NOTICE OF SPECIAL 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 Special Meeting on:

MONDAY, MARCH 27, 2017
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. Discussion and action regarding a request by Phillip Hayes, owner of 112 East Palm, for a variance from Section 4-27, Standards for Construction (A) from the City of South Padre Island Code of Ordinance, and the addition of a swimming pool slide. Applicant is requesting to add a third story to the existing single family home at 112 East Palm, without the installation of additional pilings as required by local code. (112 East Palm; Lot 12 Block 5 Padre Beach Subdivision)

4. Adjourn

DATED THIS THE 24TH DAY OF MARCH 2017

Susan Hill, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Special 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 MARCH 24, 2017 at/or before 8:45 AM 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 David Travis; ADA Designated RESPONSIBLE PARTY at (956) 761-8103.
MEETING DATE: March 7, 2017

SPONSOR / ORIGINATOR: Phillip Hayes, Property Owner

ITEM DESCRIPTION:

Discussion and action regarding a request by Phillip Hayes, owner of 112 East Palm, for a variance from Section 4-27, Standards for Construction (A) from the City of South Padre Island Code of Ordinance, and the addition of a swimming pool slide. Applicant is requesting to add a third story to the existing single family home at 112 East Palm, without the installation of additional pilings as required by local code. (112 East Palm; Lot 12 Block 5 Padre Beach Subdivision)

DISCUSSION:

Phillip Hayes, owner of 112 East Palm, is requesting a variance from the use of either 20 foot reinforced concrete pilings or 30 foot treated timber pilings for an 805 square feet third story addition to the single family home at 112 East Palm. The two story single family home has 24 reinforced concrete pilings at a depth of 17 feet. In order to comply with Section 4-27 (A), the 805 square feet third story addition would require one piling per 100 square feet of building of either 20 foot reinforced concrete pilings or 30 foot treated timber. Section 4-27 Standards for Construction is attached.

Mr. Hayes has retracted the variance request for the swimming pool slide. Swimming pool slides are allowed under City of South Padre Island Code of Ordinance Section 20-13 Setback area – Special regulations and uses.

STAFF RECOMMENDATIONS/COMMENTS:

In evaluating a Building Code Variance, the finding of a “hardship” is not required as with zoning variances. The standard adopted by the Building Board of Adjustment has been if the proposed alternative provides an “equal or better” protection than the normal code requirement.

BOARD ACTION:

MOTION: ________________________________

BY: ___________________________          SECOND BY: ___________________________

<table>
<thead>
<tr>
<th></th>
<th>Bolstad</th>
<th>Fedigan</th>
<th>Huffman</th>
<th>Pace</th>
<th>Teniente</th>
</tr>
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<tbody>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<td>No</td>
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<tr>
<td>Abstain</td>
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<td>Abstain</td>
<td>Abstain</td>
<td>Abstain</td>
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</tbody>
</table>

Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes
No   No   No   No   No   No   No   No
Abstain  Abstain  Abstain  Abstain  Abstain  Abstain  Abstain  Abstain马s
Sec. 4-27 Standards for construction.

The hereinafter enumerated standards shall be required in the construction of all buildings, to-wit:

(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:

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

(B) Concrete pilings shall be reinforced concrete with minimum compressive strength of 4,000 P.S.I. twenty-eight day test, five sack mix and minimum four #6 Grade 60 Deformed steel bars throughout full length of piling and extending eighteen inches into the beam. There shall be a continuous tie with concrete pilings to at least the base flood level, or first floor living level. This continuation shall be with concrete columns or concrete block with four #6 rebar and concrete.

(C) Wood pilings shall be minimum 12'' butt diameter minimum 8'' top timber pilings. Pilings shall be creosoted of C.C.A. treated to resist deterioration, and shall be in accordance with American Wood Preservers Association Standard C-3.

(D) Pilings must be tied to building structure by suitable connections bolted with not less than two 3/4'' galvanized bolts at wood to wood, wood to concrete connections.
Rebar shall be extended from pilings into adjacent member in concrete to concrete connections.

(E) Concrete grade beams to be a minimum size of 12" x 24" (three (3) story structures must be minimum of 16" x 24") with four #5 rebar and four corner bars with #3 stirrups at twenty-four inch spacing. A moisture barrier (Visquene) to be used under slab. Slab to be minimum four inches thick with #3 bars at 12" O.C. or 6/6 - 6/6 welded wire fabric or equivalent, continuous. Minimum eight inch reinforced concrete beam or "U" block tie beam to be used to tie masonry structure at floor levels. This beam to have two #5 rebar. Concrete block walls shall have one #5 rebar on each side of all openings and at four foot intervals in horizontal wall, and at all corners. All cells where this occurs, shall be filled with five sack grout. All concrete to be of minimum five (5) sack mix.

(F) All structures or piling from grade level to base flood level, or first floor living level, whichever is greater, shall be masonry construction which may include brick veneer, or other masonry veneer and stucco.

(G) All stringers, girder to be minimum of two 2" x 12" material, one on each side of notched piling.

(H) Sills on concrete to be womanized lumber and anchored with 5/8" galvanized bolts with washers and nuts embedded in concrete minimum 8" at all corners with 4 foot intermediate spacing. Roof plates to be anchored with 5/8" galvanized bolts with washers and nuts embedded in concrete beam or U-block 8" at two foot intervals. [Note: three (3) story structures have greater requirements per windstorm code]

(I) Wall studs on all exterior walls shall be on 16" centers. Walls over two stories in height require at least 2" x 6" studs, at lower level.

(J) Roof Construction:
(1) All ceiling joists and roof spans shall meet code requirements and each one shall be anchored to wall plates by approved metal anchors.
(2) All roof joists to be of 2" x 6" material or heavier or of an engineered truss type construction.
(3) Roof decking shall be a minimum of 5/8" plywood CDX grade with exterior glue. Plywood to be nailed 5" apart at the joint, and 7" on the rest of the sheet. Galvanized nails #8 to be used.
(4) Wood shingles may be applied to roofs with solid or spaced sheathing. The spaced sheathing shall be spaced not to exceed four inches clear, nor more than the width of the sheathing board. Spaced sheathing shall be not less than one inch by three inches nominal dimensions.
(5) Class "A" or "B" minimum roof covering allowed in fire district.

(K) Supports for roofs or porches, carports, etc. must be of nominal 4" x 4" material or larger, notched and bolted with a tie-down at base.

(L) All wood exterior walls shall have one hour fire protection, one layer 5/8" fire code "X" gypsum board on the interior, with minimum 5/8" plywood exterior (5/8" texture 1-
(2) Any additions or improvements shall not increase the original non-conforming use (being the size of the structure(s) at the time it became a non-conforming use) by more than 100%.

(3) All property owners within 200 feet of any application to expand a non-conforming use shall be notified of the hearing before the Board of Adjustment at least 15 days prior to the date of the hearing.

(4) Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in the City’s official newspaper.

(5) The Applicant hereunder shall be responsible for all costs incurred for the hearing and permit process along with a $100 fee.

(6) The Applicant must demonstrate to the Board of Adjustment that the proposed addition or improvements will have no or minimal negative impact upon surrounding properties or upon the character of the neighborhood or the application will be denied.

Sec.20-13 Setback area -- Special regulations and uses.

(A) Setbacks--Area Not To Be Used. No vertical structures or manufacture of any kind, temporary or permanent, or any types of goods, wares or merchandise of any kind, nor other property of any kind, will be placed within the setback requirements required by this code, except for fences, signs, trash pads, walks, linen cabinets as detailed in Section 20-13(E) below and retaining walls and the sideyard setback may have placed in it swimming pool equipment, trash pads, walks, shower pads and air conditioning equipment not to exceed first floor level. The rear yard setback may have placed in it a swimming pool and pool accessories that are limited to a hot tub, a spa, a pool slide, pool railings, water features, water pumps, swimming pool equipment and shower pads, provided those accessories are to be used solely by occupants of the dwelling(s) and their guests and shall not exceed 6.5 feet in height when located within 10 feet of a property line. The setback area shall be that portion of the property between a public right-of-way or lot line and the permissible building line for that piece of property. [Ord 98-03; Jan 1998]

(B) Determining Setback Requirements. When determining the setback requirements for this Chapter, the setback lines for a structure will vary for different portions of that structure as it increases in height, thereby allowing stair stepping in determining the setback requirements. Each time a building reaches a height that requires an additional setback, only that portion of the building at that height must meet the additional setback, and the lower portions must only comply with the setback as applied to it. [Ord 98-03; Nov 2009]

(D) Beach Lots--Rear Yard. All buildings located East of Gulf Blvd. are not required to maintain a rear yard regardless of any provision in this Chapter to the contrary and may build the rear of their structure to the building line as established by the Attorney General of the State of Texas.

(E) Linen Cabinets: Linen cabinets may be placed in the side and rear-yard setback areas with an approved Building Permit for such installation, under the following conditions:
   a. Only within the “C”, “C-2”, “D” and “D-1” zoning districts.
   b. A minimum of a five (5’) foot separation must exist between the linen cabinet and any structure, excluding fences.
   c. The receptacle must be anchored at or above the six (6’) foot elevation and must be built and anchored to meet FEMA and windstorm standards for permanent structures.
INCLAUTION REPORT
TOWN OF SOUTH PADRE ISLAND PUBLIC WORKS DEPARTMENT
4405 PADRE BOULEVARD
(956) 761-1025

DATE: 5-14-03

PERMIT TYPE / NO.:

Building # 4452 Lot 12 BK5
Electrical
Plumbing
Mechanical
Other

Name: Sergio Mendez Phone #: 739-3641
Address / Location: 1122. Palm

Building
Electrical
Plumbing
Mechanical
Other

Piling
Foundation
Framing
Final
Other

T-Pole
Underground
Rough-In
Final
Other

Underground
Rough-In
Final
Other

APPROVED: NOT APPROVED: Received By:

TIME OF INSPECTION: A.M. OR P.M.

COMMENTS: Ready @ 11:00 AM
24 pilings @ 17' Steel OK
Nut Purl

Inspector's Signature
https://www.google.com/maps/@26.0978027,-97.1641693,3a,50.3y,262.63h,86.98t/data=!3m6!1e1!3m4!1sMWEjbEofqQlo-il1... 2/27/2017
March 16, 2017

Mr. David Travis  
Building official  
4405 Padre Boulevard  
South Padre Island TX 78597  

Re: Letter of Competence  
112 East palm Street  
AGH Job No. W2017-0023  

Dear Mr. Travis:

As requested I am providing you this correspondence stipulating the following.

I, Alfredo G. Hernandez am duly licensed to practice as a professional engineer in Texas and my professional engineer’s license number is 70958. I have been continuously licensed in the states of Texas and Colorado for over twenty-six years. My practice areas in engineering include general civil engineering and structural engineering. I am also registered with the Texas Department of Insurance as an appointed engineer under the Windstorm Program.

My experience includes the successful planning, design and inspection of over one-thousand structures or portions thereof. These projects range from small scale repairs to complete design of multi-level structures under both the International Residential and Building Code. I have also prepared design drawings and performed windstorm inspections for the City of South Padre Island.

Please let me know if you have any additional questions or comments with respect to my professional capabilities.

Very truly yours,

Alfredo G. Hernandez, PE

XC: File
Using ASD

\[ W = 8.15 + 109.4 = 117.5 \text{ kips} \]
\[ A = 154.85 + 207.86 = 362.71 \text{ kips} \]
\[ B = 154.85 + 207.86 = 362.71 \text{ kips} \]
\[ C = 154.85 + 207.86 = 362.71 \text{ kips} \]
\[ D = 154.85 + 207.86 = 362.71 \text{ kips} \]
\[ \begin{align*}
A &= 8.34 \text{ kips} (4)/35 \text{Lf} = 600 \text{ lbs} \\
B &= 10.15 \text{ kips} (9.5)/35 \text{Lf} = 2.75 \text{ kips} \\
C &= 14.43 \text{ kips} (13.5)/35 \text{Lf} = 5.56 \text{ kips} \\
D &= 12.08 \text{ kips} (2.5)/35 \text{Lf} = 0.86 \text{ kips} \\
\hline
9.77 \text{ kips} \\
\end{align*} \]

Uplift capacity & Compression capacity:
area \( 17.5 \text{ Lf} \times 28 \text{ Lf} = 490 \text{ sf} \)

\[
9.77 \text{ kips}/490 \text{ sf} = 0.019 \text{ kips/sf} \\
= 19.93 \text{ lbs/sf} \\
\]

Existing capacity \( 29,160 \text{ lbs} \) piling \( \times 24 \) piles = 699.8 kips

\[
699.8 \text{ kips}/(36 \times 36) = 387 \text{ lbs/sf} \\
\]

\[387 \text{ lbs/sf} > 19.93 \text{ lbs/sf}\]

Required wind loads \( \text{OK} \)

**Note**: Design is conservative because values were not reduced as allowed by ASCE 7-10.
Wind Analysis for Low-rise Building, Based on ASCE 7-05 / IBC 2006 / CBC 2007

INPUT DATA
Exposure category (B, C or D) = C
Importance factor, pg 77, (0.87, 1.0 or 1.15) = I = 1.00
Basic wind speed (IBC Tab 1609.3.1V) = V = 150 mph
Topographic factor (Sec.6.5.7.2, pg 26 & 45) = Kt = 1
Building height to eave = h_e = 27 ft
Building height to ridge = h_r = 32 ft
Building length = L = 56 ft
Building width = B = 35 ft
Effective area of components = A = 10 ft^2

DESIGN SUMMARY
Max horizontal force normal to building length, L, face = 64.59 kips
Max horizontal force normal to building length, B, face = 37.32 kips
Max total horizontal torsional load = 450.49 ft-kips
Max total upward force = 73.63 kips

ANALYSIS
Velocity pressure
\[ q_h = 0.00256 K_t K_v K_v V^2 I \]
where:
- \( q_h \) = velocity pressure at mean roof height, h. (Eq. 6-15, page 27)
- \( K_t \) = velocity pressure exposure coefficient evaluated at height, h. (Tab. 6-3, Case 1, pg 79)
- \( K_v \) = wind directionality factor. (Tab. 6-5, pg 80)
- \( V \) = basic wind speed
- \( I \) = importance factor
- \( h \) = mean roof height

Design pressures for MWFRS
\[ p = q_h (1 - G_{C_p}) \]
where:
- \( p \) = pressure in appropriate zone. (Eq 6-18, page 28).
- \( G_{C_p} \) = product of gust effect factor and external pressure coefficient, see table below. (Fig. 6-10, page 47)
- \( G_{C_p} \) = product of gust effect factor and internal pressure coefficient.(Fig. 6-5, Enclosed Building, page 47)
- \( a \) = width of edge strips, Fig 6-10, note 9, page 54, MAX{MIN(0.16, 0.4h)}

Net Pressures (psf), Basic Load Cases

<table>
<thead>
<tr>
<th>Surface</th>
<th>Roof angle 6 = 15.95</th>
<th>Roof angle 6 = 0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>G_{C_p}</td>
<td>Net Pressure with ((+G_{C_p}))</td>
</tr>
<tr>
<td>1</td>
<td>0.40</td>
<td>15.05</td>
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<tr>
<td>2</td>
<td>-0.69</td>
<td>-41.57</td>
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<td>3</td>
<td>-0.45</td>
<td>-30.12</td>
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<tr>
<td>4</td>
<td>-0.39</td>
<td>-27.34</td>
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<td>27.17</td>
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<tr>
<td>2E</td>
<td>-1.07</td>
<td>-59.73</td>
</tr>
<tr>
<td>3E</td>
<td>-0.85</td>
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<td>5</td>
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<td>-30.10</td>
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<td>6</td>
<td>-0.45</td>
<td>-30.10</td>
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Net Pressures (psf), Torsional Load Cases

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<tr>
<th>Surface</th>
<th>Roof angle 6 = 15.95</th>
<th>Roof angle 6 = 0.00</th>
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<td>G_{C_p}</td>
<td>Net Pressure with ((+G_{C_p}))</td>
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<tr>
<td>1T</td>
<td>0.40</td>
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<td>4T</td>
<td>-0.39</td>
<td>-6.84</td>
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Transverse Direction
Longitudinal Direction
Basic Load Cases
Torsional Load Cases
## Basic Load Cases in Transverse Direction

<table>
<thead>
<tr>
<th>Surface</th>
<th>Area (ft²)</th>
<th>Pressure (k) with Surface (11') with</th>
<th>Torsion (ft-k)</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1323</td>
<td>+0.50</td>
<td>19.91</td>
</tr>
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<td>2</td>
<td>692</td>
<td>-0.80</td>
<td>21.73</td>
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<tr>
<td>3</td>
<td>892</td>
<td>-1.70</td>
<td>11.52</td>
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<tr>
<td>4</td>
<td>1323</td>
<td>+1.41</td>
<td>13.41</td>
</tr>
<tr>
<td>1E</td>
<td>189</td>
<td>-0.50</td>
<td>6.09</td>
</tr>
<tr>
<td>2E</td>
<td>127</td>
<td>-0.62</td>
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</tr>
<tr>
<td>3E</td>
<td>127</td>
<td>-2.84</td>
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<tr>
<td>4E</td>
<td>189</td>
<td>-3.64</td>
<td>3.64</td>
</tr>
<tr>
<td>Σ Horiz.</td>
<td>64.59</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vert.</td>
<td>-73.63</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 psf min.</td>
<td>17.92</td>
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<td>Sec. 6.1.4.1</td>
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## Basic Load Cases in Longitudinal Direction

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<th>Surface</th>
<th>Area (ft²)</th>
<th>Pressure (k) with Surface (11') with</th>
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<td>7.40</td>
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<tr>
<td>4</td>
<td>837</td>
<td>-2.60</td>
<td>4.40</td>
</tr>
<tr>
<td>1E</td>
<td>196</td>
<td>+0.50</td>
<td>4.03</td>
</tr>
<tr>
<td>2E</td>
<td>204</td>
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<td>4.67</td>
</tr>
<tr>
<td>3E</td>
<td>204</td>
<td>-3.41</td>
<td>3.41</td>
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<tr>
<td>4E</td>
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<td>-2.34</td>
<td>2.34</td>
</tr>
<tr>
<td>Σ Horiz.</td>
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</tr>
<tr>
<td>Vert.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>10 psf min.</td>
<td>10.33</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sec. 6.1.4.1</td>
<td>19.60</td>
<td></td>
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</tbody>
</table>

## Torsional Load Cases in Transverse Direction

<table>
<thead>
<tr>
<th>Surface</th>
<th>Area (ft²)</th>
<th>Pressure (k) with Surface (11') with</th>
<th>Torsion (ft-k)</th>
</tr>
</thead>
<tbody>
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<td>2</td>
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<tr>
<td>3</td>
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<td>-1.41</td>
<td>17</td>
</tr>
<tr>
<td>4</td>
<td>196</td>
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<td>6.57</td>
</tr>
<tr>
<td>1E</td>
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<td>+0.50</td>
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</tr>
<tr>
<td>2E</td>
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<td>-0.62</td>
<td>4.67</td>
</tr>
<tr>
<td>3E</td>
<td>204</td>
<td>-3.41</td>
<td>3.41</td>
</tr>
<tr>
<td>4E</td>
<td>196</td>
<td>-2.34</td>
<td>2.34</td>
</tr>
<tr>
<td>Σ Horiz.</td>
<td>186.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vert.</td>
<td>103</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1T</td>
<td>516</td>
<td>+0.50</td>
<td>1.36</td>
</tr>
<tr>
<td>2T</td>
<td>815</td>
<td>-0.62</td>
<td>3.58</td>
</tr>
<tr>
<td>3T</td>
<td>815</td>
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</tr>
<tr>
<td>4T</td>
<td>516</td>
<td>-2.34</td>
<td>0.68</td>
</tr>
</tbody>
</table>

## Design pressures for components and cladding

\[ \rho = \frac{q_{\text{min}} \rho_{\text{C}} - (GC_{\text{p}})}{q_{\text{min}} \rho_{\text{C}} - (GC_{\text{p}})} \]

where:
- \( \rho \) = pressure on component. (Eq. 6-22, pg 28)
- \( q_{\text{min}} = 10 \) psf (Sec. 6.1.4.2, pg 21)
- \( \rho_{\text{C}} \) = external pressure coefficient.
- see table below. (Fig. 6-11, page 55-58)

## Effective Area

<table>
<thead>
<tr>
<th>Comp. &amp; Cladding Pressure</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
<th>Zone 4</th>
<th>Zone 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>(psf)</td>
<td>Positive</td>
<td>Negative</td>
<td>Positive</td>
<td>Negative</td>
<td>Positive</td>
</tr>
<tr>
<td>32.49</td>
<td>32.49</td>
<td>32.49</td>
<td>32.49</td>
<td>32.49</td>
<td>56.39</td>
</tr>
</tbody>
</table>
## CITY OF SOUTH PADRE ISLAND
### BOARD OF ADJUSTMENT & APPEALS APPLICATION

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

### APPLICANT INFORMATION

- **Name**: Phillip Hayes
- **Mailing Address**: 1401 Oakcrest Drive
- **City, State, Zip**: Providence Village, TX 76227
- **Phone number**: 214-621-5109
- **Fax number**: 940-365-4701
- **E-mail Address**: phmanhayes@yahoo.com

### OWNER INFORMATION

- **Name**: Chubby Hut LLC
- **Mailing Address**: 1401 Oakcrest Drive
- **City, State, Zip**: Providence Village, TX 76227
- **Phone number**: 214-621-5109
- **Fax number**: 940-365-4701
- **E-mail Address**: phayes@u-stormdstates.com

### SITE LOCATION FOR REQUEST:

- **Physical Address (Street Name & Number)**: 112 E. Palm St.
- **Legal Description (Lot / Block / Subdivision)**: Lot 12, Block 5, Padre Beach Subdivision

I hereby request the following from the Board of Adjustment and Appeals:

- **Addition of a 3rd Story** on the house, approximately 805 sqft living space and 187 sqft of Balcony area.
- Also would like approval for installation of a spiral pool slide.

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.

### 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)

- **Phillip Hayes**

### Applicant’s Signature

- [Signature]

### Date

- 2/10/17

### Owner’s Name (Please Print)

- **Phillip J. Hayes**

### Owner’s Signature

- [Signature]

### Date

- 2/10/17
February 10, 2017

City of South Padre Island

Board of Adjustments Meeting

RE: 3rd Floor Expansion

We, Phillip and Melissa Hayes, are proposing an expansion of the property at 112 E. Palm St. This expansion would include an addition of a third story being built on the existing 2 story house. The 3rd story would include a tower, a living area, a room that would house bunk beds, and a balcony. The total square footage to be added onto the house would be approximately 805 living square ft and an addition 187 sq. ft. of balcony space. Working with an engineer, we would secure the foundation of the house to meet or beat the current piling requirements of 20 feet for 3 story houses. We would also build the 3rd story to comply with all of the state and local building code with the windstorm requirements. The 3rd story would add a much needed facelift on this house and improve the look of the Gulf Blvd. corridor. The exterior balcony area would basically mirror the 2nd story balcony area that is already existing. This new balcony would make great gulf views without impeding the view of the neighboring houses.

The interior of the addition would comprise of a new tower area where the stairs are currently. A partial set of stairs would come up to seating area in the tower where there would be a lookout through the tower windows to the gulf. The front living area would have windstorm rated French doors that head out onto the balcony along with some additional wind rating full length windows that would let in sunlight and give great views to the gulf. In the rear of the addition would be a room that would have built in bunk beds for our kids and our guests children. The balcony would consist of a railing that meets all safety requirements.

Lastly, we would also like to install a spiral slide that goes into the pool. The height of the spiral slide would be approximately 6’ in height and have a foot print of around 8’6” x 7’2”. This slide would be located on the north side of the pool and would empty into the pool where the depth is 4’.

We would appreciate your consideration in these matters and would ask for approval on both of these items.

Phillip & Melissa Hayes
NOTE: This Tract Lies in Zone "X" Areas of 500-year flood as per the F.I.A. Flood Insurance Rate Map of Community No. 480115, Panel No. 0001 D, Effective March 9, 1999.
SURVEY OF
Lot Number 12, Block Number 5, PADRE BEACH SUBDIVISION, SECTION 1, Town of South Padre Island, Cameron County, Texas, according to map of said Subdivision, recorded in Volume 14, Page 12, Map Records, Cameron County, Texas.

SURVEYED FOR:

SAMY BAUM
AND
PILAR BAUM

The undersigned hereby certifies that the survey described hereon was made on the ground on August 04, 2004; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlapping, apparent conflicts, or visible casements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

CASTILLO AND ASSOCIATES
LAND SURVEYORS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4731
Full Description

G-Force 2 Pool Slide Features:

- Innovative 360° Design
- Extremely durable, Impact Resistant, Space Age Plastic Construction
- Grip-Around handrail for Safe Climbing
- Safe, Slip Resistant Treads Prevent "Slip Throughs"
- Deep Flame Runway
- Fantastic Water Delivery System Outperforms Everything Else
- 15 to 25 Gallons Per Minute Recommended
- 6' (72.5") High at Seating Area
- Fully Molded Treads Provide Safe Access to Slide Flume
- Weight Limit: 250 Pounds
- Color: Summit Gray
- Easy Assembly and Installation

Minimum Recommended Deck Space:

- 8' 6" x 7' 2".