

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, March 4, 2025 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:

A request by Ronald Weisfeld, property owner for a variance from Section 20-8 District "C" Business District Fire Zone, (F) Area regulations: (1) Front yard there shall be a front yard having a minimum depth of twenty-five (25), (2) side yards. Any building exceeding three (3) standard stories shall have a side yard of four (4) feet for each addition story, Section 20-14 Parking Regulations (B) Number of Parking Required, (9) Mixed Use Developments: (a) For the purposes of this section on parking, Mixed Use Developments must contain only: residential uses and retail, office and/or restaurants uses, (b) Parking for residential units will be consistent with the residential and multifamily parking requirements currently in existence; however each residential unit shall be required to have at least one assigned parking space, (d) A restaurant use will be required to provide one (1) parking space for every 225 feet of gross floor area; in no case shall the restaurant floor area equal more than 40% of the total commercial floor area of the development. The applicant is requesting a ten (10) foot front yard setback instead of the required twenty-five (25), offsite parking, and a ten (10) foot side yard setback for the 4th, 5th, & 6th floor. **LOCATION: Lot 1 Block 1, Jones-Gardere Subdivision – 206 W Aries St.**

A request by Kimberly Bond, property owner for a variance from Section 20-21 Required Landscaping, (C) Minimum Area, (2) Townhouse Use. The area of required landscaping shall not be less than 15% of the minimum front yard setback area in accordance with the requirements of this section 20-21. The applicant is requesting to extend driveway leaving 0% landscaping and extending into ROW for handicap vehicle to park and be able to get wheelchair out, **LOCATION: Lot 16A Block 83, Padre Beach Subdivision, Section VI – 129A E Atol St**

A copy of the proposed requests are 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. Written comments need to be received no later than noon, March 3, 2025, for consideration by the Board. All interested parties are invited to attend and be heard.