

**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, 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 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 – 5607Gulf 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 – 5607Gulf Boulevard)*

15. Adjourn

DATED THIS THE 28<sup>TH</sup> 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.