

**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, DECEMBER 4, 2018
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. Approve minutes of November 7, 2018 regular meeting.
5. Public hearing regarding a request by Raul Gonzalez & Jeffery Erickson for a variance from Section 2-14 Driveways, Alleys, Entrances and Approaches B. Residential Driveway Dimensions (2) Widths (b) Three Family Residential and Above of the City's Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island. Applicant is requesting a variance to expand to the maximum driveway curb cut dimensions to 40 feet. *(Lot 24, Block 92, Padre Beach Subdivision Section VII – 126 E. Retama Street)*
6. Discussion and action regarding a request by Raul Gonzalez & Jeffery Erickson for a variance from Section 2-14 Driveways, Alleys, Entrances and Approaches B. Residential Driveway Dimensions (2) Widths (b) Three Family Residential and Above of the City's Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island. Applicant is requesting a variance to expand to the maximum driveway curb cut dimensions to 40 feet. *(Lot 24, Block 92, Padre Beach Subdivision Section VII – 126 E. Retama Street)*
7. Public hearing regarding a request by Romeo Garza & Jeffery Erickson for a variance from Section 2-14 Driveways, Alleys, Entrances and Approaches B. Residential Driveway Dimensions (2) Widths (b) Three Family Residential and Above of the City's Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island. Applicant is requesting a variance to expand to the maximum driveway curb cut dimensions to 40 feet. *(Lot 29, Block 133, Padre Beach Subdivision Section IX – 112 E. Venus Lane)*

8. Discussion and action regarding request by Romeo Garza & Jeffery Erickson for a variance from Section 2-14 Driveways, Alleys, Entrances and Approaches B. Residential Driveway Dimensions (2) Widths (b) Three Family Residential and Above of the City's Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island. Applicant is requesting a variance to expand to the maximum driveway curb cut dimensions to 40 feet. *(Lot 29, Block 133, Padre Beach Subdivision Section IX – 112 E. Venus Lane)*
9. Public hearing regarding a request by Ah Hock Yong for a Special Exception from Section 20-8.1 Appendix "Z" Padre Boulevard and Entertainment District Code of the City's Code of Ordinances Table 5.1 Schedule of Uses (Land Use) Single family home allowed in Neighborhood Transition Zone with a Special Exception. Of the Padre Boulevard and Entertainment District Code. Applicant is requesting a variance to construct a single family home in the Neighborhood Transition zone. *(Lot 3, Block 78, Padre Beach Subdivision Section VI – 103 E. Bahama Street)*
10. Discussion and action regarding request by Ah Hock Yong for a Special Exception from Section 20-8.1 Appendix "Z" Padre Boulevard and Entertainment District Code of the City's Code of Ordinances Table 5.1 Schedule of Uses (Land Use) Single family home allowed in Neighborhood Transition Zone with a Special Exception. Of the Padre Boulevard and Entertainment District Code. Applicant is requesting a variance to construct a single family home in the Neighborhood Transition zone. *(Lot 3, Block 78, Padre Beach Subdivision Section VI – 103 E. Bahama Street)*
11. Public hearing regarding a request by Ah Hock Yong for a Special Exception from Section 20-8.1 Appendix "Z" Padre Boulevard and Entertainment District Code of the City's Code of Ordinances Table 5.1 Schedule of Uses (Land Use) Single family home allowed in Neighborhood Transition Zone with a Special Exception. Of the Padre Boulevard and Entertainment District Code. Applicant is requesting a variance to construct a single family home in the Neighborhood Transition zone. *(Lot 36, Block 78, Padre Beach Subdivision Section VI – 102 E. Campeche Street)*
12. Discussion and action regarding request by Ah Hock Yong for a Special Exception from Section 20-8.1 Appendix "Z" Padre Boulevard and Entertainment District Code of the City's Code of Ordinances Table 5.1 Schedule of Uses (Land Use) Single family home allowed in Neighborhood Transition Zone with a Special Exception. Of the Padre Boulevard and Entertainment District Code. Applicant is requesting a variance to construct a single family home in the Neighborhood Transition zone. *(Lot 36, Block 78, Padre Beach Subdivision Section VI – 102 E. Campeche Street)*
13. Public hearing regarding a request by Eladio Cuellar for a variance from Section 20-7.1 District "B-2" Residential & Multi-family Dwelling District (C) Height regulations of the City's Code of Ordinances. Applicant is requesting a variance to construct a four (4) story building with parking spaces on the first (1) floor and living space on floors 2, 3 & 4. *(Lot 4, Block 188, Padre Beach Subdivision Section XII – 5607 Gulf Boulevard)*
14. Discussion and action regarding request by Eladio Cuellar for a variance from Section 20-7.1 District "B-2" Residential & Multi-family Dwelling District (C) Height regulations of the City's Code of Ordinances. Applicant is requesting a variance to construct a four (4) story building with parking spaces on the first (1) floor and living space on floors 2, 3 & 4. *(Lot 4, Block 188, Padre Beach Subdivision Section XII – 5607 Gulf Boulevard)*

15. Adjourn

DATED THIS THE 28TH DAY OF NOVEMBER 2018



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF THE BOARD OF ADJUSTMENTS & APPEALS (ZONING) OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CURRENT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **NOVEMBER 28, 2018** AT/OR BEFORE **11:00 AM** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

<p style="text-align: center;">MINUTES CITY OF SOUTH PADRE ISLAND BOARD OF ADJUSTMENTS & APPEALS (ZONING) REGULAR MEETING</p>

WEDNESDAY, NOVEMBER 7, 2018

I. Call to Order.

The Board of Adjustments & Appeals (Zoning) of the City of South Padre Island, Texas held a Regular Meeting on Wednesday, November 7, 2018 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Alternate Board Member Gayle Hood called the meeting to order at 9:00 a.m. A quorum was present: Board Members in attendance were: Jerry Pace, Carol Bolstad, Chris Huffman, and Cain Mahan. Member with an excused absence was Paul Fedigan.

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

II. Pledge of Allegiance.

Board Member Hood led those present in the Pledge of Allegiance.

III. Public comments and Announcements.

None

IV. Approve minutes of May 1, 2018 Regular Meeting.

Board Member Bolstad made a motion, seconded by Board Member Mahan to approve the minutes as submitted. The motion passed on a 4:0:1. Board Member Huffman abstained.

V. Public Hearing regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Bayfront Character Zone. *(Lots 1 – 5, Block 8, Padre Beach Subdivision Section I – 200, 202, 204, 206, & 208 W. Corral Street)*

Board Member Hood opened the public hearing at 9:03 a.m. and then recused herself from the agenda item. Board Member Pace then ask if anyone wish to speak in favor or against this agenda item; Ronald Weisfeld spoke in favor the agenda item. Board Member Pace then closed the public hearing at 9:06 a.m.

VI. Discussion and action regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Bayfront Character Zone. *(Lots 1 – 5, Block 8, Padre Beach Subdivision Section I – 200, 202, 204, 206, & 208 W. Corral Street)*

Board Member Huffman made a motion, seconded by Board Member Pace to approve the special exception to allow the construction of four (4) single-family residence with in the Bayfront Character Zone. Motion carried unanimously.

VII. Public Hearing regarding a variance to the maximum fence height (Sec. 20-11(A)(2)). *(Lot 19, Block 117, Padre Beach Subdivision Section VIII – 204 W. Hibiscus Street)*

Board Member Hood opened the public hearing at 9:27 a.m. and ask if anyone wish to speak in favor or against this agenda item; Robert Latham spoke in favor the agenda item. Board Member Hood then closed the public hearing at 9:31 a.m.

VIII. Discussion and action regarding a variance to the maximum fence height (Sec. 20-11(A)(2)). *(Lots 1 – 5, Block 8, Padre Beach Subdivision Section I – 200, 202, 204, 206, & 208 W. Corral Street)*

Board Member Bolstad made a motion, seconded by Board Member Hood to approve the variance for an 8 foot fence on the north side of the property facing the wetland/vegetation area. Motion carried unanimously.

IX. Adjourn

Board Member Hood made a motion, seconded by Board Member Mahan to adjourn the meeting. The meeting was adjourned at 9:44 a.m.

Marta Martinez, Secretary

Gayle Hood, Board Member

***The City of South Padre Island, Texas
Board of Adjustments & Appeals
Variance Request***

December 4, 2018

CASE NUMBER:	Items 5 & 6
CURRENT ZONING:	1) B-2 (Residential & Multi-Family)
FUTURE LAND USE	2) NA
EXISTING USE	3) Vacant
ZONING REQUEST:	Variance
LOCATION:	126 E. Retama
GEO ID NUMBER:	67-6400-0920-0240-00
ACREAGE:	Roughly 6,250 sq. ft. / .14 Acres (50' x 125')

ADJACENT ZONING, :	N)	1) B-2 – (Residential & Multi-Family)
FUTURE LAND USE		2) NA
& EXISTING LAND USE		3) Residential
	S)	1) B-2 – (Residential & Multi-Family)
		2) NA
		3) Residential
	E)	1) B-2 – (Residential & Multi-Family)
		2) NA
		3) Residential
	W)	1) B-2 – (Residential & Multi-Family)
		2) NA
		3) Residential

APPLICANT:

Raul S. Gonzalez & Jeffery Erickson
3520 Buddy Owens
McAllen, Texas 78504

OWNER:

Raul S. Gonzalez

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a variance to the maximum curb cut requirements for multi-family residential units (Sec. 2-14 B(2)b)(A)(2) for Lot 24, Block 92, Padre Beach Subdivision, Section VII (126 E. Retama).

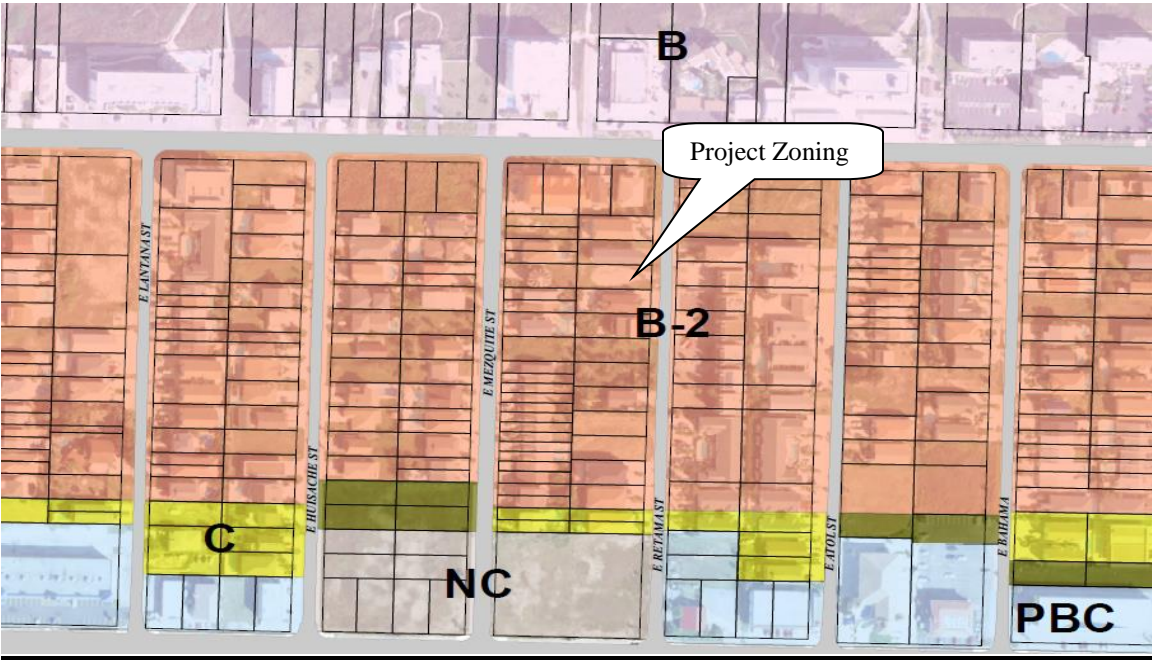
1. The applicant is requesting a curb cut of 40 feet which is a 16 foot increase to the maximum curb cut allowed.
2. Demonstrated Hardship

Property Location & Characteristics

126 E. Retama



Zoning



Existing Conditions:



II. REQUIREMENTS OF THE CITY'S ORDINANCE

- Sec. 2-14 – Driveways, Alleys, Entrances and Approaches:

B. Residential Driveway Dimensions:

(2) Widths:

(b) Three Family Residential and Above:

Minimum – Twenty-four (24) feet

Maximum – Twenty-four (24) feet

- Section 20-16.1.

(A) *Notice of Hearings.* Public notice of hearings before the board of adjustment shall be given for each separate appeal thereby by mailing notice of such hearing to the petitioner and to the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variation, or exception, is desired and to all other persons deemed by the board of adjustment to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the city.

III. REVIEW STANDARDS

- Section 20-16.1.

(C) *Findings of Fact.* Every decision of the board of adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the board is required to pass under this article or to affect any variance in this chapter shall be construed as limitations on the power of the board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific facts shall not be deemed findings of fact and shall not be deemed in compliance with this article.

IV. PLANNING STAFF QUESTIONS/COMMENTS:

1. Retama has not been identified as a potential paid parking street at this time.

V. BOARD OPTIONS:

- Table
- Deny
- Approve



SPI TRANSIT & DEVELOPMENT DEPARTMENT

BOARD OF ADJUSTMENT & APPEALS APPLICATION

APPLICANT INFORMATION

Name RAUL S GONZALEZ GARCIA / Jeff Erickson

Mailing Address 3520 BUADY OWENS

City, State, Zip McAllen TX 78504

Phone number 956-631-9789

Fax number 956-631-1074

E-mail Address ERICKSON construction @ Tcbad.com

OWNER INFORMATION

Name SAME

Mailing address _____

City, State, Zip _____

Phone number _____

Fax number _____

E-mail Address _____

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 126 E Returns

Legal Description (Lot / Block / Subdivision): Lot 24 BLK 92 Padre Beach Sec VII

I hereby request the following from the Board of Adjustment and Appeals: Request curb cut to be larger (40') to allow for parking & accommodate the MAXIMUM off street parking

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

- ◇ \$250 application fee per variance or special exception 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) Jeff Erickson

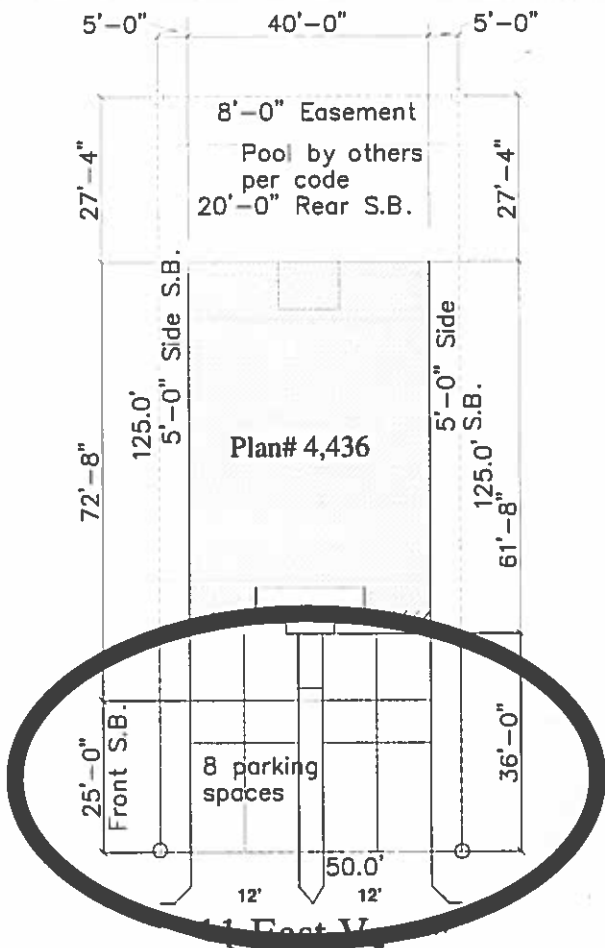
Applicant's Signature: [Signature]

Date: 11/1/18

Owner's Name (Please Print): Raul Gonzalez/Jeff Erickson

Owner's Signature: [Signature]

Date: 11/1/18



LEGAL DESCRIPTION	South Padre Island,
Block 5 Blk. 3	Cameron County, Texas
South Padre South Beach Sub'd Section 1	
dr; Erickson Construction L.L.C.	
scale : 1"=20'-0"	

***The City of South Padre Island, Texas
Board of Adjustments & Appeals
Variance Request***

December 4, 2018

CASE NUMBER:	Items 7 & 8
CURRENT ZONING:	1) E (Low Density Residential)
FUTURE LAND USE	2) NA
EXISTING USE	3) Vacant
ZONING REQUEST:	Variance
LOCATION:	112 E. Venus
GEO ID NUMBER:	67-6400-1330-0290-00
ACREAGE:	Roughly 6,250 sq. ft. / .14 Acres (50' x 125')

ADJACENT ZONING, :	N)	1) E (Low Density Residential)
FUTURE LAND USE		2) NA
& EXISTING LAND USE		3) Vacant
	S)	1) E (Low Density Residential)
		2) NA
		3) Vacant
	E)	1) B-2 – (Residential & Multi-Family)
		2) NA
		3) Residential
	W)	1) TCC (Town Center Crossing)
		2) NA
		3) Commercial

APPLICANT:

Romeo Garza & Jeffery Erickson
3520 Buddy Owens
McAllen, Texas 78504

OWNER:

Romeo Garza

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a variance to the maximum curb cut requirements for multi-family residential units (Sec. 2-14 B(2)b)(A)(2) for Lot 29, Block 133, Padre Beach Subdivision, Section IX (112 E. Venus).

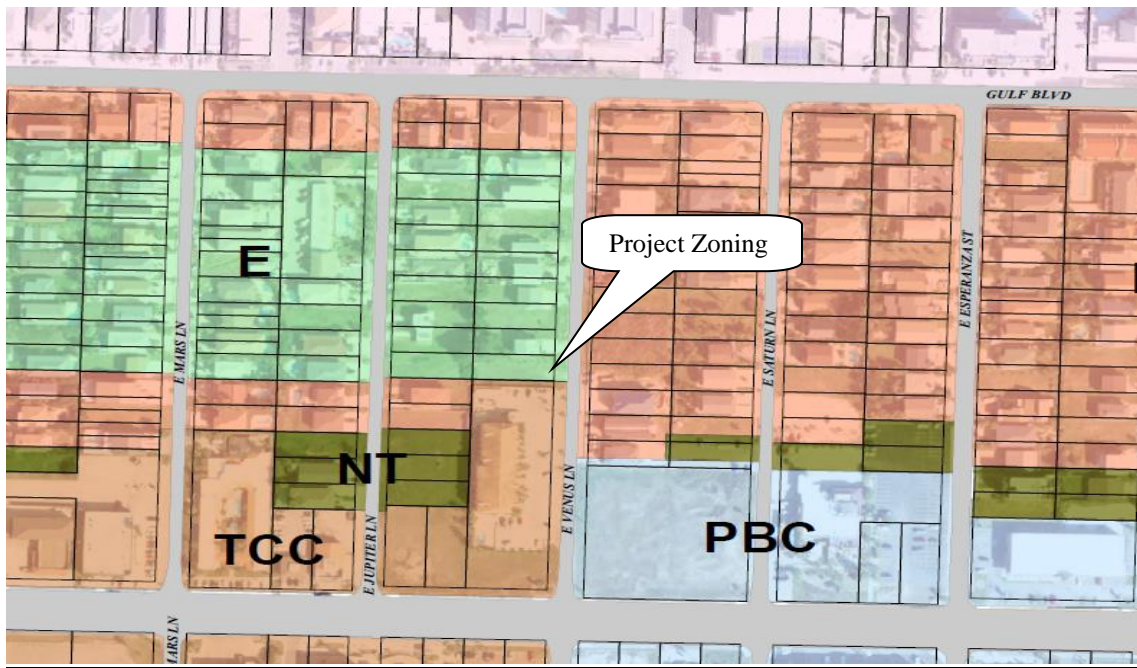
1. The applicant is requesting a curb cut of 40 feet which is a 16 foot increase to the maximum curb cut allowed.
2. Demonstrated Hardship

Property Location & Characteristics

112 E. Venus



Zoning



Existing Conditions:



II. REQUIREMENTS OF THE CITY'S ORDINANCE

- Sec. 2-14 – Driveways, Alleys, Entrances and Approaches:

B. Residential Driveway Dimensions:

(2) Widths:

(b) Three Family Residential and Above:

Minimum – Twenty-four (24) feet

Maximum – Twenty-four (24) feet

- Section 20-16.1.

(A) *Notice of Hearings.* Public notice of hearings before the board of adjustment shall be given for each separate appeal thereby by mailing notice of such hearing to the petitioner and to the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variation, or exception, is desired and to all other persons deemed by the board of adjustment to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the city.

III. REVIEW STANDARDS

- Section 20-16.1.

(C) *Findings of Fact.* Every decision of the board of adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the board is required to pass under this article or to affect any variance in this chapter shall be construed as limitations on the power of the board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific facts shall not be deemed findings of fact and shall not be deemed in compliance with this article.

IV. PLANNING STAFF QUESTIONS/COMMENTS:

1. Venus has been identified as a potential paid parking street at this time.

V. BOARD OPTIONS:

- Table
- Deny
- Approve

SPI TRANSIT & DEVELOPMENT DEPARTMENT

BOARD OF ADJUSTMENT & APPEALS APPLICATION

APPLICANT INFORMATION

Name Romeo Elizondo Garza / Jeff Eucken
Mailing Address 3520 BUDDY OWENS
City, State, Zip McAllen TX 78504
Phone number 956-631-9789
Fax number 956-631-1074
E-mail Address gmidlsonconstruction@icloud.com

OWNER INFORMATION

Name SAME
Mailing address _____
City, State, Zip _____
Phone number _____
Fax number _____
E-mail Address _____

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 112 E Venus
Legal Description (Lot / Block / Subdivision): Lot 29 BLK 133 Padre Beach Sec II

I hereby request the following from the Board of Adjustment and Appeals: Request curb cut
to be larger (40') to allow for parking & accommodate
the MAXIMUM off street parking

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

- ◇ \$250 application fee per variance or special exception 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) Jeff Eucken

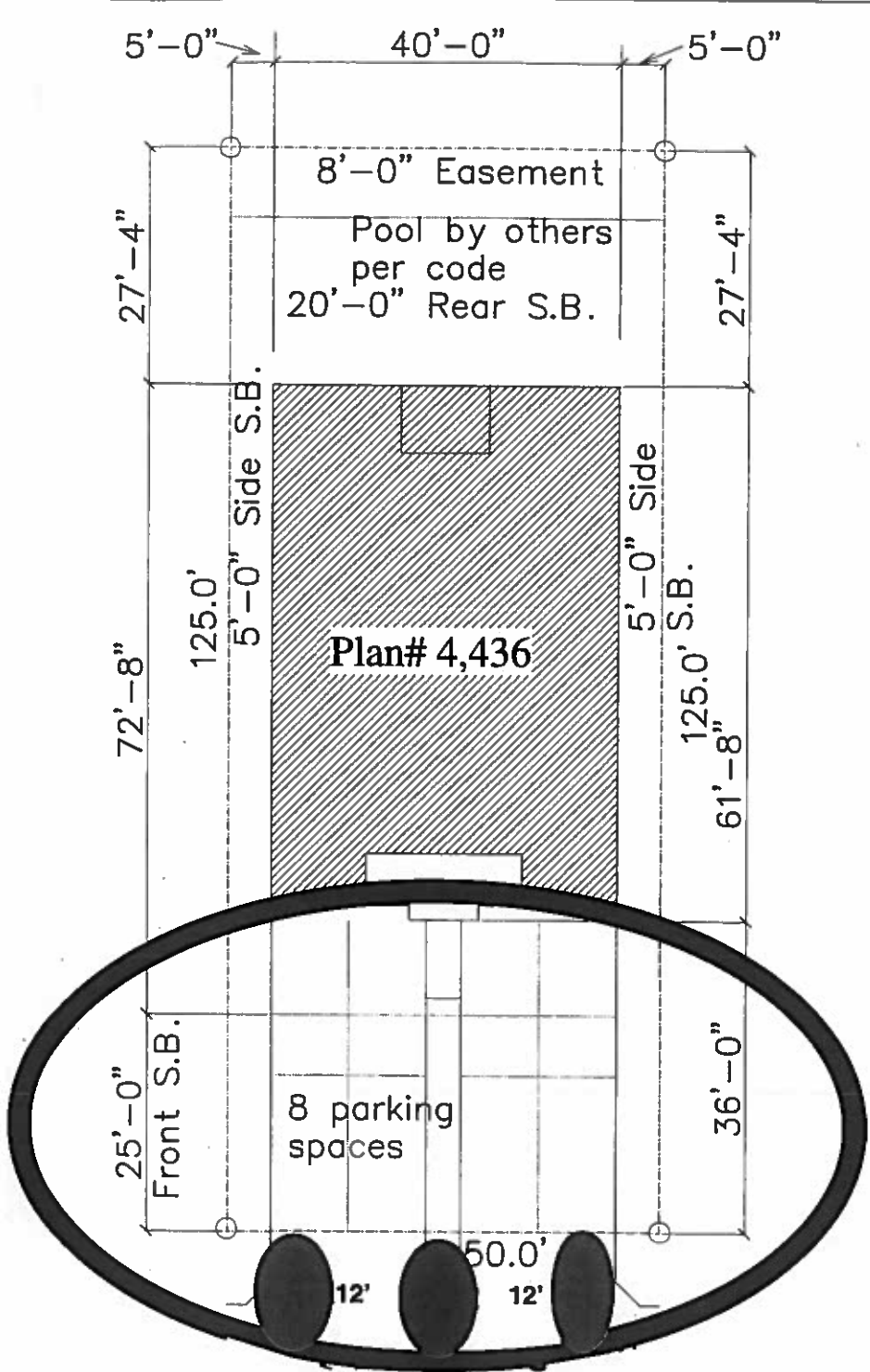
Owner's Name (Please Print): Romeo Elizondo Garza

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

Date: 11/1/18

Date: 11/1/18



LEGAL DESCRIPTION	South Padre Island,
Block 5 Blk. 3	Cameron County, Texas
South Padre South Beach Sub'd Section 1	
Prepared by: Erickson Construction L.L.C.	
Scale : 1"=20'-0"	

***The City of South Padre Island, Texas
Board of Adjustments & Appeals
Special Exception***

December 4, 2018

CASE NUMBER:	Items 9 & 10
CURRENT ZONING:	1) NT – Neighborhood Transition
FUTURE LAND USE	2) NA
EXISTING USE	3) Vacant
ZONING REQUEST:	Special Exception
LOCATION:	103 Bahama Street
GEO ID NUMBER:	67-6400-0780-0030-00
ACREAGE:	Roughly 7,000 sq. ft. / .14 Acres (56’ x 125’)
PROPOSED USE:	Single-Family Residence
ADJACENT ZONING, : FUTURE LAND USE & EXISTING LAND USE	N) 1) PBC – Padre Blvd. Central 2) NA 3) Commercial S) 1) NT – Neighborhood Transition 2) NA 3) Vacant E) 1) C – Business District 2) NA 3) Residential – Multi-Family W) 1) PBC – Padre Blvd. Central 2) NA 3) Commercial
APPLICANT:	Ah Hock Yong 2802 Dove Avenue Mission, Texas 78574
OWNER:	Same As Applicant

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a special exception to construct a single-family residence within the Neighborhood Transition Character Zone.

The major issues associated with this request are:

1. Regulating Plan Standards (Character Zone, Special Frontage Standards, Street Designation); and
2. Development Standards (Building Form, Building Design, Architecture)

Property Location & Characteristics

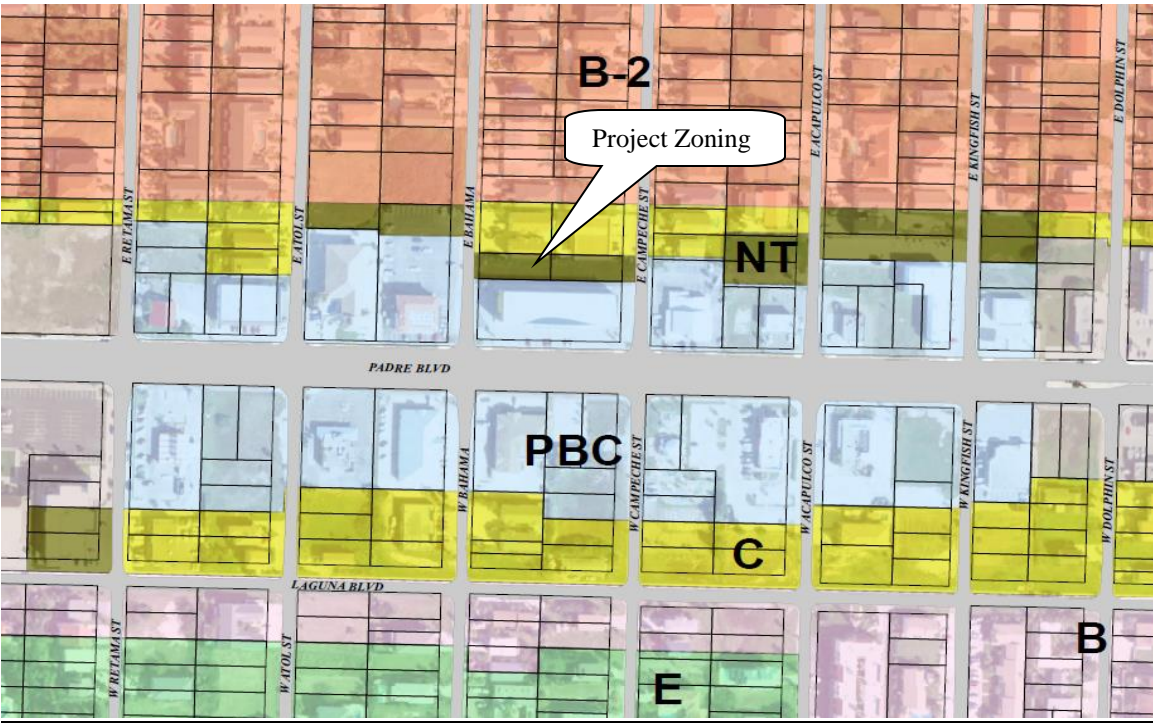
103 Bahama Street

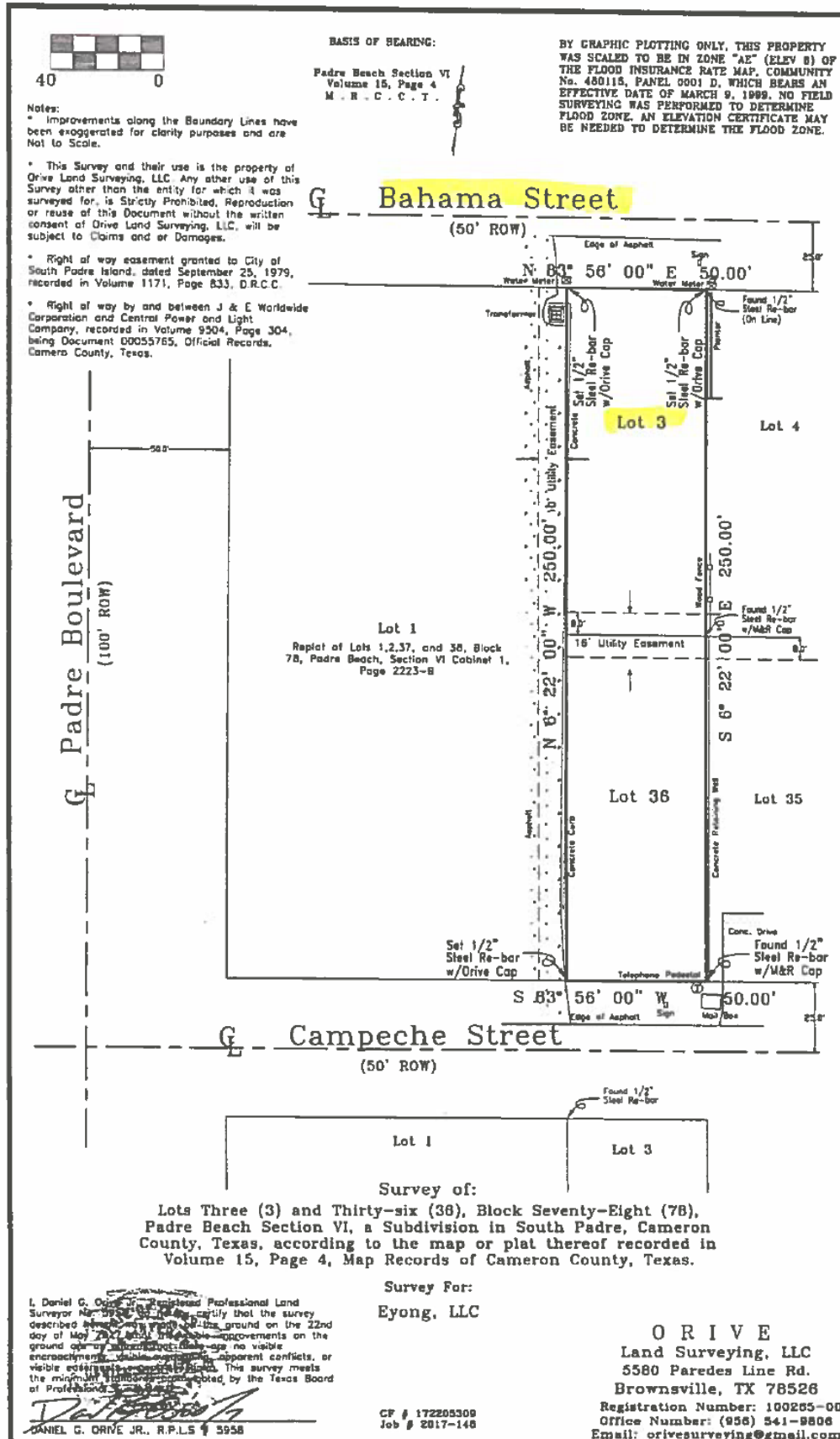


Current Configuration:



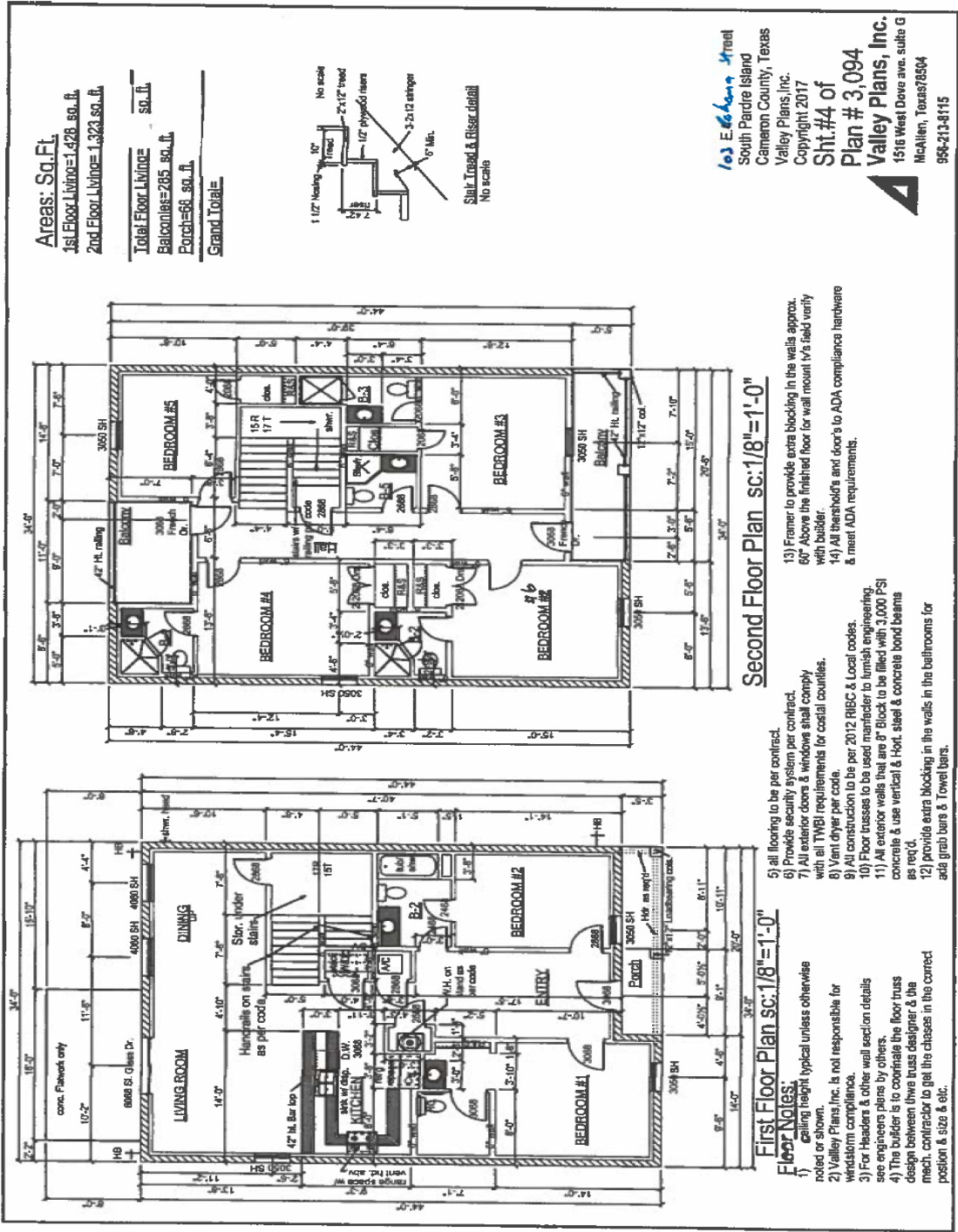
Zoning





II. REVIEW OF THE PLAN

The owner of the property seeks a special exception to construct a single-family residence on a vacant lot commonly known as 103 Bahama Street. As a result, of the property location within the Neighborhood Transition Character Zone, Table 5-1, Section 20-8-1 Appendix “Z” of the South Padre Island Zoning Ordinance requires a hearing before the Board of Adjustments.



III. TRANSPORTATION & PARKING

The property is located along Bahama Street.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

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

V. REQUIREMENTS OF THE ZONING ORDINANCE

- Table 5-1, Section 20-8-1 Appendix “Z”
Single-Family Residences require special exception
- Table 6, Section 20-8-1 Appendix “Z”
6.1 & 6.7 Area Regulations
 1. Minimum Lot Size (2,500 square feet, Width 25 feet, Depth 100 feet)
 2. Build-to-Zone – None on Bahama (Local Street)
 3. Setbacks – Front 0, Side 0 Interior, Rear 0 (10’ toward Single-Family)
 4. Build Frontage None Bahama (Local Street)
 5. Height Standards
 - 3 Stories
 - 1st Floor Minimum 12’
 - Upper Floors Minimum 8’
 - Attics & Mezzanines less than 7’ average not considered a story
 6. Parking Standards
 - Ground/1st Floor Parking
 - Minimum 3 feet behind property line
 - No setback for parking
 - Minimum 1.5 spaces for residential unit
 - Floor to Floor Heights shall not apply to parking floors
 - All parking service areas shall be defined from street
- Section 20-16.1.
 - (A) *Notice of Hearings.* Public notice of hearings before the board of adjustment shall be given for each separate appeal thereby by mailing notice of such hearing to the petitioner and to the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variation, or exception, is desired and to all other persons deemed by the board of adjustment to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the city.

VI. ZONING REVIEW STANDARDS

1. Regulating Plan Standards – Does the proposed single family residence comply with the local street designation, frontage and character zone standards; and
2. Development Standards – Does the proposed single family residence comply with the local character area design standards pertaining to building design and architecture.
 - Setbacks in compliance
 - Build Frontage Standards
 - Height and Floor Standards met
 - Parking Standards Met
 - Notices Sent on November 16, 2018

VII. PLANNING STAFF QUESTIONS/COMMENTS:

1. Transition Density

VIII. BOARD OPTIONS:

Section 20-16.3

- (A) *Purpose and Intent.* A special exception is a permitted land use that is allowed in a zoning district if listed as a special exception use, subject to specific conditions that may be imposed by the Board of Adjustment.
- (B) *Procedure.*
- (1) The application shall first be reviewed by City staff for compliance with City codes, regulations, and policies.
 - (2) After reviewing any foreseeable impacts and/or concerns raised at the hearing on the application, the Board of Adjustment may:
 - (a) Grant the application without conditions. In this case, the Board of Adjustment shall determine and state that there is no negative impact on public health, safety and general welfare on the applicable zoning district;
 - (b) Accept the application with conditions; or
 - (c) Deny the application. In this case, the Board of Adjustment shall determine and state that there are negative impacts on public health, safety and general welfare on the applicable zoning district, and those negative impacts cannot be resolved by any conditions.

SPI TRANSIT & DEVELOPMENT DEPARTMENT

BOARD OF ADJUSTMENT & APPEALS APPLICATION

APPLICANT INFORMATION

Name AH Hock Yong
Mailing Address 2802 Dove Ave
City, State, Zip Mission, TX 78574
Phone number 956-519-9614
Fax number _____
E-mail Address Yongclim@gmail.com

OWNER INFORMATION

Name AH Hock Yong
Mailing address 2802 Dove Ave
City, State, Zip Mission, TX 78574
Phone number 956-519-9614
Fax number _____
E-mail Address Yongclim@gmail.com

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 103 Bahama Street
Legal Description (Lot / Block / Subdivision): Lot 3, Block 78, Padre Beach Section VI

I hereby request the following from the Board of Adjustment and Appeals: _____

To build single family house with pool for short term rental
on Neighborhood Transition Zone.

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

- ◇ \$250 application fee per variance or special exception 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) AH Hock Yong
Applicant's Signature: [Signature]
Date: 11-15-18

Owner's Name (Please Print): AH Hock Yong
Owner's Signature: [Signature]
Date: 11-15-18



BASIS OF BEARING:

Padre Beach Section VI
Volume 15, Page 4
M. R. C. C. T.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "AE" (ELEV 8) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY No. 480115, PANEL 0001 D, WHICH BEARS AN EFFECTIVE DATE OF MARCH 9, 1999. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

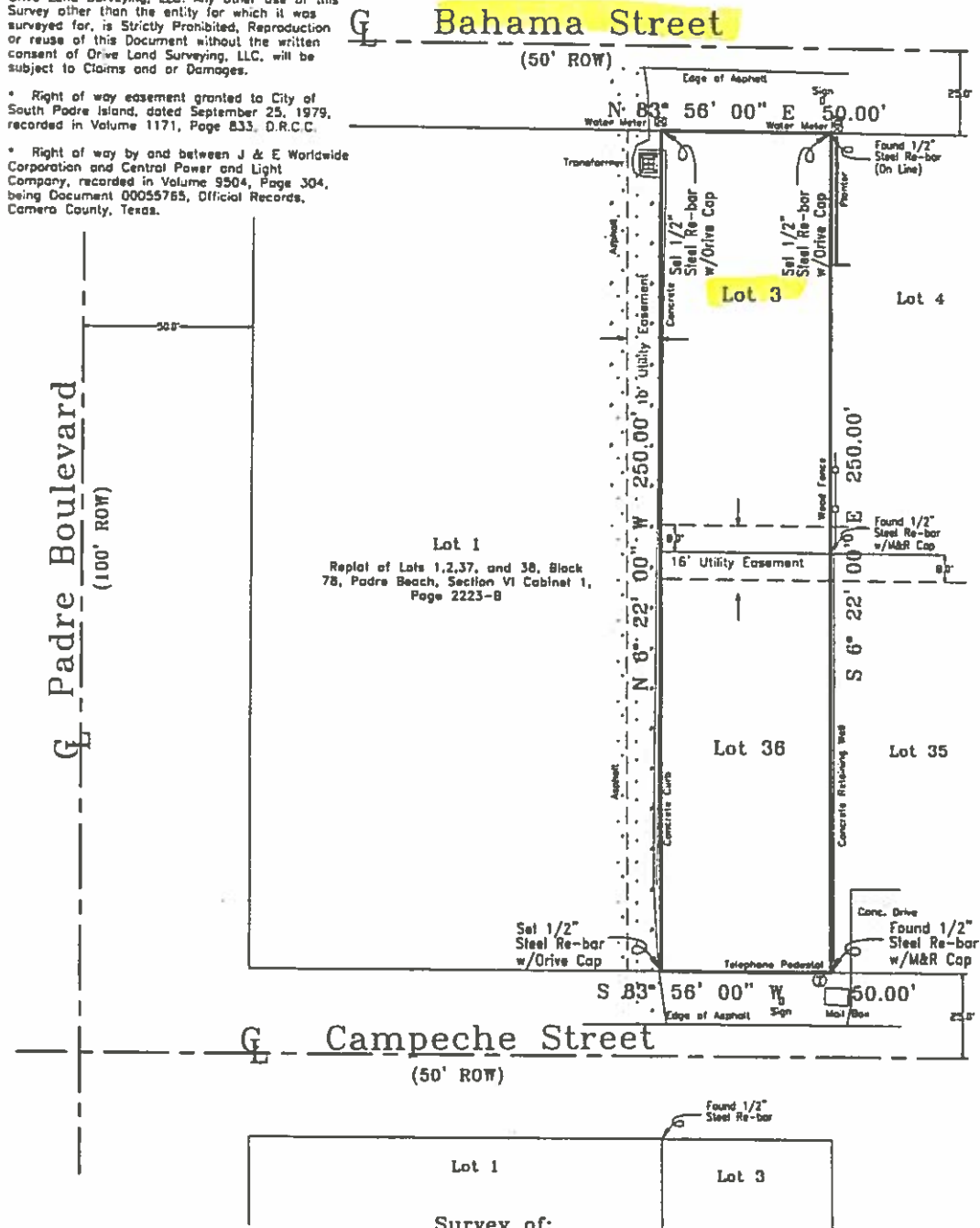
Notes:

* Improvements along the Boundary Lines have been exaggerated for clarity purposes and are Not to Scale.

* This Survey and their use is the property of Orive Land Surveying, LLC. Any other use of this Survey other than the entity for which it was surveyed for, is Strictly Prohibited. Reproduction or reuse of this Document without the written consent of Orive Land Surveying, LLC, will be subject to Claims and or Damages.

* Right of way easement granted to City of South Padre Island, dated September 25, 1979, recorded in Volume 1171, Page 833, D.R.C.C.

* Right of way by and between J & E Worldwide Corporation and Central Power and Light Company, recorded in Volume 9504, Page 304, being Document 00055765, Official Records, Cameron County, Texas.



Survey of:

Lots Three (3) and Thirty-six (36), Block Seventy-Eight (78),
Padre Beach Section VI, a Subdivision in South Padre, Cameron
County, Texas, according to the map or plat thereof recorded in
Volume 15, Page 4, Map Records of Cameron County, Texas.

Survey For:

Eyong, LLC

I, Daniel G. Orive Jr., Registered Professional Land Surveyor No. 172205309, do hereby certify that the survey described herein was made on the ground on the 22nd day of May 2017 and that there are no visible encroachments, visible easements, apparent conflicts, or visible easements on the ground. This survey meets the minimum standards required by the Texas Board of Professional Land Surveyors.

Daniel G. Orive Jr.
DANIEL G. ORIVE JR., R.P.L.S. # 5958

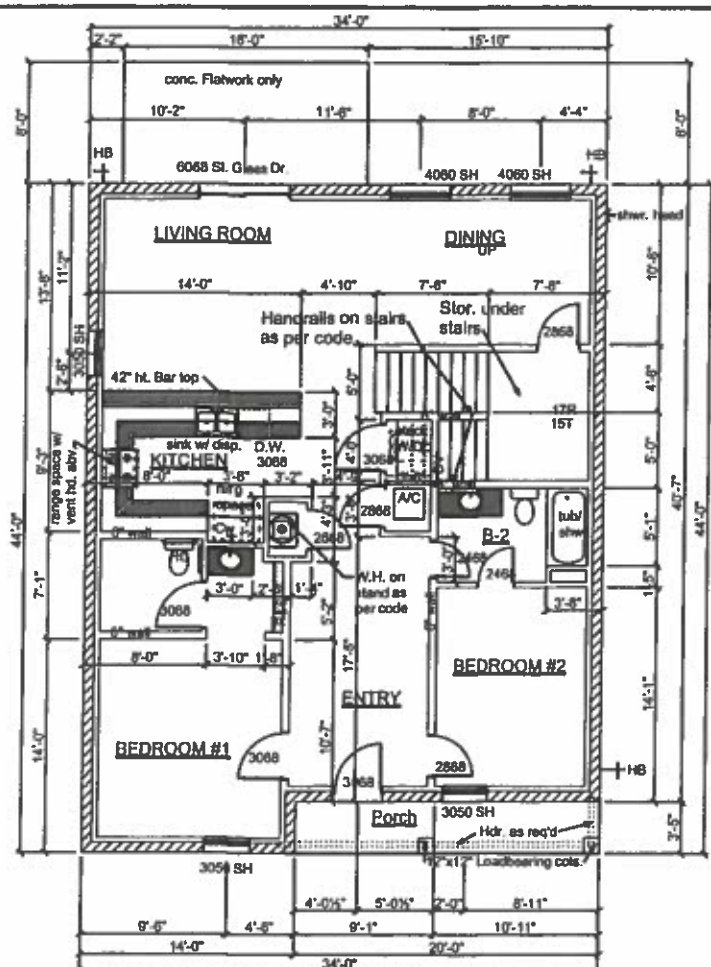
GF # 172205309
Job # 2017-148

ORIVE

Land Surveying, LLC
5580 Paredes Line Rd.
Brownsville, TX 78528

Registration Number: 100265-00
Office Number: (956) 541-9806
Email: orivesurveying@gmail.com

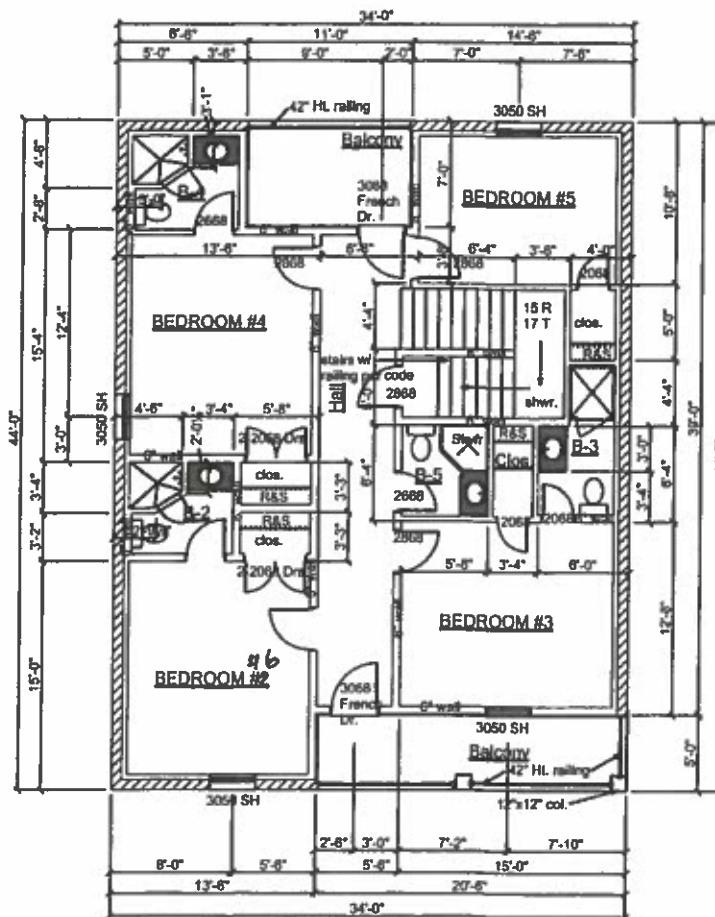
Draft Plan - 103 Bahama street
Lot 3, Block 78, Padre Beach, Section VI



Floor Notes:

- 1) Ceiling height typical unless otherwise noted or shown.
- 2) Valley Plans, Inc. is not responsible for windstorm compliance.
- 3) For Headers & other wall section details see engineers plans by others.
- 4) The builder is to coordinate the floor truss design between the truss designer & the mech. contractor to get the chases in the correct position & size & etc.

- 5) all flooring to be per contract.
- 6) Provide security system per contract.
- 7) All exterior doors & windows shall comply with all TWBI requirements for coastal counties.
- 8) Vent dryer per code.
- 9) All construction to be per 2012 RIBC & Local codes.
- 10) Floor trusses to be used manufacturer to furnish engineering.
- 11) All exterior walls that are 8" Block to be filled with 3,000 PSI concrete & use vertical & Horl. steel & concrete bond beams as req'd.
- 12) provide extra blocking in the walls in the bathrooms for ada grab bars & Towel bars.



Areas: Sq.Ft.

1st Floor Living=1,428 sq. ft.

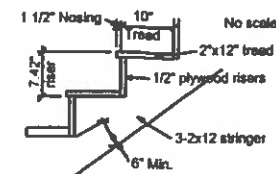
2nd Floor Living= 1,323 sq. ft.

Total Floor Living= sq. ft.

Balconies=285 sq. ft.

Porch=68 sq. ft.

Grand Total=



Stair Tread & Riser detail
No scale

103 E. Bahama Street

South Padre Island

Cameron County, Texas

Valley Plans, Inc.

Copyright 2017

Sht. #4 of

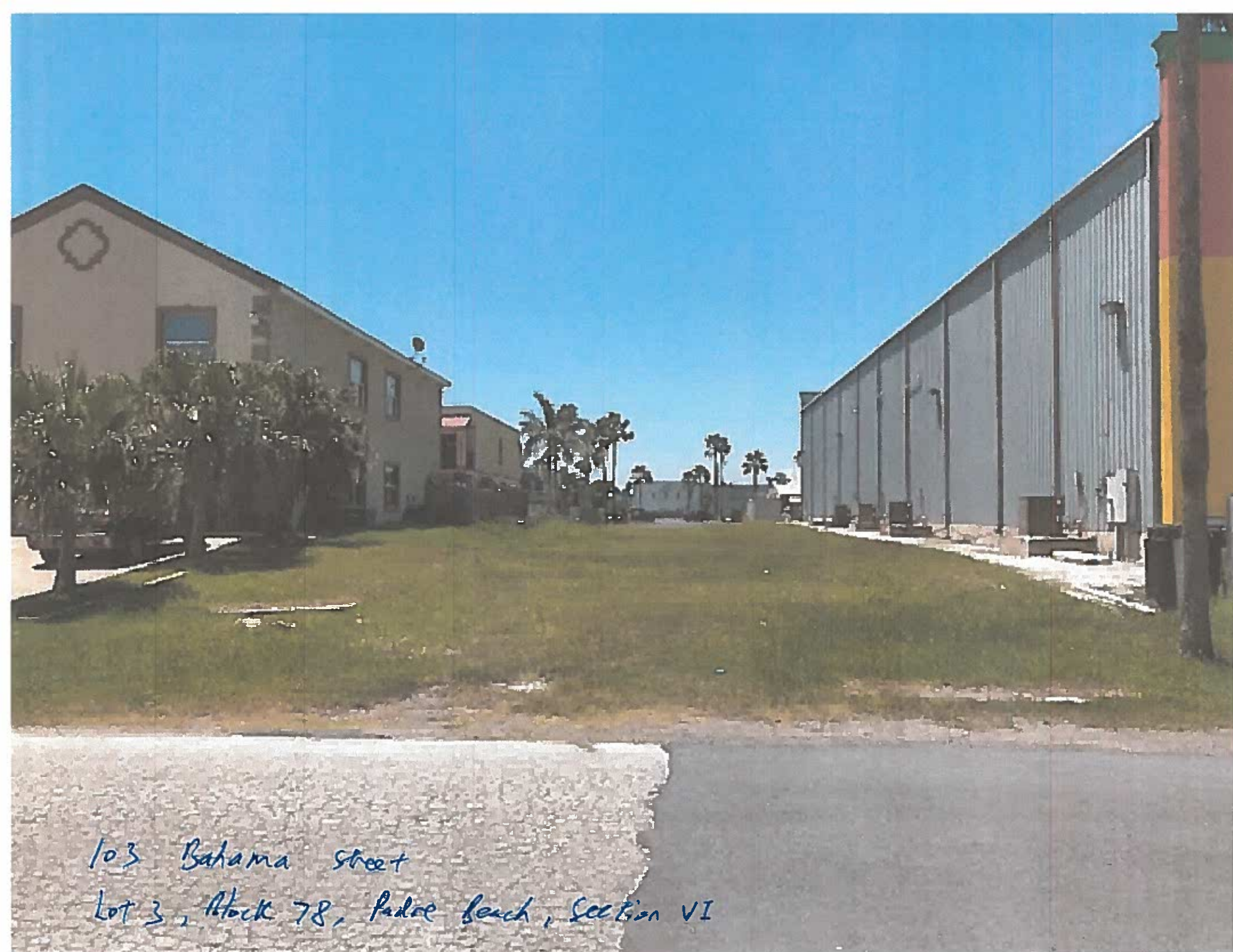
Plan # 3,094

Valley Plans, Inc.

1516 West Dove ave. suite G

McAllen, Texas 78504

956-213-8115



103 Bahama Street
Lot 3, Block 78, Padre Beach, Section VI



103 Balanra Street
Lot 3, Block 78, Padre Beach, Section VI

103 Bahama Street
Lot 3, Block 78, Padre Beach, Section VI



***The City of South Padre Island, Texas
Board of Adjustments & Appeals
Special Exception***

December 4, 2018

CASE NUMBER:	Items 11 & 12
CURRENT ZONING:	1) NT – Neighborhood Transition
FUTURE LAND USE	2) NA
EXISTING USE	3) Vacant
ZONING REQUEST:	Special Exception
LOCATION:	102 E. Campeche Street
GEO ID NUMBER:	67-6400-0780-0360-00
ACREAGE:	Roughly 7,000 sq. ft. / .14 Acres (56’ x 125’)
PROPOSED USE:	Single-Family Residence
ADJACENT ZONING, : FUTURE LAND USE & EXISTING LAND USE	N) 1) NT – Neighborhood Transition 2) NA 3) Vacant S) 1) PBC – Padre Blvd Central 2) NA 3) Commercial E) 1) C – Business District 2) NA 3) Residential – Multi-Family W) 1) PBC – Padre Blvd. Central 2) NA 3) Commercial
APPLICANT:	Ah Hock Yong 2802 Dove Avenue Mission, Texas 78574
OWNER:	Same As Applicant

The major issues associated with this request are:

1. Regulating Plan Standards (Character Zone, Special Frontage Standards, Street Designation); and
2. Development Standards (Building Form, Building Design, Architecture)

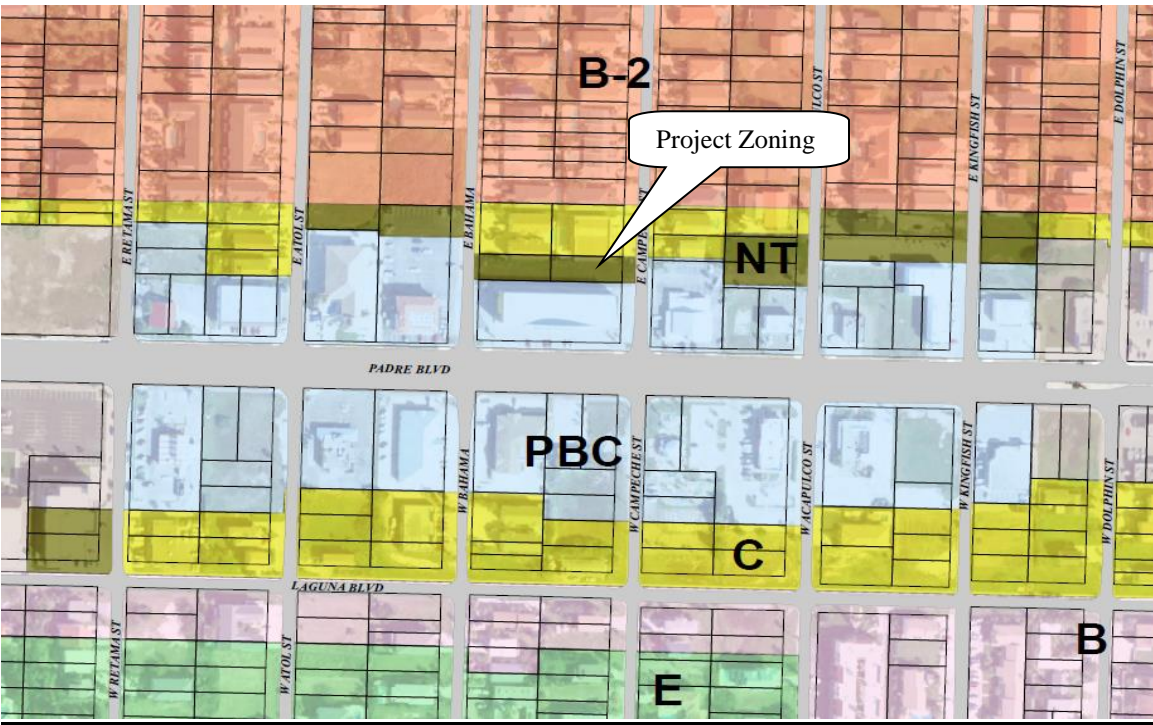
102 E. Campeche Street



Current Configuration:

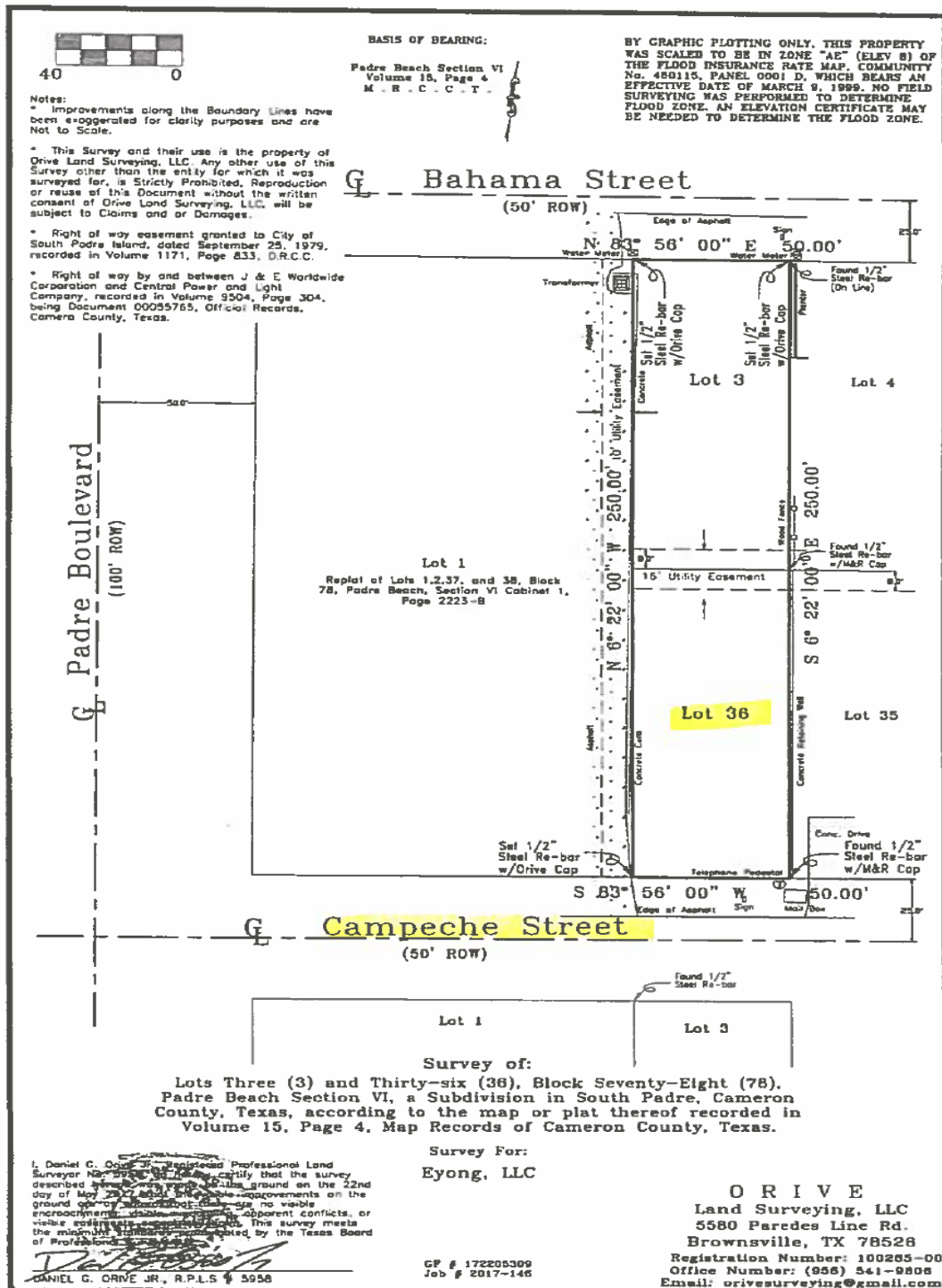


Zoning



II. REVIEW OF THE PLAN

The owner of the property seeks a special exception to construct a single-family residence on a vacant lot commonly known as 102 E. Campeche Street. As a result, of the property location within the Neighborhood Transition Character Zone, Table 5-1, Section 20-8-1 Appendix "Z" of the South Padre Island Zoning Ordinance requires a hearing before the Board of Adjustments.



III. TRANSPORTATION & PARKING

The property is located along Campeche Street.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

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

V. REQUIREMENTS OF THE ZONING ORDINANCE

- Table 5-1, Section 20-8-1 Appendix “Z”
Single-Family Residences require special exception
- Table 6, Section 20-8-1 Appendix “Z”
6.1 & 6.7 Area Regulations
 1. Minimum Lot Size (2,500 square feet, Width 25 feet, Depth 100 feet)
 2. Build-to-Zone – None on Bahama (Local Street)
 3. Setbacks – Front 0, Side 0 Interior, Rear 0 (10’ toward Single-Family)
 4. Build Frontage None Bahama (Local Street)
 5. Height Standards
 - 3 Stories
 - 1st Floor Minimum 12’
 - Upper Floors Minimum 8’
 - Attics & Mezzanines less than 7’ average not considered a story
 6. Parking Standards
 - Ground/1st Floor Parking
 - Minimum 3 feet behind property line
 - No setback for parking
 - Minimum 1.5 spaces for residential unit
 - Floor to Floor Heights shall not apply to parking floors
 - All parking service areas shall be defined from street
- Section 20-16.1.
 - (A) *Notice of Hearings.* Public notice of hearings before the board of adjustment shall be given for each separate appeal thereby by mailing notice of such hearing to the petitioner and to the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variation, or exception, is desired and to all other persons deemed by the board of adjustment to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the city.

VI. ZONING REVIEW STANDARDS

1. Regulating Plan Standards – Does the proposed single family residence comply with the local street designation, frontage and character zone standards; and
2. Development Standards – Does the proposed single family residence comply with the local character area design standards pertaining to building design and architecture.
 - Setbacks in compliance
 - Build Frontage Standards
 - Height and Floor Standards met
 - Parking Standards Met
 - Notices Sent on November 16, 2018

VII. PLANNING STAFF QUESTIONS/COMMENTS:

1. Transition Density

VIII. BOARD OPTIONS:

Section 20-16.3

- (A) *Purpose and Intent.* A special exception is a permitted land use that is allowed in a zoning district if listed as a special exception use, subject to specific conditions that may be imposed by the Board of Adjustment.
- (B) *Procedure.*
- (1) The application shall first be reviewed by City staff for compliance with City codes, regulations, and policies.
 - (2) After reviewing any foreseeable impacts and/or concerns raised at the hearing on the application, the Board of Adjustment may:
 - (a) Grant the application without conditions. In this case, the Board of Adjustment shall determine and state that there is no negative impact on public health, safety and general welfare on the applicable zoning district;
 - (b) Accept the application with conditions; or
 - (c) Deny the application. In this case, the Board of Adjustment shall determine and state that there are negative impacts on public health, safety and general welfare on the applicable zoning district, and those negative impacts cannot be resolved by any conditions.

SPI TRANSIT & DEVELOPMENT DEPARTMENT

BOARD OF ADJUSTMENT & APPEALS APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

Name AH Huck Yang
Mailing Address 2802 Dove Ave
City, State, Zip MISSION, TX 78574
Phone number 956-519-9614
Fax number _____
E-mail Address Yangclim@gmail.com

Name AH Huck Yang
Mailing address 2802 Dove Ave
City, State, Zip MISSION, TX 78574
Phone number 956-519-9614
Fax number _____
E-mail Address Yangclim@gmail.com

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 102 Canpede Street
Legal Description (Lot / Block / Subdivision): Lot 36, Block 78, Padre beach, Section VI

I hereby request the following from the Board of Adjustment and Appeals: _____
To build single family house with pool for short term rental
on Neighborhood Transition Zone.

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

- ◇ \$250 application fee per variance or special exception 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) AH Huck Yang
Applicant's Signature: YH
Date: 11-15-18

Owner's Name (Please Print): AH Huck Yang
Owner's Signature: YH
Date: 11-15-18



BASIS OF BEARING:

Padre Beach Section VI
Volume 15, Page 4
M. R. C. C. T.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "AE" (ELEV 5) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY No. 480115, PANEL 0001 D, WHICH BEARS AN EFFECTIVE DATE OF MARCH 9, 1999. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

Notes:

* Improvements along the Boundary Lines have been exaggerated for clarity purposes and are Not to Scale.

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* Right of way easement granted to City of South Padre Island, dated September 25, 1979, recorded in Volume 1171, Page 833, D.R.C.C.

* Right of way by and between J & E Worldwide Corporation and Central Power and Light Company, recorded in Volume 9504, Page 304, being Document 00055765, Official Records, Camero County, Texas.

Bahama Street

(50' ROW)

Padre Boulevard

(100' ROW)

Lot 1
Replat of Lots 1, 2, 37, and 38, Block
78, Padre Beach, Section VI Cabinet 1,
Page 2223-8

Lot 3

Lot 4

Lot 36

Lot 35

Campeche Street

(50' ROW)

Lot 1

Lot 3

Survey of:

Lots Three (3) and Thirty-six (36), Block Seventy-Eight (78),
Padre Beach Section VI, a Subdivision in South Padre, Cameron
County, Texas, according to the map or plat thereof recorded in
Volume 15, Page 4, Map Records of Cameron County, Texas.

Survey For:

Eyong, LLC

I, Daniel G. Orive, Jr., Registered Professional Land
Surveyor No. 3958, do hereby certify that the survey
described herein was made on the ground on the 22nd
day of May, 2017, and that there are no visible
encroachments, visible easements, apparent conflicts, or
visible easements on the ground. This survey meets
the minimum standards prescribed by the Texas Board
of Professional Land Surveyors.

DANIEL G. ORIVE JR., R.P.L.S. # 3958

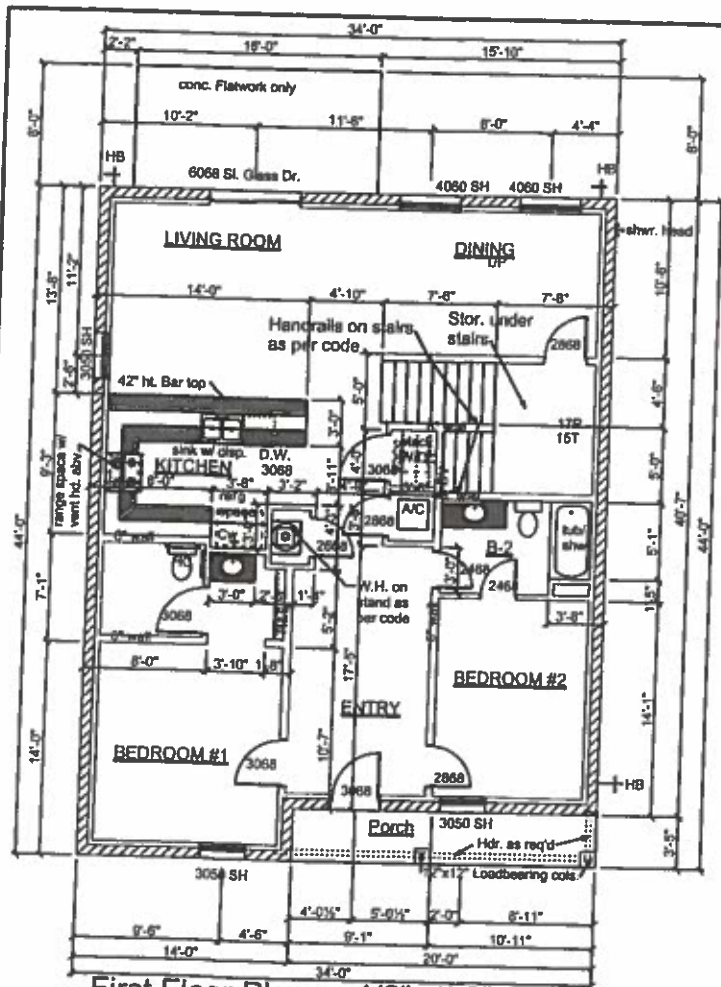
GP # 172205309
Job # 2017-148

ORIVE

Land Surveying, LLC
5580 Paredes Line Rd.
Brownsville, TX 78526

Registration Number: 100265-00
Office Number: (936) 541-9806
Email: orivesurveying@gmail.com

Draft Plan - 102 Campeche Street
Lot 36, Block 78, Padre Beach, Section VI

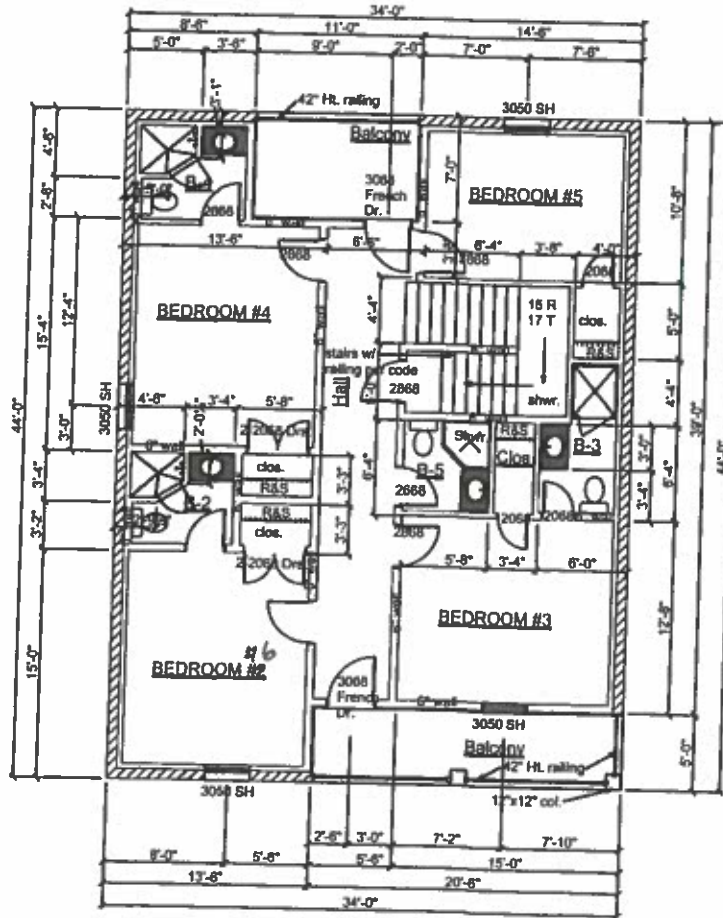


First Floor Plan sc: 1/8"=1'-0"

Floor Notes:

- 1) ceiling height typical unless otherwise noted or shown.
- 2) Valley Plans, Inc. is not responsible for windstorm compliance.
- 3) For Headers & other wall section details see engineers plans by others.
- 4) The builder is to coordinate the floor truss design between the truss designer & the mech. contractor to get the chases in the correct position & size & etc.

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- 6) Provide security system per contract.
- 7) All exterior doors & windows shall comply with all TWBI requirements for coastal counties.
- 8) Vent dryer per code.
- 9) All construction to be per 2012 RIBC & Local codes.
- 10) Floor trusses to be used manufacturer to furnish engineering.
- 11) All exterior walls that are 8" Block to be filled with 3,000 PSI concrete & use vertical & Hort. steel & concrete bond beams as req'd.
- 12) provide extra blocking in the walls in the bathrooms for ada grab bars & Towel bars.



Second Floor Plan sc: 1/8"=1'-0"

Areas: Sq.Ft.

1st Floor Living=1,428 sq. ft.

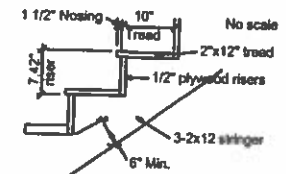
2nd Floor Living= 1,323 sq. ft.

Total Floor Living= 10. ft.

Balconies=285 sq. ft.

Porch=68 sq. ft.

Grand Total=



Stair Tread & Riser detail
No scale

102 E. Campeche Street
South Padre Island
Cameron County, Texas
Valley Plans, Inc.
Copyright 2017

Sht.#4 of
Plan # 3,094
Valley Plans, Inc.

1516 West Dove ave. suite G
McAllen, Texas 78504
956-213-8115



102 Carpenter Street

lot 36, Block 78, Padre Beach, Section ~~IV~~ VI



102 Campeche Street
lot 36, Block 78, Padre Beach Section VI



102 Campeche Street
lot 36, Block 78, Padre Beach. Section VI

***The City of South Padre Island, Texas
Board of Adjustments & Appeals
Variance Request***

December 4, 2018

CASE NUMBER:	Items 13 & 14
CURRENT ZONING:	1) B-2 (Residential & Multi-Family)
FUTURE LAND USE	2) NA
EXISTING USE	3) Vacant
ZONING REQUEST:	Variance
LOCATION:	5607 Gulf Blvd
GEO ID NUMBER:	67-1600-1880-0041-00
ACREAGE:	Roughly 9,600 sq. ft. / .22 Acres (65' x 150')

ADJACENT ZONING, :	N)	1) B-2 (Residential & Multi-Family)
FUTURE LAND USE		2) NA
& EXISTING LAND USE		3) Residential
	S)	1) B-2 (Residential & Multi-Family)
		2) NA
		3) Residential
	E)	1) B-2 – (Residential & Multi-Family)
		2) NA
		3) Residential
	W)	1) B (Multi-Family, Apartment, Hotel)
		2) NA
		3) Residential

APPLICANT:

Eladio Cuellar
1051 Paso Drive
Los Fresnos, Texas 78566

OWNER:

Igal Stell& Jacob Steel
9665 NW 36th PL
Coral Springs, FL 33065

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a variance to the maximum height requirements for buildings within the B-2 Zoning District. Sec. 20-7.1 (C)

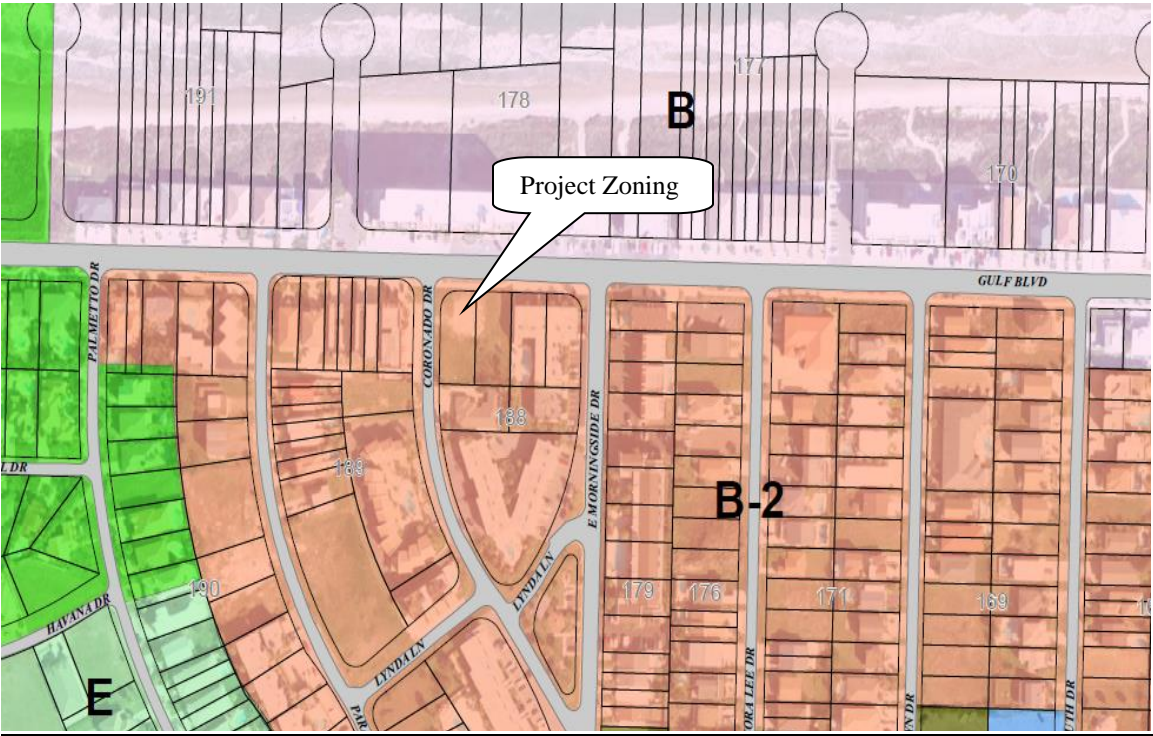
1. The applicant is requesting to construct a four (4) story building with parking spaces on the first (1) floor and living space on floors 2, 3 & 4.
2. Demonstrated Hardship

Property Location & Characteristics

5607 Gulf Blvd.



Zoning



Existing Conditions:



II. REQUIREMENTS OF THE CITY'S ORDINANCE

- Sec. 20-7.1 – **District "B-2"—Residential & Multi-family Dwelling District.**
 - (C) Height regulations. No building shall exceed three stories. The height shall be restricted to fifty (50) feet above the FEMA Base Flood Elevation.
- Section 20-16.1.
 - (A) *Notice of Hearings.* Public notice of hearings before the board of adjustment shall be given for each separate appeal thereby by mailing notice of such hearing to the petitioner and to the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variation, or exception, is desired and to all other persons deemed by the board of adjustment to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the city.

III. REVIEW STANDARDS

- Section 20-16.1.
 - (C) *Findings of Fact.* Every decision of the board of adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the board is required to pass under this article or to affect any variance in this chapter shall be construed as limitations on the power of the board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific facts shall not be deemed findings of fact and shall not be deemed in compliance with this article.

IV. PLANNING STAFF QUESTIONS/COMMENTS:

1. Ordinance addresses stories which is what the variance is for as opposed to height.

V. BOARD OPTIONS:

- Table
- Deny
- Approve

On Tue, Nov 20, 2018 at 11:00 AM Susan Strasevicz <susanstrasevicz@gmail.com> wrote:

Dear Mr. Cross,

I emphatically oppose this variance request. There are rules in place for a reason and this variance, if approved, will undoubtedly spur other requests of the same nature. Once that happens, I ask, what good are zoning laws? What's approved next? A 5 story, a 6 story? All other homes/condos built in the area, were able to abide by the law and so should this builder.

I implore the board to denounce this request and all others like it.

Respectfully,

Susan Strasevicz
5601 Gulf Blvd., Unit 203
956-457-1890



Clifford Cross <ccross@myspi.org>

Request for Variance - opposed - 5607 Gulf Blvd

1 message

Chris Metcalf <metcalf23@gmail.com>

Tue, Nov 27, 2018 at 10:53 AM

To: ccross@myspi.org

I oppose this request for variance and support enforcing the current zoning requirements of maximum 3 story.
A 4 story building is inconsistent with the neighborhood and creates visual obstructions for neighbors.

Thank you,

Christopher Metcalf
5600 Gulf Blvd - 503
South Padre Island, TX

 **Noitice of Variance Request.pdf**
4877K

SPI TRANSIT & DEVELOPMENT DEPARTMENT

BOARD OF ADJUSTMENT & APPEALS APPLICATION

APPLICANT INFORMATION

Name ELADIO CUELLAR
Mailing Address 1051 PASTO DR.
City, State, Zip LOS FREERNOS TX 78566
Phone number (956) 521-2578
Fax number _____

E-mail Address Ecuellardesigns@yahoo.com

OWNER INFORMATION

Name Igal Steel and Jacob Steel
Mailing address 9665 NW 36th Place
City, State, Zip Coral Springs, FL 33065
Phone number 954-234-0996
Fax number 954-337-3295

E-mail Address iggy770@gmail.com

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 5607 Gulf ^{cue}

Legal Description (Lot / Block / Subdivision): LOT 4 BLOCK 188 FIESTA ISLES BEING ~~PAID~~
PAIDRE BEACH SECT. XII

I hereby request the following from the Board of Adjustment and Appeals: _____

REQUESTING PERMISSION TO BUILD A FOURTH STORY BUILDING WITH PARKING
SPACES ON THE FIRST FLOOR & 2nd TO 4th FLOOR LIVING AREA. THE HEIGHT OF THE
BUILDING WILL NOT BE MORE THAN 50 FEET.

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

- ◇ \$250 application fee per variance or special exception 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) ELADIO CUELLAR

Applicant's Signature: [Signature]

Date: 11.15.18

Owner's Name (Please Print): Igal Steel / Jacob Steel

Owner's Signature: [Signature]

Date: 11/7/18

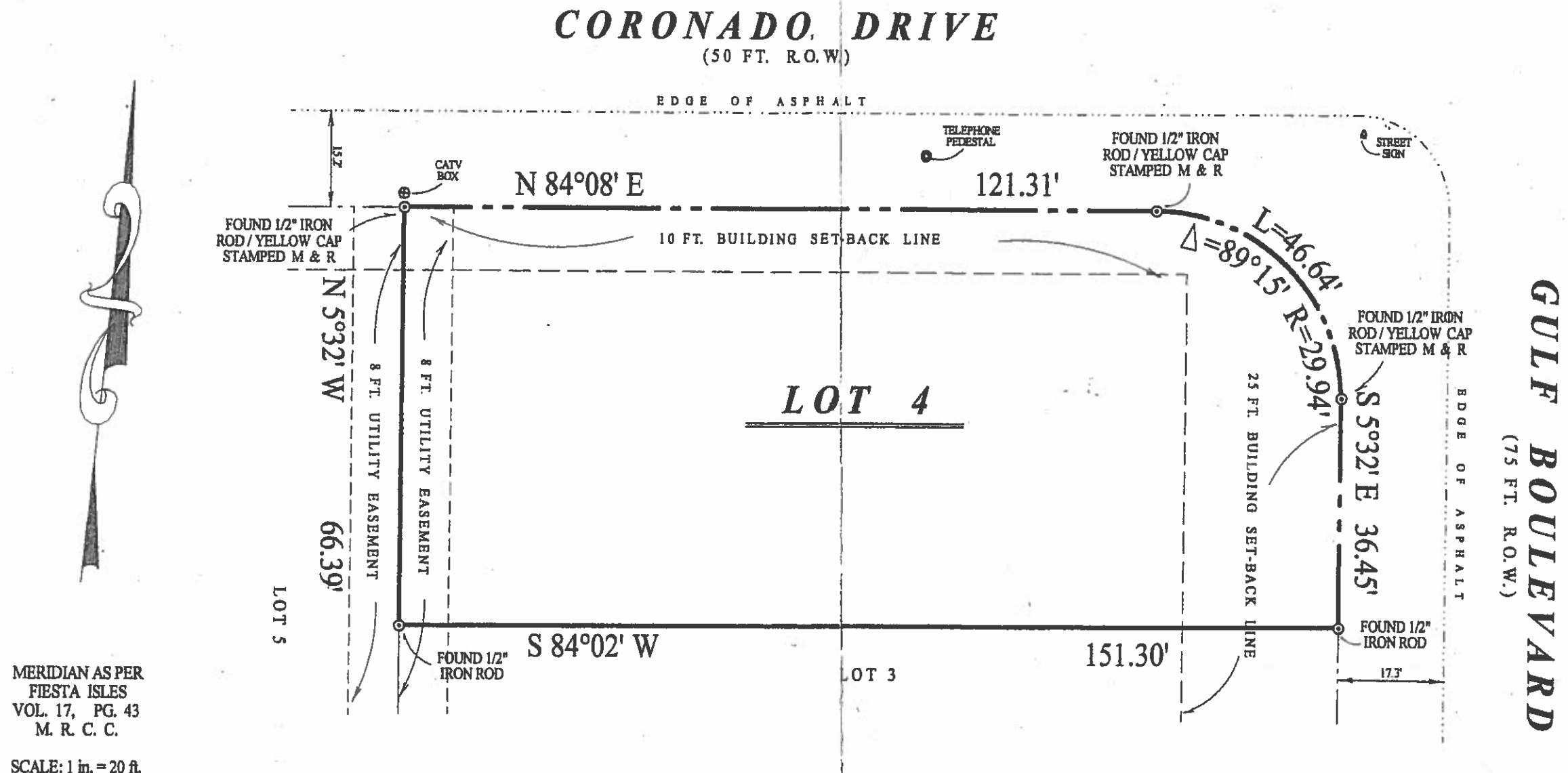






NOTE:

This Tract Lies in Zone "A E" (Elev. 8) as per the F.I. A. Flood Insurance Rate Map of Community No. 480115, Panel No. 0001 D, Effective March 9, 1999.



SURVEY OF
Lot Four (4), Block One Hundred Eighty-eight (188), FIESTA ISLES BEING PADRE BEACH
SECTION XII, Town of South Padre Island, Cameron County, Texas, according to the Replat of said
Subdivision recorded in Cabinet 1, Slot 1643-B, Map Records of Cameron County, Texas.

SURVEYED FOR:

**JACOB STEEL
AND
IGAL STELL**

**CASTILLO AND ASSOCIATES
LAND SURVEYORS**

347 North Street
Brownsville, Texas 78521-2345

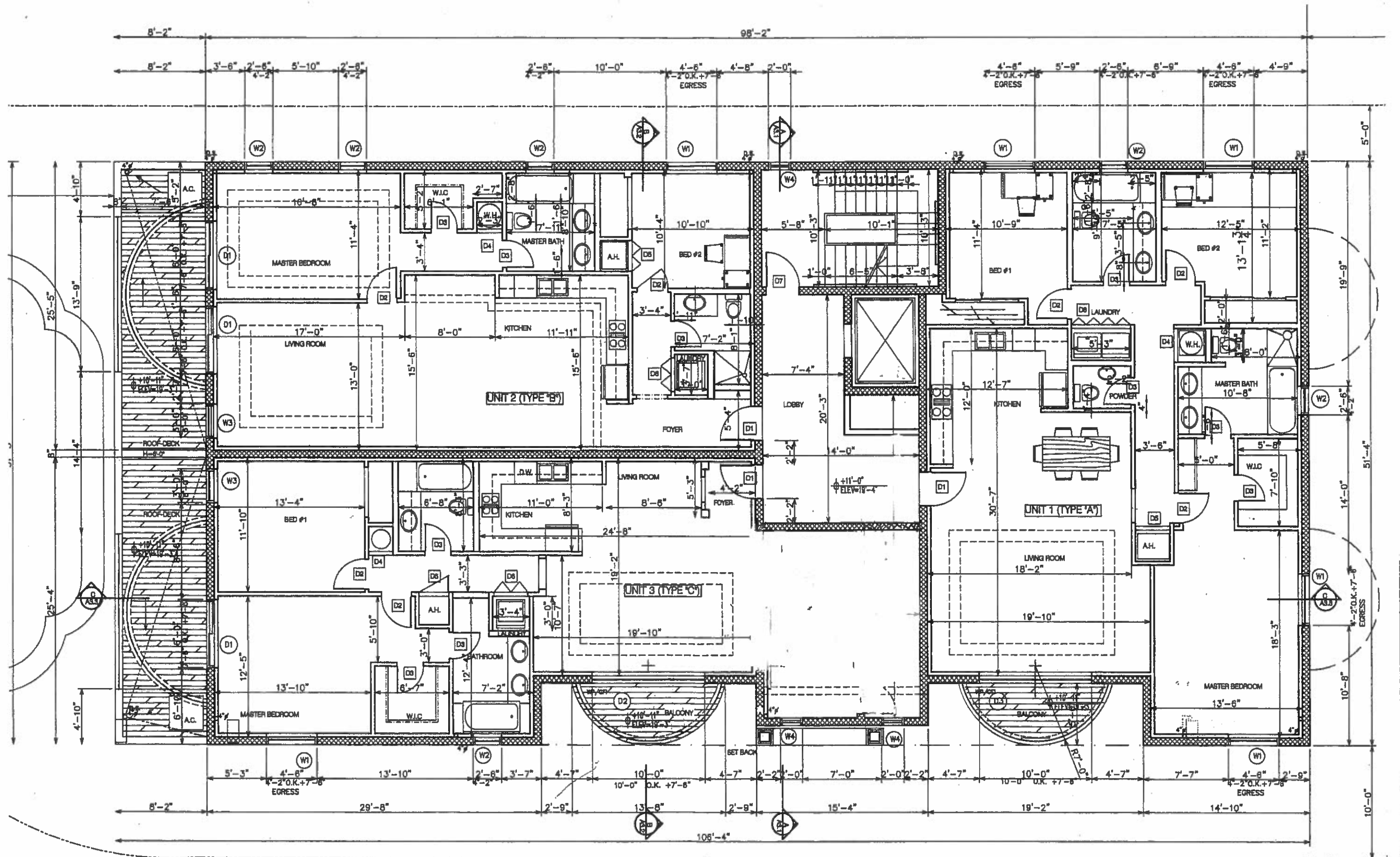
Fax No.: (956) 541-9010
G.F. No.: 200376728

Telephone No.: (956) 541-3777
Job No.: C-231317

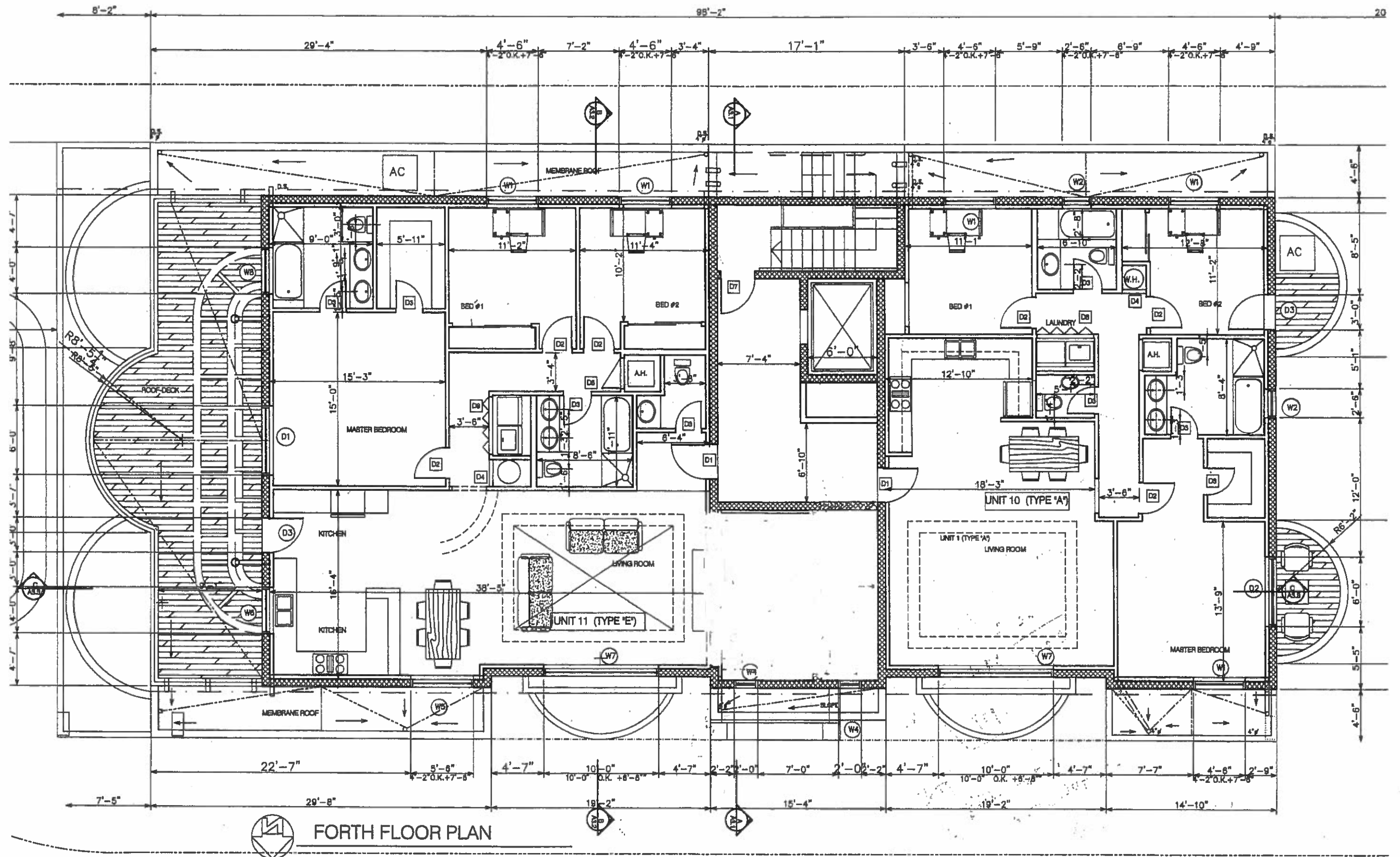
The undersigned hereby certifies that the survey described hereon was made on the ground on October 11, 2003; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlapping, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

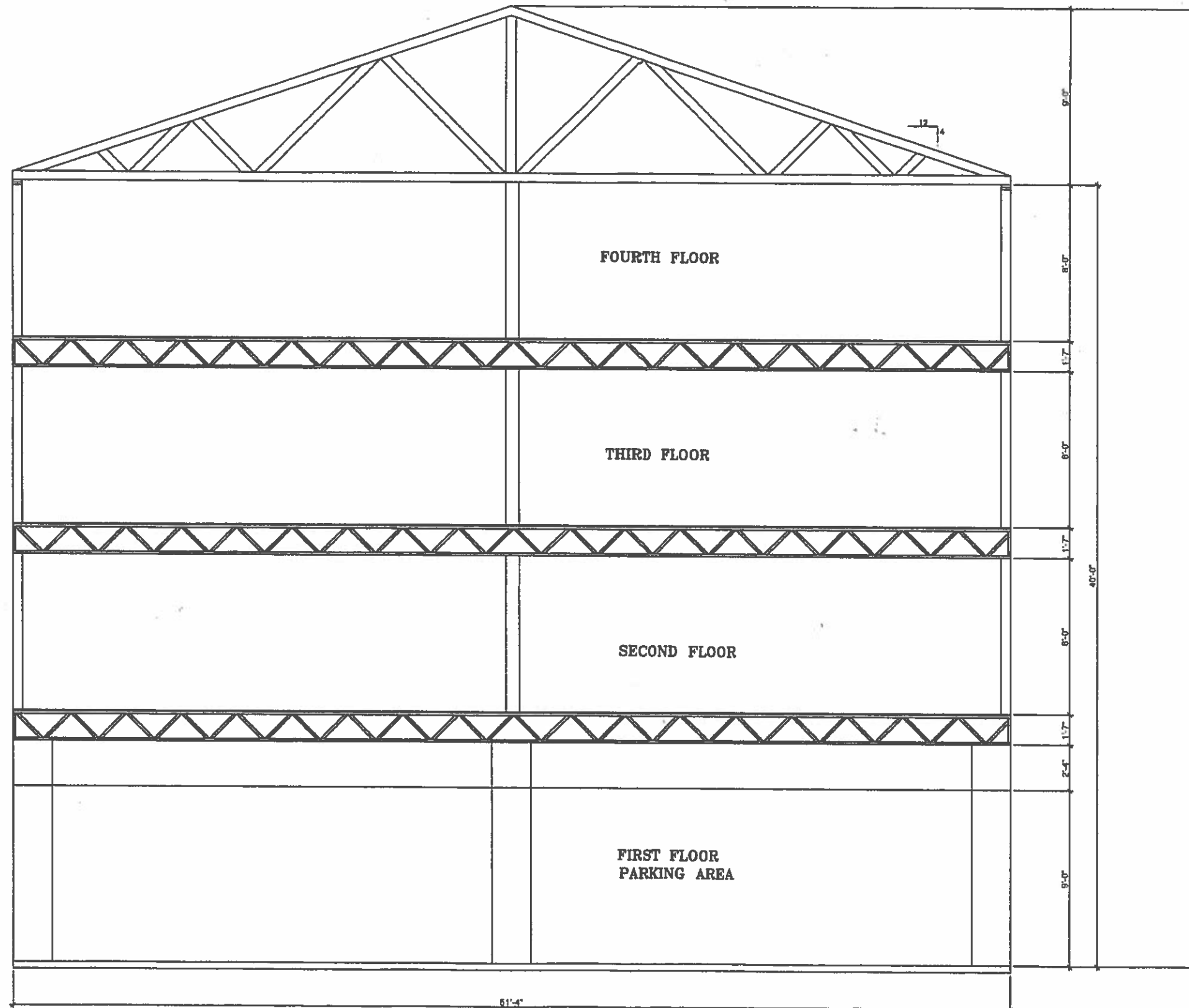


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4731



SECOND FLOOR THIRD FLOOR





BUILDING SECTION
 SCALE: 1/4" = 1'-0"



Residential & Commercial Designs

Eladio Cuellar, Jr.

(956) 521-2578 • ecuellardesigns@yahoo.com

50 E. Elizabeth St. Brownsville, TX 78520