirty (30) days of

a Notice from the city to the last permittee, sent to the premises, that the sign permit will lapse if such activity is not renewed.

- (2) A current and valid sign permit shall be freely assignable to a successor as owner of the property of a business for the same premises, subject only to filing such application as the City Manager or designee may require and paying any applicable fee. The assignment shall be accomplished by filing and shall not require approval.

Sec. 15-4. Administrative procedures.

- (A) All applicants for a sign permit shall use forms provided by the City Manager or designee. The applicant shall answer all questions and, if required, include a site plan indicating the location of all structures in relation to property lines.
- (B) All signs shall conform to the standards contained in Section 15-7, unless otherwise provided herein.
- (C) All fees shall be approved by the City Council and may be amended from time to time.
- (D) Applicants are encouraged to use designs which enhance the aesthetic appearance of the ~~Town~~ City and shall be given incentives.
- (E) Representations by the Sign Permit Applicant: All representations, whether oral or written, made by an applicant or his agent on behalf of the application for a sign permit under this Ordinance shall constitute a material factor in granting a sign(s) permit. It shall be unlawful for the permittee to vary from such representations unless the permittee first makes application, as required by the provisions of this Ordinance.
- (F) Voiding of Sign Permit: Any permit may be revoked by the City Manager or his designee, at any time prior to the completion of the sign for which the same was issued, when it shall appear to him that there is departure from the plans, specifications or conditions as required under the terms of the permit, that the same was procured by false representation, or that any provision of this Ordinance are being violated. Written notice of such revocation shall be served upon the owner, his agent, or contractor, or upon any person employed in the building or structure for which such permit was issued, via a stop-work order, which shall be posted in a prominent location, and thereafter, no such construction shall proceed.
- (G) Replacement of Permanent Signs: In those instances where a permit is requested to replace an existing permanent sign, the original sign shall be completely removed prior to erection of the replacement sign. The sign structure of the original sign may be maintained in those instances where the replacement sign merely involves replacement of the sign lens or face, and where the replacement of the original sign does not invoke the requirements of Section 15-13.

(Ord. No. 20-09, § 5, 10-21-2020)

Sec. 15-5. Certain signs prohibited.

The following signs shall be prohibited in the ~~Town~~ City of South Padre Island:

- (A) Airborne signs.
- (B) Illegal signs as defined by the terms of Section 15-2(29), above, or any other sign constructed after the enactment of this Ordinance and which is not in compliance with the terms of this Ordinance.
- (C) Moving, Swinging, Flashing Signs, including electronic message centers, with the exception of time and temperature signs, however, such time and temperature signs shall be for that purpose only, shall be constant in nature, and shall not grow, melt, x-ray, up or down scroll, write-on travel, inverse, roll, snow or present pictorial or other animation.
- (D) Off-Premise signs.
- (E) Portable signs, except those used for temporary purposes as authorized by this Ordinance.
- (F) Temporary Banners.
- (G) Temporary Sidewalk sandwich signs.
- (H) Multi-Pole, Single Pole signs.
- (I) Snipe signs.
- (J) Signs with a reflective surface as herein defined.
- (K) Signs which contain or display any type of illustration, representation, statements, words, or characters of an obscene, prurient, immoral or vulgar nature or character.
- (L) Signs which contain or are an imitation of an official traffic sign or signal, or which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device, or which may hide from view any traffic or street sign or signal.
- (M) Any sign construed or located in such a manner that is or becomes an immediate hazard or danger to persons or property because of being in an unsafe condition, or which obstructs any window, door, or fire escape of any building. Such signs will be subject to immediate removal by the City Manager, or his designee, without notice, at the expense of the owner.
- (N) Signs attached directly to a door or window. The only exceptions to this provision are a Business Information Sign, "Open" and "Closed" signs, Credit Card signs, ATM signs, and "Help Wanted" signs. [Ord 05-13]
- (O) Signs painted on or affixed to benches.

(Ord. No. 20-09, § 6, 10-21-2020)

Sec. 15-6. Sign types permitted.

The following signs shall be permitted under the provisions of this Ordinance.

(A) Residential Signs:

1. Residential nameplate signs.
2. Permanent multi-family or subdivision identification signs.

(B) Commercial Signs for Multi-Tenant Centers and Office Complexes:(See Section 15-7(B) Sign Standards)

1. Monument signs.
2. Awning and wall signs.
3. Joint directory commercial signs.
4. Nameplate Signs.
5. Roof Sign.
6. Window Signs—see Tables 15-3A & 15-3B for further details. Ord 04-03; 3/17/04

(C) Commercial Signs for Single Business Use:

1. Monument signs.
2. Awning and wall signs.
3. Nameplate Signs.
4. Projecting Sign.
5. Roof Sign.
6. Window Signs—see Tables 15-3A & 15-3B for further details. Ord 04-03; 3/17/04

(D) High Rise Building Signs.

(E) Traffic-Control Signs upon private property.

(F) Political Signs.

(G) Temporary Signage:

1. Future Project Development Signs: Only allowed on the site which the project will be located and for only one (1) year. After which time the owner may apply for an extension (but only one extension) of the sign permit for one (1) additional year, but only if the permit holder shows progress in the development of the site.
2. Project Development Signs: Temporary sign for a commercial or multifamily tract during the construction of the proposed development. These signs should not be

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allowed until or unless the property owner receives a Building Permit for the site, and should be removed either immediately after receipt of the Certificate of Occupancy or immediately after the expiration or revocation of a Building Permit.

3. Real Estate, For Sale, For Lease: 30 days after sale or lease.
4. Open House signs: The day of the Open House only.
5. Contractor's Sign.
6. The following miscellaneous allowed Business Marketing/Advertising Temporary Signs:
 - a. Advertising a "grand opening," one time only permit per business, for a ten (10) day period.
 - b. For general business purposes, limited to four (4) permits per year per business.
 - c. For charitable projects and benefits, limited to two (2) permits per year per business.
 - d. For recognized events and ~~Town~~ City holidays, as provided in Section 15-12.

(H) Any sign not specifically listed as being permitted herein, is expressly prohibited.

Sec. 15-7. Sign standard.

(A) General:

1. All signs, temporary or permanent, must appear to be professionally made and/or printed.
2. No sign that appears to be hand printed will be allowed.
3. No awning, wall and/or roof signage may be used for advertising prices of products or services.
4. The following tables contain standards which are applicable to all signs permitted under the terms of this Ordinance.
5. The provisions of Tables 15-3A & 15-3B become effective midnight December 1, 2004.
6. Backlit signs with removable letters shall be allowed only on monument-style signs. In such cases, no more than 70% of the sign face can be used for marquee/removable letter area, and the remaining 30% or greater area may be used only for background color, the business name and/or logo.
7. Wall signs cannot be painted directly on the walls or surfaces of any structure and can include only the name of the on-premises business, business logo, business byline, and/or business products and services.

TABLE 15-1
Sign Number, Area and Height Regulations***

SIGN TYPE	MAX. NO. SIGNS PER LOT	MAX. AREA OF SIGN	MAX. HEIGHT	SETBACK
Residential Signs				
1) Residential Nameplate signs	1 per dwelling unit	2 sq. ft per residence OR 0.5 sq. ft per multi-family unit	6 ft from average grade	15 ft from ROW & Property Line (PL)
2) Permanent multi-family or subdivision identification signs	1 per project or subdivision	24 sq. ft	16 ft from average grade	15 ft from ROW & PL
Commercial Signs for Multi-Tenant Centers & Office Complexes				
1) Monument Signs (Doubled Faced)	1 sign per center	72 sq. ft per face	16 ft from average grade	15 ft from ROW & PL
2) Awning, Wall & Roof Signs	As determined by tenant**	64 sq. ft. total		15 ft from ROW & PL
3) Joint directory commercial signs	1 per tenant	2 sq. ft per tenant	16 ft from average grade	15 ft from ROW & PL
4) Nameplate Sign	1 per tenant	2 sq. feet		15 ft from ROW & PL
5) Window Sign Prohibited after Feb 1, 2012; Ord 10-02	4—As per Table 15-3A & 15-3B	32 sq. ft. per sign		No closer than 6 inches from glass of window or door
6) Business Information Sign	1 Per Business	9 sq. ft. & no portion of the sign more than 5 ft. from the entrance		
Commercial Signs for Single Business Use				
1) Monument (Double Faced)	1 sign per lot*	50 sq. feet per face	16 ft from average grade	15 ft from ROW & PL
2) Projecting Sign	1 sign per lot in lieu of monument sign	36 sq. ft. per face	16 ft from average grade	15 ft from ROW & PL
3) Awning, Wall, Roof Signs	As determined by business**	64 sq. ft total		15 ft from ROW & PL
4) Nameplate Sign	1 per tenant	2 sq. ft.		15 ft from ROW & PL
5) Window Sign Prohibited after Feb 1, 2012 Ord 10-02	4 As per Table 15-3A & 15-3B	32 sq. ft. per sign		No closer than 6 inches from glass of window or door

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6) Business Information Sign	1 Per Business	9 sq. ft. & no portion of the sign more than 5 ft. from the entrance		
High Rise Buildings				
1) Monument Double-Faced	1 sign per lot*	72 sq. ft. per face	16 ft from average grade	15 ft from ROW & PL
2) Awning & Wall Signs	1 sign per lot	10% of the wall plane surface area, or 250 sq. ft., whichever is less.	Height of the wall	15 ft from ROW & PL
Traffic Control Signs located on Private Property				
	Comply with state standards	2 sq. ft.	8 ft. from average grade	
Political Signs				
		No greater than 36 sq. ft.	No greater than 8 ft tall	
Temporary Signage				
1) Future Project Development Signs (issued prior to construction of project)	1 per Development (not allowed in addition to Project Dev. Sign)	32 sq. ft.	8 ft from average grade	15 ft from side property line
2) Project Development Signs (Issued during construction of project)	1 per Development (not allowed w/ Future Project Dev. Sign)	32 sq. ft.	8 ft from average grade	15 ft from side property line
3) Freestanding Real Estate Signs, For Sale, For Lease	1 per lot	Sites with less than 1 acre = max of 6 sq. ft.	3 ft. from average grade	15 ft from ROW & PL
		Sites > 1 acre and < 5 acres = max of 16 sq. ft.	8 ft from average grade	15 ft from ROW & PL
		Sites 5+ acres = max of 32 sq. ft.	8 ft. from average grade	15 ft from ROW & PL
4) Open House Signs	1 per lot	6 sq. ft.	3 ft. from average grade	15 ft from ROW & PL
5) Contractor's Signs	1 per contractor and subcontractor	6 sq. ft.	3 ft. from average grade	15 ft. from ROW & PL

6) Miscellaneous Allowed Business Marketing/Advertising Temporary Signs—See Section 15-6(G)(6)	1 per business per permit [see Section 15-6(G)(6)]	36 sq. ft. per sign	16 ft from average grade, if free standing	15 ft. from ROW & PL
7) Sail Flag Signs and Feather Flag Signs	2 per business except multi-tenant center only 1 per business	18 sq. ft. per sign	16 ft. from average grade	15 ft. from ROW and property line

* One per property, except where a business owns, under single ownership, the entire street frontage of a block, that is, the entire frontage of a public street between two other intersecting public streets, may be permitted two, free-standing monument signs, as defined by this Ordinance, providing the signs are placed a minimum of 150 feet apart. In those areas on the north and south ends of the community where the "C" District is not divided in the traditional grid pattern of "blocks," a business which owns, under single ownership, a minimum of 200 feet of lineal street frontage, as measured on a single street (i.e., the measurement shall not be made around the corner of one street onto another), the business may be permitted two, free-standing monument signs, provided they are placed a minimum of 150 feet apart. In no instance shall a business with a(n) existing non-conforming free-standing sign(s) be permitted the two free-standing monument signs permitted under this provision unless and until the non-conforming free-standing sign(s) is (are) first removed.

**Single businesses and tenants of multi-tenant centers and office complexes may have any number of awning, wall, or roof signs, as defined and permitted by this Ordinance provided the total square footage of all such signs does not exceed the allowed square footage as defined by this chapter as seen from the public right-of-way from any line of sight.

***A variance of the requirements of this Table may be granted by the Development Standards Review Task Force. [See Section 15-14]

TABLE 15-2
Review, Lighting, Landscaping, and Duration Requirements for Signs***

SIGN TYPE	REVIEW REQUIRED?	OPTIONAL LIGHTING TYPE	DURATION LIMIT (Subject to Section 15-3G)
Residential Signs			
1) Residential Nameplate	No	Direct or Indirect	None
2) Permanent multi-family or subdivision identification	Yes	Direct or Indirect	None
Commercial Signs for Multi-tenant Centers and Office Complexes			

1) Monument	Yes	Direct or Indirect	None
2) Awning, Wall, Roof	Yes	Direct or Indirect	None
3) Joint Directory Commercial	Yes	Direct or Indirect	None
4) Nameplate	Yes	Direct or Indirect	None
5) Window*	Yes	Neon only	None
Commercial Signs For Single Business Use			
1) Monument Double-Faced	Yes	Direct or Indirect	None
2) Projecting	Yes	Direct or Indirect	None
3) Awning, Wall, Roof	Yes	Direct or Indirect	None
4) Nameplate	Yes	Direct or Indirect	None
5) Window*	Yes	Neon only	None
High Rise Buildings			
1) Monument Double-Faced	Yes	Direct or Indirect	None
2) Awning, Wall, Roof	Yes	Direct or Indirect	None
Traffic Control Signs Located on Private Property			
	Yes	Not Applicable	
Political Signs			
	No	Not permitted	
Temporary Signage			
1) Future Project Development Signs (issued prior to construction of project)	Yes	Not permitted	Up to one year OR until receipt of Building Permit for project, whichever is the lesser time period. One (1) extension may be granted with proof of satisfactory progress of on-site development.
2) Project Development Signs (Issued during construction of project; after receipt of Building Permit)	Yes	Direct or Indirect	Valid for the life of the project until/unless the Building Permit expires, OR no longer than 30 days after receipt of Certificate of Occupancy
3) Freestanding Real Estate Signs, For Sale, For Lease	If less than 6 sq. ft.— No.	Not permitted	30 days after sale or lease
	All Others—Yes.	Not permitted	30 days after sale or lease

4) Open House signs	No	Not permitted	The day of the Open House Only
5) Contractor's Sign	No	Not permitted	With issuance of certificate of occupancy OR 15 days if building permit not required
6) Miscellaneous Allowed Business Marketing/Advertising Signs—See Section 15-6(G)(6)	Yes	Direct or Indirect	15 days per permit
7) Sail Flag Signs and Feather Flag Signs	Yes	Not permitted	6 months per permit

* All windows signs are prohibited after February 1, 2012 except open or closed, name of store or business and national product logos (Image sign(s) are permitted).

***A variance of the requirements of this Table may be granted by the Development Standards Review Task Force. [See Section 15-14]

Table 15-3A Window Signage*

Allowing the name of the business, byline, logo, and/or specials & advertising
All windows signs are prohibited after February 1, 2012 except open or closed, name of store or business and national product logos (Image signs are permitted).

Total Linear ft. per street side with windows per place of business	Max. No. of Window Signs Per Place of Business	Max. area Per window/image sign	Max. total area of Window Signage	Minimum distance between window signs
100 ft. or less	1	32 sq. ft.	32 sq. ft.	N/A
101 ft. or greater	2	32 sq. ft.	64 sq. ft.	10 ft. or equally spaced whichever is greater.
150 ft. or greater	3	32 sq. ft.	96 sq. ft.	10 ft. or equally spaced whichever is greater.
200 ft. or greater	4	32 sq. ft.	128 sq. ft.	10 ft. or equally spaced whichever is greater.

Table 15-3B Image Signage

Allowing 2D images of models and product display

Total Linear ft. per street side with windows per place of business	No. of Image Signs Per Place of Business	Max. area per each image sign	*Maximum possible area of Image Signage
100 ft. or less	1	32 sq. ft.	64 sq. ft.
101 ft. or greater	2	32 sq. ft.	128 sq. ft.
150 ft. or greater	3	32 sq. ft.	192 sq. ft.
200 ft. or greater	4	32 sq. ft.	256 sq. ft.

* Businesses can substitute window signage (Table 15-3A) for display of additional image signage (Table 15-3B), but cannot substitute allowable image signage for additional window signage. For example, a business allowed to have 4 window signs and 4 image signs, may choose to have 2 window signs and 6 images signs; however they may NOT have 6 window signs and 2 image signs. Under no circumstance may a business have more than four (4) window signs.

The provisions of Table 15-3A & 15-3B become effective midnight December 1, 2004.

*All windows signs are prohibited after February 1, 2012 except open or closed, name of store or business and national product logos (Image signs are permitted).

(B) Multi-tenant Structures: Unified sign plans are requested by the ~~Design Review Committee~~ **Development Standards Review Task Force** in order to promote a compatible style or theme between all signs within a single multi-tenant development. The unified sign plan, which will include a plan for all monument and awning, wall, or roof signage, is not intended to prevent multi-tenant establishments from self-expression or creative advertisement. Each business within the multi-tenant center will still be required to obtain individual sign permits. Approval of a unified sign plan will only set the parameters for the future signs within a multi-tenant development.

- The proposed sign type should be complimentary to the architectural style of the development.
- The lettering style, sign background color and/or awning color should be compatible with one another.

(1) New Construction: All new multi-tenant commercial developments are required to provide a unified sign plan (to include all monument signage, and awning, wall or roof signage) at the time of site plan submission, to be reviewed by the Development Standards Review Task Force. This plan shall include the following information.

- (a) Sign locations.
- (b) Sign dimensions.
- (c) Sign background and/or awning colors.
- (d) Sign materials/lighting.

- (2) Existing Developments: All existing multi-tenant developments will be required to submit a unified sign plan by December 1, 2004 (to include all monument and awning, wall or roof signage). No new sign permits will be issued to any tenant or to the owner of a multi-tenant development until such plan has been submitted and approved by the Development Standards Review Task Force. The Development Standards Review Task Force will review proposed sign plans with input and cooperation from the owners and/or existing tenants of the development. A time line and future sign plan may be established in order to reasonably phase in changes needed to comply with a unified sign plan. The existing sign plan will include the following information for each tenant currently located within the center and for all vacant tenant space within the center:
- (a) Sign locations.
 - (b) Sign dimensions.
 - (c) Sign background and/or awning colors.
 - (d) Sign materials/lighting.
- (3) Sign Dimensions: Businesses located within a multi-tenant development must comply with the submitted and approved unified sign plan for that multi-tenant development. Owners/tenants may not combine the use of awning, wall and roof signage; they must instead choose one kind of signage of the three. The table below should be used as a general policy to determine the maximum amount of awning, wall or roof signage per place of business.

Another suggested alternative for multi-tenant owners to determine the maximum area of signage for each place of business is to divide the total linear feet of store frontage of the multi-tenant structure by the number of places of business located within the structure, and using the table below, determine the average maximum square footage of signage allowed for each place of business.

Total Linear Feet of Store Frontage per Place of Business	Proposed Total Square Footage of Awning, Wall or Roof Signage
18 feet or less	24 square feet or less
Over 18 feet to 36 feet	32 square feet or less
Over 36 feet to 54 feet	48 square feet or less
Over 54 feet	64 square feet or less

* Awning, wall, and roof signs can only be business identity signs which may include the name of the on-premises business, business logo, business byline, and/or business product and services but under no circumstance shall a business use awning, wall and/or roof signage for the purpose of advertising prices of their products (i.e. 4 T-shirts for \$20.00; beer bong for \$9.99, etc.).

** A business may potentially have more than 64 square feet of signage, but no more than 64 square feet can be seen at any one time from any one line of sight.

(Ord. No. 04-03, 3-17-2004; Ord. No. 20-09, § 4, 10-21-2020)

Sec. 15-8. Signs exempt from regulation.

The provision of this section shall not apply to the following signs:

- (A) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other metal provided that such signs shall not exceed Two (2) square feet.
- (B) Signs erected and maintained by the City of South Padre Island.
- (C) Official Governmental Notices and notices posted by governmental officers in the performance of their duties, governmental signs to control traffic or for other regulatory purposes, or to identify streets, or to warn of danger.
- (D) Displays and works of "Public City Art" that have been approved by the Development Standards Review Task Force and which in no manner identifies or advertises a private or public business or entity, other than the City of South Padre Island.
- (E) Temporary decorations or displays, when they are clearly incidental to and are customarily and commonly associated with any national or local holiday or celebration; provided, that such decorations are maintained in an attractive condition, do not constitute a fire or traffic or pedestrian hazard, and are removed within a reasonable time after the event or celebration has occurred.
- (F) Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices.
- (G) Signs displayed on trucks, buses, trailers or other vehicles which are being operated in the normal course of business, indicating the name of the owner, business and location, (e.g. moving vans, delivery trucks, rental trucks and trailers and the like); provided that the primary purpose of the vehicles is not for display of signs, and provided that they are parked in areas appropriate to their use as vehicles, are normally used in the course of business, are in operable condition, and carry a current and valid license plate and state inspection tag.
- (H) "Open" and "Closed" signs, Credit Card signs, ATM signs, and "Help Wanted" signs, provided that the sign does not exceed five (5) square feet. No more than one (1) such sign is allowed per Building Face or Wall.

(Ord. No. 05-13; Ord. No. 20-09, §§ 4, 7, 10-21-2020)

Sec. 15-9. Signs exempt from permitting requirements.

- (A) Political signs.

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(B) Real Estate "For Sale" Signs.

(C) Required signs.

(D) Contractor's Sign.

Sec. 15-10. Wind pressure load requirements for signs.

Any sign as defined in this Ordinance, which will have a height, of Six (6) feet or more, shall be designed and constructed to withstand wind load pressures in pounds per square foot as set out in Table 15-4.

TABLE 15-4
Minimum Wind Load Pressure Resistance in Pounds Per Square Foot

Sign Height	Pressure
0—30 feet	35 PSF
31—50 feet	45 PSF
51—99 feet	55 PSF
Over 100 feet	70 PSF

Sec. 15-11. Fees, maintenance of and abandoned signs.

(A) The City Council shall approve all fees for issuance of permits pursuant to Chapter 15. A current list of fees shall be maintained in the Office of the City Manager and the Building Department. The City Council may change and alter these fees at any time.

(B) All signs, sign supports and skirting shall be maintained in good repair so as to prevent rust, peeling, flaking, or fading; if skirting is painted it shall match the base color of the building. Broken panels, missing letters, flaking and peeling paint, sign lighting not maintained in operating condition, and all other visual damage to a sign shall be repaired and all dead landscaping associated with the sign shall be replaced within thirty (30) days of notification by the Code Enforcement Officer.

(C) Any sign or sign structure which advertises a business, or use no longer conducted or service no longer rendered, or a product no longer offered on the premises where the sign is located shall be classified an abandoned sign, and shall be removed by the owner, agent, or person having beneficial use of the property upon which the sign is located within ten (10) days of notification by the Code Enforcement Officer concerning the removal. "Removal" shall include the subject sign, as well as the sign structure, poles, and other supporting members.

(Ord. No. 20-09, § 5, 10-21-2020)

Sec. 15-12. Special provisions for recognized events and ~~town~~ **City** holidays.

Regardless of any provision to the contrary contained in this chapter, during the Period of recognized events and ~~Town~~ **City** holidays, the City Council, or the City Manager or his designee

may grant permits for temporary signage of any nature for the specific period of the respective event or holiday without a review by the Development Standards Review Task Force.

- (A) To qualify for a permit, the proposed temporary signage must directly incorporate reference to the applicable recognized event or ~~Town~~ City holiday. The use of inflatables, placed at the site of recognized events, is strictly limited to major corporate sponsors of the respective event.
- (B) If a permit has been issued for temporary parking facilities pursuant to Section 13-22 of this code, that permit holder may also obtain a temporary sign permit to identify the parking facility. The sign may be a flashing type sign; the exact nature of the sign is subject to approval of the City Manager or his designee. There shall be a \$10 fee if the permit is issued simultaneous with the temporary parking facilities permit.

(Ord. No. 20-09, §§ 4, 5, 10-21-2020)

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.

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- (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~~ 15-4, 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)

Sec. 15-14. Appeals and variances.

Any person aggrieved by any decision of the City Manager or his designee in the administration of this Chapter may appeal such decision to the Development Standards Review Task Force. The Development Standards Review Task Force shall:

- (A) Hear and decide appeals that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Chapter,
- (B) Grant variances from the strict enforcement of the requirements of this Chapter due to special conditions, a literal enforcement of this Chapter would result in unnecessary hardship, and so that the spirit of Chapter 15 is observed and substantial justice is done,
- (C) Provide recommendations to the City Council regarding ordinance revisions and changes to this chapter to better address the ~~Town's~~ City's desired direction for aesthetic improvement.

Any person aggrieved by the decision of the Development Standards Review Task Force in granting approval or denial of a sign permit may appeal such decision to the City Council,

requesting a determination by that body. A Notice of Appeal must be filed in the Office of the ~~Town~~ City Secretary within ten (10) calendar days following the decision by the Development Standards Review Task Force. The appeal will specifically state how the application, as filed or subsequently modified, meets or fails to meet the applicable criteria set forth in these regulations. No appeals will be accepted after the tenth calendar day following the decision of sign permit approval/denial. However, if an appeal is submitted, the aggrieved party shall be placed on the agenda for the next regular meeting of the City Council for a final decision.

(Ord. No. 20-09, §§ 4, 5, 10-21-2020)

Sec. 15-15. Bond required.

- (A) Upon the granting of the permit required by this chapter, and prior to the commencement of erection and or construction, a bond with good and sufficient sureties for a sum of not less than Ten Thousand (\$10,000.00) Dollars providing for the payment to the ~~Town~~ City and to any person or persons injured or damaged in person or property, including damages to streets, culverts or any other property of the ~~Town~~ City, for all injuries and damages caused by, or growing out of, or in any manner connected with the erection, construction, structural alteration, placing or locating of the sign covered by the permit.
- (B) Upon filing of the required bond, the ~~Building Inspector~~ City Manager and/or designee shall determine whether or not the sum of Ten Thousand (\$10,000) Dollars is sufficient to cover the amount of probable damage. In the event that it is determined that a higher amount is necessary to cover such damages, such bond shall be made and increased to such determined amount.

Sec. 15-16. Penalty provisions.

Any person convicted of a violation of any provision of this Chapter shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00) as provided by Section 21-1 of Chapter 21 of the Code of Ordinances and each day that the violation continues shall be a separate violation.

NOTES FROM THE ADHOC COMMITTEE

- **Ed C. suggested adding a definition of electronic/digital signs to Sec. 15-2. Definitions. (Needs to be added)**
- **Change Town to City in Sec. 15-3 (D), 15-5, 15-6 (G) (6) (d), Sec 15-14 (D), 15-5, 15-14 (C), 15-15 (A). Notice to owners of property. Ed will check on this regarding the days.**
- **Sec15-5 (F) Banner and (G) Sidewalk sandwich signs – add (temporary).**
- **Change Design Review Committee to Development Standards Review Task Force in Sec 15-7 (B).**
- **Sec. 15-12. Special provisions for recognized events and town City holidays. (Ed will review)**
- **Sec 15-13 (6) change Table 15-3 to Table 15-4.**
- **Sec 15-15 Bond required. – It was suggested exception for banners, sail flags, sandwich board, awning, & other signs not requiring substantial construction. (This has not been added to ordinance ye.)**
- **Sec 15-15 (B) change Building Inspector to City Manager and/or designee.**