

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

**TUESDAY, DECEMBER 6, 2022**

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 of Adjustments and 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 and Appeals Zoning meeting]*
4. Regular Agenda
  - 4.1. Discussion and Action to approve the minutes of the July 5, 2022 regular meeting.
  - 4.2. PUBLIC HEARING: to discuss a request by LTD SPI, Enrique Garza property owners for a variance from Chapter 20 Zoning, Section 20-7 District "B" - Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district, (D) Area regulations, (1) Front yards, (2) Side yards, (b) Additional Floors Authorized-Additional floors above four standard stories may be permitted if additional setbacks are provided as established in this section of the City's Code of Ordinances. The applicant is requesting to encroach into the front yard and side yard setback for the proposed construction of a new 9-story boutique hotel located at 5102 Gulf Blvd. (Lot 1A, Block 156, Padre Beach Subdivision, Sec. X)
  - 4.3. DISCUSSION AND ACTION: to discuss a request by LTD SPI, Enrique Garza property owners for a variance from Chapter 20 Zoning, Section 20-7 District "B" - Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district, (D) Area regulations, (1) Front yards, (2) Side yards, (b) Additional Floors Authorized-Additional floors above four standard stories may be permitted if additional setbacks are provided as established in this section of the City's Code of Ordinances. The applicant is requesting to encroach into the front yard and side yard setback for the proposed construction of a new 9-story boutique hotel located at 5102 Gulf Blvd. (Lot 1A, Block 156, Padre Beach Subdivision, Sec. X)
  - 4.4. PUBLIC HEARING: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102A E. Carolyn Drive. (Lot 34A, Block 171, Padre Beach Subdivision, Sec. XI)



- 4.5. DISCUSSION AND ACTION: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102A E. Carolyn Drive. (Lot 34A, Block 171, Padre Beach Subdivision, Sec. XI)
- 4.6. PUBLIC HEARING: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102B E. Carolyn Drive. (Lot 34B, Block 171, Padre Beach Subdivision, Sec. XI)
- 4.7. DISCUSSION AND ACTION: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102B E. Carolyn Drive. (Lot 34B, Block 171, Padre Beach Subdivision, Sec. XI)
- 4.8. PUBLIC HEARING: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102A E. Verna Jean Drive. (Lot 3A, Block 162, Padre Beach Subdivision, Sec. XI)
- 4.9. DISCUSSION AND ACTION: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102A E. Verna Jean Drive. (Lot 3A, Block 162, Padre Beach



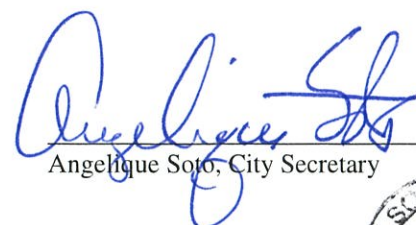
Subdivision, Sec. XI)

- 4.10. PUBLIC HEARING: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102B E. Verna Jean Drive. (Lot 3B, Block 162, Padre Beach Subdivision, Sec. XI)
- 4.11. DISCUSSION AND ACTION: to discuss a request by Consorzio Group, LLC property owner for a variance from Chapter 20 Zoning, 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 homes are allowed within the Neighborhood Transition Character Zone with a Special Exception as established in the Padre Boulevard and Entertainment District Code. The applicant is requesting to construct a single-family home in the Neighborhood Transition Character Zone; which is allowed with a special exception located at 102B E. Verna Jean Drive. (Lot 3B, Block 162, Padre Beach Subdivision, Sec. XI)
- 4.12. PUBLIC HEARING: to discuss a request by Gracie Gumbel property owner for a variance from Chapter 20 Zoning, Section 20-6 District "A" - Single family dwelling district, (C) Area regulations, (3) Rear yards, (a) There shall be a rear yard having a depth of not less than twenty (20) feet from the rear lot line, and Section 20-13 Setback area - Special regulations and uses as established in the City's Code of Ordinances. The applicant is requesting to keep a structure (fireplace) on the rear yard setback within the eight (8) feet utility easement located at 218 W. Sunset Drive. (Lot 17, Block 201, Fiesta Isle Subdivision (Padre Beach, Sec. XII)
- 4.13. DISCUSSION AND ACTION: to discuss a request by Gracie Gumbel property owner for a variance from Chapter 20 Zoning, Section 20-6 District "A" - Single family dwelling district, (C) Area regulations, (3) Rear yards, (a) There shall be a rear yard having a depth of not less than twenty (20) feet from the rear lot line, and Section 20-13 Setback area - Special regulations and uses as established in the City's Code of Ordinances. The applicant is requesting to keep a structure (fireplace) on the rear yard setback within the eight (8) feet utility easement located at 218 W. Sunset Drive. (Lot 17, Block 201, Fiesta Isle Subdivision (Padre Beach, Sec. XII)

## 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 2ND DAY OF DECEMBER 2022

  
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 **DECEMBER 2, 2022**, 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, GEORGE MARTINEZ AT (956)761-8103.

