

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

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 BOARD OF ADJUSTMENTS & APPEALS (ZONING) OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

TUESDAY, JANUARY 6, 2015
9:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

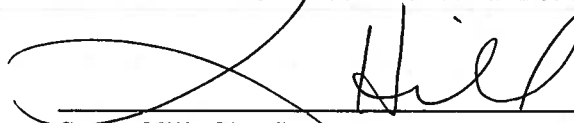
1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to the Board relating to agenda or non-agenda items. Speakers are required to address the Board at the podium and give their name before addressing their concerns. [Note: State law will not permit the Board of Adjustments & Appeals (Zoning & Building) 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 & Appeals (Zoning & Building) meeting]*
4. Election of Chairman and Vice Chairman.
5. Approval of Minutes of the November 4, 2014 Regular Meeting
6. Discussion and action regarding a Zoning request by Clayton Brashear for a variance from Section 20-3 Definitions of "Parking, Parking Requirements, Off-Street Parking" of the City's Code of Ordinance. Applicant is requesting to build a caliche parking lot. (Tract 17 Padre Beach Estates)
7. Adjourn

DATED THIS THE 29TH DAY OF DECEMBER 2014


Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF REGULAR MEETING OF THE BOARD OF ADJUSTMENTS & APPEALS (ZONING & BUILDING) 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 29, 2014** AT/OR BEFORE **9:30 A.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Susan Hill, 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, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

<p style="text-align: center;">BOARD OF ADJUSTMENTS & APPEALS (ZONING and BUILDING) MEETING MINUTES NOVEMBER 4, 2014</p>

1. Call to Order.

Roy De los Santos called the meeting to order at 9:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Board Members in attendance were: Jerry Pace, Jim Winholtz, Paul Fedigan and Roy De los Santos. Alternate Member present was Stephen Burch. Staff Members present were Development Director Sungman Kim, Building Inspector David Travis, Assistant City Manager Darla Jones, and Marta Martinez.

2. Pledge of Allegiance.

Mr. De los Santos led those present in the Pledge of Allegiance.

3. Public comments and Announcements.

None

4. Approval of Minutes:

- a. **August 5, 2014 Zoning Regular Meeting.**
- b. **October 1, 2013 Building Regular Meeting.**

Mr. De los Santos announced the item from the agenda and asked the Board Members if they had any corrections to the August 5, 2014 Zoning Regular Meeting Minutes. Mr. Winholtz made a motion to approve with correction. Mr. Fedigan seconded the motion. The motion carried unanimously.

Mr. De los Santos announced the item from the agenda and asked the Board Members if they had any corrections to the October 1, 2013 Building Regular Meeting Minutes. Mr. Fedigan made a motion to approve as submitted. Mr. Winholtz seconded the motion. The motion carried unanimously.

5. Discussion and action regarding a Zoning request by William Schmidt for a variance from Section 20-7.1 District "B-2" – Residential & Multi-family Dwelling District (D) Area regulations (2) Side Yards and/or Section 20-12 Certain non-conforming uses (D) Continuance of non-conforming use subject to regulations of the City's Code of Ordinance. Applicant is requesting to rebuild the stairs the way they were. (120 E. Esperanza Street; Lot 12 Block 121 Padre Beach Subdivision, Section VIII)

Mr. De los Santos announced the item from the agenda and asked for a staff report. Dr. Kim gave a presentation regarding William Schmidt variance request.

Mr. De los Santos then opened it up for discussion by the Board. The Board expressed their comments/concerns regarding this matter. Mr. Winholtz made a motion to approve as submitted. Mr. Fedigan seconded the motion. The motion carried unanimously.

6. Discussion and action regarding a Building request by Sergio Mendez with Delta Construction representing owner Jorge Trevino for a variance from Section 4-27 (A) Standards for construction from the City's Code of Ordinance. Applicant is requesting a variance for an extension of an 8' – 16'4" foundation engineered design with no pilings. (116 E. Mezquite Street; Lot 10 Block 49 Padre Beach Subdivision, Section IV)

Mr. De los Santos announced the item from the agenda. Mr. Fedigan made a motion to table until applicant showed up. Mr. Winholtz seconded the motion. The motion carried unanimously.

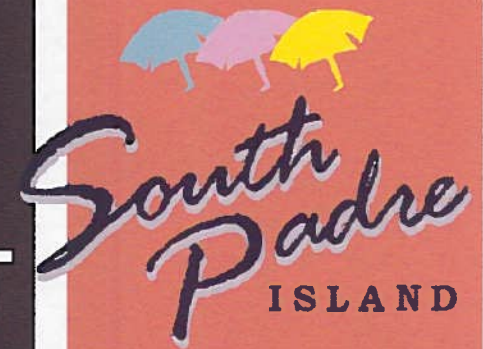
7. Adjourn

Since the Board had no further business to discuss, Mr. Fedigan made a motion to adjourn the meeting. The meeting was adjourned at 9:08 a.m.

Marta Martinez, Secretary

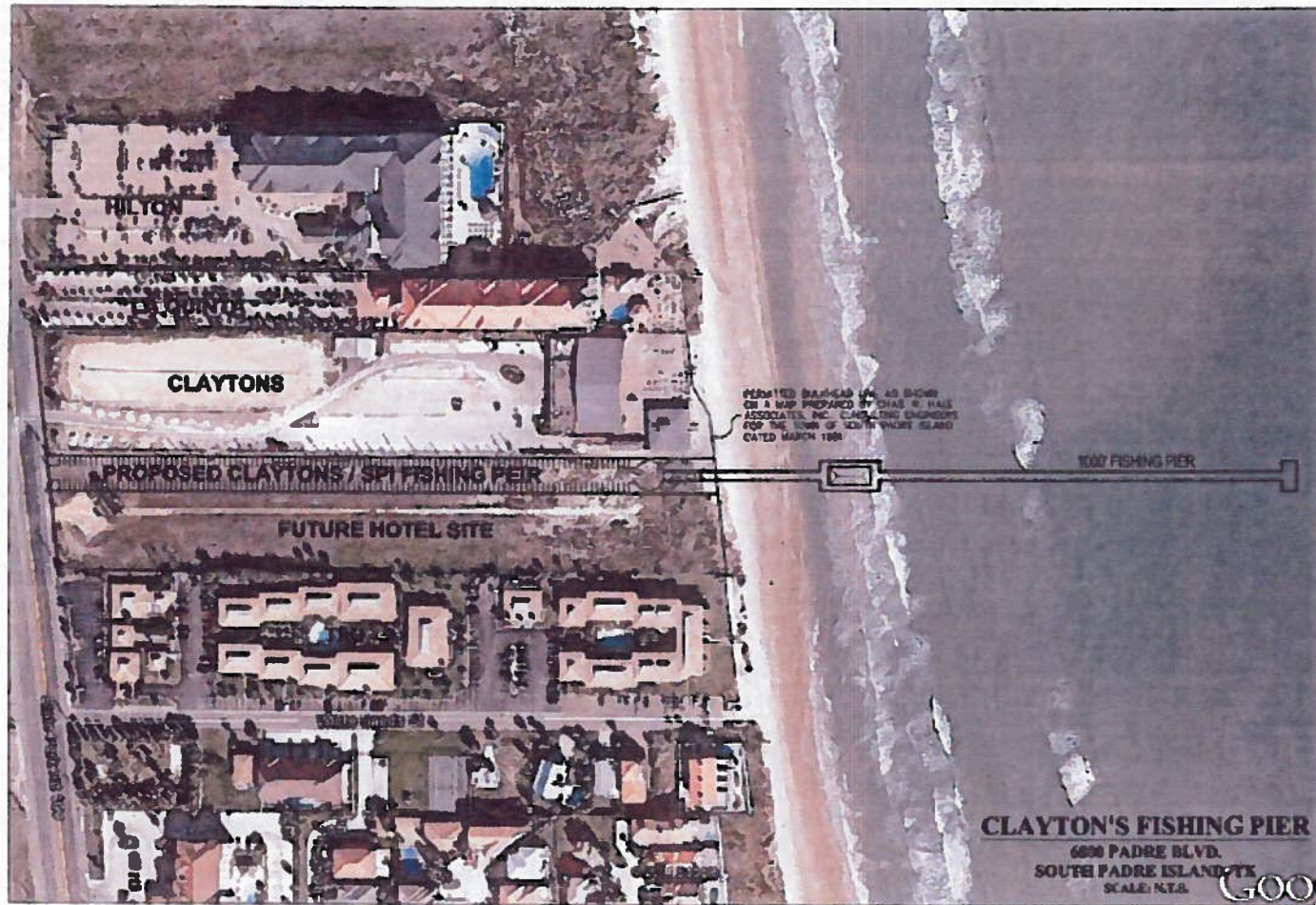
Roy De los Santos, Chairman

BOARD OF ADJUSTMENT



January 06,
2016

DISCUSSION AND ACTION REGARDING VARIANCE FROM SECTION 20-3 DEFINITION OF “PARKING, PARKING REQUIREMENTS, OFF-STREET PARKING”



THE REQUEST

- The owner is requesting variance from Section 20-3 Definition of “Parking, Parking Requirements, Off-Street Parking” to build a 200 space caliche parking lot and staging area for Clayton’s South Padre Island Fishing Pier.
- The requested justification would be “As caliche is an impervious surface it will allow: (1) rain water to soak directly into the ground to (2) prevent flooding of nearby properties”.



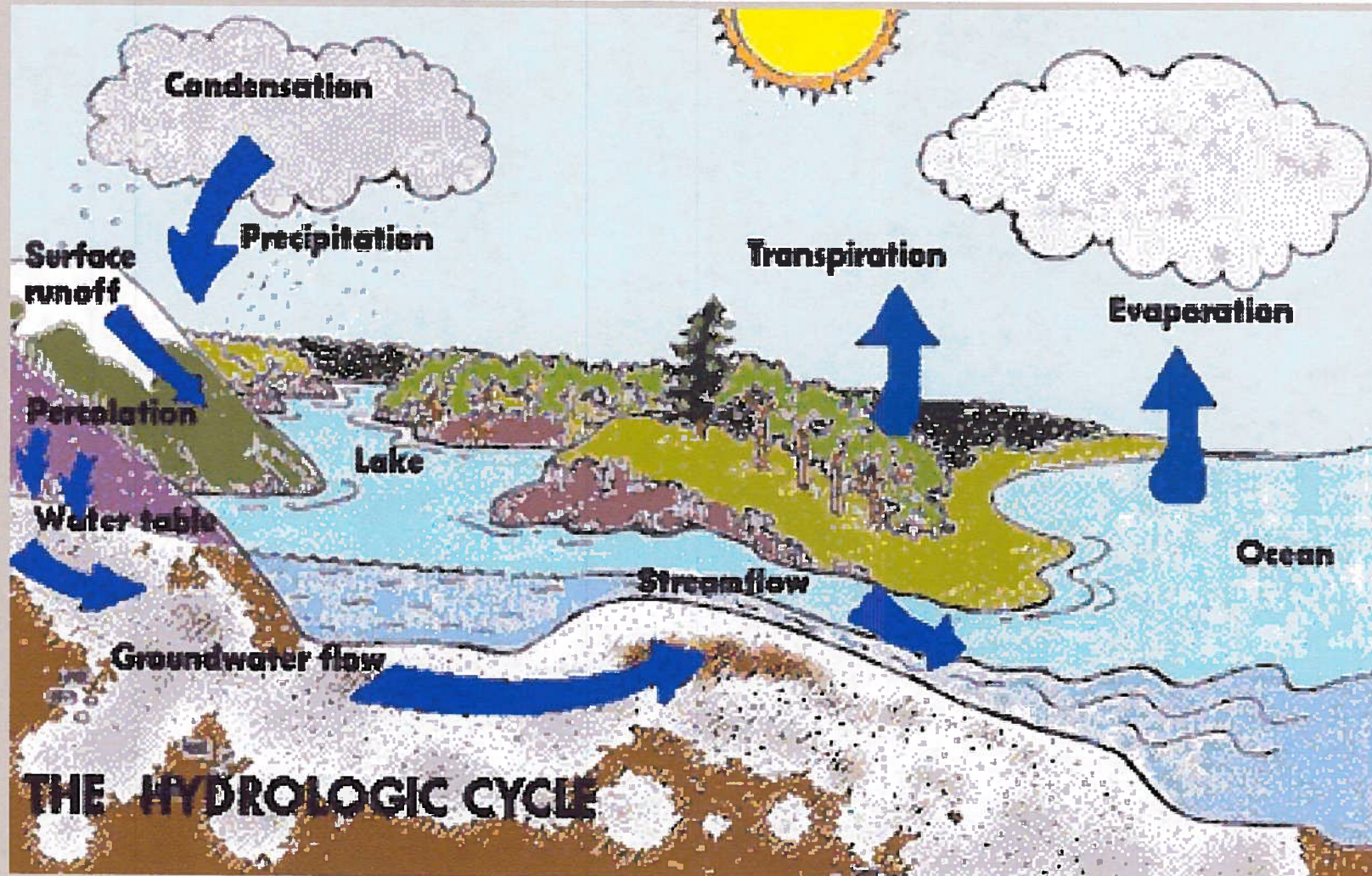
SECTION 20-3 OF CHAPTER 20 ZONING

- **Section 20-3 Definition of “Parking, Parking Requirements, Off-Street Parking”**
 - **“All parking areas, and access thereto, must be of a concrete or asphalt surface.” All parking lot construction shall conform to Article 2, Section 2.18, Parking Lots, of the Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island, Texas.”**

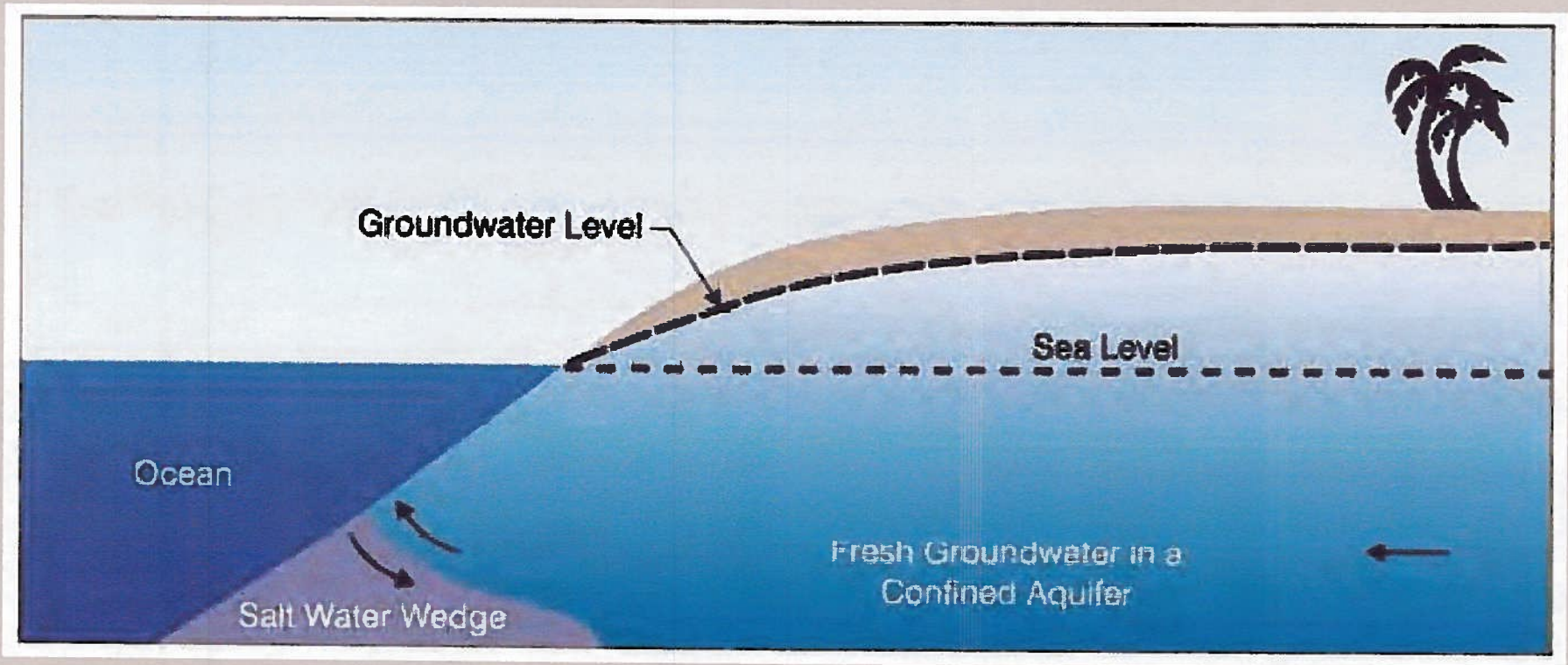
ARTICLE 2, SECTION 2.18, PARKING LOTS, OF THE STANDARDS AND SPECIFICATIONS FOR THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE CITY OF SOUTH PADRE ISLAND, TEXAS

- Section 2.18 provides (1) specifications for pavements with cement concrete, asphalt, or other hard surface construction (i.e. brick pavers); (2) dimensions of parking spaces; (3) access near street corners; (4) exterior lighting; and (5) drainage.
- The drainage section requires “All off-street parking areas shall be drained so as to prevent drainage to abutting properties. The manner of site drainage proposed shall conform to the requirements of Article 5, “Storm Water Drainage.”

WATER CIRCULATION



WATER CIRCULATION AT COASTAL ZONE



STAFF ANALYSIS

- Earlier, on May 29, 2013, the Board of Adjustment approved the same variance for the caliche parking lot for Clayton's.
- On the other hand, staff has concerns over this variance due to: (1) variance of this magnitude may create a fairness issue over zoning ordinance. Simply, it gets harder to reinforce zoning requirements while allowing this; (2) flood management issues at a coastal zone differ from a regular inland zones. Simply, the idea of "soak directly into the ground" does not work where the level of ground water is only 1-2 feet below; and finally (3) the requirement of stormwater management "All off-street parking areas shall be drained so as to prevent drainage to abutting properties (Article 2, Section 2.18)" is a responsibility of the developer and it cannot be a reason of hardship.

STAFF RECOMMENDATION

- Staff recommends the Board deny the variance request.

BOARD OF ADJUSTMENT AGENDA REQUEST FORM
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MEETING DATE: January 6, 2015

ITEM: 6

TO: Board of Adjustment

FROM: Sungman Kim, Director of Development Services

SPONSOR / ORIGINATOR: Clayton Brashear (the owner)

ITEM DESCRIPTION:

Discussion and action regarding variance from Section 20-3 Definition of "Parking, Parking Requirements, Off-Street Parking".

DISCUSSION:

The Location

6800 Padre Boulevard

Issue

Section 20-3 Definition states "All parking areas, and access thereto, must be of a concrete or asphalt surface. All parking lot construction shall conform to Article 2, Section 2.18, Parking Lots, of the Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island, Texas."

Article 2, Section 2.18, Parking Lots, of the Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island, Texas, provides (1) specifications for pavements with cement concrete, asphalt, or other hard surface construction (i.e. brick pavers); (2) dimensions of parking spaces; (3) access near street corners; (4) exterior lighting; and (5) drainage. Especially, drainage section requires "All off-street parking areas shall be drained so as to prevent drainage to abutting properties. The manner of site drainage proposed shall conform to the requirements of Article 5, "Storm Water Drainage," and shall be submitted to the Public Works Director for review and approval.

The Request

The owner is requesting variance from Section 20-3 Definition of "Parking, Parking Requirements, Off-Street Parking" to build a 200 space caliche parking lot and staging area for Clayton's South Padre Island Fishing Pier.

The requested justification would be "As caliche is an impervious surface it will allow rain water to soak directly into the ground to prevent flooding of nearby properties".

BOARD OF ADJUSTMENT AGENDA REQUEST FORM
--

Staff Analysis

Earlier, on May 29, 2013, the Board of Adjustment approved the same variance for the caliche parking lot for Clayton's.

On the other hand, staff has concerns over this variance due to: (1) variance of this magnitude may create a fairness issue over zoning ordinance. Simply, it gets harder to reinforce zoning requirements while allowing this; (2) flood management issues at a coastal zone differ from a regular inland zones. Simply, the idea of "soak directly into the ground" does not work where the level of ground water is only 1-2 feet below; and finally (3) the requirement of stormwater management "All off-street parking areas shall be drained so as to prevent drainage to abutting properties" is a responsibility of the developer and it cannot be a reason of hardship.

STAFF RECOMMENDATIONS / COMMENTS:

Therefore, staff recommends the Board deny the variance request.

COMMISSION ACTION:

MOTION: _____

BY: _____

SECOND BY: _____

Fedigan	Huffman	De los Santos	Pace	Winholtz	Burch	Vacant	Vacant
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain

December 23, 2014

TO: Sungman Kim, Development Director

FROM: James and Jacqueline Gallup, Tiki Condominium Owners

SUBJECT: Clayton Brashear Request for Variance from Section 20-3 of Code of Ordinance

We strongly **OPPOSE** this request for variance!!!

Clayton's Beach Bar is already out of control, it is not possible for SPI code enforcement to monitor the beach during much of the year. There are so many people using the beach during summer and during weekends in both the spring and the fall that code enforcement is impossible. The super-large number of visitors spread out from in front of Clayton's to use the beach everywhere in front of the Tiki. Our owners and renters often cannot use the beach in front of the Tiki. And during SpringBreak, it is even worse with Clayton's overflow using our parking lot as a bathroom and sneaking onto the Tiki for our pool and shower and parking. In addition, it is almost impossible to walk the beach, to go north from the Tiki toward the LaQuinta Hotel and north.

Allowing this variance will continue the overuse of Clayton's and the crowding of the beach in front of Claytons as well as in front of the Tiki. Clayton's should be required to pave this area and enforce restrictions on the number of visitors. Furthermore, we encourage SPI to increase code enforcement and to also restrict parking at the convention center, often these overflow parking visitors make the beach crowding even worse. SPI should place restrictions on the number of beach visitors allowed at Clayton's Bar.

Thank you for the opportunity to voice our opinion about this dangerous overcrowding.

Marta Martinez

From: Dr. Sungman Kim
Sent: Tuesday, December 23, 2014 3:13 PM
To: Marta Martinez
Subject: Fwd: Opposition to Variance for Clayton's Parking lot

For file.

Dr. Sungman Kim | Director of Development
PhD, MBA, MLA, AICP, ASLA/PLA, GISP
City of South Padre Island
4601 Padre Blvd. South Padre Island, Texas 78597
Office: 956-761-8113 | Cell: 956-407-2003 | Fax: 956-761-3898
E-mail: SKim@MySPI.org www.MySPI.org



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----- Original message -----

From: Andy Wood <andywood@jolietspattern.com>
Date: 12/23/2014 1:55 PM (GMT-06:00)
To: "Dr. Sungman Kim" <SKim@MySPI.org>
Subject: Opposition to Variance for Clayton's Parking lot

This email is my official objection to allowing a variance to Clayton Brashear to create a parking lot of caliche, which is proven to create dust and particulate pollution. I would recommend that you read the information on this provided link to Texas Commission on Environmental Quality which was provided by one of the TIKI owners who happens to be a retired Environmental Geologist (Texas A&M) and who spent her career in environmental cleanups -

www.tceq.state.tx.us/airquality/sip/criteria-pollutants/sip-pm

Dust from Caliche surfaces is becoming a hot topic. I recommend that the City give this second thought. Given the "means" of a business man such as Clayton Brashear – it would be incomprehensible as to why he would not be required to build an asphalt parking lot. I object as a property owner and tax payer.

Andrew Wood, President of the TIKI HOA Board of Directors

Joliet Pattern Inc.

815-726-5373 office

815-409-5489 cell

YouTube Link: <http://www.youtube.com/watch?v=3jsAAh7DA4>

<http://www.jolietpattern.com>

Marta Martinez

From: Dr. Sungman Kim
Sent: Wednesday, December 24, 2014 2:13 PM
To: Marta Martinez
Subject: Fwd: Claytons Variance Request

For file.

Dr. Sungman Kim | Director of Development
PhD, MBA, MLA, AICP, ASLA/PLA, GISP
City of South Padre Island
4601 Padre Blvd. South Padre Island, Texas 78597
Office: 956-761-8113 | Cell: 956-407-2003 | Fax: 956-761-3898
E-mail: SKim@MySPI.org www.MySPI.org



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----- Original message -----

From: Bruce Gaylord <bfgaylord@gmail.com>
Date: 12/24/2014 12:59 PM (GMT-06:00)
To: "Dr. Sungman Kim" <SKim@MySPI.org>
Subject: Claytons Variance Request

I received the notice of the variance request for the parking lot for Claytons Fishing pier. I own a unit at the Tiki Condominiums next door. I think the fishing pier itself is a great idea, and I plan to make use of it once its built.

However, I don't think this variance should be approved. I would have concerns about the dust that the parking lot would generate. Our complex has had issues with Claytons customers parking in our parking lot when the lot next door is full or crowded. I think Clayton's needs the additional parking lot to be concrete or asphalt, so I would recommend not approving this request.

Thank you

Bruce Gaylord
Tiki Condominiums

Marta Martinez

From: Dr. Sungman Kim
Sent: Monday, December 29, 2014 8:08 AM
To: Marta Martinez
Subject: FW: ATTN: Sungman Kim, Development Director

For file.

Dr. Sungman Kim | Director of Development
PhD, MBA, MLA, AICP, ASLA/PLA, GISP
City of South Padre Island
4601 Padre Blvd. South Padre Island, Texas 78597
Office: 956-761-8113 | Cell: 956-407-2003 | Fax: 956-761-3898
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From: Rudolph C. Hecht [<mailto:rchecht@wisc.edu>]
Sent: Sunday, December 28, 2014 8:23 PM
To: Dr. Sungman Kim
Cc: David Hecht
Subject: ATTN: Sungman Kim, Development Director

To members of the Board of Adjustments and Appeals
for the City of South Padre Island.

As owners of Unit # 146 in The Tikki Condominium, we object to the building of a parking lot on the East Tract 17-6800 Padre Boulevard,
as requested by Clayton Brashear.

Most important, the caliche (gravel) parking lot does not comply with city ordinances and he should be made to follow the rules
just like everybody else on the island. The result would be a lot of dust flying around the neighborhood.

The parking lot will encroach into the beach front and mar the view when it gets full of vehicles big and small.

The pier itself would add a lot of litter to that part of the island. Broken and lost fishing lures and hooks are an added risk
to the many swimmers in the area.

Rudolph C. and Ilse Hecht
141 N. Hancock St.
Madison, WI 53703

Chapter 20

ZONING*

Sec.20.1 Short title.

These regulations shall be known and may be cited and referred to as the "City of South Padre Island Zoning Ordinance." *Editor's Note - Ordinance No. 77, the Zoning Ordinance, adopted and effective on November 9, 1979, is herein set forth as codified, supplemented and modified

Sec.20-2 Same--Zoning, adoption of statute.

The provisions of Chapter 283, of the acts of the regular session of the 40th Legislature of the State of Texas (Now codified as Chapter 211 of the Local Government Code), relating to zoning in cities and Citys in the State, are hereby adopted as the law governing the zoning of the territory lying within the incorporated limits of the City.

Sec.20-3 Definitions.

For the purpose of this Ordinance, the following words and terms as used herein are defined to mean the following:

Words used in the present tense include the future; words in the singular number include the plural number; the words in the plural number include the singular number; the word "building" includes the word "structure"; the word "lot" includes the word "plot"; the word "shall" is mandatory and not discretionary.

Accessory building or use: A subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

Alley: A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alteration: Any addition, removal, extension, or change in the location of any exterior wall of a main building or accessory building.

Amusement center: An amusement center is a business wherein there are located machines which require the deposit of money therein to be activated for an individual's entertainment, and from which said business establishment derives fifty percent (50%) or more of its gross income.

Amusement Redemption Machine: means any electronic, electromechanical, or mechanical contrivance designed, made, and adapted solely for bona fide amusement purposes if the contrivance rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less.

Amusement Redemption Machine Premise or Amusement Redemption Machine Establishment: Any business location that has more than three (3) Amusement Redemption Machines is subject to their gross receipts being audited by the officials of the City to determine whether or not fifty percent (50%) or more of their income is derived from said machines, then said business shall be declared an Amusement Redemption Machine Establishment.

Institution: A building occupied by a non-profit corporation or non-profit establishment for public use.

Landscaping/Landscaping Material: shall consist of live plant materials that achieve a minimum of 80% coverage of the required dedicated area within one year of planting.

Linen Cabinet: a stand-alone structure that allows for the storage of linens and as a drop-off location for service companies to replace soiled linens for clean, pressed linens."

Lot: Land occupied or to be occupied by a building and its accessory buildings, and including such open spaces as are required under this Ordinance, and having its principal frontage upon a public street or officially approved place.

Lot Front line: The line of an interior lot which is adjacent to the street. On corner lots, it is the prolongation of the front lot line of adjacent interior lots as originally platted.

Lot Lines: The lines bounding a lot as defined herein.

Lot Rear Line: The boundary line which is opposite and most distant from the front lot line.

Lot Corner: A lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building inspector.

Nightclub: Any business holding a mixed beverage permit from the Texas Alcoholic Beverage Commission or the appropriate State agency.

Non-Conforming Uses: A building or premises occupied by a use that does not conform to the regulations of the use in the district in which it is situated.

Open Spaces: Area included in any side, rear or front yard of a lot other than the building space which is measured as the outside dimensions of the floor area of the building. Therefore, in determining the percent of coverage of buildings allowed on a lot, the projections of the buildings, such as eaves, cornices, porches, stairways, carports, etc., are considered as open spaces and not building space.

Parking, Parking Requirements, Off-Street Parking. All parking requirements of a building or premises must be provided on the same site/land for which the building permit is issued, and the same may not be located on any property that is not contiguous and joined to the building site, unless a permit for an off-premise parking lot has been approved in accordance with the requirements of Section 20-7(D)(5)(n) or Section 20-8(F)(5)(h). All parking areas, and access thereto must be of a concrete or asphalt surface. All parking lot construction shall conform to Article 2, Section 2.18, Parking Lots, of the Standards and Specifications for the Acceptance of Public Improvements for the City of South Padre Island, Texas.

Permitee: means a person in whose name a Specific Use Permit to operate a Amusement Redemption Machine Premise has been issued.

Persons: The word "person" shall, for the purpose of this ordinance, mean every person, firm, co-partnership, association, partnership, corporation or society; and the term "person" shall include both singular and plural and the masculine shall embrace the feminine gender.

Places of Worship: A facility principally used for people to gather together for public worship, religious training, or other religious activities. This use does not include home meetings or other religious activities conducted in a privately occupied residence.

Planned Development District: Any separate zoning district created pursuant to the provisions of Section 20-23 of the City of South Padre Island Zoning Ordinance.

Planned Unit Development: Any master-planned real estate development, encompassing one or more authorized land uses, which is created pursuant to Section 20-2 of this Chapter.

Permanent Makeup: coloring applied to the face, or to any other part of the body to improve the appearance of birthmarks, scars, burns, or other disfiguring conditions of the skin.



CITY OF SOUTH PADRE ISLAND BOARD OF ADJUSTMENT & APPEALS APPLICATION

- ☐ \$250 variance ☐ Special Exception Use (Sec. 20-16.1)
☐ Administrative Appeal

APPLICANT INFORMATION

Name Clayton Brasher
Mailing Address 6900 Padre Blvd
City, State, Zip South Padre Island
Phone number 956-455-8436
Fax number _____
E-mail Address Claytonmoe@aol.com

OWNER INFORMATION

Name Clayton Brasher
Mailing address _____
City, State, Zip _____
Phone number _____
Fax number _____
E-mail Address _____

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 6800 Padre Blvd
Legal Description (Lot / Block / Subdivision): EAST TRACT 17

I hereby request the following from the Board of Adjustment and Appeals: _____
Variance From Section 20-3 City Code of Ordinances
"Build Caliche Parking Lot"

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

- ◇ \$250 application fee per variance, special exception, and appeal request.
- ◇ Stamped/Sealed & dated survey of Improvements of the Subject Property.
- ◇ Copy of Floor Plan of structure proposed to be constructed or expanded.
- ◇ Current/recent photographs of the site.
- ◇ And any additional information to more clearly understand the request.

For Internal use only:

Amount Paid: _____
Paid Cash or 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) Clayton Brasher Owner's Name (Please Print): _____

Applicant's Signature: [Signature] Owner's Signature: [Signature]

Date: 12-18-14 Date: _____

December 17, 2014

To: Board of Adjustments and Appeals (Zoning)
Town of South Padre, Texas

RE: 6800 Padre Blvd.

I am requesting a variance from Section 20-3 of City Code of Ordinances to build a 200 space caliche parking lot and staging area for Clayton's South Padre Island Fishing Pier. As caliche is an impervious surface it will allow rain water to soak directly into the ground to prevent flooding of nearby properties. The 200 additional parking spaces will help to alleviate parking in places such as Gulf Blvd.

Clayton's South Padre Island Fishing Pier is a project that will attract visitors of all ages year-round to South Padre Island. The uniquely shaped beach-front property is located directly across the street from Sea Turtle Inc. and The SPI Birding Center. Clayton's South Padre Island Fishing Pier will have a direct positive impact the attendance to both the non-profit entities.

Please see attached letters of support and site plan.

A handwritten signature in black ink, appearing to read 'C. Brashear', with a stylized, cursive script.

Sincerely,
Clayton Brashear



December 12, 2014

Board of Adjustments and Appeals
City of South Padre Island
South Padre Island, Texas 78597

Sea Turtle, Incorporated is in support of Mr. Brashear's Variance request to install a "Caliche" parking lot on the northern sixty (60) feet of tract 17, known as 6800 Padre Blvd. We believe any additional off street parking will help alleviate heavy parking and traffic issues alongside Padre Blvd. during events and peak tourism season providing a safer environment for pedestrians.

Sincerely,



Jeff George, Executive Director

DIRECTORS

Mr. Scott Boruff

Dr. Patrick Burchfield
SCIENTIFIC ADVISORY
BOARD CHAIRMAN

Dr. John Butler
TREASURER

Mr. Robert Cackley

Mrs. Carol DeMoss

Mrs. Robin Farris

Mr. Les Hodgson

Ms. Mary Laddis
SECRETARY

Mrs. Peggy Trahan
VICE PRESIDENT

Mr. Shane Wilson
PRESIDENT

To: City of South Padre Island

Board of Adjustments and appeals

We are in support of Clayton's Variance request to install a caliche parking lot & construction staging area for his Gulf Fishing Pier project at 6800 Padre Blvd. We believe the additional off street parking will also alleviate cars from parking alongside Padre Blvd. and will provide a safer environment for pedestrians during the peak tourist season.

Property Name: Holiday Inn Express Hotel & Suites

Address: 6502 Padre Blvd, SPI


Signature of Property Owner or Representative

Date: 12/12/15

To: City of South Padre Island

Board of Adjustments and appeals

We are in support of Clayton's Variance request to install a caliche parking lot & construction staging area for his Gulf Fishing Pier project at 6800 Padre Blvd. We believe the additional off street parking will also alleviate cars from parking alongside Padre Blvd. and will provide a safer environment for pedestrians during the peak tourist season.

Property Name: Hilton Garden Inn

Address: 7010 Padre Blvd



Signature of Property Owner or Representative

Date: 12-12-14

To: City of South Padre Island

Board of Adjustments and appeals

We are in support of Clayton's Variance request to install a caliche parking lot & construction staging area for his Gulf Fishing Pier project at 6800 Padre Blvd. We believe the additional off street parking will also alleviate cars from parking alongside Padre Blvd. and will provide a safer environment for pedestrians during the peak tourist season.

Property Name: La Quinta Inn & Suites

Address: 7000 Padre Blvd, South Padre Island, TX 78597

 Date: 12-12-14
Signature of Property Owner or Representative

To: City of South Padre Island

Board of Adjustments and appeals

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Property Name: Modern Resort Lodging LLC.

Address: 6700 Padre Blvd.

 Date: 12-12-14
Signature of Property Owner or Representative

To: City of South Padre Island

Board of Adjustments and appeals

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Property Name: TRAVEL Lodged

Address: 6200 Padre Blvd

Betty Smith Date: 12-17-2014
Signature of Property Owner or Representative

HILTON

LA QUINTA

CLAYTONS

PROPOSED CLAYTONS / SPI FISHING PEIR

FUTURE HOTEL SITE

TIKI

White Sands St

State Park Rd 100

PERMITTED BULKHEAD LINE AS SHOWN
ON A MAP PREPARED BY CHAS. R. HALE
ASSOCIATES, INC., CONSULTING ENGINEERS
FOR THE TOWN OF SOUTH PADRE ISLAND
DATED MARCH 1981.

1000' FISHING PIER

CLAYTON'S FISHING PIER

6800 PADRE BLVD.
SOUTH PADRE ISLAND, TX
SCALE: N.T.S.

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