

**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, MAY 1, 2018  
9:00 A.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> 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 March 6, 2018 Regular Meeting.
5. Public hearing regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Neighborhood Transition Code classification. *(Lots 1 & 2, Block 175, Padre Beach Subdivision Section XI – 106 & 108 W. Cora Lee Drive)*
6. Discussion and action regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Neighborhood Transition Code classification. *(Lots 1 & 2, Block 175, Padre Beach Subdivision Section XI – 106 & 108 W. Cora Lee Drive)*
7. Adjourn

DATED THIS THE 27<sup>TH</sup> DAY OF APRIL 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 APRIL 27, 2018 AT/OR BEFORE 3:00 PM 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.

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

**TUESDAY, MARCH 6, 2018**

**I. Call to Order.**

The Board of Adjustments & Appeals (Zoning) of the City of South Padre Island, Texas held a Regular Meeting on Tuesday, May 2, 2017 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Paul Fedigan called the meeting to order at 9:00 a.m. A quorum was present: Board Members in attendance were: Jerry Pace, Chris Huffman, Carol Bolstad, and Art Teniente.

City staff Members present were Assistant City Manager Darla Jones, Development Director Sungman Kim, and Marta Martinez.

**II. Pledge of Allegiance.**

Mr. Fedigan led those present in the Pledge of Allegiance.

**III. Election of Chairman and Vice-Chairman.**

Mr. Pace made a motion, seconded by Ms. Bolstad to nominate Mr. Fedigan for Chairman. All Board Members were in favor.

Mr. Fedigan made a motion, seconded by Mr. Huffman to nominate Mr. Pace for Vice-Chairman. All Board Members were in favor.

**IV. Public comments and Announcements.**

Mr. Fedigan introduced the new Planning Director Clifford Cross.

**V. Approval of Minutes of the May 2, 2017 Regular Meeting.**

Ms. Bolstad made a motion, seconded by Mr. Pace to approve as submitted. The motion carried unanimously.

**VI. Public Hearing regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Entertainment District Code classification. (*Lot 6 Block 14, Padre Beach Subdivision Section II - 111 W. Sheepshead Street*)**

Mr. Fedigan announced the item from the agenda and asked for a staff report. Mr. Cross gave a brief presentation regarding the special exception. Mr. Fedigan then opened the public hearing at 9:01 a.m. and ask if anyone wish to speak in favor or against this agenda item; Hearing none Mr. Fedigan closed he public hearing at 9:30 a.m.

**VI. Discussion and action regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Entertainment District Code classification. (*Lot 6 Block 14, Padre Beach Subdivision Section II - 111 W. Sheepshead Street*)**

Mr. Pace made a motion, seconded by Ms. Bolstad to approve the special exception. The motion carried unanimously.

**VII. Adjourn**

Since the Board had no further business to discuss, Mr. Pace made a motion, seconded by Ms. Bolstad to adjourn the meeting at 9:32 a.m.

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Marta Martinez, Secretary

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Paul Fedigan, Chairman

# ZONING BOARD OF ADJUSTMENTS AND APPEALS



May 1, 2018

# DISCUSSION AND ACTION REGARDING A SPECIAL EXCEPTION TO ALLOW FOR THE CONSTRUCTION OF A "SINGLE-FAMILY RESIDENCE WITHIN THE NT ZONE"

*The City of South Padre Island, Texas  
Board of Adjustments & Appeals  
ZC#18-02  
Special Exception*

May 1, 2018

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**CASE NUMBER:** ZC#18-02

**CURRENT ZONING:** 1) Neighborhood Transition

**FUTURE LAND USE** 2) NA

**EXISTING USE** 3) Vacant

**ZONING REQUEST:** Special Exception

**LOCATION:** Potential 108 Cora Lee

**GEO ID NUMBER:** 67-6400-1750-0010-00 & (020)

**ACREAGE:** Roughly 12,500 square feet

**PROPOSED USE:** Single-Family Residence

**ADJACENT ZONING, : N) 1) C- Business District**

**FUTURE LAND USE 2) NA**

**& EXISTING LAND USE 3) 2Unit Residential/Vacant**

**S) 1) C- Business District**

**2) NA**

**3) Multi-Family Residential**

**E) 1) Padre Blvd. North**

**2) NA**

**3) Vacant**

**W) 1) Entertainment District Code**

**2) NA**

**3) Residential**

**APPLICANT:** Richard Somerville  
2700 Padre Blvd  
South Padre Island, Texas 78597

**OWNER:** Same As Applicant

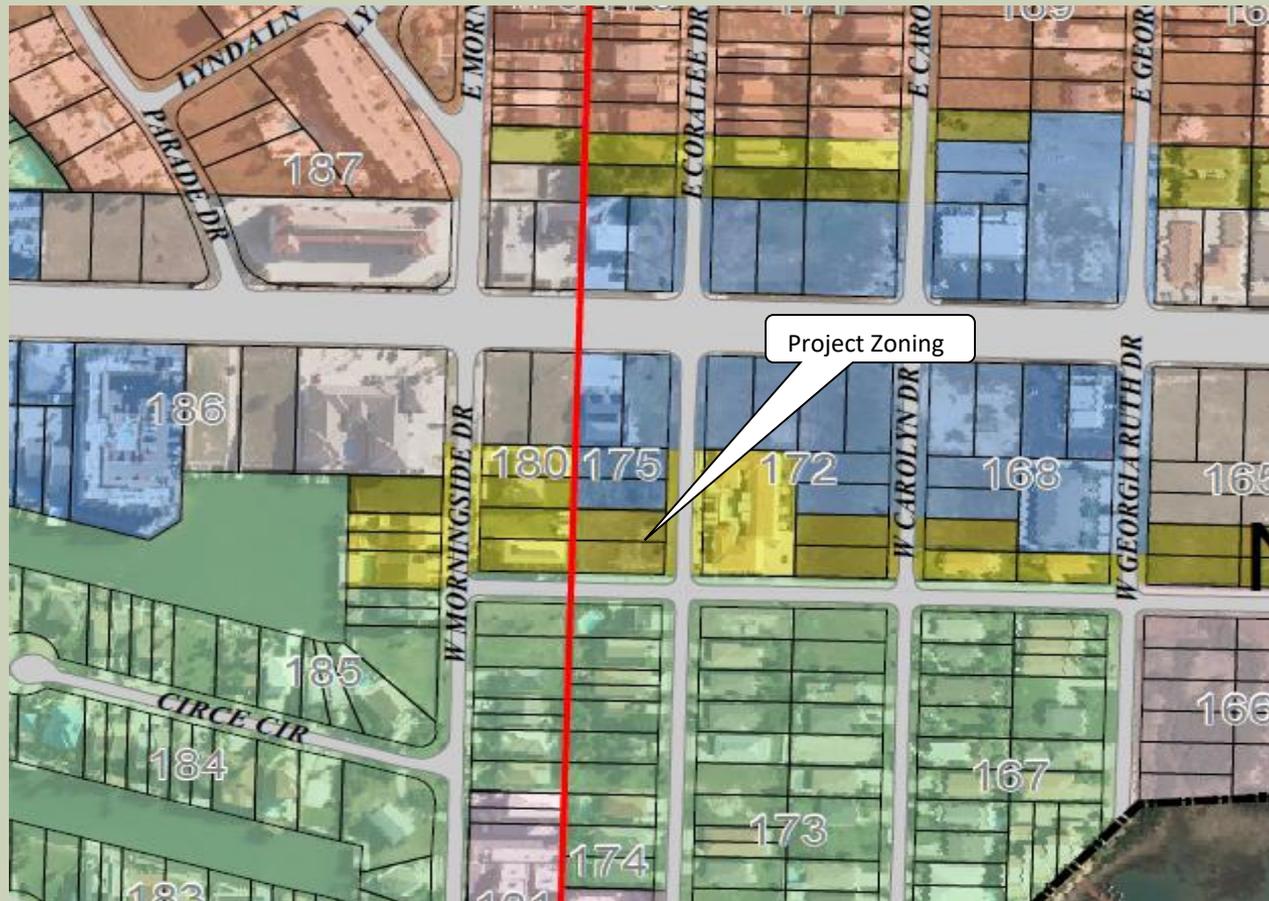
# DISCUSSION AND ACTION REGARDING A SPECIAL EXCEPTION TO ALLOW FOR THE CONSTRUCTION OF A "SINGLE-FAMILY RESIDENCE WITHIN THE NT ZONE"

## Projected 108 Cora Lee



# DISCUSSION AND ACTION REGARDING A SPECIAL EXCEPTION TO ALLOW FOR THE CONSTRUCTION OF A "SINGLE-FAMILY RESIDENCE WITHIN THE NT ZONE"

## Projected 108 Cora Lee



# THE REQUEST

- Special Exception required within Neighborhood Transition Zone.
- (Table 5-1, Section 20-8-1 Appendix “Z” of the Ordinance.)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition
<b>Residential Uses</b>							
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
Single family	SE	SE	SE	SE	SE	SE	SE
Multi-family residential (including apartment and condominiums)							
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P
Upper floors	P	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP

# REQUIREMENTS OF FORMED BASED CODE

- **Table 5-1, Section 20-8-1 Appendix “Z”**
  - **Single-Family Residence Appropriate – Special Exception**
  
- **Table 6, Section 20-8-1 Appendix “Z”**
  - **6.1 Area Regulations**
    - 1) **Minimum Lot Size (2,500 square feet, Width 25 feet, Depth 100 feet)**  
*(Lots combined are approximately 12,500 square feet with 100 feet of frontage)*
    - 2) **Build-to-Zone – 10’-75’ on Laguna, NA on Cora Lee (Local Street)**
    - 3) **Setbacks – Interior Side 0, Side Corner 10’-75’, Rear 0’, Front 0**
    - 4) **Building Frontage (NA Cora Lee-Local Street – 50 % Laguna Blvd.)**

# REQUIREMENTS OF THE FORMED BASED CODE

## ■ Table 6, Section 20-8-1 Appendix “Z”

### ■ 6.1 Area Regulations *(Continued)*

#### 5) Height Standards

- 3 Stories
- 1<sup>st</sup> Floor Minimum 12’
- Upper Floors Minimum 8’
- Attics & Mezzanines less than 7’ average not considered a story (3 stories if lower level is not accounted for floor / 4 stories if it is – both in compliance)
- No step back distance required above 4 stories (Not Applicable)

# REQUIREMENTS OF FORMED BASED CODE

## ■ Table 6, Section 20-8-1 Appendix “Z”

### ■ 6.1 Area Regulations *(Continued)*

#### 6) Parking Standards

- Minimum 3 feet behind property line
- No setback for parking
- Minimum 1.5 spaces for residential unit (3 shown)
- Floor to Floor Heights shall not apply to marking floors
- All parking services areas shall be defined from street

# REQUIREMENTS OF THE

## ■ Section 20-16-1

- *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.

# REQUIREMENTS OF ZONING ORDINANCE



Planning Department • 4601 Padre Boulevard • South Padre Island, Texas 78597  
Office • 956.761.8113 • Fax 956.761.3898

## NOTICE OF SPECIAL EXCEPTION

April 12, 2018

LOCATION: Lots 1 & 2 Block 175 Padre Beach Subdivision, Section XI – 106 & 108 W. Cora Lee Drive.

Richard Somerville is requesting a Special Exception from Section 20-8.1 of the City's Code of Ordinances Table 5.1 – Schedule of Uses (Land Use) of the Padre Boulevard and Entertainment District Code:

### Sec. 20-8.1 Appendix "Z" Padre Boulevard and Entertainment District Code.

Table 5.1 – Schedule of Uses (Land Use)

Single family home allowed in Neighborhood Transition Character Zone with a Special Exception.

*The applicant is requesting to construct a single family home in the Neighborhood Transition Character Zone.*

The Board of Adjustments and Appeals (Zoning) for the City of South Padre Island will conduct a meeting concerning this application on Tuesday, May 1, 2018 at 9:00 a.m. in the Joyce H. Adams Board Room on the Second Floor of the Municipal Complex Building, located at 4601 Padre Boulevard. Written comments will be considered if they are received at the South Padre Island Planning Department, 4601 Padre Boulevard, South Padre Island, Texas 78597, and/or [CCross@MvSPI.org](mailto:CCross@MvSPI.org) ATTN: Clifford Cross no later than 5:00 p.m. on April 30, 2018.



# ZONING REVIEW STANDARDS

- **Regulating Plan Standards – Does the proposed single family residence comply with the local street designation, frontage and character zone standards; and**
- **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 April 12, 2018**

# 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.

# STAFF RECOMMENDATION

- Staff believes the intended single-family use is consistent with the trend of development within project location.

# STAFF RECOMMENDATION

**Thank you and Questions**

**The City of South Padre Island, Texas**  
**Board of Adjustments & Appeals**  
**ZC#18-02**  
**Special Exception**

May 1, 2018

**ITEM: 5**

<b>CASE NUMBER:</b>	<b>ZC#18-02</b>
<b>CURRENT ZONING:</b>	1) Neighborhood Transition
<b>FUTURE LAND USE</b>	2) NA
<b>EXISTING USE</b>	3) Vacant
<b>ZONING REQUEST:</b>	Special Exception
<b>LOCATION:</b>	Potential 108 Cora Lee
<b>GEO ID NUMBER:</b>	67-6400-1750-0010-00 & (020)
<b>ACREAGE:</b>	Roughly 12,500 square feet
<b>PROPOSED USE:</b>	Single-Family Residence
<b>ADJACENT ZONING, : FUTURE LAND USE &amp; EXISTING LAND USE</b>	<b>N)</b> 1) C- Business District 2) NA 3) 2Unit Residential/Vacant <b>S)</b> 1) C- Business District 2) NA 3) Multi-Family Residential <b>E)</b> 1) Padre Blvd. North 2) NA 3) Vacant <b>W)</b> 1) Entertainment District Code 2) NA 3) Residential

**APPLICANT:**  
Richard Somerville  
2700 Padre Blvd  
South Padre Island, Texas 78597

**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 Zone classification.

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**

Projected 108 Cora Lee



**Zoning**

Projected 108 Cora Lee



**II. REVIEW OF THE PLAN**

The owner of the property seeks a special exception to construct a single-family residence on a consolidated corner lot with the projected address of 108 Cora Lee. As a result, of the property location within the Neighborhood Transition district, 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 fronts on both Cora Lee and Laguna Blvd.

**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 Area Regulations
    1. Minimum Lot Size (2,500 square feet, Width 25 feet, Depth 100 feet)
    2. Build-to-Zone – 10’-75’ on Laguna / NA on Cora Lee (Local Street)
    3. Setbacks – Side 0 Interior, Side 10’-75’ Corner, Rear 10’, Front (0)
    4. Build Frontage (NA Cora Lee – Local Street – 50% Laguna Blvd)
    5. Height Standards
      - 3 Stories
      - 1<sup>st</sup> Floor Minimum 12’
      - Upper Floors Minimum 8’
      - Attics & Mezzanines less than 7’ average not considered a story
  
    6. Parking Standards
      - Ground/1<sup>st</sup> 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 April 12, 2018

**VII. PLANNING STAFF QUESTIONS:**

1. Placement of Building on Lot and Parking access configuration.

**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.

**COMMISSION ACTION:**

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

Bolstad	Fedigan	Huffman	Mahan	Pace	Hood	Morgan
Yes						
No						
Abstain						

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
<b>Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)</b>								
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
<b>Arts, Entertainment, and Recreation Uses</b>								
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
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>								
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
<b>Residential Uses</b>								
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
<b>Other Uses</b>								
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.)



**SPI TRANSIT & DEVELOPMENT DEPARTMENT**

**BOARD OF ADJUSTMENT & APPEALS APPLICATION**

**APPLICANT INFORMATION**

Name RICHARD SOMERVILLE  
Mailing Address 2700 Padre Blvd  
City, State, Zip SPI TEXAS 78597  
Phone number (832) 455-8233  
Fax number \_\_\_\_\_  
E-mail Address montanzsaloon@aol.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): 106-108 Corz Lee  
Legal Description (Lot / Block / Subdivision): Lots 1 & 2 Block 175

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

- 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.

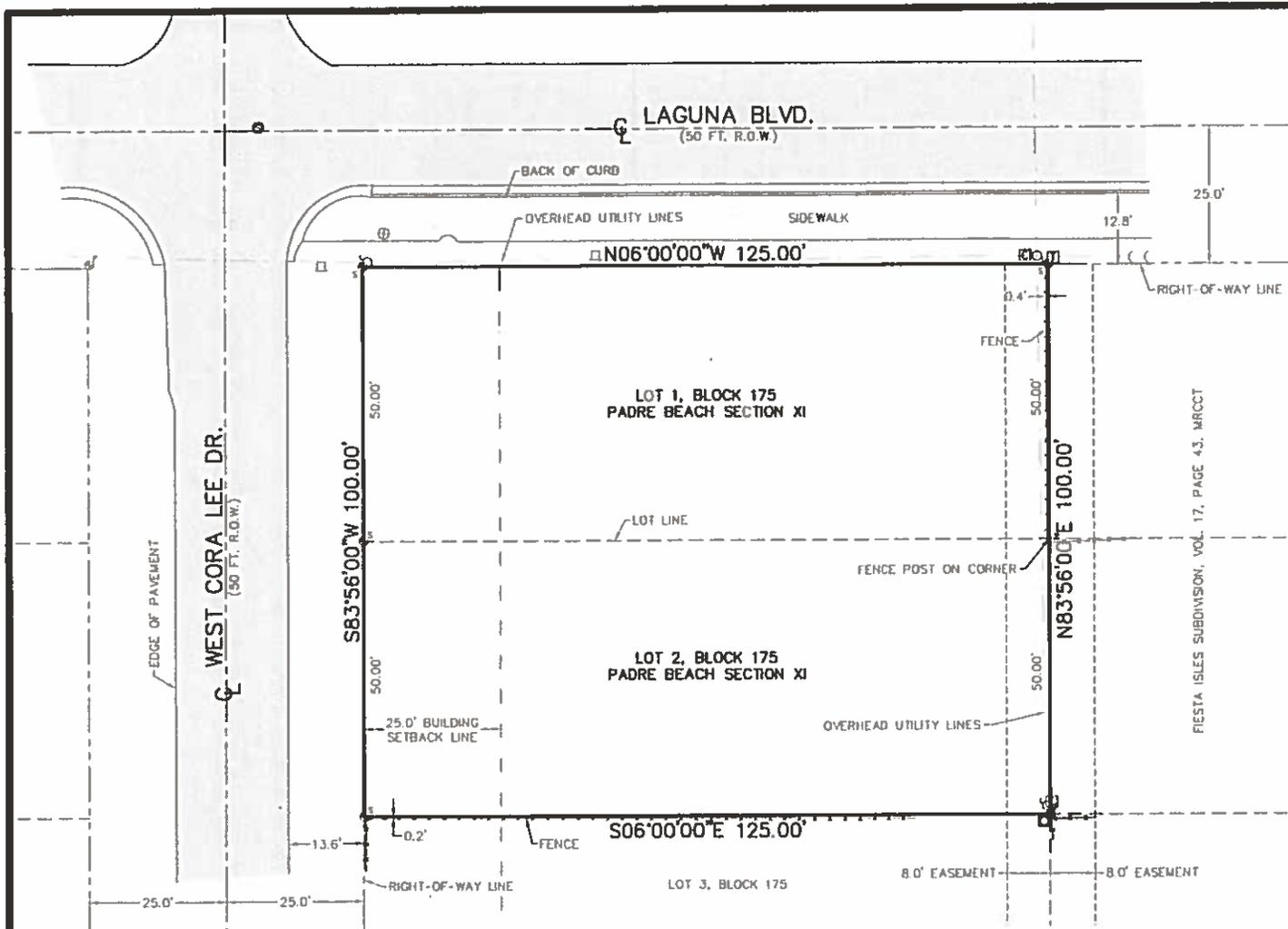
For Internal use only:  
Amount Paid: \_\_\_\_\_  
Paid Cash or Check No. \_\_\_\_\_  
Date Received: \_\_\_\_\_

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) RICHARD SOMERVILLE  
Applicant's Signature: [Signature]  
Date: 3/20/18

Owner's Name (Please Print): RICHARD SOMERVILLE  
Owner's Signature: [Signature]  
Date: 3/20/18



**NOTES**

- 1. BASIS OF BEARINGS AS PER PADRE BEACH SECTION XI RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.
- 2. ADDRESS: 106/108 WEST CORA LEE DR. SOUTH PADRE ISLAND, TEXAS 78597
- 3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 202066823, ISSUED MARCH 22, 2018 WAS USED TO PREPARE THIS SURVEY.

**SURVEYOR CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **03/26/2018**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*Cody Moore*  
 CODY MICHAEL MOORE, R.P.L.S.  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6370  
 3/26/2018  
 DATE



**BOUNDARY SURVEY OF:**

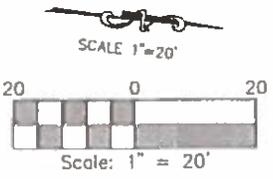
LOTS NUMBERED ONE (1) AND TWO (2), BLOCK NUMBER ONE HUNDRED SEVENTY-FIVE (175), PADRE BEACH, SECTION XI, IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FOR: RICHARD J. SOMERVILLE AND TINA MARIE MCMAHAN  
 DATE 26 MARCH 2018 JOB NO: 53004

**Moore Land Surveying, LLC**

2309 Lakeshore Drive, Harlingen, TX 78552  
 (956)245-0988 IBPLS Firm No. 10194186

**FLOOD ZONE**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "AE (EL 7)", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480115, PANEL NO. 0370, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.

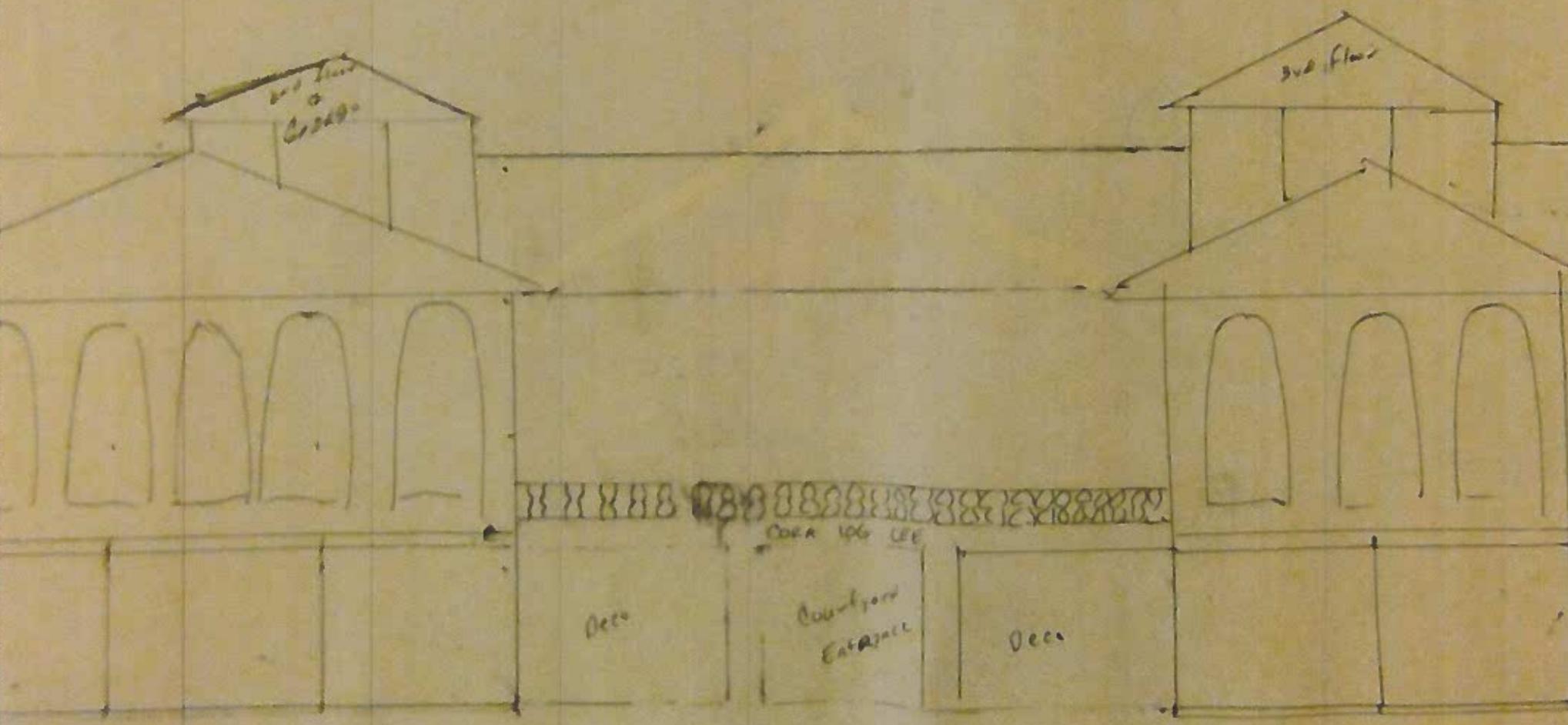


**LEGEND**

⊕	IRON ROD FOUND	○	MANHOLE
⊙	IRON ROD SET WITH CAP STAMPED "MOORE-6370"	▽	POWER POLE
⊞	TELEPHONE PEDESTAL	⊥	GUY WIRE ANCHOR
⊞	WATER METER	□	SIGN
⊕	WATER VALVE	⊞	ELECTRIC JUNCTION BOX
		⊞	CABLE PEDESTAL

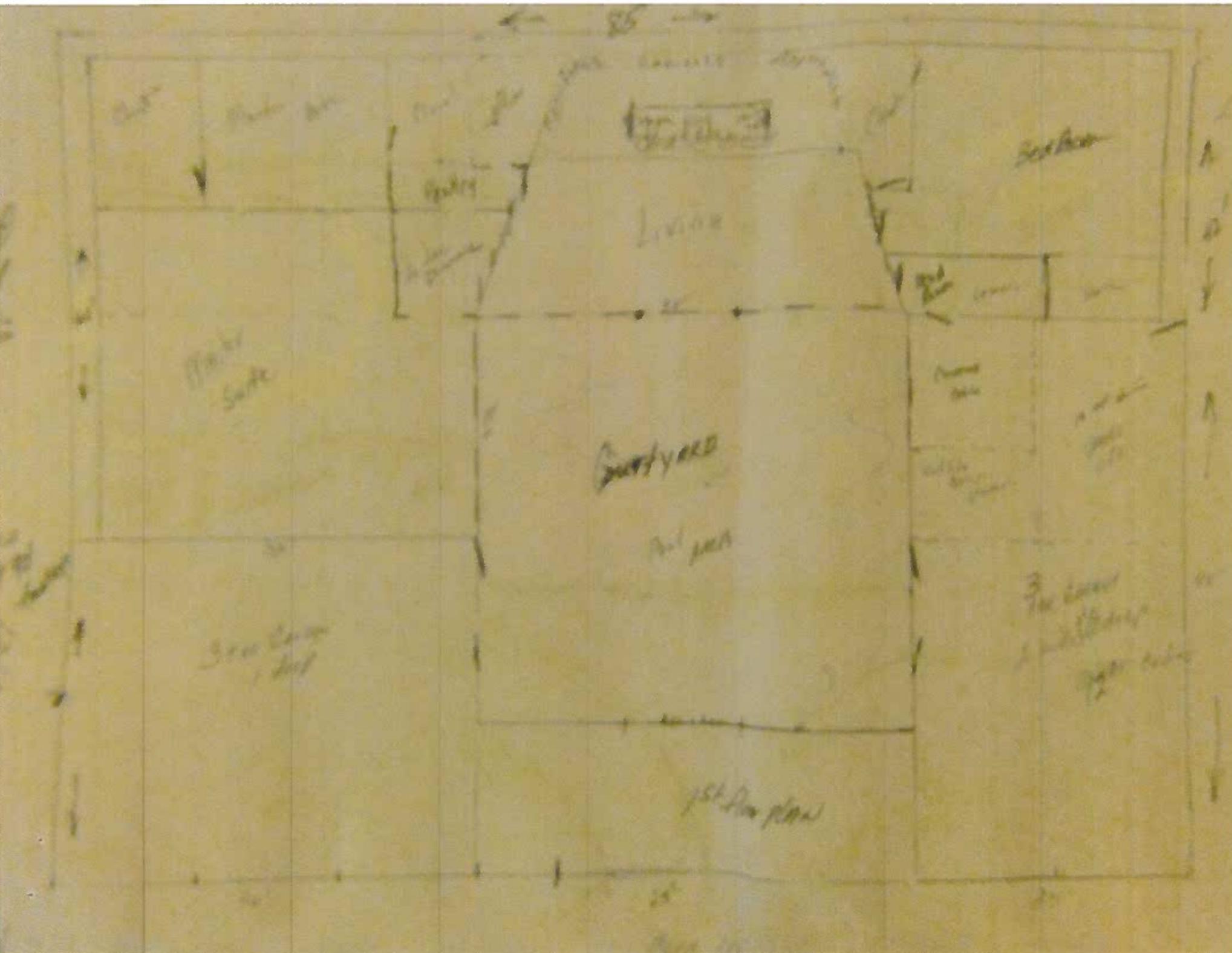
Cora Lee





85' FRONTAGE ON Cold LEE

30 MAR 10



Kitchen

Living

Garage

Bicycle

Main  
Suite

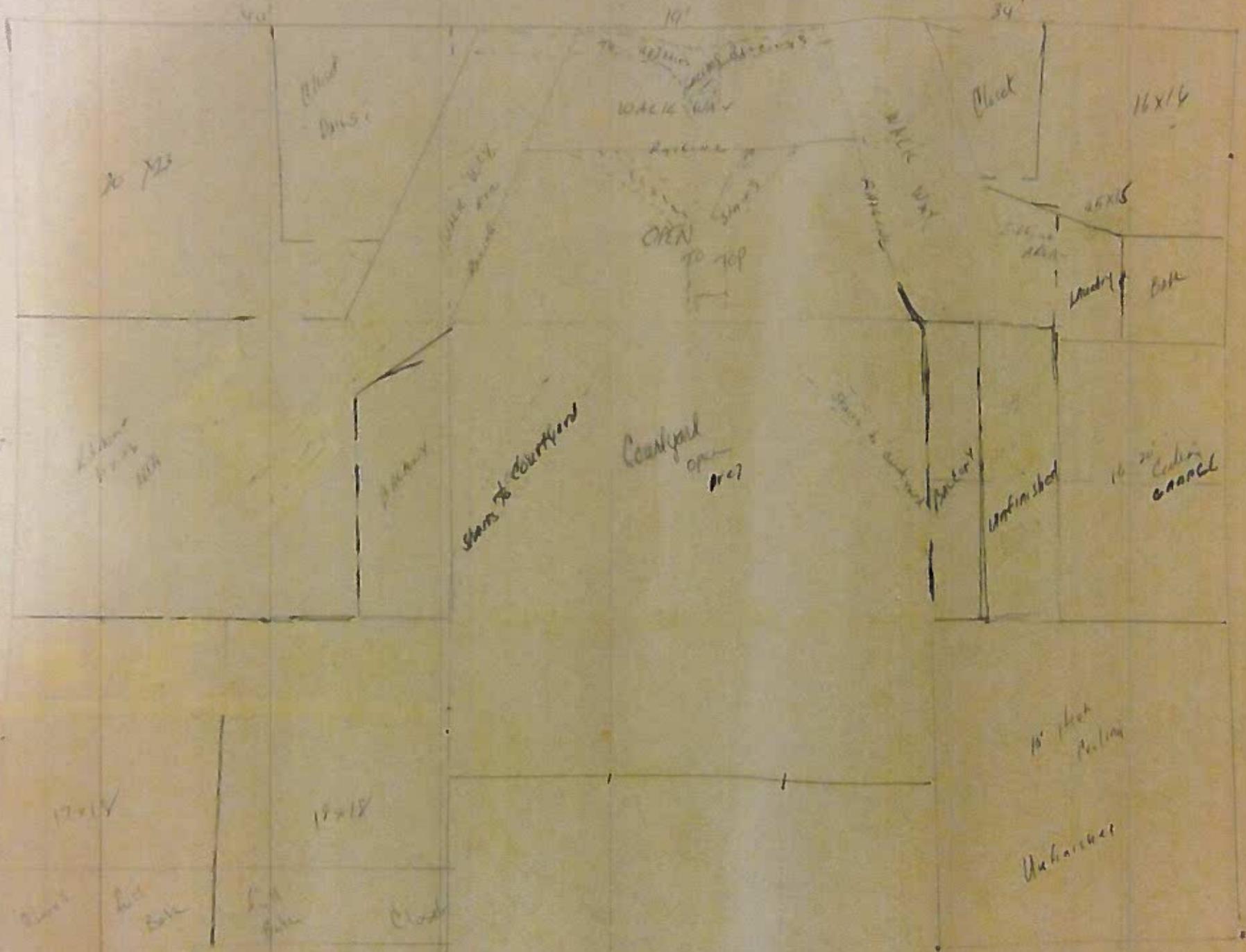
3rd floor  
1st

1st floor

3rd floor  
1st floor  
2nd floor

1st floor plan

44x9



2nd floor Plan

3rd floor  
Gazebo

3rd floor  
Gazebo