

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
BOARD OF ADJUSTMENTS & APPEALS (ZONING)**

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.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENTS & APPEALS (ZONING) OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

TUESDAY, JULY 7, 2015
9:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

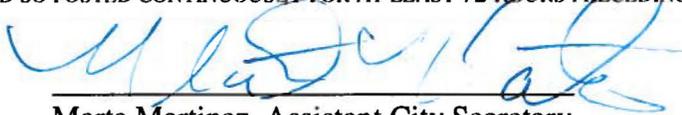
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to the Board relating to agenda or non-agenda items. Speakers are required to address the Board at the podium and give their name before addressing their concerns. [Note: State law will not permit the Board of Adjustments & Appeals (Zoning) 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 Board of Adjustments & Appeals (Zoning) meeting]*
4. Approval of Minutes of the January 6, 2015 Regular Meeting and June 6, 2015 Memo.
5. Discussion and action regarding a Zoning request by Ray Ramon for a variance from Section 20-7.1 District "B-2" – Residential & Multi-family Dwelling District (D) Area regulations (1) Front yards (2) Side yards of the City's Code of Ordinance. Applicant is requesting to encroach into the front and side yard setback. (110 E. Tarpon Street; Lot 19, Block 27, Padre Beach Subdivision Section III)
6. Discussion and action regarding a Zoning request by Billy R Corbin for a variance from Section 20-10 District "E" – Low Density Residential Single-Family and Townhouse Dwelling District (D) Area Regulations (2) Side yard (a) of the City's Code of Ordinance. Applicant is requesting to keep existing Jacuzzi that is encroaching into the side yard setback. (218 W. Retama Street; Lot 21B, Block 94, Padre Beach Subdivision Section VII)
7. Adjourn

DATED THIS THE 2ND DAY OF JULY 2015


Marta Martinez, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF REGULAR MEETING OF THE BOARD OF ADJUSTMENTS & APPEALS (ZONING) 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 JULY 6, 2015 AT/OR BEFORE **10:30 A.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Marta Martinez, Assistant City Secretary

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

BOARD OF ADJUSTMENTS & APPEALS (ZONING)
MEETING MINUTES
JANUARY 6, 2015

1. Call to Order.

Roy De los Santos called the meeting to order at 9:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Board Members in attendance were: Jerry Pace, Roy De los Santos, Paul Fedigan, Stephen Burch, and Chris Huffman. Staff Members present were Development Director Sungman Kim, Building Inspector David Travis, Assistant City Manager Darla Jones, and Marta Martinez.

2. Pledge of Allegiance.

Mr. De los Santos led those present in the Pledge of Allegiance.

3. Public comments and Announcements.

None

4. Election of Chairman and Vice Chairman.

Mr. De los Santos announce the item from the agenda and asked for any nominations for Chairman. Mr. Burch made a motion to nominate Mr. De los Santos for Chairman. All Board Members were in favor.

Mr. De los Santos then asked for any nominations for Vice Chairman. Mr. De los Santos made a motion to nominate Mr. Burch for Vice-Chairman. All Board Members were in favor.

5. Approval of Minutes of the November 4, 2014 Regular Meeting.

Mr. De los Santos made a motion table this agenda item until next regular meeting. All Board Members were in favor.

6. Discussion and action regarding a Zoning request by Clayton Brashear for a variance from Section 20-3 Definitions of "Parking, Parking Requirements, Off-Street Parking" of the City's Code of Ordinance. Applicant is requesting to build a caliche parking lot. (Tract 17 Padre Beach Estates)

Mr. De los Santos announced the item from the agenda and asked for a staff report. Dr. Kim gave a presentation regarding Clayton Brashear variance request. Mr. De los Santos then asked if a representative was present. Mr. De los Santos recognized Clayton Brashear. Mr. Brashear stated that he is requesting approval to build a caliche parking lot. Mr. De los Santos then asked if any member form the public wished to speak in favor and/or against this agenda item. Cain Mahan spoke in favor, Jacqueline Gallup spoke in opposition, Kirk Mills spoke in favor, James Gallup and Barry Sullivan spoke in opposition of this agenda item.

Mr. De los Santos then opened it up for discussion by the Board. The Board expressed their comments/concerns regarding this matter. After much discussion Mr. De los Santos made a motion to deny the variance request. Mr. Burch seconded the motion. The motion carried unanimously.

Board of Adjustments and Appeals (Zoning) Minutes
January 6, 2015
Page 2 of 2

7. Adjourn

Since the Board had no further business to discuss, Mr. De los Santos adjourned the meeting at 10:00 a.m.

Marta Martinez, Secretary

Roy De los Santos, Chairman

MEMO

TO: File

FROM: Marta Martinez, Administrative Assistance

SUBJECT: Board of Adjustments & Appeals (Zoning)

DATE: June 2, 2015

The June Meeting was cancelled due to a lack of quorum.

Marta Martinez, Secretary

Paul Fedigan, Chairman

**BOARD OF ADJUSTMENT
AGENDA REQUEST FORM**

MEETING DATE: July 7, 2015

ITEM: 5

SPONSOR / ORIGINATOR: Ray Ramon (the owner)

TO: Board of Adjustment

FROM: Sungman Kim, Director of Development Services

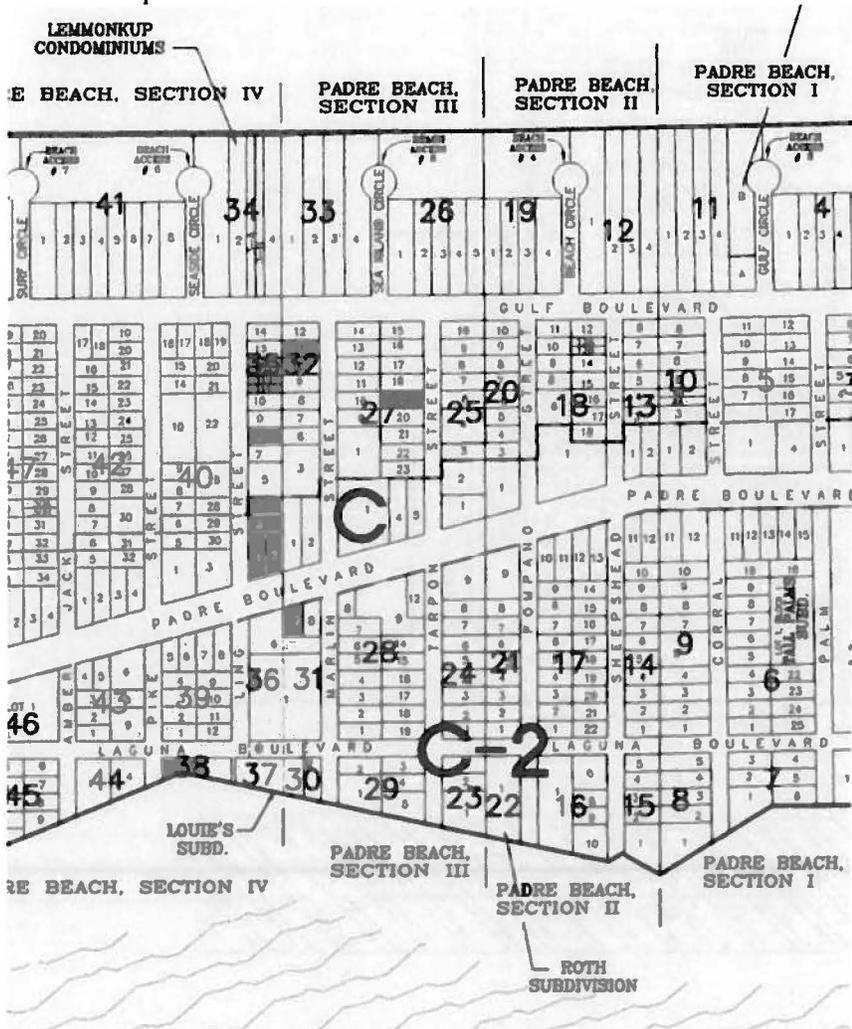
ITEM DESCRIPTION:

Discussion and action regarding setback variance for Lot 19, Block 27, Padre Beach Section III.

DISCUSSION:

The Location

110 E. Tarpon Street



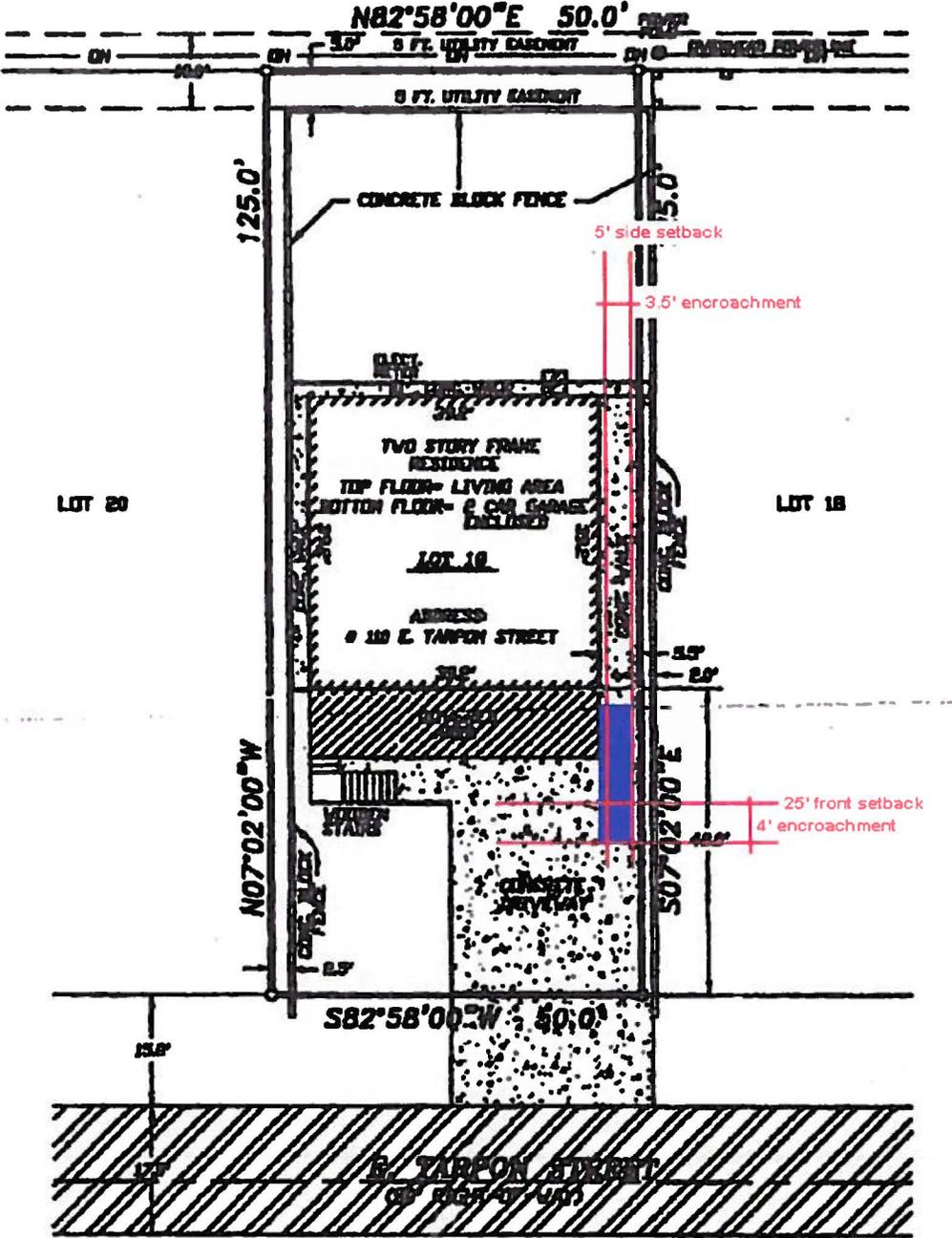
**BOARD OF ADJUSTMENT
AGENDA REQUEST FORM**

The Request

The owner wants to build a support for a chair lift on the southeast corner of the residential building, which is located within District "B-2".

The Issue

1. The owner was trying to build the structure without a permit;
2. District "B-2" requires 25' front setback and 5' side setback, and the structure is encroaching 4' into the required front setback and 3.5' into the required side setback.



Hardship

BOARD OF ADJUSTMENT AGENDA REQUEST FORM
--

The applicant, who is a disabled person cared by a nurse, wants to get access to the second floor of his house.

STAFF RECOMMENDATIONS / COMMENTS:

Staff recommends the Board approve the setback variance request so that the owner can enjoy the benefits of his entire property.

COMMISSION ACTION:

MOTION: _____

BY: _____

SECOND BY: _____

Beumel	Bolstad	Fedigan	Huffman	Pace	Vacant	Vacant	Vacant
Yes							
No							
Abstain							

- (9) 20 inch minimum distance between rack and curb,
- (10) Do not position racks within roadside bus stops,
- (11) Ensure that a six foot long bicycle can utilize the rack without impeding pedestrians, and
- (12) Only stainless steel or anodized aluminum bicycle parking racks may be used to satisfy the requirements of this section. Bike racks shall be maintained in a structurally sound and rust free state.

Sec.20-7.1 District "B-2" – Residential & Multi-family Dwelling District.

- (A) Area, width, and depth of lots, sanitation and temporary building provisions are the same as District "A", except townhouse lots must have a minimum frontage of twenty five (25') feet; a minimum width of twenty-five (25') feet; a minimum depth of one hundred feet (100'); and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
- (B) Use Regulations: In District "B-2", no land shall be used and no buildings shall be erected for or converted to any use other than:
 - (1) Single family dwellings, multi-family dwellings; apartment buildings, condominiums and Townhomes.
 - (2) Incidental uses to any of the above specified uses include, but are not limited to, customary home occupations when engaged in by the private dwelling occupant. Said incidental use, however, shall never be permitted as a principal use, but only as a secondary use when indispensably necessary to the enjoyment of the premises by the private dwelling occupant.
 - (3) Special Exceptions: Public Service Facility.
 - (4) Off Site Parking - Commercial parking lots prohibited. Required parking may be located off-site under the following circumstances:
 - (a) No more than 50% of the required parking may be located off-site.
 - (b) The off-site parking lot shall be no further than ninety feet (90') from the nearest property line of the principal use.
 - (c) The off-site parking may be located on another street from the principal use. If the off-site parking lot is located on another street from the principal use, and the principal use does not abut and have pedestrian access to the proposed off-site parking lot, pedestrian access must be created between the principal use and the off-site parking lot, by means of a private pedestrian easement agreement granted to the Property Owners Association and/or property owner of the principal use. The easement shall be recorded in Cameron County and filed with the City of South Padre Island. A public right-of-way shall not serve as the means for meeting the pedestrian access requirements to install an off-site parking lot established in this section, .
 - (d) Offsite Parking Design Standards
 - (1) Streetscape and Perimeter Landscaping
 - a. Provide a landscaped area at least 3 feet in width between surface parking and all property lines.
 - b. Edge treatments along streets and other public spaces should visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.

c. For parking lot edges adjacent to streets, parks or other public open space, provide the following:

- at least one row of shade trees, spaced evenly at 5' to 6' intervals (or as appropriate to the selected species) for the length of the parking lot edge

- screening, consisting of continuous planting, alone or in combination with a low decorative fence/wall or a landscaped berm. Typically, keep shrubs, fences or walls to a maximum height of thirty inches.

d. Set back screening at least 1' from the edge of public street right-of-way. Screening should not encroach into the public street right-of-way.

e. Install a permanent irrigation system in all landscaped areas. Where possible, collect rainwater from rooftops and other surfaces for plant irrigation. Identify hose bibs, sprinkler outlets, storage reservoirs, and other applicable irrigation elements on the Building Permit. Locate valves and other maintenance controls in discrete, yet accessible areas.

(f) Where landscaping might impact motorist pedestrian sight distance, keep shrubs below 24" in height and prune trees so that the lowest branches will be at least 6' above ground level.

(g) Ensure overhanging branches of trees or shrubs adjacent to pedestrian pathways maintain a clear headspace of at least 8'.

(h) Coordinate tree planting with the location of light standards and other utilities.

(2) Legally Conforming Non-Conforming Off-Site Parking Lots

– Off- site parking lots in existence, at the time of the enactment of this Sec. 20-7.1(B)(4)(d)(2), that do not conform to the streetscape and perimeter landscaping requirements established in this section shall be considered legally conforming off- site parking lots.

(C) Height regulations: No building shall exceed three stories. The height shall be restricted to fifty (50) feet above the FEMA Base Flood Elevation.

(D) Area regulations:

(1) Front yards: Same as District "A" (minimum of 25'), except that all lots fronting the west side right-of-way line of Gulf Boulevard may have a front yard setback of ten (10) feet from the property line abutting the west Gulf Boulevard right-of-way line.

(2) Side Yards: Same as District "A" (minimum of 5').

(3) Rear yards: Same as District "A" (minimum of 20'), except that the structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have such enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the 20 feet rear yard setback within 10 feet of the rear property line as provided for above, shall only be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any



CITY OF SOUTH PADRE ISLAND BOARD OF ADJUSTMENT & APPEALS APPLICATION

- checkbox \$250 variance checkbox Special Exception Use (Sec. 20-16.1) checkbox Administrative Appeal

APPLICANT INFORMATION

Name Ray Ramon Mailing Address PO Box 40023 City, State, Zip South Padre Island Phone number 956-761-1668 Fax number Email Address

OWNER INFORMATION

Name Ray Ramon Mailing address PO Box 40023 City, State, Zip South Padre Island Phone number 956-761-1668 Fax number Email Address

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 110 E Starpon

Legal Description (Lot / Block / Subdivision):

I hereby request the following from the Board of Adjustment and Appeals: VARIANCE FROM SECTION 20-7.1(D)(2) SIDE YARDS: SAME AS DISTRICT "A" (MINIMUM OF 5')

- In addition, the application requires the submission of the following: \$250 application fee per variance, special exception, and appeal request. Stamped/Sealed & dated survey of Improvements of the Subject Property. Copy of Floor Plan of structure proposed to be constructed or expanded. Current/recent photographs of the site. And any additional information to more clearly understand the request.

For Internal use only: Amount Paid: Paid Cash or Check No. Date Received:

Note: Applicants are required to fully disclose in the application all information that is necessary for the various bodies to make their determination prior to issuance of any permit. At a minimum, an application for a variance or Special Exception shall contain ten (10) copies of the information outlined above. All information must be submitted no later than twenty (20) days prior to the meeting date. All fees must be paid prior to the Board reviewing the application.

If Staff determines that the application is incorrect, incomplete, illegible, or in any way inadequate to insure the complete understanding of the variance or special exception, staff shall return the application to the applicant.

Applicant's Name (Please Print) Ray Ramon

Owner's Name (Please Print) Ray Ramon

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

Date: 5/8/15

Date: 5/8/15

City of South Padre Island
Building Permit Application



Site for Proposed Work

Legal Description: _____
Property Owner Information
 Name: Ray Ramon
 Mailing Address: 110 E Tampon
 City, State, Zip: South Padre Island
 Phone Number: 956-761-1668
 Fax Number: _____
 E-mail Address: _____

Physical Address: _____
Contractor Information
 Name: IRMA PENA
 Mailing Address: P.O. Box 40023
 City, State, Zip: South Padre Island
 Phone Number: 956-518-1441
 Fax Number: _____
 E-mail Address: Irmapena79@yahoo.com

Improvement Value \$ _____
 (copy of contract required to verify value)

Contractor Signature: [Signature]
 Date: 5/1/15

License & Permit Bond Yes No (If No - One is required)

PLEASE NOTE: If a Beach & Dune Permit is required on this property, a Building Permit cannot be issued until the B&D Permit has been approved & issued first.

APPLICATIONS ARE CONSIDERED INCOMPLETE AND WILL NOT BE ACCEPTED IF THE ENERGY CODES AND LANDSCAPE CODES HAVE NOT BEEN APPLIED.

TYPE OF CONSTRUCTION

New Addition Remodeling Repair Move Remove

Building Height _____ Square footage _____ # Floors _____ # Parking Spaces _____
 Lot Square Feet _____ Lot Front _____ Floor Elevation Above Curb _____
 Lot Existing Use _____ New Use _____
 List other Permits that will be required _____

OTHER WORK BEING DONE BESIDES NEW CONSTRUCTION _____

FLOOD HAZARD

Property is: Within Outside 100 Year Flood Elevation. Lowest Elevation Must Be At Least _____ Feet.

Residential Use Only:

No. of Units _____, Bedrooms _____, Bathrooms _____, Sq. Feet non-Living _____, Sq. Feet Living _____

OTHER

FOUNDATION	EXT. WALL	ROOF	SPECIAL CONDITION
<input type="checkbox"/> Concrete slab on pilings	<input type="checkbox"/> Masonry Veneer	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Public Sidewalk
<input type="checkbox"/> Concrete pier	<input type="checkbox"/> Masonry Solid	<input type="checkbox"/> Composition	<input type="checkbox"/> Corner Lot
<input type="checkbox"/> Wood pier & beam	<input type="checkbox"/> Metal Siding	<input type="checkbox"/> Metal	<input type="checkbox"/> Cul De Sac
TDLR Registration No. _____	<input type="checkbox"/> Composition	<input type="checkbox"/> Build Up	<input type="checkbox"/> B&D Conditions
	<input type="checkbox"/> Wood		<input type="checkbox"/> Other

NOTICE: Separate Permits are required for Electrical, Plumbing, Heating, Ventilating or Air Conditioning. This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

NEED SCALE SITE PLAN

MAX CODE APPROVED SLOPE
FOR A RAMP IS 1 in 12

~~44~~ 7/4

↔ DE + 5' 0" PC
45 1/4 — 42 1/4 In side

MM

Chair Lift Support

5/8/15

15000

110 ETARDON

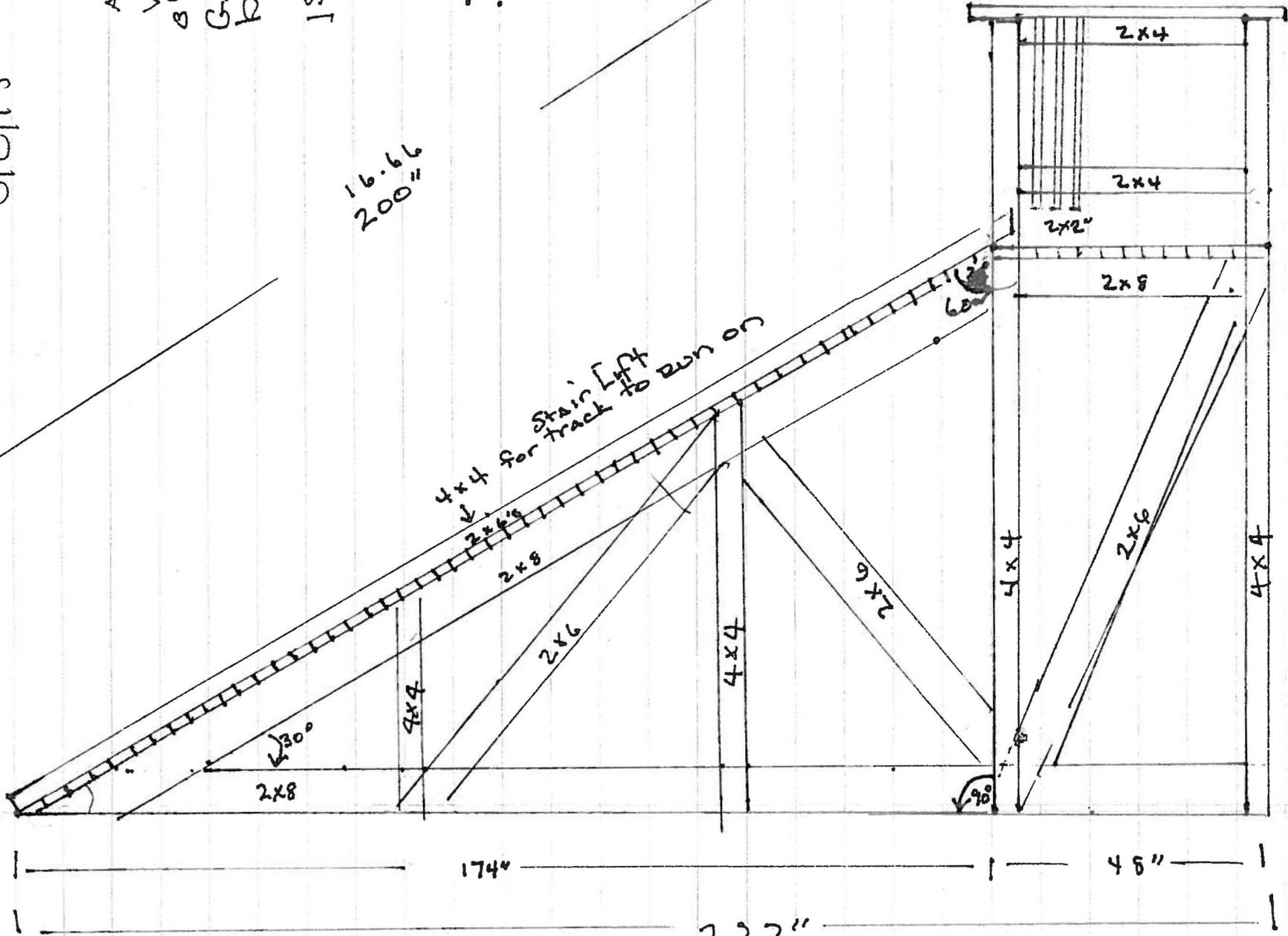
APPLICATION
VARIANCE
8 FT CODES
Go before A
Board.

1st one in
June

16.66
200 =

1st - 39
49

2 53
5 94



222"
60 ft

To Whom it may Concern,

5/8/15

Once Mr. Ray Ramon is no longer living the attachment will be removed taken down. If Mr. Ray Ramon decides to sell his home or move the chair lift support will be brought down.

Thank You

Very much.

Terma Peña / Medical
Asst.

~~Terma~~

Mr. Ray Ramon

X Ray Ramon

NOTES:

THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY SOUTHERN TEXAS TITLE COMPANY, HAVING A G.F.# 200374175, EFFECTIVE DATE OF MARCH 17, 2003, AND EXCEPT AS SHOWN THIS SURVEY IS SUBJECT TO THE FOLLOWING:

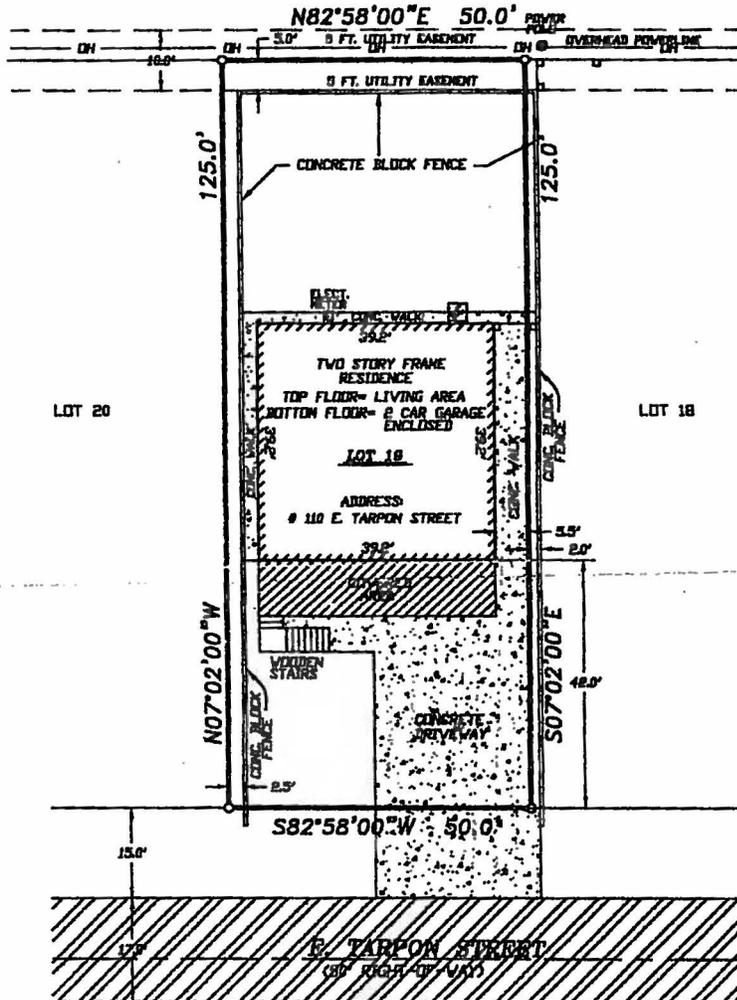
- 1.- VISIBLE AND APPARENT EASEMENTS, TO INCLUDE BUT NOT LIMITED TO, ANY EASEMENT FOR A ROADWAY ON OR ACROSS THE LAND.
- 2.- EASEMENTS AND STATUTORY RIGHTS IN FAVOR OF LAGUNA MADRE WATER DISTRICT.
- 3.- ANY LOSS OR GAIN OF THE LAND FROM ANY EROSIONS, ACCRETIONS OR AVULSIONS CAUSED BY NATURAL OR ARTIFICIAL FORCES OF THE LAND.

FLOOD ZONE:

FLOOD INSURANCE RATED WITH COMMUNITY PANEL No. 480115 0001 C
EFFECTIVE DATE: MARCH 9, 1999
THIS PARCEL OF LAND LIES IN ZONE: "AE"
ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED
ELEV. 0 FEET AS PER CITY OF SOUTH PADRE ISLAND
PUBLIC WORKS PLANNING DEPARTMENT, AS OF MARCH 1999



Scale 1" = 20'



PLAT OF SURVEY

LOT NINETEEN (19), BLOCK TWENTY-SEVEN (27), PADRE BEACH, SECTION III, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 32 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR: RAY RAMON



HOMELAND
Land Surveying Co.
BOCA CHICA TOWER
2100 BOCA CHICA BLVD. SUITE 501-A
BROWNSVILLE, TEXAS 77821
FAX: (956) 541-1441
CELL Phone:(956) 541-7683

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON MARCH 26, 2003 THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREIN.



**BOARD OF ADJUSTMENT
AGENDA REQUEST FORM**

MEETING DATE: July 7, 2015

ITEM: 6

SPONSOR / ORIGINATOR: Billy R Corbin Jr. (the owner)

TO: Board of Adjustment

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding a variance from the utility easement for the Jacuzzi that is currently located within the easement, on Lot 21B, Block 94, Padre Beach Section VII.

DISCUSSION:

The Location

218 W. Retama Street



BOARD OF ADJUSTMENT AGENDA REQUEST FORM
--

The Request

The owner wants a variance from the utility easement located in the sideyard.

The Issue

1. The building permit including the existing pool and Jacuzzi was issued on March 10, 2009;
2. At the time of the pool permit, the Jacuzzi was placed within the utility easement and staff missed it at the inspection; and,
3. The owner tried to refinance the property and found the fact from the new survey.

Hardship

1. The Jacuzzi has been in use, and it is located outside of the 5' side setback area;
2. It was built at the end of the utility easement by Laguna Madre, where utilities were not installed; and
3. It is expected that there will be no future conflict between the Jacuzzi and utilities.

STAFF RECOMMENDATIONS / COMMENTS:

Staff recommends the Board approve the variance request.

COMMISSION ACTION:

MOTION: _____

BY: _____

SECOND BY: _____

Beumel	Bolstad	Fedigan	Huffman	Pace	Vacant	Vacant	Vacant
Yes							
No							
Abstain							

- (G) Any third party will be required to file a copy of the concession/lease agreement with the City of South Padre Island, Public Works Department, which shall control that party's use of the property.

Sec. 20-10 District "E" - Low Density Residential--Single-Family and Townhouse Dwelling District.

- (A) Purpose--This district is composed of those areas of the City whose principal use is and ought to be single-family dwellings and single-family attached Townhouse dwellings. This district is characterized by dwelling units with separate and distinct owners who own and reside within the dwelling units or rent these units. This district is intended to create and preserve areas of essentially single-family residential character, and promote a single-family residential neighborhood environment.
- (B) Use Regulations:
- (1) Dwellings, one family.
 - (2) Townhouses.
 - (3) Accessory buildings, including private garage and bona fide servants' quarters, not for rent. When the accessory building is directly attached to the main building it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway may be considered a part of the accessory building. The floor area of all accessory buildings on the lot shall not exceed fifty percent (50%) of the gross floor area of the principal structure.
 - (4) Temporary buildings to be used for construction purposes only, and which shall be removed upon the completion or abandonment of the construction work.
 - (5) Field offices for the sale of real estate for the specified development which shall be used for temporary offices only, to be removed after sales are closed, and to be used on the site only. A building permit is required for the installation of a field office and shall be valid for a one (1) year period, renewable upon expiration if sales are still active.
 - (6) Special Exceptions: Public Service Facility. (Ord 96-05. 10-2-96)
- (C) Height Regulations: No building shall exceed forty-five (45) feet, when measured vertically from the center line of the street to the highest point of the building.
- (D) Area Regulations:
- (1) Front yards:
 - (a) There shall be a frontyard having a depth of twenty-five (25) feet.
 - (b) Where lots have double frontage, running through from one street to another, the required front yard shall be provided upon both streets.
 - (c) Corner lots shall provide the minimum frontyard setback along both streets, with the exception of corner lots on Laguna and Gulf Boulevards. The frontyard setback for both the Laguna and Gulf Boulevard frontages or corner lots shall be ten (10) feet.
 - (2) Side yards:

- (a) There shall be a side yard on each side of the lot having a clear width of not less than five (5) feet, including projections of the side of the building such as eaves, cornices, porches, stairways, carports, etc.
 - (b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than ten (10) feet.
 - (c) Where canals, bay front, beach front, and/or yacht basins occur at the side of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (3) Rear yards: Same as District "A" (minimum of 20'), except:
- (a) The structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the twenty (20) feet rear yard setback within ten (10) feet of the rear property line as provided for herein, shall be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
 - (b) Where canals, bay front, beach front, and/or yacht basins occur at the rear of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (4) Area of lot:
- (a) For a single-family dwellings the minimum area of a lot shall be 5,000 square feet, or as recorded in the County Courthouse as of November 7, 1979.
 - (b) For attached single-family Townhouse dwellings, the minimum area of a lot shall be 2,500 square feet per dwelling unit.
- (5) Width of lot:
- (a) For a single-family dwelling, the minimum width of a lot shall be fifty (50) feet.
 - (b) For attached single-family Townhouse dwellings, the minimum width of a lot shall be twenty-five (25) feet.
- (6) Depth of lot: The minimum depth of a lot shall be one hundred (100) feet.
- (7) Parking Regulations: Off-street parking spaces shall be provided on the lot to accommodate two (2) vehicles for each dwelling unit; however, no supporting member of any garage structure shall be located within the required front yard.
- (8) Sanitation: There shall be no sewage disposal without water carriage. Chemical toilets may be erected on a temporary basis during construction only.
- (9) Special Area Requirements: In no instance shall more than four (4) single-family attached Townhouses be connected as a single unit.
- (10) Driveways: All driveways shall be limited to a maximum of twenty-six (26) lineal feet in width. No driveway shall extend beyond the required



PERMIT

(SPECIAL EVENT, R.O.W. SIGN, FENCE, POOL, DRIVEWAY, MOVING, ETC)

TOWN OF SOUTH PADRE ISLAND
P.O. BOX 3410
SOUTH PADRE ISLAND, TX 78597
BUILDING INSPECTION DEPARTMENT

PERMIT NUMBER	V 11612
DATE	3-10-09
RECEIPT NO.	52015

AREA CODE 956
PHONE 761-1025

IN ACCORDANCE WITH ALL TOWN CODES & ORDINANCES.

Anything placed in a utility easement (Fences, Lawn Irrigations, etc..) is placed at the property owner's risk, and may be removed at any time by a utility company needing access to their facility. All costs associated with removal of private property for access to a utility by the utility company is the responsibility of the property owner.

Pool enclosure must comply with current adopted code requirements.

RIGHT OF WAYS: Applicant understands that the Town may at any time remove any and all proposed improvements within the right of way in the event that the Town has a need to perform any alterations or public improvements with the right of way (i.e. installation of sidewalks, widen street, drainage improvements, safety enhancements, etc.)

Right-of-way must be restored to its original condition.

Finished grade must be checked before pouring right-of-way.

BEACH USE PERMITS: ALL ITEMS PLACED ON BEACH MUST BE REMOVED IMMEDIATELY AFTER CEREMONY.

I HEREBY CERTIFY AND AGREE, THAT ALL OF THE PROVISIONS OF THE BUILDING CODE, THE PLANNING AND ZONING ORDINANCE AND THE ORDINANCES OF THE TOWN OF SOUTH PADRE ISLAND WILL BE COMPILED WITH WHETHER HEREIN SPECIFIED OR NOT. PERMIT MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID REGULATIONS. I HEREBY AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE TOWN OF SOUTH PADRE ISLAND AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID TOWN BY CONSEQUENCE OF THE GRANTING OF THIS PERMIT, OR FROM THE USE OR OCCUPANCY OF ANY SIDEWALK, STREET OR SUB-SIDEWALK PLACED BY THE VIRTUE THEREOF AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT.

I HEREBY ACKNOWLEDGE THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT I AM THE OWNER OR THE DULY AUTHORIZED AGENT OF THE OWNER. I AGREE TO COMPLY WITH THE TOWN AND STATE LAWS REGULATING CONSTRUCTION AND IN DOING THE WORK AUTHORIZED THEREBY. I UNDERSTAND THAT RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE PERMIT HOLDER.

SIGNATURE OF OWNER, CONTRACTOR OR AGENT

X

PRINT NAME _____

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY BUILDING INSPECTOR AND FEES ARE PAID.

SIGNATURE OF INSPECTOR

X

VALUATION - \$35,700

PERMIT FEE \$249.90

PENALTY FEE _____

TOTAL FEE \$249.90

JOB LOCATION	JOB ADDRESS	218 W. Retama		
	LOT	BLK	SECTION	
	21B 94			
CONTRACTOR	SUBDIVISION	Padre Beach		
	OTHER			
OWNER	NAME	South Texas Pools		
	ADDRESS	10548 E. Express 8'S		
	CITY/STATE	ZIP		
	LA FERIA		78559	
	CELL	OFFICE	OTHER	
PROPOSED WORK	LICENSL NO.			
	BOND & LIABILITY INSURANCE EXP. DATE	5-13-09		
	NAME	Tom Overstreet		
	MAILING ADDRESS	48 Laguna Madre		
FOR OFFICE USE ONLY	CITY/STATE	ZIP		
	LAGUNA VISTA, TX		78578	
	TELEPHONE	713-299-2075		
SPECIAL CONDITIONS	DESCRIBE	New pool for townhouse		
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER				
RECEIVED BY: _____				
PAID CHECK #: _____ CASH: _____				



SPI PUBLIC WORKS/PLANNING/BUILDING DEPARTMENT

BOARD OF ADJUSTMENT & APPEALS APPLICATION

APPLICANT INFORMATION

Name BILLY R CORBIN JR

Mailing Address 3211 WILD RIVER DR

City, State, Zip RICHMOND, TX 77406

Phone number 281-851-0193

Fax number 281-499-3711

E-mail Address bcorbin@firetron.com

OWNER INFORMATION

Name BILLY R CORBIN & MARY OVERSTREET CORBIN

Mailing address 3211 WILD RIVER DR

City, State, Zip RICHMOND, TX 77406

Phone number 281-851-0193

Fax number 281-499-3711

E-mail Address bcorbin@firetron.com

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 218 W RETAMA

Legal Description (Lot / Block / Subdivision): LOT 21B BLOCK 94 PADRE BEACH SECTION VII (2007 RE-PLAT C1-2747A)

I hereby request the following from the Board of Adjustment and Appeals: PLEASE GRANT A VARIANCE FOR THE JACUZZI THAT ENCROACHES ON THE SIDE UTILITY EASEMENT. THE POOL AND JACUZZI WERE INSTALLED BY THE BUILDER. THIS ISSUE DID NOT ARISE DURING THE ORIGINAL PURCHASE OF THE PROPERTY IN 2010. DURING A RECENT REFINANCE, WE WERE MADE AWARE OF THE ISSUE.

In addition, the application requires the submission of the following:

- ◇ \$100 application fee per variance or special exception request.
- ◇ Survey of Improvements of the Subject Property.
- ◇ Copy of Floor Plan of structure proposed to be constructed or expanded.
- ◇ Photographs of the site.
- ◇ And any additional information to more clearly understand the request.

For Internal use only:	
Amount Paid:	_____
Paid Cash / Check No.	_____
Date Received:	_____

Note: Applicants are required to fully disclose in the application all information that is necessary for the various bodies to make their determination prior to issuance of any permit. At a minimum, an application for a variance or Special Exception shall contain ten (10) copies of the information outlined above. All information must be submitted no later than twenty (20) days prior to the meeting date. All fees must be paid prior to the Board reviewing the application.

If Staff determines that the application is incorrect, incomplete, illegible, or in any way inadequate to insure the complete understanding of the variance or special exception, staff shall return the application to the applicant.

Applicant's Name (Please Print): BILLY R CORBIN JR
Applicant's Signature: [Signature]

Owner's Name (Please Print): BILLY R CORBIN JR
Owner's Signature: [Signature]

Date: 6/8/15

Date: 6/8/15

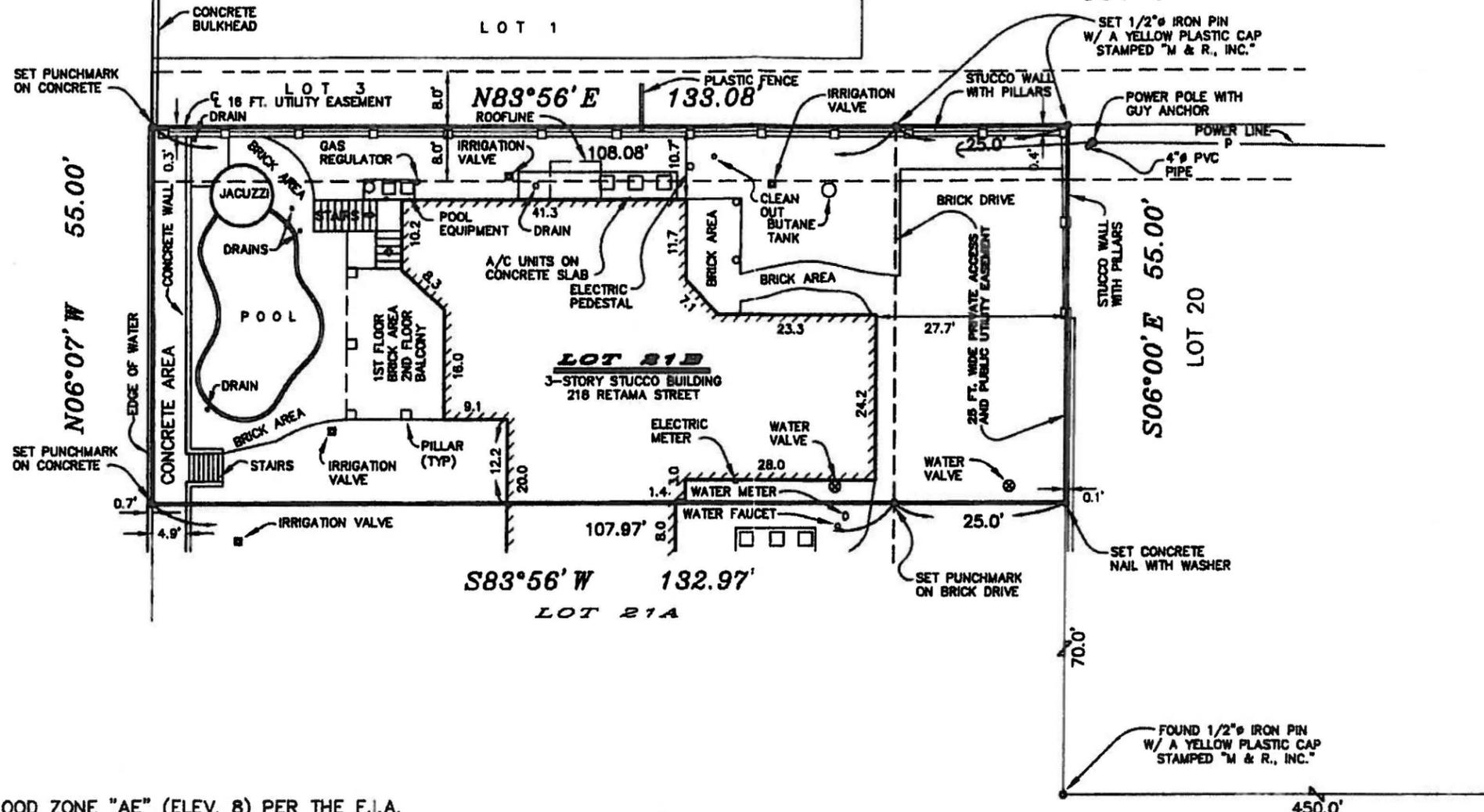




MERIDIAN OF
PADRE BEACH
SECTION VII



LACUNA MADRE



LACUNA BOULEVARD
(50 FT. R.O.W.)

RETAMA STREET
(50 FT. R.O.W.)

Billy R. Corbin
Mary Overstreet Corbin

- 1) THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, REVISED MARCH 9, 1999.
- 2) MONUMENTATION FOUND ALONG THE NORTHERN RIGHT-OF-WAY LINE OF RETAMA STREET WAS USED AS THE BASIS OF BEARING.

The undersigned hereby certifies that the survey described hereon was made on the ground on 08-03-2010; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

E. H. Mejia
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



SURVEY OF
LOT TWENTY-ONE B (21B), BLOCK NINETY-FOUR (94), PADRE BEACH SECTION VII, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, BEING A RE-PLAT OF LOTS TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK NINETY-FOUR (94), PADRE BEACH SECTION VII, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGE 2747-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
SURVEYED FOR:

BILLY RAY CORBIN, JR.
AND
MARY OVERSTREET CORBIN

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-2870
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngmail.com
G.P. No. 21006141 JOB NO. 18109
S. TROWBRIDGE