

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

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 (BUILDING) OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

**TUESDAY, MAY 5, 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. Election of Chairman and Vice-Chairman.
4. **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 (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 (Building) meeting]*
5. Approval of Minutes of the March 3, 2015 Regular Meeting.
6. Discussion and action regarding a request by Jeff Eaton with Typhoon Services for a variance from Section 4-27 (A) of the City's Code of Ordinance. Applicant is requesting to construct an 18'x18' storage room at KOA RV Park. (1 Padre Boulevard)
7. Adjourn

DATED THIS THE 30TH DAY OF APRIL 2015



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF REGULAR MEETING OF THE BOARD OF ADJUSTMENTS & APPEALS (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 **APRIL 30, 2015** AT/OR BEFORE **2:00 PM** 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) 761-8103.

BOARD OF ADJUSTMENTS & APPEALS (BUILDING)
MEETING MINUTES
MARCH 3, 2015

1. Call to Order.

Stephen Burch 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, Paul Fedigan, Chris Huffman, and Stephen Burch. Staff Members present were Building Official Jay Mitchim, Building Inspector David Travis, Assistant City Manager Darla Jones and Marta Martinez.

2. Pledge of Allegiance.

Mr. Burch led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None

4. Approval of Minutes of the November 4, 2014 and December 2, 2014 Regular Meeting.

Mr. Burch announced the item from the agenda and asked the Board Members if they had any corrections to the November 4, 2014 and December 2, 2014 regular Meeting Minutes. Mr. Pace made a motion to approve both sets of minutes as submitted. Mr. Huffman seconded the motion. The motion carried unanimously.

5. Discussion and action regarding a request by Sam Listi representing Kirana Properties, LLC for a variance from Section 105.5 Expiration from the 2012 International Building Code. Applicant is requesting an extension on an expired Building Permit #6814 for the Kirana project. (1230 Padre Boulevard; Miramar and Lot 2B Block 1 Miramar/Sand Piles Subdivision)

Mr. Burch announced the item from the agenda and asked if a representative was present. Mr. Burch recognized Sam Listi as the representative for Kirana Properties. Mr. Listi stated that the applicants are requesting an extension on an expired Building Permit #6814 for the Kirana project.

Mr. Burch then opened it up for discussion by the Board Members. The Board Members express their comments/concerns regarding this matter. After some discussion Mr. Fedigan made a motion to approve the extension. Mr. Burch seconded the motion. The motion carried unanimously.

6. Adjourn

Since the Board had no further business to discuss, Mr. Fedigan made a motion to adjourn; the meeting. Mr. Pace seconded the motion. The meeting was adjourned at 9:06 a.m.

BOARD OF ADJUSTMENTS AND APPEALS (BUILDING) AGENDA REQUEST FORM

MEETING DATE: May 5, 2015

ITEM: 6

SPONSOR / ORIGINATOR: Jeff Eaton, Representative

ITEM DESCRIPTION:

Discussion and action regarding a request by Jeff Eaton with Typhoon Services for a variance from Section 4-27 (A) of the City's Code of Ordinance. Applicant is requesting to construct an 18'x18' storage room at KOA RV Park. (*1 Padre Boulevard*)

DISCUSSION:

Jeff Eaton, representative for KOA RV Park is requesting a variance to construct an 18' x 18' storage room.

Section 4-27 Standards for construction. (A) All structures erected within the corporate limits of the City shall be supported by continuous connection of pilings to base flood level or first living level whichever is greater. Pilings shall be treated timber or concrete [Note: Windstorm Code has no provision for concrete pilings] as per the following schedule:

Number of Stories Supported by Pilings	Size of Piling	Type of Pilings	Depth of Piling Below Grade	Spacing Pilings
1	Min. 12" Butt Min. 8" Top	Treated Timber	15'	Min 1 piling per 100 sq. ft. Bldg.
1	11 1/2 x 11 1/2	Reinforced Concrete	12' 12'	Min. 1 piling per 100 sq. ft. Bldg.
2	Min. 12" Butt Min. 8" Top	Treated Timber	25'	Min. 1 piling per 100 sq. ft. Bldg.
2	11 1/2 x 11 1/2	Reinforced Concrete	17'	Min. 1 piling per 100 sq. ft. Bldg.
3	Min. 12" Butt Min. 8" Top	Treated Timber	30'	Min. 1 piling per 100 sq. ft. Bldg.
3	11 1/2 x 11 1/2	Reinforced Concrete	20'	Min. 1 piling per 100 sq. ft. Bldg.



CITY OF SOUTH PADRE ISLAND BOARD OF ADJUSTMENT & APPEALS APPLICATION

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

APPLICANT INFORMATION

OWNER INFORMATION

Name Typhoon Services (JEFF EATON) Mailing Address 913 EBONY LN City, State, Zip LAGUNA VISTA TX 78578 Phone number 956-433-9335 Fax number 1-866-408-0991 E-mail Address J.T.EATON@ATT.NET

Name KOA RV PARK Mailing address 1 Padre Blvd 78597 City, State, Zip SOUTH PADRE ISLAND TX Phone number 956 761-5665 Fax number 956 761-8851 E-mail Address thbrooks@koa.net

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 1 Padre Blvd SPI TX 78597

Legal Description (Lot / Block / Subdivision):

I hereby request the following from the Board of Adjustment and Appeals: SECTION 4-27(A)

All structures erected within the corporate limits of the city shall be supported by continuous connection of pilings to base flood elevation or first floor living level whichever is greater.

- In addition, the application requires the submission of the following: diamond \$250 application fee per variance, special exception, and appeal request. diamond Stamped/Sealed & dated survey of Improvements of the Subject Property. diamond Copy of Floor Plan of structure proposed to be constructed or expanded. diamond Current/recent photographs of the site. diamond 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) JEFF EATON

Owner's Name (Please Print): TOM BROOKS

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

Date: 3/24/15

Date: 3-24-15

AGH
Engineering & Surveying

P.O. BOX 4180 Brownsville, Texas 78523-4180 6305 Paredes Line Road 78526
Tel. (956) 574-8300 TBPE Firm No. 5197 TBPLS #100840-00 Fax. (956) 574-8305

March 13, 2015

Mr. Jeff Eaton
Typhoon Shutters

**RE: Proposed Addition to Existing
Structure at KOA Campground
AGH Job No. W2015-0018**

Dear Mr. Eaton:

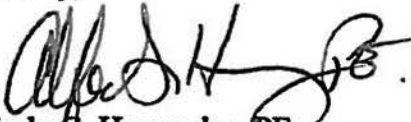
As requested, I have conducted a visual inspection of the structure to which you propose to add a second story. The purpose of my inspection was to evaluate the existing condition of the structure and provide you guidance and consultation.

My preliminary observations based solely on the visual inspection that I performed indicate to me that the addition of a second story is feasible. The existing structure is sound and shows no visible signs of deterioration or duress. The cast-in place concrete construction is of sufficient thickness to allow for a light-frame addition to be constructed above.

Please be advised that this opinion is solely based on my observations to date. There may be other limiting criteria based on South Padre Island Building Codes or FEMA requirements that I would need to evaluate further.

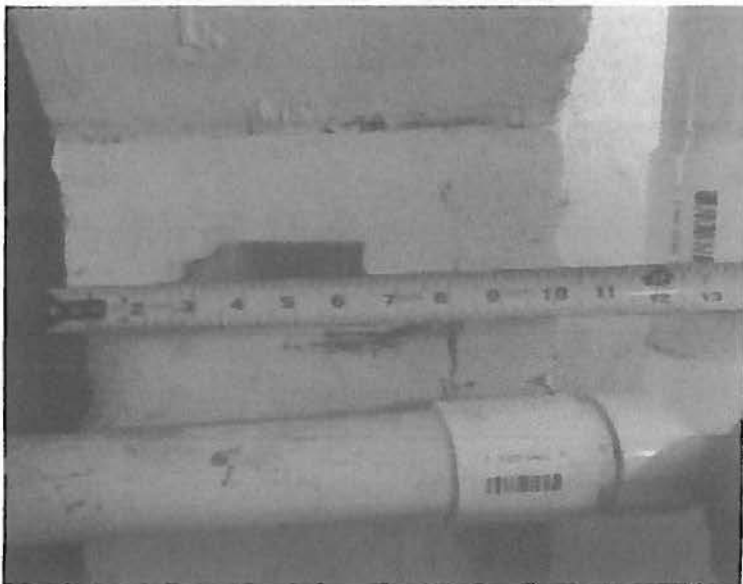
Please let me know if I can be of further assistance.

Sincerely,



Alfredo G. Hernandez, PE
Project Manager

Xc: file



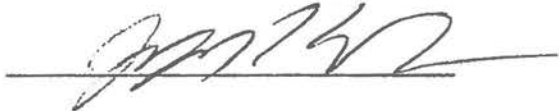
Typhoon Services
913 Ebony Lane
Laguna Vista, TX 78578
956-433-9335

Koa Lawn Equipment Storage Addition
South Padre Island, TX

Dear Town of South Padre Island, The Lawn Equipment Storage room will be 18'x18'.

There is no floor plan as it will just be the 18'x18' storage room used to store the landscaping equipment indoors out of the elements.

Thank You, Jeff Eaton, Typhoon Commercial Services, 956-433-9335.

A handwritten signature in black ink, appearing to read "JEFF EATON", written over a horizontal line.

Jeffrey T Eaton
Owner