

# NOTICE OF MEETING BY THE BOARD OF ADJUSTMENTS & APPEALS (ZONING) OF THE CITY OF SOUTH PADRE ISLAND

The Board of Adjustments & Appeals of the City of South Padre Island will hold a Public Hearing at 9:00 a.m., Tuesday, November 12, 2024 in the Joyce H. Adams Board Room on the Second Floor of the Municipal Complex Building located at 4601 Padre Boulevard, South Padre Island, Texas to consider the following:

1. A request by Margaret Landry, on behalf of property owner for a variance from Section 2.5 Use Regulations, R-1 Single-Family District, (D) Setback Requirements, Primary Residence Side Yards 6' & 12'. The applicant is requesting to encroach into the side yard setback on both sides for the proposed construction of a new single family home.

**LOCATION: Lot 7 Block 3, The Shore Subdivision, Phase 1, Section 2 – 8437 Breakers Blvd.**

2. A request by Ronald A Weisfeld, property owner for a variance from the following:

- Article 2 Minimum Standards for Street Design and Construction, Section 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 of the Standards & Specifications for the Acceptance of Public Improvements for the City of South Padre Island, and Sec 6.6 Padre Boulevard South Character Zone, Sec 6.6.3 Parking, (iv) Service Access, (3) Shared driveway and cross access easements shall be required between lots to minimize curb cuts of the City's Padre Boulevard and Entertainment District Form Based Code,
- Chapter 18 Traffic, Article I In General, Sec 18-19 Parking Generally, (A) No person shall stop, stand, or park a vehicle in any of the following places: (7) Within thirty (30) feet of the approach to any flashing beacon, stop sign or traffic-control signal located at the side of the roadway of the City of South Padre Island Code of Ordinances, and
- Sec 1.5 Public Art Standards, Public Art standards shall apply to all new development in the Bayfront and Entertainment District Core Character Zone of the Padre Boulevard and Entertainment District Design Guidelines:  
The applicant is requesting to increase driveway width, dumpster to be located close to a stop sign, and not to provide public art for the proposed construction of an apartment complex.

**LOCATION: Lots 9-12 Block 14, Padre Beach Subdivision, Section II.**

3. A request by Bernardo Marcos, property owner for a variance from Section 20-7 District "B" Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district, (D) Area regulations, (2) Side yards, (a) Same as District "A" there shall be a side yard on each side of the lot having a clear width of not less than five (5) feet. The applicant is requesting to keep bathrooms constructed without a permit on the five (5) foot side yard set back.

**LOCATION: Lot 8 Block 62, Padre Beach Subdivision, Section V– 2900 Gulf Blvd.**

A copy of the proposed requests is available for public review at the Planning Department Office, 4601 Padre Boulevard, South Padre Island, Texas, 78597. Written comments can be sent to the South Padre Island Planning Department, 4601 Padre Boulevard, South Padre Island, TX 78597, ATTN: Marta Martinez, Planning Coordinator &/or at [MMartinez@MySPI.org](mailto:MMartinez@MySPI.org). Written comments need to be received no later than noon, November 7, 2024, for consideration by the Board. All interested parties are invited to attend and be heard.