

**NOTICE OF SPECIAL MEETING  
CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION**

**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 PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A SPECIAL MEETING ON:

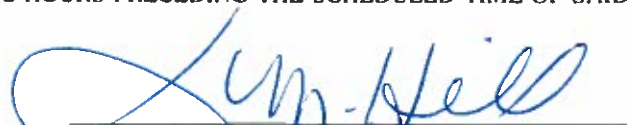
**WEDNESDAY, MAY 16, 2018**  
2:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission 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 Planning and Zoning Commission meeting]*
4. Approve minutes of April 19, 2018 Regular meeting.
5. Public hearing regarding a specific use permit to allow for the expansion and operation of an "outdoor amusement" park located at 1201 Padre Blvd.
6. Discussion & action regarding a specific use permit to allow for the expansion and operation of an "outdoor amusement" park located at 1201 Padre Blvd.
7. Discussion and action on issuing a 90-day extension to the subdivision Lots 1 - 16 Block 1, Sandbar Estates. (*Sandbar Properties, Inc.*)
8. Adjournment.

DATED THIS THE 11<sup>TH</sup> DAY OF MAY 2018

  
\_\_\_\_\_  
Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION 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 MAY 11, 2018 AT/OR BEFORE 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
\_\_\_\_\_  
Susan Hill, City Secretary



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  
PLANNING AND ZONING COMMISSION REGULAR  
MEETING**

**THURSDAY, APRIL 19, 2018**

**I. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Regular Meeting on Thursday, April 19, 2018 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Patrick McNulty called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, Norris Fletcher, Robert Bujanos, Howard Avery, and David Zipp. Member with an excused absence was Art Teniente.

City staff members present were: Assistant City Manager Darla Jones, Planning Director Clifford Cross, and Administrative Assistant Marta Martinez.

**II. PLEDGE OF ALLEGIANCE**

Chairman McNulty led the Pledge of Allegiance.

**III. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

Commissioner Fletcher made a motion, seconded by Commissioner Zipp to nominate Patrick McNulty for Chairman. Motion carried unanimously.

Commissioner Bujanos made a motion, seconded by Commissioner Zipp to nominate Gary Olle for Vice-Chairman. Motion carried unanimously.

**IV. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

Public comments and announcements were given at this time.

**V. APPROVAL OF THE DECEMBER 21, 2017 REGULAR MEETING MINUTES.**

Commissioner Fletcher made a motion, seconded by Commissioner Bujanos to approve the regular Meeting Minutes as submitted. Motion carried unanimously.

**VI. PLANNING AND ZONING COMMISSION TRAINING SESSION.**

Planning Director Cross gave a training session presentation to the Planning and Zoning Commission.

## **VII. ADJOURNMENT**

There being no further business, Chairman McNulty adjourned the meeting at 3:09 p.m.

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Marta Martinez, Secretary

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Patrick McNulty, Chairman

**The City of South Padre Island, Texas**  
**Planning and Zoning Commission**  
**PZ#18-01**  
**Specific Use Permit**

May 16, 2018

**ITEM: 5 & 6**

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**CASE NUMBER:** PZ#18-01

**CURRENT ZONING:** 1) Padre Blvd South

**FUTURE LAND USE** 2) NA

**EXISTING USE** 3) Amusement (outdoor)

**ZONING REQUEST:** Specific Use Permit

**LOCATION:** 1201 Padre Blvd.

**GEO ID NUMBER:** 67-6800-0010-0075-00

**ACREAGE:** Roughly 3.6 Acres

**PROPOSED USE:** Outdoor Amusement Expansion

**ADJACENT ZONING, : N) 1) Padre Blvd. South & D (Resort Area)**

**FUTURE LAND USE 2) NA**

**& EXISTING LAND USE 3) Commercial/Multi-Residential**

**S) 1) Padre Blvd. South**

**2) NA**

**3) Vacant**

**E) 1) NA**

**2) NA**

**3) Nature/Wetlands/Bay**

**W) 1) Padre Blvd. South**

**2) NA**

**3) Vacant/Commercial**

**APPLICANT:**

Doyle Wells  
P.O. Box 3633  
South Padre Island, TX 78597

**OWNER:**

SPI Bayside Ventures  
1201 Padre Blvd.  
South Padre Island, Texas 78597

## **I. PURPOSE AND MAJOR ISSUES**

The applicant is requesting a specific use permit to allow for the expansion and operation of an “outdoor amusement” park.

The major issues associated with this request are:

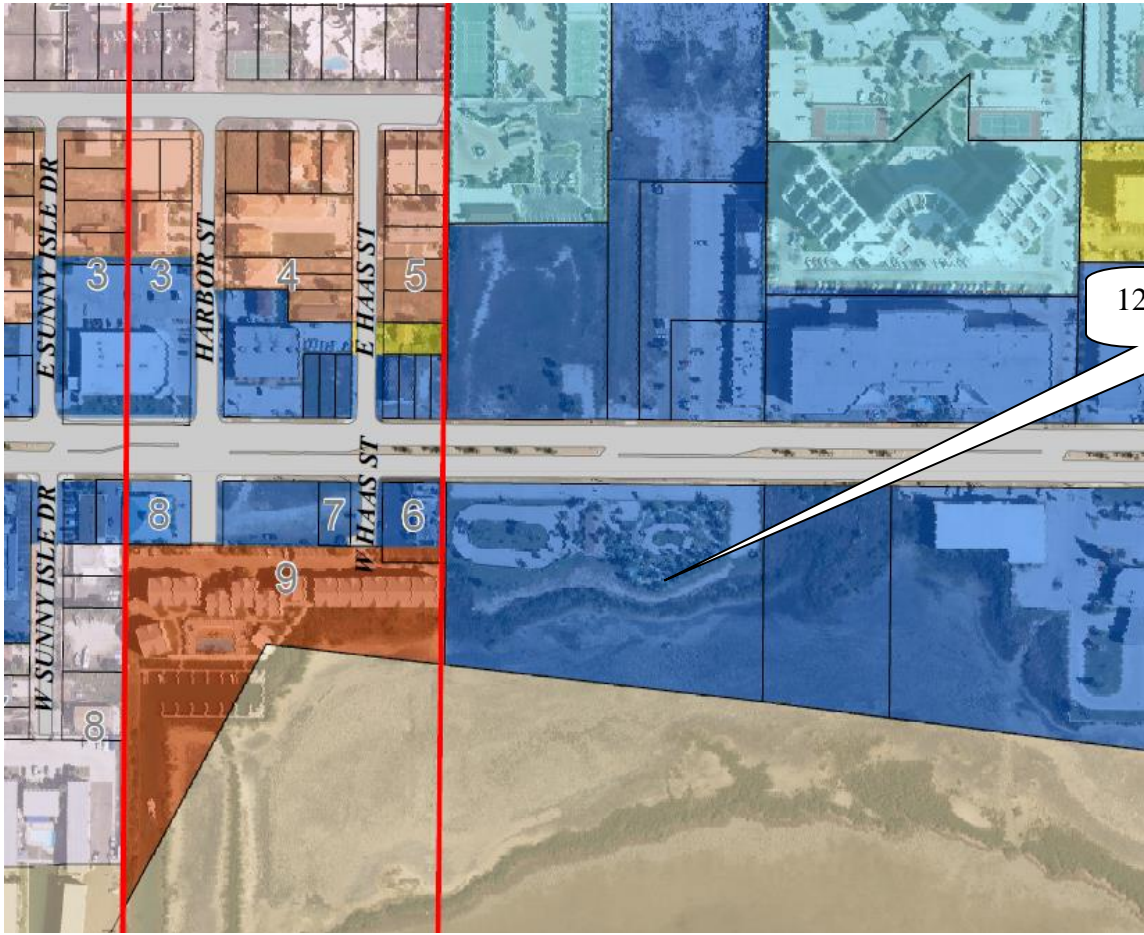
1. Regulating Plan Standards (Use and Expansion); and

















### **Property Location**

1201 Padre Blvd.



**Zoning**  
 1201 Padre Blvd



Zone	
	A (Single Family Dwelling)
	B (Multi-Family, Apt., Motel, Hotel, Condo, Townhouse)
	B-2 (Residential & Multi-Family)
	BF (Bayfront Character)
	C (Business District)
	D (Resort Area)
	D-1 (Resort Area)
	D-2 (Park District)
	E (Low Density Residential)
	EDC (Entertainment District Core)
	NC (Neighborhood Crossing)
	PBC (Padre Blvd Central)
	PBN (Padre Blvd North)
	PBS (Padre Blvd South)
	PDD (Planned Development District)
	TCC (Town Center Crossing)
	NTZ (Neighborhood Transition Zone)



## **Existing Conditions**



## **II. REVIEW OF THE PLAN**

The owner of the property seeks a specific use permit to expand upon a legal non-conforming use with the addition outdoor amusement amenities/rides at the property commonly known as 1201 Padre Blvd. As a result, of the property location within the Padre Blvd South District, Table 5-1, Section 20-8-1 Appendix “Z” of the South Padre Island Zoning Ordinance requires a specific use permit be granted and public hearings be conducted before the Planning Committee and City Council.

## **III. TRANSPORTATION & PARKING**

The property fronts on Padre Blvd. No additional parking required.

## **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”  
 Outdoor amusement or theme park requires a Specific Use Permit

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
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP

- Table 3-1, Land Use Matrix (Change of Use/Expansion of Use)

Table 3.1 Padre Boulevard and Entertainment District Code Applicability Matrix

Type of Development	Code Section	Land Use Matrix	Building Form - Placement	Building Form - Height	Building Form - Bulkiness & Setbacks	Building Form - Street Screen	Building Form - Encroachments	Building Form - Facade Elements	Building Form - Pedestrian Transition	Building Design Standards	Architectural Style Standards	Sustainability Standards	Streetcape/Landscape Standards	Signage	Civic/Open Space
Commercial (retail, office, restaurant, lodging), mixed use building, apartment/multi-family building (3 or more units per lot), and live-work buildings															
New Construction		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Change of Use/Expansion of use <sup>a</sup>		X			X	X									

**VI. ZONING REVIEW STANDARDS**

1. Regulating Plan Standards – Does the proposed outdoor amusement operation comply with the local street designation, frontage and character zone standards; and
2. Development Standards – Does the proposed outdoor amusement operation comply with the local character area design standards pertaining to building design and architecture

**VII. PLANNING STAFF EVALUATIONS:**

1. Section 7.2 Landscape Standards – Not less than 20% of front of building area.  
 (Reviewed at Administrative Review for Permits)



**VIII. COMMISSION/COUNCIL OPTIONS:**

Section 20-24 (B) of Zoning Ordinance

Planning and Zoning Commission

- Table
- Recommend Approval (with or without conditions)
- Recommend Denial

City Council

- Table
- Approve
- Approve with Conditions
- Deny Request

**IX. EVALUATION CONSIDERATIONS**

1. Whether the proposed use is consistent with the surrounding neighborhood;
2. Suitability for proposed Uses and/or improvements.
3. Development trends of the general area including changes to land use or prior amendments to the zoning ordinance.
4. Official Comprehensive Plan including compliance with the stated objectives.
5. Maintenance of the public’s health, safety and general welfare.
6. Enjoyment of the property by neighbors for its intended use.

**COMMISSION ACTION:**

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

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

McNulty	Olle	Fletcher	Teniente	Bujanos	Avery	Zipp
Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain

**ORDINANCE NO. 18-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, REFERRING TO THE SPECIFIC USE PERMIT BY MAKING A REFERENCE IN THE ZONING MAP OF THE CITY OF SOUTH PADRE ISLAND, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR OUTDOOR AMUSEMENT AT PADRE ISLAND UNSUBDIVIDED ABST 260; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF UP TO TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH VIOLATION; PROVIDING FOR SEVERABILITY; AND AUTHORIZING PUBLICATION IN CAPTION FORM.**

**WHEREAS**, the City Council of the City of South Padre Island (“City Council”), has investigated and determined the City of South Padre Island, Texas (“City”) should refer to the Specific Use Permit by making a reference in the Zoning Map as provided herein and pursuant to a notice being duly posted according to law, conducted a public hearing wherein a request was made by Doyle Wells (the “Applicant”) to allow a Specific Use Permit for “Outdoor Amusement” operations on a tract of land zoned District “PBS” (Padre Boulevard South);

**WHEREAS**, the tracts of land are in the City of South Padre Island, Texas, being PADRE ISLAND UNSUBDIVIDED ABST 260 3.605 AC OUT OF 6.675 AC PT LT AN-7 BLK A , and being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes (the “Property”);

**WHEREAS**, the City Council finds that Applicant has agreed to comply with all provisions of the ordinances of the City, including but not limited to the Zoning Ordinance, and has further agreed to comply with the additional restrictions set forth herein;

**WHEREAS**, the City Council has investigated and determined that it would be fair to accommodate the Outdoor Amusement operations by granting the Specific Use Permit;

**WHEREAS**, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas and the requirements of Sec. 20-18 of the City Code of Ordinances (Zoning) have given requisite notice by publication and otherwise, and holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Specific Use Permit should be referenced on the Zoning Map as required by Section 20-24 of the City Code of Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:**

**Section 1.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**Section 2.** The locations of the Specific Use Permit are referenced on the Zoning Map as shown on Exhibit “A”.

**Section 3.** Applicant is granted a Specific Use Permit to allow operation of the identified outdoor amusement facility based upon the following condition;

1. Expansion of current operations is limited to the addition of amusement amenities attached in Exhibit “B”;

**Section 4.** Applicant is granted a Specific Use Permit to allow operation of Outdoor Amusement operations subject to the aforementioned conditions.

**Section 5.** All terms of this Specific Use Permit shall be complied with prior to issuance of a certificate of occupancy and shall be maintained thereafter. This Specific Use Permit will be declared null and void if:

1. Any failure to comply with any term or condition of this Ordinance, as it exists or may be amended; or
2. This Specific Use Permit was obtained by fraud or deception.

**Section 6.** This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

**Section 7.** Any violation of the above mentioned section of Chapter 20 of the Code of Ordinances of the City of South Padre Island may be punished by a fine not to exceed two thousand Dollars (\$2000.00) for each offense of for each day such offense shall continue and the penalty provisions of Sections of Section 21-2 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

**Section 8.** If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

**Section 9.** This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on First Reading, the \_\_\_\_ day of \_\_\_\_\_ 2018.

PASSED, APPROVED AND ADOPTED on Second Reading, the \_\_\_\_ day of \_\_\_\_\_ 2018.

ATTEST:

CITY OF SOUTH PADRE ISLAND,  
TEXAS

\_\_\_\_\_  
SUSAN HILL, CITY SECRETARY

\_\_\_\_\_  
DENNIS STAHL, MAYOR

Exhibit "A"

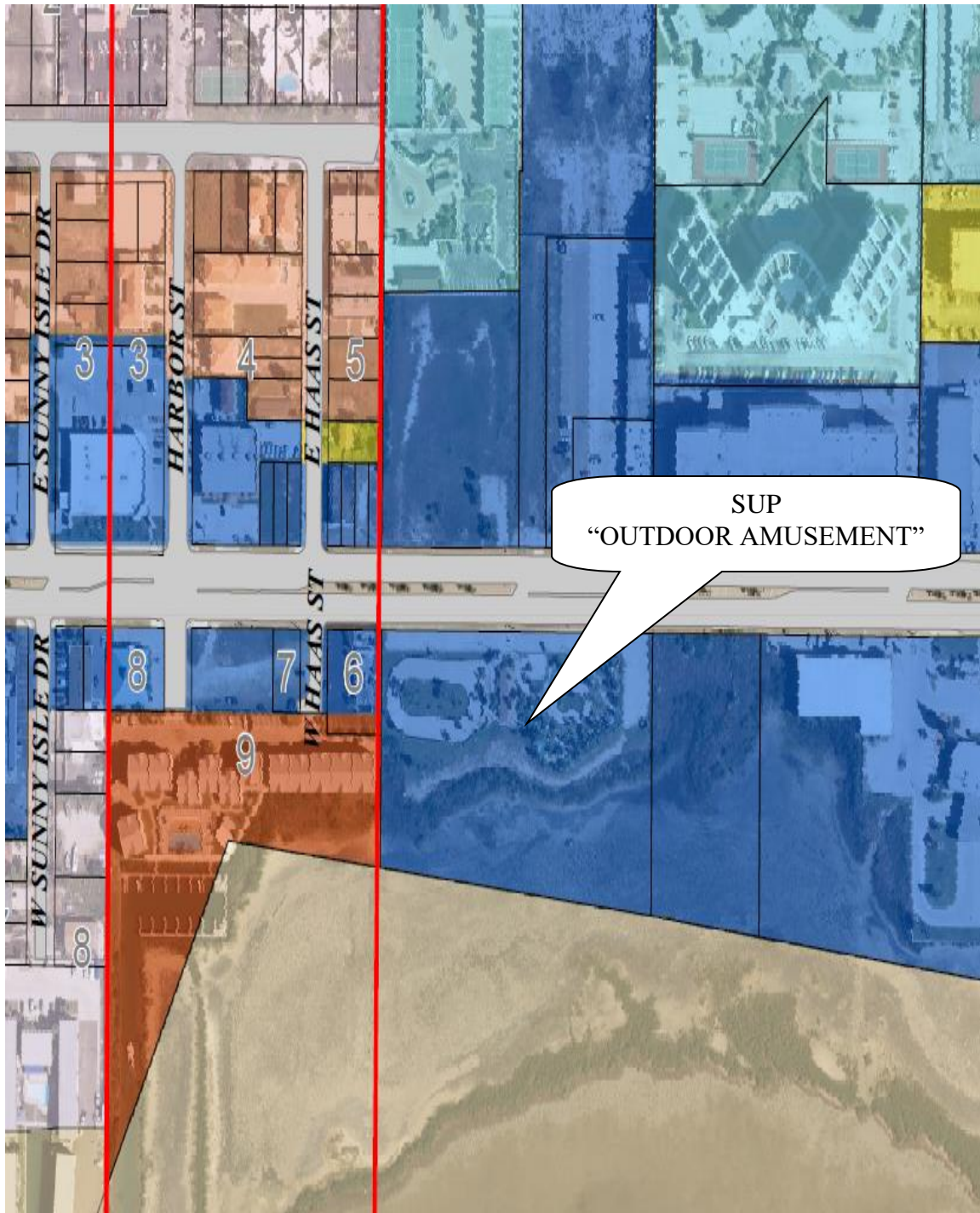




Exhibit "B"

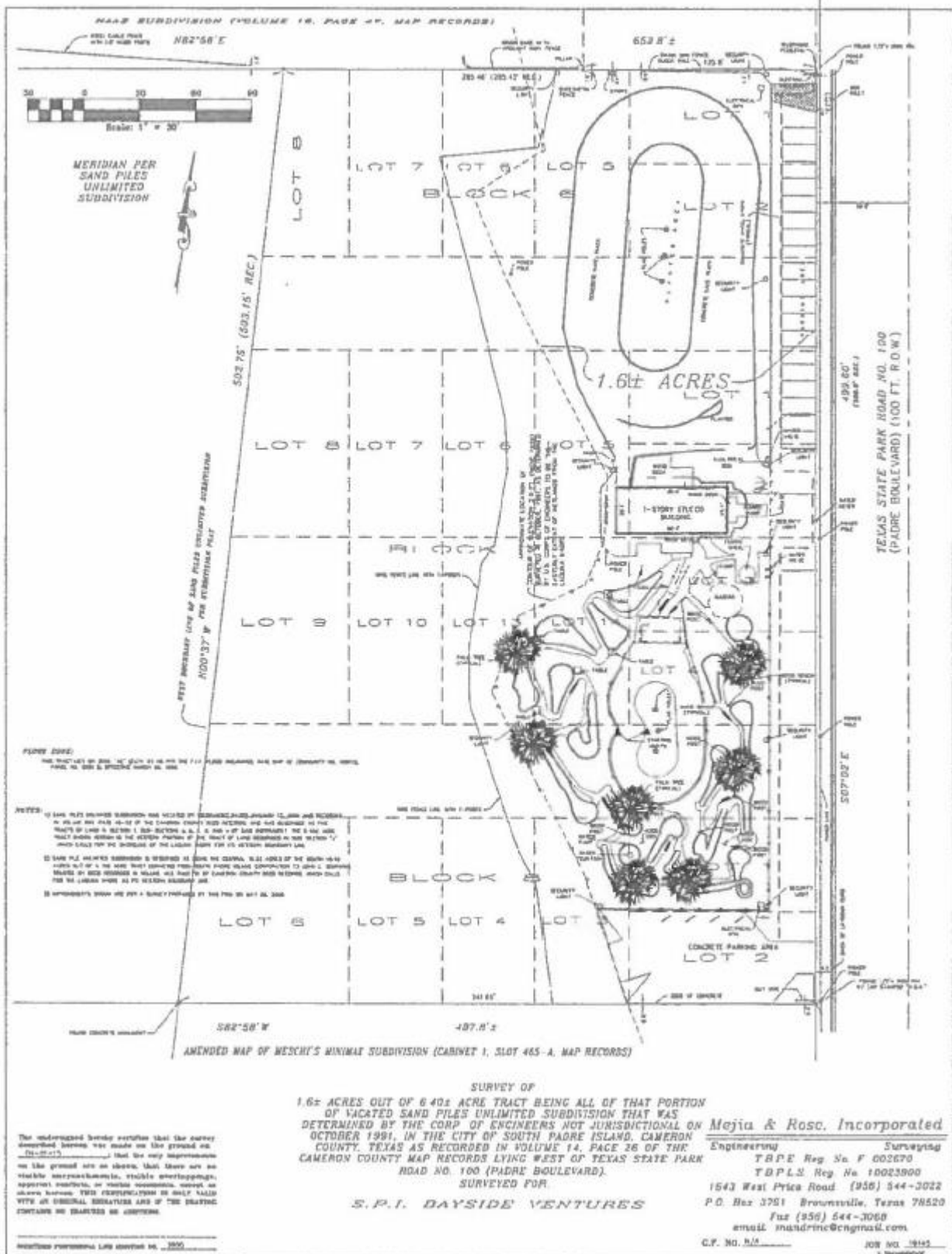


Exhibit "B Cont."





**Exhibit "B Cont."**

Identified Ride #1



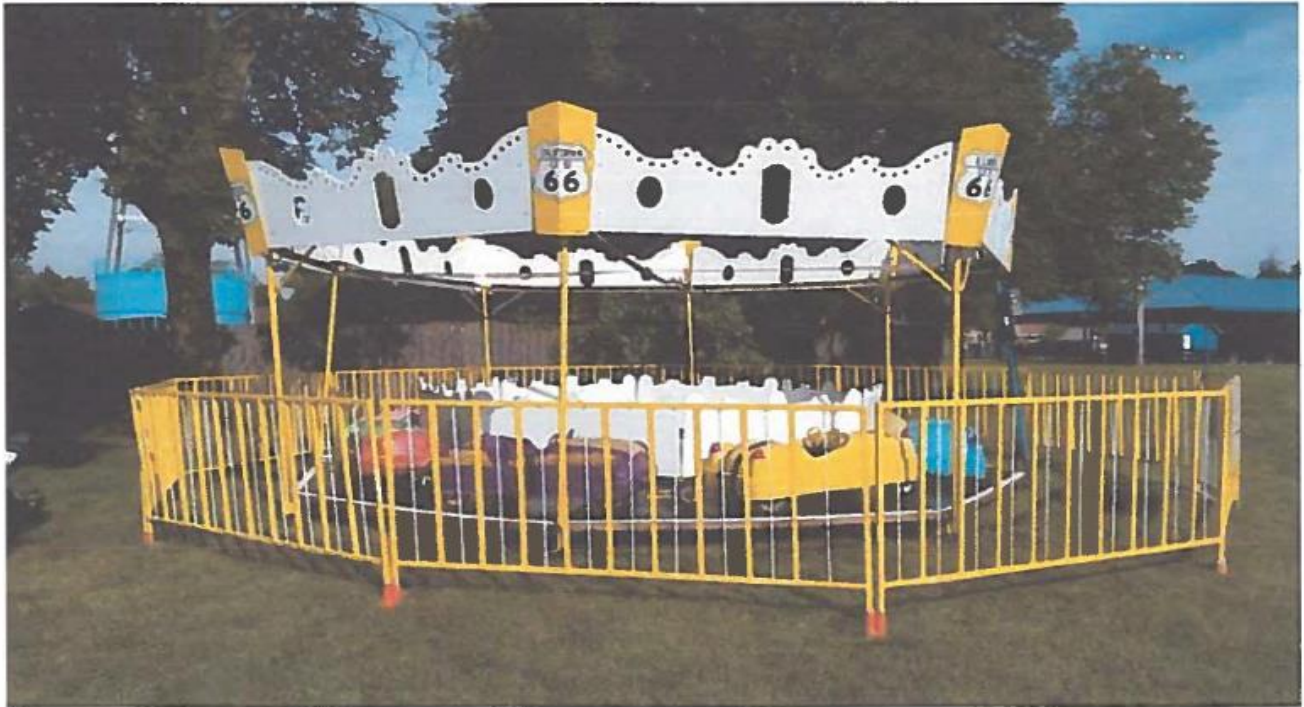
Identified Ride #2





Exhibit "B Cont."

Identified Ride #3



Identified Ride #4





**Exhibit "B Cont."**

Identified Ride #5



Identified Ride #6





**Exhibit “B Cont.”**

Identified Ride #7



Identified Ride #8



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
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.)



CITY OF SOUTH PADRE ISLAND
ZONING APPLICATION

- Rezonning, Planned Development District (PDD), Specific Use Permit

SUBJECT PROPERTY: Lot(s) 1201 Padre Blvd.
Block(s)
Section(s) / Subdivision
Intended Use of Property: Recreation/Amusement
Zoning District(s): Padre Blvd South

PROPERTY OWNER: SPI Bayside Ventures
OWNER MAILING ADDRESS: 301 Wildwood Drive # 123
CITY, STATE, ZIP: GEORGETOWN, TEXAS 78633
PHONE NUMBER: (956) 607-7872
FAX NUMBER:
EMAIL: lex@cherry@gmail.com

An authorization letter from the Property Owner will be required, if applicant is not the property owner.

APPLICANT (if different from Owner): Doyle Wells
APPLICANT MAILING ADDRESS: P.O. Box 3633
CITY, STATE, ZIP: South Padre Island, TX 78597
PHONE NUMBER: (956) 408 9900
FAX NUMBER:
EMAIL: doyle@horsesonthebeach.com

- Include with this application:
1) Application fee
2) 10 copies of supporting document(s)
3) Stamped/sealed & dated survey
4) Proposed uses
5) Additional Information (operating the time, functions, any expected impacts)
6) Location of any building proposed
7) Design (floor and section plan) of any building proposed (if available)
8) Digital copy of entire packet

Signature of Applicant

Date 4/27/2018

**SPI Bayside Ventures  
1201 Padre Blvd.  
South Padre Island, Texas 78597**

**April 27, 2018**

SPI Bayside Ventures, a Texas General Partnership, is the owner of 1201 Padre Blvd, South Padre Island, Texas 78597.

With this letter we hereby give consent for Doyle Wells to obtain a Special Use Permit, as he has requested, from the City of South Padre Island.

I may be written to at 30 Wildwood Drive #123 Georgetown, Texas 78633 and any questions related to this "Letter of Consent" may be directed to Mr. Benny Cherry at 956-607-7872 or [benlcherry@gmail.com](mailto:benlcherry@gmail.com)

Truthfully yours,

*Sharon Allen* 4/27/18

Sharon Allen





Cameron Appraisal District

Year 2018 ▼

Close Window

Account Information	
Property ID:	113441
Geo ID:	67-6820-0010-0075-00
Type:	Real
Category:	FI
Situs:	1201 PADRE BLVD SOUTH PADRE ISLAND, TX 78597
Legal Desc:	PADRE ISLAND UNSUBDIVIDED ABST 260 3.605 AC OUT OF 6.675 AC PT LT AN-7 BLK A 3.605 AC
Jurisdictions:	IPI, SST, CSP, GCC, SC1, STS, CAD, SPN
Map ID:	10-10-06

Owner Information	
Owner:	SPI BAYSIDE VENTURES
Address:	30 Wildwood Dr Apt 123
City,State,Zip	Georgetown, TX 78633-5330
% Ownership:	100.0000000000
Exemption:	
Agent Code:	

Value Detail	
(+) Improvement Homesite:	\$0
(+) Improvement Non-Homesite:	\$82,061
(+) Land Homesite:	\$0
(+) Land Non-Homesite:	\$1,158,737
(+) Ag. Market:	\$0
(=) Market Value:	\$1,240,798
(-) Ag. Use Reduction:	\$0
(=) Appraised Value:	\$1,240,798
(-) HS Capped Value:	\$0
(=) Assessed Value:	\$1,240,798

Ag Use: \$0

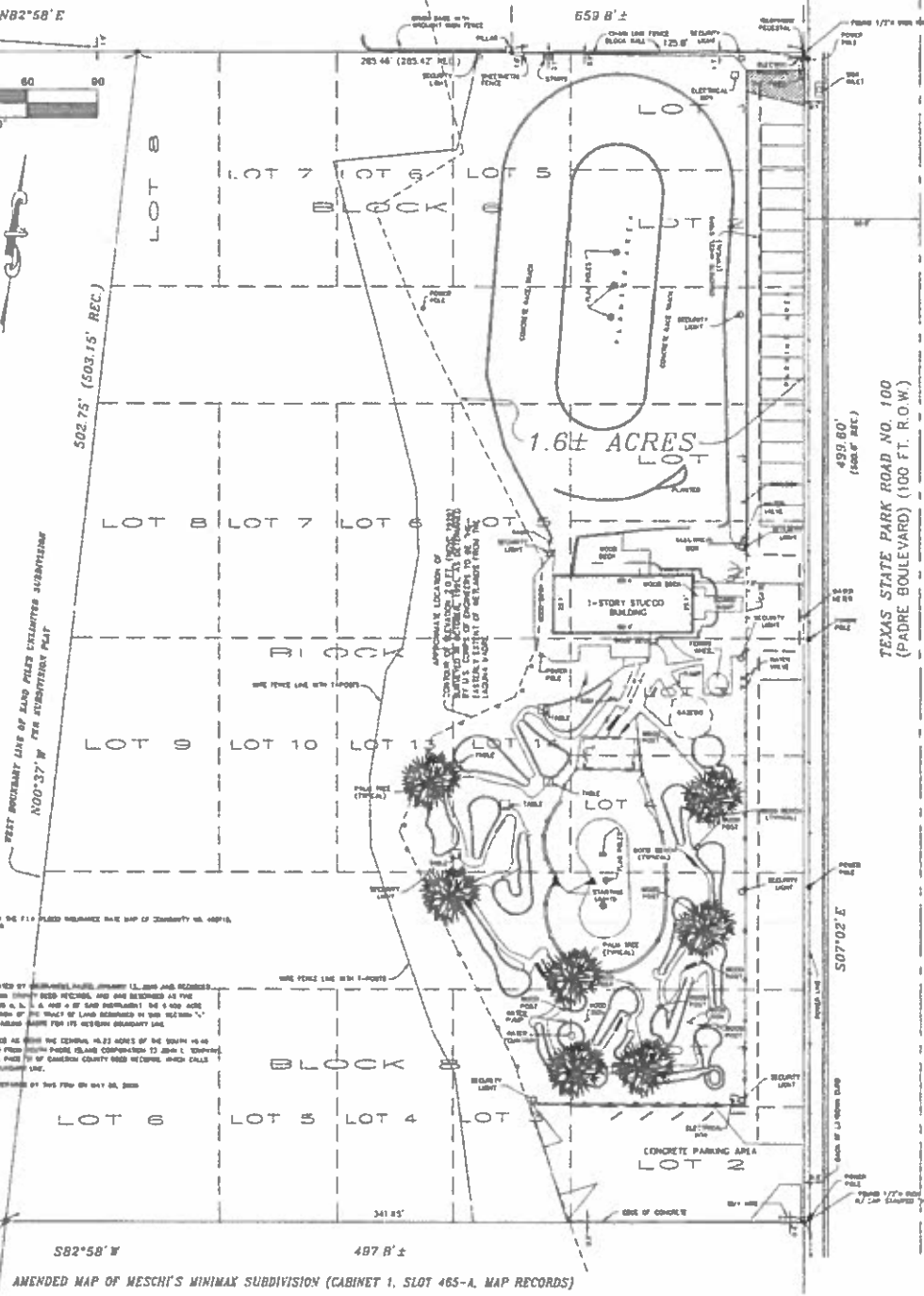
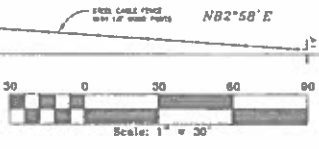
Taxing Jurisdictions						
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Taxes	Freeze Ceiling
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	\$1,240,798	\$1,240,798	\$3,916.45	
GCC	CAMERON COUNTY	0.410803	\$1,240,798	\$1,240,798	\$5,097.24	
IPI	POINT ISABEL I.S.D	1.081634	\$1,240,798	\$1,240,798	\$13,420.89	
SC1	LAGUNA MADRE WATER DISTRICT	0.043860	\$1,240,798	\$1,240,798	\$544.21	
SPN	PORT ISABEL NAV	0.000000	\$1,240,798	\$1,240,798	\$0.00	
SST	SOUTH TEXAS I.S.D	0.049200	\$1,240,798	\$1,240,798	\$610.47	
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	\$1,240,798	\$1,240,798	\$2,015.14	

Improvements/Building								
Improvement #1:	Type:	Commercial	State Code:	FI	Living Area:	1,000 SqFt	Value:	\$82,061
Type	Description	Class	Exterior	Year Built	SqFt			
MA	MAIN AREA	YCA		1992	1000.0			
CCD	CONCRETE DRIVE	*		1992	27450.0			
FL4	CHAIN LINK FENCE 4'	*		1992	500.0			
FL6	CHAIN LINK FENCE 6'	*		1992	1300.0			

Land Segment							
Type	Description	Acres	SqFt	Front	Depth	Value	Ag Value
COMM	COMMERCIAL	1.6339	71170.80	0.00	0.00	\$1,124,499	\$0
WETLAND	WETLAND	1.9650	85595.00	0.00	0.00	\$34,238	\$0

Roll History							

NAAS SUBDIVISION (VOLUME 15, PAGE 47, MAP RECORDS)



**FLOOD ZONE:**  
THIS TRACT LIES ON ZONE "A" (FLY) AS PER THE F.I.D. PLANNED RESURFACING MAP OF CAMERON CO. 1991A. PERIOD, 04/08/91, EFFECTIVE UNDER 04/08/91.

- NOTES:**
- 1) SAND PILES WERE DRIVEN AND LOCATED BY MEJIA & ROSE, INCORPORATED, JANUARY 11, 2000 AND RECORDED IN VOLUME 15, PAGE 47 OF THE CAMERON COUNTY MAP RECORDS. THIS TRACT IS PART OF THE 4-ACRE TRACT DESCRIBED IN THE APPROXIMATE PORTION OF THE TRACT OF LAND DESCRIBED IN THE SECTION "A" HEREIN CALLED FOR THE PURPOSE OF THE LARGER TRACT FOR THE UNLIMITED SUBDIVISION.
  - 2) SAND PILE UNLIMITED SUBDIVISION IS DESCRIBED AS BEING THE CENTRAL 4.25 ACRES OF THE QUARTER 1/4 ACRES OUT OF A 160-ACRE TRACT CONVEYED FROM THE PADRE ISLAND CORPORATION TO JOHN L. BROWN, MEMBER OF THE BOARD OF DIRECTORS OF CAMERON COUNTY, TEXAS, BY DEED RECORDED IN VOLUME 14, PAGE 26 OF THE CAMERON COUNTY MAP RECORDS, WHICH CALLS FOR THE LARGER TRACT AS THE UNLIMITED SUBDIVISION.
  - 3) DIMENSIONS TO CORNER ARE PER A SURVEY PERFORMED BY THE FIRM ON 04/11/00.

AMENDED MAP OF MESCH'S MINIMAX SUBDIVISION (CABINET 1, SLOT 465-A, MAP RECORDS)

**SURVEY OF**  
**1.6± ACRES OUT OF 6.40± ACRE TRACT BEING ALL OF THAT PORTION OF VACATED SAND PILES UNLIMITED SUBDIVISION THAT WAS DETERMINED BY THE CORP. OF ENGINEERS NOT JURISDICTIONAL ON OCTOBER 1991, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 14, PAGE 26 OF THE CAMERON COUNTY MAP RECORDS LYING WEST OF TEXAS STATE PARK ROAD NO. 100 (PADRE BOULEVARD).**  
**SURVEYED FOR:**  
**S.P.I. BAYSIDE VENTURES**

**Mejia & Rose, Incorporated**  
 Engineering      Surveying  
 T.B.P.E. Reg. No. F 002570  
 T.B.P.L.S. Reg. No. 10023900  
 1643 West Price Road (956) 544-3022  
 P.O. Box 3761 Brownsville, Texas 78520  
 Fax (956) 544-3068  
 email: mandrinc@cmgma.com

The undersigned hereby certifies that the survey described herein was made on the ground on 04-09-00 and that the only improvements on the ground are as shown, that there are no visible encroachments, visible overlapping, apparent conflicts, or visible encroachments, except as shown herein. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO REVISIONS OR AMENDMENTS.



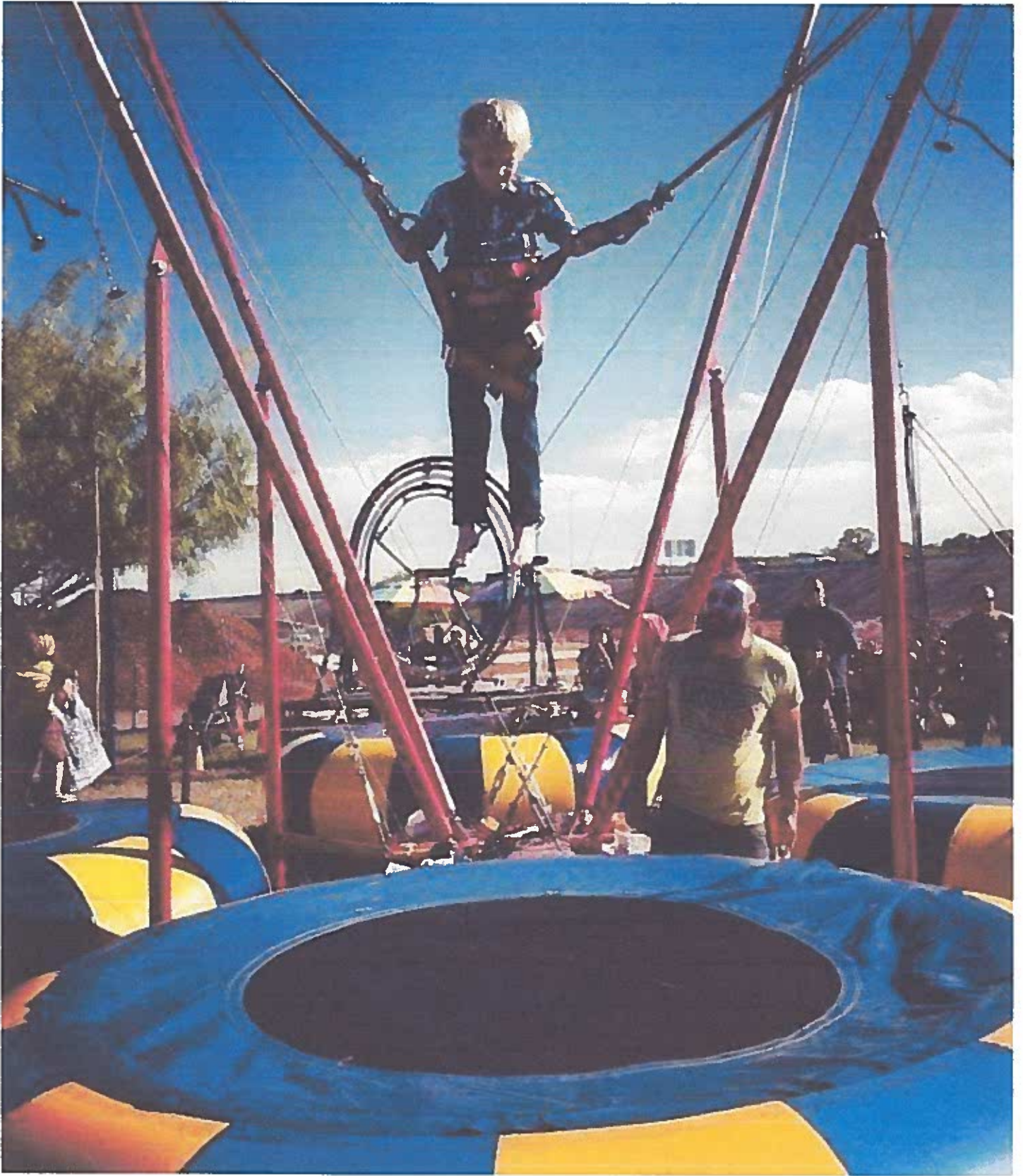
Development Line

Basin  
Acres

Development Line















4



5















To: Planning and Zoning Commissioners

From: Paul Earnhart, President  
Sandbar Properties, Inc.

Date: May 9, 2018

Subject: Sandbar Estates Lots 1-16, Phase I  
approval extension from June 16, 2018 to December 31, 2018

Paul Earnhart Telephone: 850-273-2288  
Email: [americanlandco@aol.com](mailto:americanlandco@aol.com)