

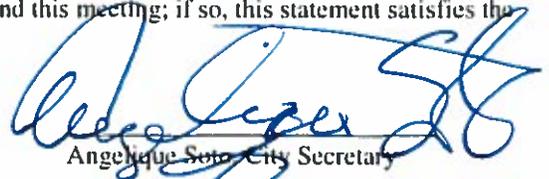
**NOTICE OF BOARD OF ADJUSTMENTS AND APPEALS REGULAR MEETING  
CITY OF SOUTH PADRE ISLAND**

**TUESDAY, DECEMBER 1, 2020**  
9:00 AM AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2ND FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

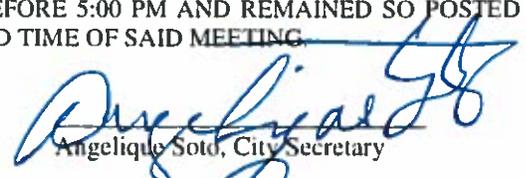
1. Call to Order
2. Pledge of Allegiance
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to the Board relating to agenda or non-agenda items. Speakers are required to address the Board at the podium and give their name before addressing their concerns. [Note: State law will not permit the Board Members 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 and Appeals meeting]*
4. **Regular Agenda**
  - 4.1. Approve minutes of June 2, 2020 Regular Meeting.
  - 4.2. **PUBLIC HEARING:** to discuss a request by Ronald Weisfeld for a variance from Section 1.5 of the City's Padre Boulevard and Entertainment District Code / Design Guidelines. The applicant is requesting a variance to the Public Art Standards which requires a 1% minimum of project value dedicated to Public Art. The applicant proposes additional landscaping in lieu of Public Art Standards for 1903 Laguna Blvd and 200 W Corral St. (Lots 1 & 2 Block 8, Padre Beach Subdivision, Section I)
  - 4.3. Discussion and action regarding a request by Ronald Weisfeld for a variance from Section 1.5 of the City's Padre Boulevard and Entertainment District Code / Design Guidelines. The applicant is requesting a variance to the Public Art Standards which requires a 1% minimum of project value dedicated to Public Art. The applicant proposes additional landscaping in lieu of Public Art Standards for 1903 Laguna Blvd and 200 W Corral St. (Lots 1 & 2 Block 8, Padre Beach Subdivision, Section I).
5. Adjourn

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

DATED THIS THE 24<sup>TH</sup> DAY OF NOVEMBER 2020

  
Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE BOARD OF ADJUSTMENTS AND APPEALS OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON NOVEMBER 24, 2020, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
Angelique Soto, City Secretary

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



**CITY OF SOUTH PADRE ISLAND  
BOARD OF ADJUSTMENTS AND APPEALS  
AGENDA REQUEST FORM**

**MEETING DATE:** December 1, 2020

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Approve minutes of June 2, 2020 Regular Meeting.

**ITEM BACKGROUND**

Approve June 2, 2020 regular meeting minutes.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

**TUESDAY, JUNE 2, 2020**

**1. CALL TO ORDER**

The Board of Adjustments & Appeals (Zoning) of the City of South Padre Island, Texas held a Regular Meeting on Tuesday, June 2, 2020 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 Jerry Pace, Carol Bolstad, Chris Huffman, and Cain Mahan.

City staff Members present were Public Works Director Carlos “Alex” Sanchez, City Attorney Edmund Cyganiewicz, Director of Operations Wendi Delgado, and Administrative Assistant Marta Martinez.

**2. PLEDGE OF ALLEGIANCE**

Chairman Paul Fedigan led those present in the Pledge of Allegiance.

**3. ELECTION OF CHAIRMAN AND VICE CHAIRMAN.**

Board Member Pace made a motion, seconded by Board Member Huffman to nominate Paul Fedigan for Chairman. The motion carried unanimously.

Chairman Fedigan made a motion, seconded by Board Member Huffman to nominate Jerry Pace for Vice-Chairman. The motion carried unanimously.

**4. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None.

**5. REGULAR AGENDA**

*Chairman Fedigan made a motion to move to agenda item 5.2. All Board Members were in favor.*

**5.1 PRESENTATION REGARDING HB 2439. (City Attorney Cyganiewicz)**

Presentation given by City Attorney Cganiewicz regarding House Bill 2439 and the City’s scope of authority.

**5.2 APPROVE MINUTES OF SEPTEMBER 26, 2019 SPECIAL MEETING.**

Board Member Mahan made a motion, seconded by Chairman Fedigan to approve the September 26, 2019 special meeting minutes as submitted. The motion carried unanimously.

**5.3. APPROVE MINUTES OF OCTOBER 1, 2019 REGULAR MEETING.**

Chairman Fedigan made a motion, seconded by Board Member Mahan to approve the October 1, 2019 regular meeting minutes as submitted. The motion carried unanimously.

**5.4 PUBLIC HEARING TO DISCUSS A REQUEST BY TOMMY SAENZ FOR A VARIANCE SECTION 20-7.1 (D) (2) &/OR (1) OF THE CITY'S CODE OF ORDINANCES. THE APPLICANT IS REQUESTING A VARIANCE TO THE SIDE YARD &/OR FRONT YARD SETBACK FOR THE PROPOSED INSTALLATION OF A CARGO LIFT. (109 E SHEEPSHEAD ST - LOT 6, BLOCK 13 PADRE BEACH SUBDIVISION SECTION II)**

Chairman Fedigan opened the public hearing at 9:03 a.m. and asked if anyone wish to speak in favor or against this agenda item. Tommy Saenz spoke in favor of the agenda item. Chairman Fedigan then closed the public hearing at 9:06 a.m.

**5.5 DISCUSSION AND ACTION REGARDING A REQUEST BY TOMMY SAENZ FOR A VARIANCE SECTION 20-7.1 (D) (2) &/OR (1) OF THE CITY'S CODE OF ORDINANCES. THE APPLICANT IS REQUESTING A VARIANCE TO THE SIDE YARD &/OR FRONT YARD SETBACK FOR THE PROPOSED INSTALLATION OF A CARGO LIFT. (109 E SHEEPSHEAD ST - LOT 6, BLOCK 13 PADRE BEACH SUBDIVISION SECTION II)**

Chairman Fedigan announced the item from the agenda and opened it up for discussion by the Board. After some discussion regarding the cargo lift, Chairman Fedigan made a motion, seconded by Board Member Huffman to approve the cargo lift to encroach onto the side yard setback. The motion carried unanimously

**5. ADJOURN**

There being no further business, Chairman Fedigan adjourned the meeting at 9:30 p.m.

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Marta Martinez, Secretary

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Paul Fedigan, Chairman

**CITY OF SOUTH PADRE ISLAND  
BOARD OF ADJUSTMENTS AND APPEALS  
AGENDA REQUEST FORM**

**MEETING DATE:** December 1, 2020

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

**PUBLIC HEARING:** to discuss a request by Ronald Weisfeld for a variance from Section 1.5 of the City's Padre Boulevard and Entertainment District Code/Design Guidelines. The applicant is requesting a variance to the Public Art Standards which requires a 1% minimum of project value dedicated to Public Art. The applicant proposes additional landscaping in lieu of Public Art Standards for 1903 Laguna Blvd and 200 W Corral St. (Lots 1 & 2 Block 8, Padre Beach Subdivision, Section I)

**ITEM BACKGROUND**

1. The Chairman opens the Public Hearing by reading the caption from the Board's agenda.
2. The Chairman asks if anyone would like to speak in favor of the agenda item.
3. Once everyone in favor has spoken, Chairman then asks if anyone would like to speak in opposition of the item
4. Once everyone in opposition has had an opportunity to speak, the Chairman will then close the Public Hearing.

Please keep in mind that the Board will normally have discussion and action during the next item on the agenda. The Public Hearing is for the Purpose of receiving comments from the public. It is not necessary for the Board Members to respond to the public at this time. If a member of the public raises a question, the members of the Board should make note of it to address during the next discussion and action item after the Public Hearing has been closed.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

**CITY OF SOUTH PADRE ISLAND  
BOARD OF ADJUSTMENTS AND APPEALS  
AGENDA REQUEST FORM**

**MEETING DATE:** December 1, 2020

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding a request by Ronald Weisfeld for a variance from Section 1.5 of the City's Padre Boulevard and Entertainment District Code / Design Guidelines. The applicant is requesting a variance to the Public Art Standards which requires a 1% minimum of project value dedicated to Public Art. The applicant proposes additional landscaping in lieu of Public Art Standards for 1903 Laguna Blvd and 200 W Corral St. (Lots 1 & 2 Block 8, Padre Beach Subdivision, Section I).

**ITEM BACKGROUND**

The applicant is requesting a waiver from Section 1.5 Public Art Standards which requires 1% minimum of project value dedicated to Public Art. The property owner proposes additional landscaping in lieu of public art.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

The Board should establish the hardship(s), if any, that would serve as justification for this request. Finances and/or mere inconvenience are insufficient based for the granting of a variance. Staff would also like to remind the Board that variances run with the property, not with the owner. So, should something happen to the structure that it is removed or destroyed, any variances granted would allow the owner to rebuild according to previously granted variances instead of bringing the new structure up to current code.

Please remember to state for the record your reason(s) for denial, or the hardship(s) involved that allow(s) you to approve the application.

Staff recommends denial.

3.2.3 Appeals: Any appeals to the decision of the City Manager on development applications or minor modifications will be heard by the Form-Based Code Review Committee (FBCRC) within 15 days of such a decision by the City Manager or designee. Appeals of decisions of the FBCRC shall be handled as a Special Development Plan application and ultimately reviewed by the City Council. If denied by the City Council, the appeal shall be taken in the District Court within thirty (30) days after the action or decisions of the City Council and all decisions which have not been appealed within thirty (30) days shall become final. After the appeal is taken, the procedure shall be governed by the rules of civil procedure.

3.2.4 Special Development Plans: A request for a modification to any of the standards of this Code other than Minor Modifications or Design Exceptions shall be reviewed and processed as Special Development Plans. Applications for Special Development Plans shall follow the process for a zoning change in Chapter 20-18 of the City of South Padre Island Code of Ordinances.

Special Development Plans (SDPs) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan may only be considered by the City Council (CC) after the DSRTF and the Planning and Zoning Commission (P&Z) have made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the DSRTF and the P&Z. In evaluating an SDP, CC may consider the extent to which the application meets any of the following:

- (i) the goals, intent, and vision for Padre Boulevard and Entertainment District
- (ii) provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area
- (iii) fits the adjoining context by providing appropriate transitions
- (iv) provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit
- (v) does not hinder future opportunities for higher intensity development

3.2.5 Information Required for Development Review. The full list of required materials is included in the Padre Boulevard Corridor development application available from the Development Services Department. In general, the following information is required, as applicable:

- (i) Site Plan
- (ii) Building Plans and Elevations
- (iii) Landscape Plan
- (iv) Material Specifications
- (v) Plans and Specifications for Proposed Signs
- (vi) Description of Proposed Scope of Work
- (vii) Photographs of Site and Existing Conditions

3.2.6 Plat Approval: Plat approval in the PBED shall follow the City’s Subdivision Ordinance as established in Chapter 23 of the City of South Padre Island Code of Ordinances.

3.2.7 Variances: Variances to any standards in this code and Chapter 20 Zoning of the Code of Ordinances shall meet the standards in Chapter 20-19 of the City of South Padre Island Code of Ordinance.

3.2.8 Vacations of public rights-of-way. Street vacations shall follow the standards for a Record Plat in Chapter 23.12 of the City of South Padre Island Code of Ordinances.

**3.3 Non-Conforming Uses, Buildings, and Signs:**

3.3.1 Regardless of transfer of ownership, existing Non-Conforming Buildings with a Non-Conforming Use that do not conform to the provisions of this Code may continue as long as the impacts of the non-conformity toward the zoning district is not increased.

3.3.2 Regardless of transfer of ownership, existing non-conforming buildings that do not conform to the provisions of this Code may change use within the same building, provided the new use is permitted in Table 5.1.

3.3.3 Regardless of transfer of ownership, existing Non-Conforming Signs that do not conform to the provisions of this Code may continue as they are until the sign is reconstructed or substantially modified such that the modifications are valued at more than fifty (50) % of the replacement value of the sign.

3.3.4 Any reconstruction or modification of or change to a Pedestrian Priority Street or Boulevard façade of a non-conforming building or non-conforming sign shall meet the provisions the Padre Boulevard Entertainment District Design Guidelines that affect the façade design of a building unless a Design Exception is granted by the City Manager/Designee, Form-Based Code Review Committee, and/or the City Council. In granting or denying Design Exception, the reviewer shall evaluate the extent to which the

proposed modifications result in greater or lesser conformance with the specifications of this Code and the extent to which the modifications meet the vision and intent of the PBED Code and the Design Guidelines.

**3.4 Amendments to the Regulating Plan and/or Zoning Text:** Amendments and changes to the Regulating Plan, text and property boundaries not otherwise permitted in this Code shall be considered by the Planning and Zoning Commission and approved by the City Council in accordance with the procedure set out in Chapter 20-18 of the City of South Padre Island Code of Ordinances.

**IV. The Regulating Plan**

**4.1 Adoption of Regulating Plan.** The Padre Boulevard and Entertainment District Regulating Plan as may be amended from time to time (See Sec. 20-5) is hereby adopted as a part of the official zoning map (Zoning District Map) for the Padre Boulevard and Entertainment District. Within any area subject to the approved Regulating Plan, this PBED Code becomes the exclusive and mandatory regulation.

**4.2 Establishment of Character Zones**

The following Character Zones are established. The designation of the specific Character Zone shall be established in the Regulating Plan.

**4.2.1 Bayfront** – The Bayfront Zone is intended to encourage the development of higher intensity mixed-use to support pedestrian activities by maximizing bayfront access and views. Development standards will emphasize the development of a safe public corridor and a sustainable activity center. Development within the Bayfront Zone shall meet the

Building Form and Development Standards in Section 6.2 of this PBED Code.

- 4.2.2 Entertainment District Core – The Entertainment District Core Zone is intended to encourage the development of the area consistent with the vision for the Entertainment District that connects to the Bayfront to Padre Boulevard. The Entertainment District is intended to have the highest intensity of retail, restaurant, residential, and destination entertainment uses. Development standards will emphasize a pedestrian orientation along Laguna Blvd and key east-west streets such as Amberjacks, Ling and Marlin Streets. Development within the Entertainment District Core Zone shall meet the Building Form and Development Standards in Section 6.3 of this PBED Code.
- 4.2.3 Neighborhood Crossing – The Neighborhood Crossing Zone is intended to encourage the development of activity nodes with a range of commercial and residential uses at key locations along Padre Boulevard that provide bay to beach connectivity. The Neighborhood Crossing Zone shall meet the Building Form and Development Standards in Section 6.4 of this PBED Code.
- 4.2.4 Town Center Crossing – The Town Center Crossing Zone is intended to create a development node centered on major civic and public uses. Development standards will emphasize the creation and preservation of a strong public/civic identity at this crossing. Development within the Town Center Crossing Zone shall meet the Building Form and Development Standards in Section 6.4 of this PBED Code.
- 4.2.5 Padre Boulevard North – The Padre Boulevard North Zone is intended to provide for more flexible, market based development vision that balances pedestrian orientation with auto-oriented development. Development standards will focus on establishing specific criteria under which developers could propose alternative/unique standards to implement a more market responsive project. Development within the Padre Boulevard North Zone shall meet the Building Form and Development Standards in Section 6.5 of this PBED Code.
- 4.2.6 Padre Boulevard Central – The Padre Boulevard Central Zone is intended to establish consistent site development standards along Padre Boulevard that creates a more continuous pedestrian realm. Development within the Padre Boulevard Central Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
- 4.2.7 Padre Blvd South – The Padre Blvd South Zone is intended to encourage the redevelopment of the southern portion of Padre Boulevard as a true gateway to the Island. It is also intended to ensure that development along the Boulevard connects the Entertainment District to the beach. Development within the Padre Boulevard South Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
- 4.2.8 Neighborhood Transition – The Neighborhood Transition Zone is intended to provide for a range of smaller scale commercial (retail, office, and live-work) and residential transitions between Padre Boulevard and the neighborhoods to the east and west of the boulevard. Development standards will emphasize keeping a smaller building scale to be compatible with

**6.2 BAYFRONT CHARACTER ZONE**

<p><b>6.2.1 Building Placement</b></p>	<p>(i) Build-to-Zone (From property line)</p> <table border="0"> <tr> <td>Laguna Blvd.</td> <td>None</td> <td>A</td> </tr> <tr> <td>Local Street</td> <td>None</td> <td>B</td> </tr> <tr> <td>Pedestrian Paseo</td> <td>0'</td> <td>B</td> </tr> </table> <p>* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.</p> <p>(ii) Setback</p> <table border="0"> <tr> <td>Side</td> <td>0' min.</td> <td>C</td> </tr> <tr> <td>Rear</td> <td>0' min.</td> <td>D</td> </tr> </table> <p>(iii) Building Frontage</p> <table border="0"> <tr> <td>Laguna Blvd.</td> <td>None</td> <td>E</td> </tr> <tr> <td>Local Street</td> <td>None</td> <td>F</td> </tr> <tr> <td>Pedestrian Paseo</td> <td>50% min.</td> <td>F</td> </tr> </table>	Laguna Blvd.	None	A	Local Street	None	B	Pedestrian Paseo	0'	B	Side	0' min.	C	Rear	0' min.	D	Laguna Blvd.	None	E	Local Street	None	F	Pedestrian Paseo	50% min.	F	<p><b>6.2.3 Parking</b></p> <p>(i) Location Priority</p> <ol style="list-style-type: none"> <li>1. Front parking;</li> <li>2. Shared parking lot or parking building             <ul style="list-style-type: none"> <li>- Within 1,200 feet from the lot with the principal building.</li> <li>- The approval by the City Manager or designee required;</li> <li>- Shared parking agreement is required;</li> </ul> </li> <li>3. Next to a building; and</li> <li>4. Ground (1st) floor parking;</li> </ol> <p>(ii) Design Criteria</p> <ol style="list-style-type: none"> <li>1. Min. 3 feet behind the property line.</li> <li>2. No side/rear setback for parking;</li> <li>3. Non-residential uses             <ul style="list-style-type: none"> <li>Min. 1 space/300 SF (gross)</li> </ul> </li> <li>4. Residential uses             <ul style="list-style-type: none"> <li>Min. 1.5 space/unit</li> </ul> </li> <li>5. Lodging uses             <ul style="list-style-type: none"> <li>0.75 spaces/lodging room</li> </ul> </li> <li>6. Floor to floor heights shall not apply to parking floors.</li> <li>7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.</li> </ol> <p>(iii) Alternative Parking Measures</p> <p>All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.</p> <p>(iv) Service Access</p> <ol style="list-style-type: none"> <li>1. Service access should not be located on a Pedestrian Paseo.</li> <li>2. Porte cocheres may be permitted.</li> <li>3. Shared driveway and cross access easements may be required between lots to minimize curb cuts.</li> </ol>
Laguna Blvd.	None	A																								
Local Street	None	B																								
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Local Street	None	F																								
Pedestrian Paseo	50% min.	F																								
<p><b>6.2.2 Building Height</b></p>	<p>(i) Max. Building Height                      None</p> <p>(ii) 1st Floor Ceiling Height                  12' min.                      G</p> <p>(iii) Upper Floor(s) Ceiling Height            8' min.                      H</p> <p>(iv) Step Back Distance (between 4th and 6th stories)                  10' min.                      I</p> <p>(v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet.</p> <p>(vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.</p> <p>(vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.</p> <p>(viii) Ground floors of all building fronting on Pedestrian Paseo and Laguna Blvd. shall be built to Commercial Ready standards.</p>																									

VII. GENERAL DESIGN STANDARDS

7.1 Facade Elements

7.1.1 Facade along Pedestrian Priority Street, Paseo and Boulevard

- (i) There shall be no blank walls greater than 25 feet in widths.
- (ii) Primary entrance door shall be provided on the facade. In the case of a corner lot, there shall be a primary entrance door on the side where the building is addressed.
- (iii) Doors and windows on ground floor of all buildings shall be between 40% and 90% of the ground floor facade area.
- (iv) Windows on the upper floors shall be a minimum of 20% of each upper floor facade area, which should be located between 3 ft. and 9 ft. above each finished floor.

7.1.2 Commercial Ready

Commercial ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

7.2 Landscape Standards

7.2.1 Minimum Requirements

- (i) Single-Family Use: No less than 30% of the minimum front yard setback area.
- (ii) Townhouse: No less than 15% of the minimum front yard setback area.
- (iii) Commercial / Multifamily (Hotel, Motel, Condominium, Duplex, etc.): No less than 20% of the front-of-building area.
- (iv) Corner Lots: An additional 10% of the side-of-building area.
- (v) Developed Properties with No Building: No less than 10% of the entire lot.
- (vi) Other materials such as planters, bark mulch, brick, stone, natural forms, water forms, and aggregate (but not concrete or asphalt) may be used with the 80% coverage of live plant materials.

7.2.2 Tree Requirements

- (i) Min. one tree / 300 square feet
- (ii) No less than one tree shall be planted on each lot.

7.2.3 Line of Sight

All landscape installations must provide unobstructed views in accordance with sight triangle requirements as denoted within Article 2.22 of the Standards and Specifications for the Acceptance of Public Improvements.

7.2.4 Landscape Plan

- (i) Landscape plan shall be submitted with any application materials for a building permit.
- (ii) Approved landscape plan shall be valid as long as the building permit for the project is valid.
- (iii) The Building Inspector may at his/her discretion issue a temporary Certification of Occupancy, not to exceed 60 days, in the event of inclement weather, natural disasters, or for other good cause shown.

7.2.5 Maintenance

All landscaping required shall be maintained in a neat and healthy condition. Such Maintenance shall be an ongoing obligation of the owner of the property and prompt replacement shall be made of any damaged materials.

7.2.6 Enforcement

Should any person fail to comply with the requirements of this chapter, such failure shall constitute a violation as set forth in Section 20-17 and 21-2 of the City Ordinance.

the lot's linear feet of frontage along Padre Boulevard for a 10' wide sidewalk. The rate per linear foot shall be set annually by City Council.

**1.5 Public Art Standards**

Public Art standards shall apply to all new development in the Bayfront and Entertainment District Core character zones.

- 1.5.1 A requirement for a public art component to new development shall apply to all commercial, mixed use, and residential projects over \$250,000 in building permit value.
- 1.5.2 A minimum of 1% of the project's value shall be dedicated to installation of public art that is visible from the public right-of-way or located within a civic space. Public Art installed per this section of the code shall not be obscene nor be used for commercial purposes.
- 1.5.3 In lieu of the above requirement, an applicant may elect to contribute equivalent funds to the city's Public Art Fund to be used for public art projects within the Bayfront and Entertainment District Core character zones

**II. Building Design Standards**

The Building Design Standards and Guidelines shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the City Manager or designee for compliance with the standards below.

The key design principles establish essential goals for Padre Boulevard and the Entertainment District to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm within the Bayfront and Entertainment District Core Zones, within Neighborhood Crossings and Town Center Crossing, and at intersections of Padre Boulevard.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest. Style oriented elements can be identified in Chapter III: Architectural Style Standards.
- d. Civic/Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

**2.1 General to all Character Zones**

**2.1.1 Building Orientation**

- (i) Buildings shall be oriented towards Pedestrian Priority Streets, where the lot has frontage along Pedestrian Priority Streets. All other buildings shall be oriented towards the Boulevard or Civic Spaces. If the lot does not front either street then it may front a General Street.
- (ii) Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- (iii) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.



September 6, 2019

Ronal Weisfeld  
 dba 200 West Corral, LLC  
 P.O. Box 2670  
 South Padre Island, Texas 78597

Plan Review for the new single family home and detached garage at 200 West Corral Street, South Padre Island, Texas 78597 (Lot 1, Block 8, Padre Beach Subdivision, Section I)

Dear Mr. Weisfeld,

Thank you for submitting the plans and supporting documents for the new single family home and detached garage at 200 West Corral Street. I have conducted a Plan Review of the documents to ensure compliance with our Code of Ordinance. I apologize for the delay in providing this report, but you will see that I have provided details in the report in hopes of communicating in a clear and concise manner. My intentions are not to delay construction, but to address any issues that may cause delay during construction of your new home. Some of the items in this report are specific to the City of South Padre Island, so please do not hesitate to contact our office for further explanations or assistance.

1. Indicate which building codes the structures are designed under. The City of South Padre Island has adopted the 2015 International Residential Code, and International Energy Conservation Code.
2. Provide a Construction Drawing Elevation Certificate, and revise the REScheck for the apartment to include the garage area. The garage is proposed to have a mini-split ac system, which makes the garage a conditioned space.
3. The Grading and Drainage Plan has been reviewed and the revisions are pending review from Public Works Director Alex Sanchez.
4. Sheet C-1 –
  - a. Show the pergolas.
  - b. Show the dimensions for each landscaped area in the front and side setbacks.
  - c. Correct landscaped area calculations and requirements. Required landscaping is only in the front yard and south side yard setbacks. Side is 10% of the setback area, and front is 30% of the setback area.



- d. The Site Plan is not clear on the distance of the north property line and the north exterior projections of the structures. Show this distance from the overhangs, balcony, wall or other nearest projection of the structures.
5. Show on the plans how you will comply with all swimming pool barrier regulations. The fence and gate heights, swing direction of gates, and UL 2017 listed door alarms are included in these regulations. They are often overlooked during construction and are often the reason why final inspections do not pass.
6. The guard rails must not allow the passing of a 4 inch sphere. Show on the plans how the proposed designs will comply with 2015 IRC Section 312, Guards and window fall protection.
7. Sheet A-6 –
  - a. Stairway notes: “IRC, Stairways R314.1 width” – This does not reflect the 2015 IRC.
  - b. Handrail notes: “IRC, Handrails R313.1 handrails” – This does not reflect the 2015 IRC.
8. Bedroom windows must provide a clear opening of 5 square feet on the first floor and 5.7 square feet on the second floor. Prior to installation, ensure that the windows meet these parameters.
9. Show compliance with Ordinance 4-27(P). *“Enclosed garage area under dwellings shall have a minimum of 1 hour fire resistance rating between the habitable space and the garage, openings shall be protected by assemblies that are self-closing and of noncombustible construction or solid core not less than 1.75 inches (45 mm) in thickness, and an approved smoke detector installed.”*
10. Show the finished floor elevation on the floor plans for both structures.
11. Show on the plans how you will comply with 2015 IRC Section 302.6, Fire resistant construction, dwelling-garage fire separation. Wall must meet ASTM E 119 or UL 263.
12. Show on the plans how you will comply with 2015 IRC Section 302.1, Fire resistant construction, exterior walls.
13. Show how you will comply with 2015 IRC, Section 302.7, Fire resistant construction, under-stair protection.
14. The plans reflect the installation of a fuel burning appliance. Show on the plans how you will comply with 2015 IRC, Section 315, Carbon monoxide alarms. Ensure that all gas appliance and valve locations are marked on the plans. Will a gas powered generator be installed?
15. Show on the electrical plans the layout of receptacle outlets complying with 2015 IRC, section 3901.
16. Exhaust fans must be installed in the bathroom of bedroom 2 unless the window is operable.
17. Provide details for the perimeter fence.
- 18. Provide details for the required artwork.
19. The boat dock, swimming pool, bulkhead repair, and right-of-way improvements will be permitted separately through the South Padre Island Building Inspections Division.



The comments in this Plan Review do not relieve the Architect/Engineer/Developer/Contractor from complying with the City of South Padre Island's Code of Ordinance, or Standards and Specifications.

Please submit all revisions, documents and plans to the Building Inspections Office located at 4601 Padre Boulevard.

Sincerely,

*David Travis*

David Travis  
Building Official



**SPI PUBLIC WORKS/PLANNING/BUILDING DEPARTMENT**

**BOARD OF ADJUSTMENT & APPEALS APPLICATION**

**APPLICANT INFORMATION**

Name 20 Ronald Weisfeld  
Mailing Address PO Box 600002  
City, State, Zip Dallas, TX 75360  
Phone number 214-336-9450  
Fax number \_\_\_\_\_  
E-mail Address rweisfeld@hotmail.com

**OWNER INFORMATION**

Name 200 West Corral LLC  
Mailing address PO Box 600002  
City, State, Zip Dallas, TX 75360  
Phone number 214-336-9450  
Fax number \_\_\_\_\_  
E-mail Address rweisfeld@hotmail.com

**SITE LOCATION FOR REQUEST:**

Physical Address (Street Name & Number): 1903 Laguna Blvd  
200 West Corral ST  
Legal Description (Lot / Block / Subdivision): Lots 1 + 2 BIK 8 Padre Beach

I hereby request the following from the Board of Adjustment and Appeals: Waiver to Section 1.5 of Public Art Standards which requires 1% of Buildings to be spent on public Art. I proposed landscaping in lieu of required and the personal residence. I don't want to attract attention to Home.

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

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

For Internal use only:

Amount Paid: \_\_\_\_\_

Paid Cash / Check No. \_\_\_\_\_

Date Received: \_\_\_\_\_

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

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

Applicant's Name (Please Print) Ronald Weisfeld  
Applicant's Signature: Ronald Weisfeld  
Date: 11/5/20

Owner's Name (Please Print): 200 West Corral LLC  
Owner's Signature: Ronald Weisfeld  
Date: \_\_\_\_\_

# BUILDING PERMIT

**CITY OF SOUTH PADRE ISLAND  
BUILDING INSPECTION  
DEPARTMENT  
4601 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597  
(956) 761-1025  
(956) 761-3898 FAX**



<b>PERMIT NUMBER:</b> 20190877
Date: 10/10/2019

#117158

<b>OCCUPANCY:</b>	R-3 SINGLE FAMILY HOME
<b>CONSTRUCTION TYPE:</b>	IIIB
<b>ZONING DISTRICT:</b>	BF
<b>FLOOD ZONE:</b>	AE
<b># STORIES: 2</b>	TOTAL HEIGHT: 27 FT 6 IN
<b>AREA OF LOT:</b>	9700 SQ FT
<b>FLOOR AREA (1<sup>ST</sup> FLOOR)</b>	3,613.00
<b>FLOOR AREA (2<sup>ND</sup> FLOOR)</b>	2,718.50

CONTRACTOR JOB LOCATION

<b>JOB ADDRESS:</b>	200 W CORRAL
<b>LOT:</b>	1
<b>BLOCK:</b>	8
<b>SECTION:</b>	I
<b>SUBDIVISION:</b>	PADRE BEACH
<b>OTHER:</b>	SFH
<b>NAME:</b>	RONALD A WEISFELD 200 WEST CORRAL LLC
<b>ADDRESS:</b>	PO BOX 600002
<b>CITY/STATE:</b>	DALLAS TX 75360
<b>LICENSE NO.:</b>	
<b>CELL:</b>	
<b>OFFICE:</b>	214-336-9450

OWNER

<b>NAME:</b>	200 WEST CORRAL LLC
<b>ADDRESS:</b>	PO BOX 600002
<b>CITY/STATE:</b>	DALLAS TX 75360
<b>PHONE:</b>	214-336-9450

DESIGNER

<b>NAME:</b>	
<b>ADDRESS:</b>	
<b>CITY/STATE:</b>	

PROPOSED WORK

<b>WORK TO BE DONE: NEW RESIDENTIAL BUILDING</b>	
<b>DESCRIBE NEW SINGLE FAMILY HOME WITH DETACHED GARAGE W/APARTMENT</b>	
<b>CURRENT USE:</b>	
<b>TYPE:</b>	NEW RESIDENTIAL BLDG
<b>UNITS:</b>	0.00
<b>VALUATION:</b>	\$670,334.50

IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES

CONDITIONS OF APPROVAL: PROVIDE REVISED DOCUMENTS WITHIN 2 WEEKS OF PERMIT ISSUANCE DATE. REPUBLIC SERVICES DUMPSTER REQUIRED. PUMPING WATER INTO THE RIGHT OF WAY NOT PERMITTED. FLOOD ZONE [AE EL-7] -ZONING DISTRICT IS FBC- BAYFRONT.

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

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

SIGNATURE OF OWNER, CONTRACTOR OR AGENT

X *Jugg Baner*  
AGENT FOR:  
ADDRESS: CITY:

<b>APPLICATION APPROVAL</b>	
THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY BUILDING INSPECTOR AND FEES ARE PAID.	
X	
SIGNATURE OF INSPECTOR	

FEE CODE	DESCRIPTION	AMOUNT
100	BUILDING PERMIT	\$4,748.63
<b>TOTAL</b>		<b>\$ 4,748.63</b>









HEFFNER DESIGN TEAM, PLLC

4814 N. 11th St. Suite E  
McAllen, TX, 78504  
(956) 540-7850  
1777 NE Loop, Suite 900  
San Antonio, TX 78217  
(210) 820-2877



Andrew Heffner  
DATE 09-09-20

PROJECT  
**WEISFELD RESIDENCE**  
200 WEST CORRAL ST.  
SOUTH PADRE ISLAND, TX

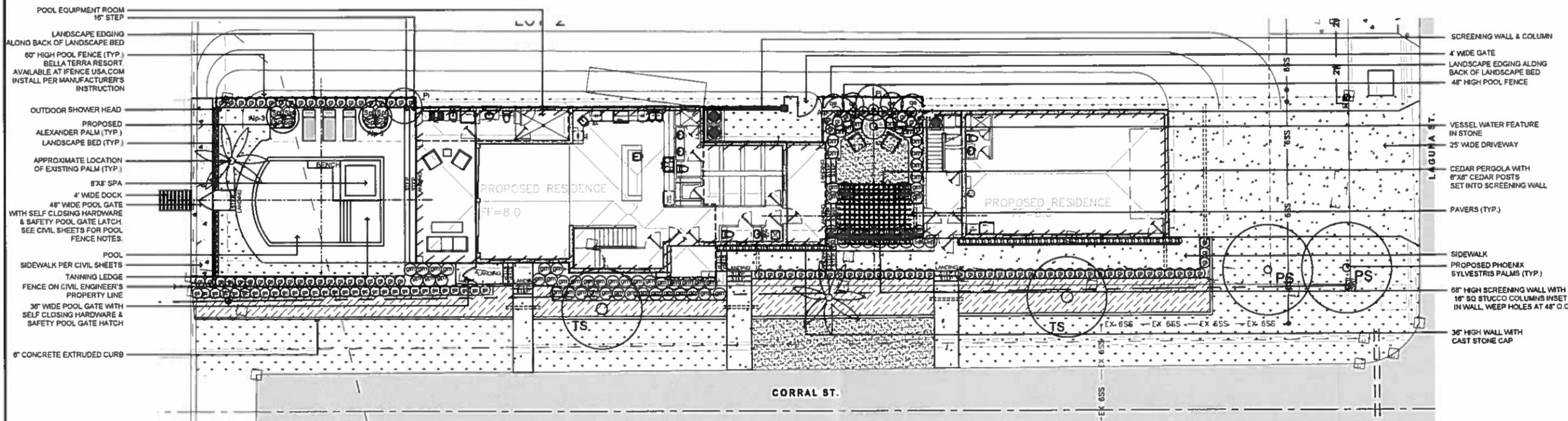
### WEISFELD RESIDENCE

200 W. CORRAL ST.  
SOUTH PADRE ISLAND, TX.  
LANDSCAPE & IRRIGATION DRAWING INDEX

- L1 PROPOSED SITE PLAN & GRADING PLAN
- L2 LANDSCAPE DETAILS & MATERIAL SCHEDULE

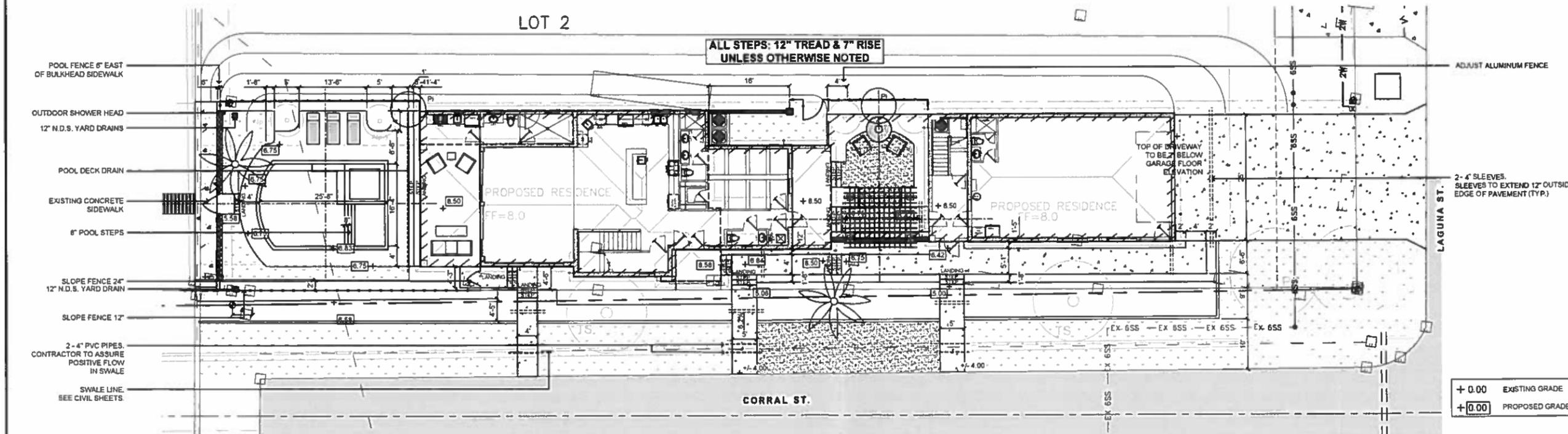
#### NOTES

1. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S REFERENCE ONLY. THE CONTRACTOR MUST FIELD VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
2. NO MATERIALS OR VEHICLES SHALL BE STORED WITHIN THE DRIP LINES OF ANY EXISTING TREES.
3. IF ANY FIELD CONDITIONS DIFFER FROM THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING UPON DISCOVERY.
4. MAINTAIN POSITIVE SLOPE AWAY FROM THE HOUSE FOUNDATION.
5. ALL SITE IMPROVEMENTS SHALL BE STAKED IN THE FIELD FOR LANDSCAPE ARCHITECT OR OWNER APPROVAL PRIOR TO INSTALLATION.
6. THE QUANTITIES INDICATED ON THE PLANT LIST & PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THESE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
7. THE TOP OF ALL PROPOSED WALKWAYS SHALL MATCH THE ELEVATION OF ANY ADJACENT PAVING.



PROPOSED SITE PLAN

1" = 10'



GRADING PLAN

1" = 10'



DATE	DESCRIPTION
08-25-2020	ISSUED FOR REVIEW
08-09-2020	ISSUED FOR CONSTRUCTION
08-17-2020	ISSUED FOR CONSTRUCTION

SHEET TITLE  
**PROPOSED SITE PLAN & GRADING PLAN**

PROJECT NUMBER  
20-34

SHEET NUMBER  
**L1**

These drawings and specifications are to be used for the construction of the project and shall remain the property of the landscape architect. They are not to be used for any other purpose without the written consent of the landscape architect. The landscape architect is not responsible for construction methods, materials, quantities or procedures or for the safety of the project or the safety of the public.



HEFFNER DESIGN TEAM, PLLC

4814 N. 11th St. Suite E  
McAllen, TX, 78504  
(351) 540-7850  
1777 NE Loop, Suite 800  
San Antonio, TX 78217  
(210) 820-2877



Andrew Heffner  
DATE 09-09-20

PROJECT  
**WEISFELD RESIDENCE**  
200 WEST CORRAL ST.  
SOUTH PADRE ISLAND, TX

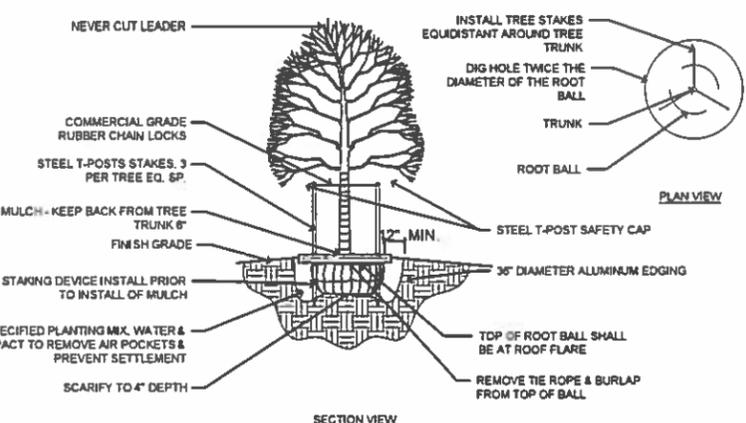
DATE	DESCRIPTION
08-25-2020	ISSUED FOR REVIEW
08-06-2020	ISSUED FOR CONSTRUCTION
08-17-2020	ISSUED FOR CONSTRUCTION

SHEET TITLE  
**LANDSCAPE DETAILS & MATERIAL SCHEDULE**

These drawings and specifications are to be considered as a contract and shall remain the property of the contractor. The contractor shall be responsible for all safety precautions and permits in accordance with the project.

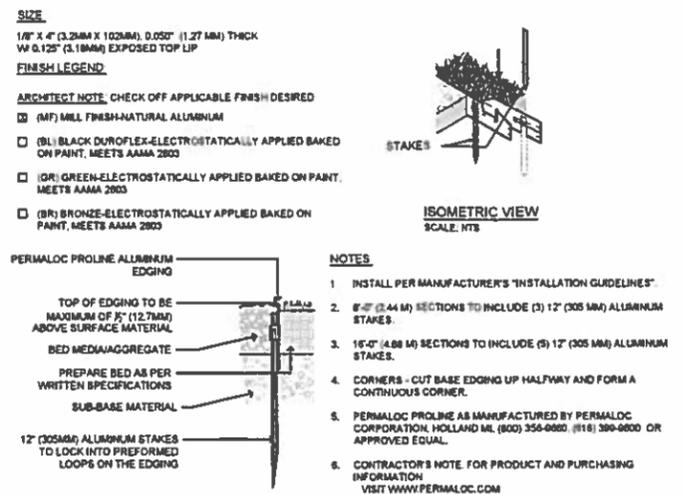
PROJECT NUMBER  
20-34  
SHEET NUMBER

L2

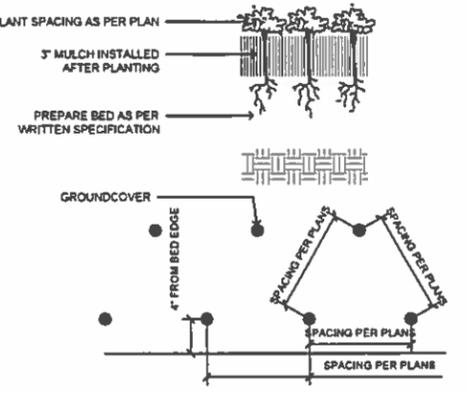


- NOTES
- FOR EACH ONE (1) INCH CALIPER OF TREE TRUNK DIAMETER INSTALL ONE 21 GRAM AGRIFORM PLANTING TABLET. INSTALL HALF-WAY UP THE ROOTBALL 1" FROM ROOT TIPS.
  - SET TOP OF ROOT CROWN 1" ABOVE FINISHED GRADE WHERE APPLICABLE. TRIM FABRIC AROUND TRUNK OF TREE.
  - REMOVE ALL PLASTIC OR POLYETHYLENE MESH FROM ROOT BALLS.
  - REMOVE ALL NYLON TYING STRING.
  - STEEL CAGING TO BE REMOVED BY 2/20/24.
  - USE MULCH TREE RING IF TREE IS IN MULCHED LANDSCAPE BED ONLY OR LAWN.

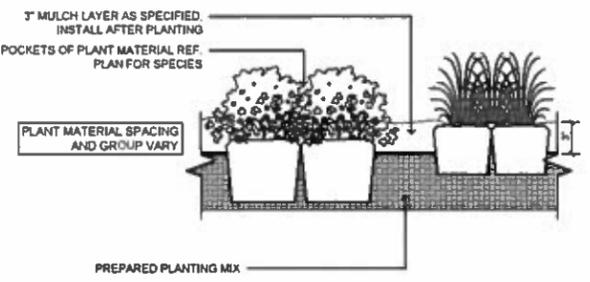
1 TREE & PALM PLANTING  
N.T.S.



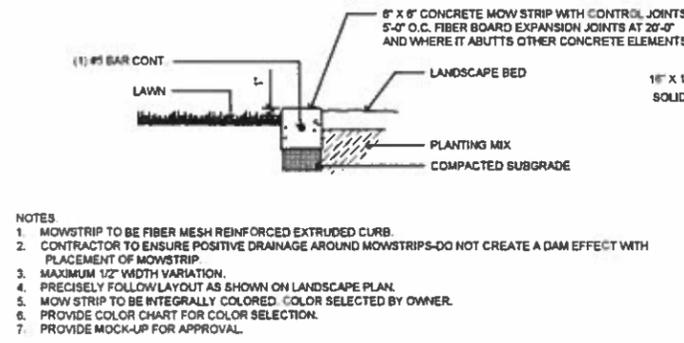
2 PERMALOC ALUMINUM EDGING  
N.T.S.



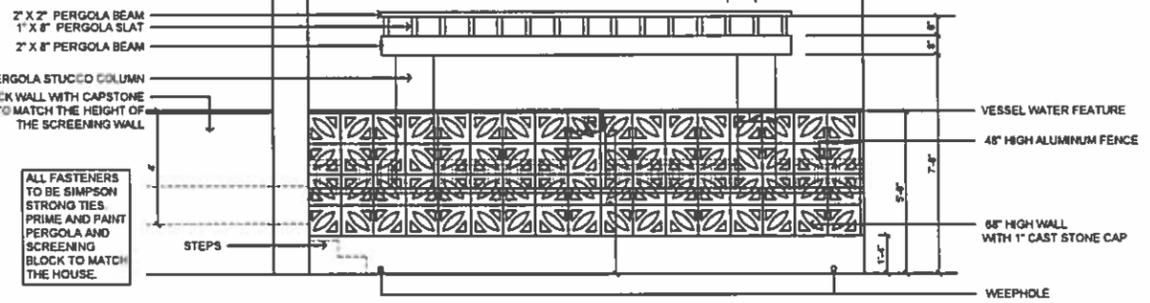
3 GROUNDCOVER PLANTING  
N.T.S.



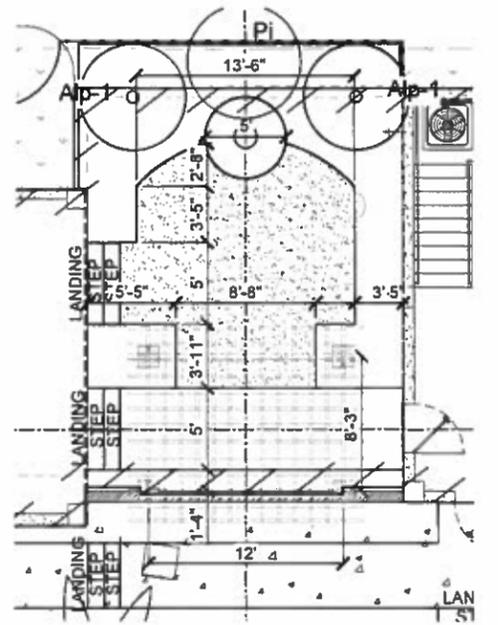
4 1 & 3 GALLON SHRUB PLANTING  
N.T.S.



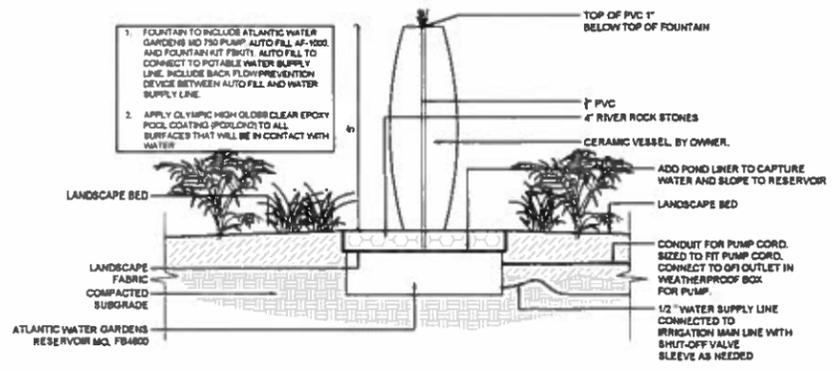
5 CONCRETE EXTRUDED CURB  
N.T.S.



6 COURTYARD ELEVATION  
N.T.S.



7 COURTYARD DIMENSION ENLARGEMENT  
LAN 51



8 VESSEL WATER FEATURE  
N.T.S.

LANDSCAPE MATERIAL SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	APPROXIMATE QTY.	COMMENTS
dbu	BOUGAINVILLEA SPP. 'COMPACT PURPLE'	COMPACT PURPLE BOWEN BOUGAINVILLEA	10	5 GALLON, 6" O.C. SPACING
gc	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	30	3 GALLON
bm	CONOCLINIUM BETHUNICIFOLIUM	BETONY MISTFLOWER	12	3 GALLON
qb	CRINUM AUGUSTUM	QUEEN EMMA CRINUM	4	5 GALLON
gl	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	109	3 GALLON
Sp1	HYMENOCALLIS LITDORALIS	BEACH SPIDER LILY	18	3 GALLON
	IPOMOEA PESCAPRAE	BEACH MORNING GLORY	186	1 GALLON, 36" O.C. SPACING
L	LIRIOPE MUSCARI	LIRIOPE	56	3 GALLON
gm	MUHLENBERGIA CAPILLANS	GULF MUHLY GRASS	55	3 GALLON
PS	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	2	6" CLR. TRUNK, DIAMOND CUT
Pi	PLUMERIA	PLUMERIA	2	5 GALLON
Alp-1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2	6" CLR. SINGLE TRUNK, 15 GALLON
Alp-3	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2	6" CLR. TRIPLE TRUNK, 15 GALLON
TS	SABAL TEXANA	TEXAS SABAL PALM	2	6" CLR. TRUNK, FULLY BOOTED
SYMBOL	ITEM	TYPE	APPROXIMATE QTY.	COMMENTS
	SOD	TIFWAY 419 BERMU DA GRASS	3,064 SF	
	LANDSCAPE BED EDGING	ALUMINUM	413 LF	4" ALUMINUM, BRILL FINISH EDGING
	WOOD MULCH	PREMIUM CYPRESS	2,467 SF	3" LAYER INSTALLED WITHOUT A LAYER OF LANDSCAPE FABRIC
	DECOMPOSED GRANITE		171 SF	2" LAYER PLACED ON A LAYER OF LANDSCAPE FABRIC. APPLY PRE-EMERGENT ONCE MATERIAL IS PLACED. WATER PER MANUFACTURER'S RECOMMENDATIONS.
	PAVERS		107 SF	HOLLAND PAVEN IN A PEWTER COLOR
	POOL DECK		618 SF	KOOL DECK- PROVIDE COLOR SAMPLE FOR SELECTION
	STONE ALONG WEST POOL FENCE	RIVER ROCK	40 SF	1"-2" ROCK WITH NO CALICHE 3" LAYER WITH A LAYER OF LANDSCAPE FABRIC
	STONE AT WATER FEATURE		20 SF	2" RAINBOW MEXICAN BEACH PEBBLE AVAILABLE AT SOUTHER STONE. 4" LAYER WITH A LAYER OF LANDSCAPE FABRIC
	CONCRETE EDGING	6" CURB	198 LF	SEE DETAIL 5/12

ALL LANDSCAPE MATERIAL SHALL BE APPROVED PRIOR TO DELIVERY TO THE SITE, AND SHALL BE MATCHING IN LANDSCAPE ARCHITECT APPROVED SIZE, SHAPE, AND QUALITY.