

**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, MARCH 6, 2018  
9:00 A.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. 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 (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 & Appeals (Zoning) meeting]*
5. Approval of Minutes of the May 2, 2017 Regular Meeting.
6. Public hearing regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Entertainment District Code classification. *(Lot 6, Block 14, Padre Beach Subdivision Section II – 111 W. Sheepshead Street)*
7. Discussion and action regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Entertainment District Code classification. *(Lot 6, Block 14, Padre Beach Subdivision Section II – 111 W. Sheepshead Street)*
8. Adjourn

DATED THIS THE 2<sup>ND</sup> DAY OF MARCH 2018

  
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) 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 MARCH 2, 2018 AT/OR BEFORE 3:00 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 DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

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

**TUESDAY, MAY 2, 2017**

**I. Call to Order.**

The Board of Adjustments & Appeals (Zoning) of the City of South Padre Island, Texas held a Regular Meeting on Tuesday, May 2, 2017 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Paul Fedigan called the meeting to order at 9:00 a.m. A quorum was present: Board Members in attendance were: Jerry Pace, Chris Huffman, Carol Bolstad, and Art Teniente.

City staff Members present were Assistant City Manager Darla Jones, Development Director Sungman Kim, and Marta Martinez.

**II. Pledge of Allegiance.**

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

**III. Public comments and Announcements.**

None

**IV. Approval of Minutes of the April 4, 2015 Regular Meeting.**

Ms. Bolstad made a motion, seconded by Mr. Teniente to approve as submitted. The motion carried unanimously.

**V. Public Hearing regarding variance to the maximum fence height (sec. 20-11 (A)(2)) for Lot 16, Block 116, Padre Beach Subdivision Section VIII (2015 W. Hibiscus Street).**

Mr. Fedigan opened the public hearing at 9:02 a.m. and ask if anyone wish to speak in favor or against this agenda item; Hearing none Mr. Fedigan closed he public hearing at 9:03 a.m.

**VI. Discussion and action regarding variance to the maximum fence height (sec. 20-11 (A)(2)) for Lot 16, Block 116, Padre Beach Subdivision Section VIII (2015 W. Hibiscus Street).**

Mr. Fedigan announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation.

Mr. Fedigan then opened it up for discussion by the Board. The Board expressed their comments/concerns regarding this matter. Mr. Pace made a motion, seconded by Ms. Bolstad to approve the variance. The motion carried unanimously.

## **VII. Adjourn**

Since the Board had no further business to discuss, Ms. Bolstad made a motion, seconded by Mr. Huffman to adjourn the meeting at 9:16 a.m.

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Marta Martinez, Secretary

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Paul Fedigan, Chairman

**BOARD OF ADJUSTMENT  
AGENDA REQUEST FORM**

**MEETING DATE:** March 6, 2018

**ITEM:** 6

**SPONSOR / ORIGINATOR:** Joe & Debra Iley (the owners)

**TO:** Board of Adjustment

**FROM:** Clifford Cross, Planning Director

**ITEM DESCRIPTION:**

Public hearing regarding the issuance of a Special Exception to allow the construction of a single-family residence within the Entertainment District Code classification.

**DISCUSSION:**

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The Request

The applicant is requesting a special exception to construct a single family residence within the Entertainment District Code.

The Location

111 W. Sheepshead

- A. The Chairman opens the public hearing.
- B. Staff presents information regarding the proposed project.
- C. Presentations and/or comments from the public.
- D. The Chairman closes the public hearing and moves to the next item on the agenda.

Please keep in mind that the purpose of a public hearing is to allow the public to have input on the agenda item. Discussion and action by the Board will be addressed under the next item on the agenda. Therefore, the Board should refrain from treating the public hearing as a period for Board discussion.

Staff has received no comments from the public regarding the proposed project.

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Public Hearing Opens: \_\_\_\_\_

Public Hearing Closes: \_\_\_\_\_

To speak in Favor:

To speak in Opposition:

**BOARD OF ADJUSTMENT  
AGENDA REQUEST FORM**

**MEETING DATE:** March 6, 2018

**ITEM:** 7

**SPONSOR / ORIGINATOR:** Joe & Debra Iley (the owners)

**TO:** Board of Adjustment

**FROM:** Clifford Cross, Planning Director

**ITEM DESCRIPTION:**

Discussion and Action of the construction of a single-family residence within the Entertainment District Code classification.

**DISCUSSION:**

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The Request

The applicant is requesting a special exception to construct a single family residence within the Entertainment District Code.

The Location

111 W. Sheepshead

**COMMISSION ACTION:**

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

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

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

Bolstad	Fedigan	Huffman	Pace	Mahan	Hood	Morgan
Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain

**The City of South Padre Island, Texas**  
**Board of Adjustments & Appeals**  
**ZC#18-01**  
**Special Exception**

March 6, 2018

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

**CURRENT ZONING:** 1) Entertainment District Code  
**FUTURE LAND USE** 2) NA  
**EXISTING USE** 3) Vacant

**ZONING REQUEST:** Special Exception

**LOCATION:** 111 W. Sheepshead

**GEO ID NUMBER:** 67-6400-0140-0060-00

**ACREAGE:** Roughly 5,000 square feet

**PROPOSED USE:** Single-Family Residence

**ADJACENT ZONING, : N) 1) Entertainment District Code**  
**FUTURE LAND USE** 2) NA  
**& EXISTING LAND USE** 3) Vacant/Nature Grove

S) 1) Entertainment District Code  
2) NA  
3) Residential

E) 1) Entertainment District Code  
2) NA  
3) Residential

W) 1) Entertainment District Code  
2) NA  
3) Residential

**APPLICANT:**

Joe & Debra Iley  
2186 Jackson Keller Rd #310  
San Antonio, Texas 78213

**OWNER:**

Same As Applicant

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

The applicant seeks a special exception to construct a single-family residence within the Entertainment District Code classification.

The major issues associated with this request are:

1. Regulating Plan Standards (Character Zone, Special Frontage Standards, Street Designation); and
2. Development Standards (Building Form, Building Design, Architecture)

### **Property Location**

111 W. Sheepshead



**Zoning**

111 W. Sheepshead



**II. REVIEW OF THE PLAN**

The owner of the property seeks a special exception to construct a single-family residence on an interior lot located at 111 W. Sheepshead. As a result, of the property location within the EDC district, Table 5-1, Section 20-8-1 Appendix “Z” of the South Padre Island Zoning Ordinance requires a hearing before the Board of Adjustments.

**III. TRANSPORTATION & PARKING**

The property fronts Sheepshead Street and the proposal identifies on site parking.

**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”  
Single-Family Residences require special exception
  
- Table 6, Section 20-8-1 Appendix “Z”
  - 6.1 Area Regulations
    1. Minimum Lot Size (2,500 square feet, Width 25 feet, Depth 100 feet)
    2. Build-to-Zone – Not Applicable Local Street
    3. Setbacks – Side, Rear, Front (0)
    4. Build Frontage (Not Applicable Local Street)
    5. Height Standards
      - None
      - 1<sup>st</sup> Floor Minimum 12’
      - Upper Floors Minimum 8’
      - Attics & Mezzanines less than 7’ average not considered a story
      - No step back distance required above 4 stories
  
    6. Parking Standards
      - Ground/1<sup>st</sup> Floor Parking
      - Minimum 3 feet behind property line
      - No setback for parking
      - Minimum 1.5 spaces for residential unit
      - Floor to Floor Heights shall not apply to parking floors
      - All parking service areas shall be defined from street
  
- Section 20-16.1.
  - (A) *Notice of Hearings.* Public notice of hearings before the board of adjustment shall be given for each separate appeal thereby by mailing notice of such hearing to the petitioner and to the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variation, or exception, is desired and to all other persons deemed by the board of adjustment to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the city.

## **VI. ZONING REVIEW STANDARDS**

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

- Setbacks in compliance
- Build Frontage Standards
- Height and Floor Standards met
- Parking Standards Met
- Notices Sent on February 16, 2018

## **VII. PLANNING STAFF QUESTIONS:**

1. 1<sup>st</sup> determination and height requirement based upon parking location.
2. Number of floors based upon Loft design.
3. Placement of Building on Lot and Parking access configuration.

## **VIII. BOARD OPTIONS:**

### Section 20-16.3

(A) *Purpose and Intent.* A special exception is a permitted land use that is allowed in a zoning district if listed as a special exception use, subject to specific conditions that may be imposed by the Board of Adjustment.

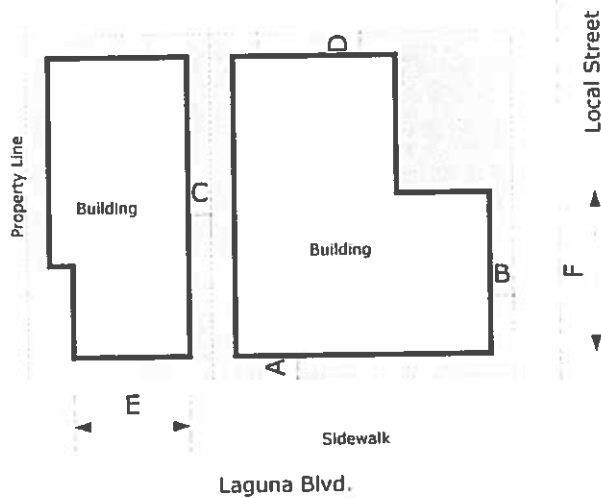
(B) *Procedure.*

- (1) The application shall first be reviewed by City staff for compliance with City codes, regulations, and policies.
- (2) After reviewing any foreseeable impacts and/or concerns raised at the hearing on the application, the Board of Adjustment may:
  - (a) Grant the application without conditions. In this case, the Board of Adjustment shall determine and state that there is no negative impact on public health, safety and general welfare on the applicable zoning district;
  - (b) Accept the application with conditions; or
  - (c) Deny the application. In this case, the Board of Adjustment shall determine and state that there are negative impacts on public health, safety and general welfare on the applicable zoning district, and those negative impacts cannot be resolved by any conditions.

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Schools, libraries, and community halls	P	P	P	P	P	P	NP	P
Universities and Colleges	P	P	P	P	P	P	NP	P
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	P
Hospitals (General and Special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	P
Nursing, supervision, and other rehabilitation services (Including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Civic uses	P	P	P	P	P	P	NP	P
Social and fraternal organizations	P	P	P	P	P	P	NP	P
Social services and philanthropic organizations	P	P	P	P	P	P	NP	P
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	P
Religious institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	NP	P
<b>Residential Uses</b>								
Home Occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	SE	SE	SE	SE	SE	P
Multi-family residential (including apartment and condominiums)								
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Upper floors	P	P	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P
Accessory residential unit (accessory building not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	NA
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	P
Mixed use structure (with uses allowed in the district)	P	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P
<b>Other Uses</b>								
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use)	NP	NP	NP	NP	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	P
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	P
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	P
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	P
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	P/C
Temporary commercial parking*	P	P	P	P	P	P	NP	P

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE  
6.3 ENTERTAINMENT DISTRICT CORE CHARACTER ZONE**

**6.3.1 Building Placement**

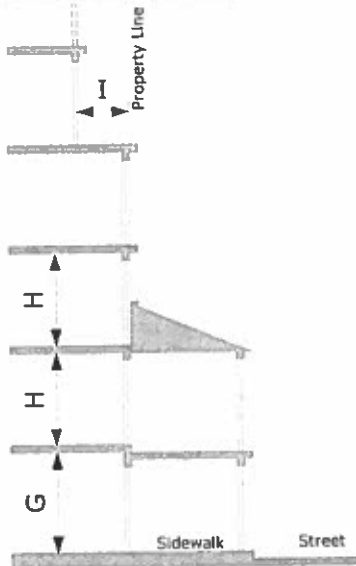


<b>(i) Build-to-Zone (From property line)</b>		
Laguna Blvd.	0'	A
Local Street	None	B
Pedestrian Priority St.	0'	(recommended) B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
<b>(ii) Setback</b>		
Side	0' min.	C
Rear	0' min.	D
<b>(iii) Building Frontage</b>		
Laguna Blvd.	70% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	(recommended) F

**6.3.3 Parking**

- (i) Location Priority**
- Shared parking lot or parking building
    - Within 1,200 feet from the lot with the principal building.
    - The approval by the City Manager or designee required;
    - Shared parking agreement is required;
  - Behind a building;
  - Next to a building;
  - Ground (1st) floor parking; and
  - Front parking - approval by the City Manager or designee required.
- (ii) Design Criteria**
- Min. 3 feet behind the property line.
  - No side/rear setback for parking;
  - Non-residential uses
    - Min. 1 space/300 SF (gross)
  - Residential uses
    - Min. 1.5 space/unit
  - Lodging uses
    - 0.75 spaces/lodging room
  - Floor to floor heights shall not apply to parking floors.
  - All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures**
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access**
- Service access should not be located on a Pedestrian Priority Street or on Laguna Blvd.
  - Porte cocheres may be permitted.
  - Shared driveway and cross access easements may be required between lots to minimize curb cuts.

**6.3.2 Building Height**



<b>(i) Max. Building Height</b>	None	
<b>(ii) 1st Floor Ceiling Height</b>	12' min.	G
<b>(iii) Upper Floor(s) Ceiling Height</b>	8' min.	H
<b>(iv) Step Back Distance (between 4th and 6th stories)</b>	10' min.	I
<b>(v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet.</b>		
<b>(vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.</b>		
<b>(vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.</b>		
<b>(viii) Ground floors of all building fronting on Pedestrian Priority Street and Laguna Blvd. shall be built to Comercial Ready standards.</b>		

### **Sec. 20-16.3 Special Exceptions**

- (A) Purpose and Intent.  
A special exception is a permitted land use that is allowed in a zoning district if listed as a special exception use, subject to specific conditions that may be imposed by the Board of Adjustment.
- (B) Procedure.
  - (1) The application shall first be reviewed by City staff for compliance with City codes, regulations, and policies.
  - (2) After reviewing any foreseeable impacts and/or concerns raised at the hearing on the application, the Board of Adjustment may:
    - 1) Grant the application without conditions. In this case, the Board of Adjustment shall determine and state that there is no negative impact on public health, safety and general welfare on the applicable zoning district;
    - 2) Accept the application with conditions; or
    - 3) Deny the application. In this case, the Board of Adjustment shall determine and state that there are negative impacts on public health, safety and general welfare on the applicable zoning district, and those negative impacts cannot be resolved by any conditions.

### **Sec.20-17 Penalty for violation to apply to owner, architect, builder, etc.**

The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, and/or any architect, builder, contractor, agent, person and corporation, employed in connection therewith and who may have assisted in the commission of any such violation, shall be guilty of a separate offense.

### **Sec.20-18 Changes and amendments.**

- (A) City Council may change district boundaries. The City Council may from time to time amend, supplement or change by order the boundaries of the Districts or the regulations herein established.
- (B) Submission of changes to the Development Standards Review Task Force. Any proposed changes/revisions/amendments to the Form Based Code (Padre Boulevard and Entertainment District Code) Shall be reviewed by the Development Standards Review Task Force prior to being submitted to the Planning and Zoning Commission. The Development Standards Review Task Force shall make recommendations to the Planning and Zoning Commission
- (C) Submission of changes to Planning and Zoning Commission. Before taking action on any proposed amendment, supplement or change, the City Council shall submit same to the Planning and Zoning Commission for its recommendation and report in the event there is a Planning and Zoning Commission, and if there is no Planning and Zoning Commission then the City Council may amend this ordinance as provided by law.
- (D) Public hearing required. A public hearing shall be held by the City Council before adopting any proposed amendment, supplement or change. Notice of such hearing shall be published at least once fifteen (15) days prior to the hearing in the newspaper, stating the time and place of such hearing.



Planning Department • 4601 Padre Boulevard • South Padre Island, Texas 78597

Office • 956.761.8113 • Fax 956.761.3898

## NOTICE OF SPECIAL EXCEPTION

February 16, 2018

LOCATION: Lot 6 Block 14 Padre Beach Subdivision, Section II – 111 W. Sheepshead Street.

Joe Dale Iley is requesting a Special Exception from Section 20-8.1 of the City's Code of Ordinances Table 5.1 – Schedule of Uses (Land Use) of the Padre Boulevard and Entertainment District Code:

**Sec. 20-8.1 Appendix "Z" Padre Boulevard and Entertainment District Code.**

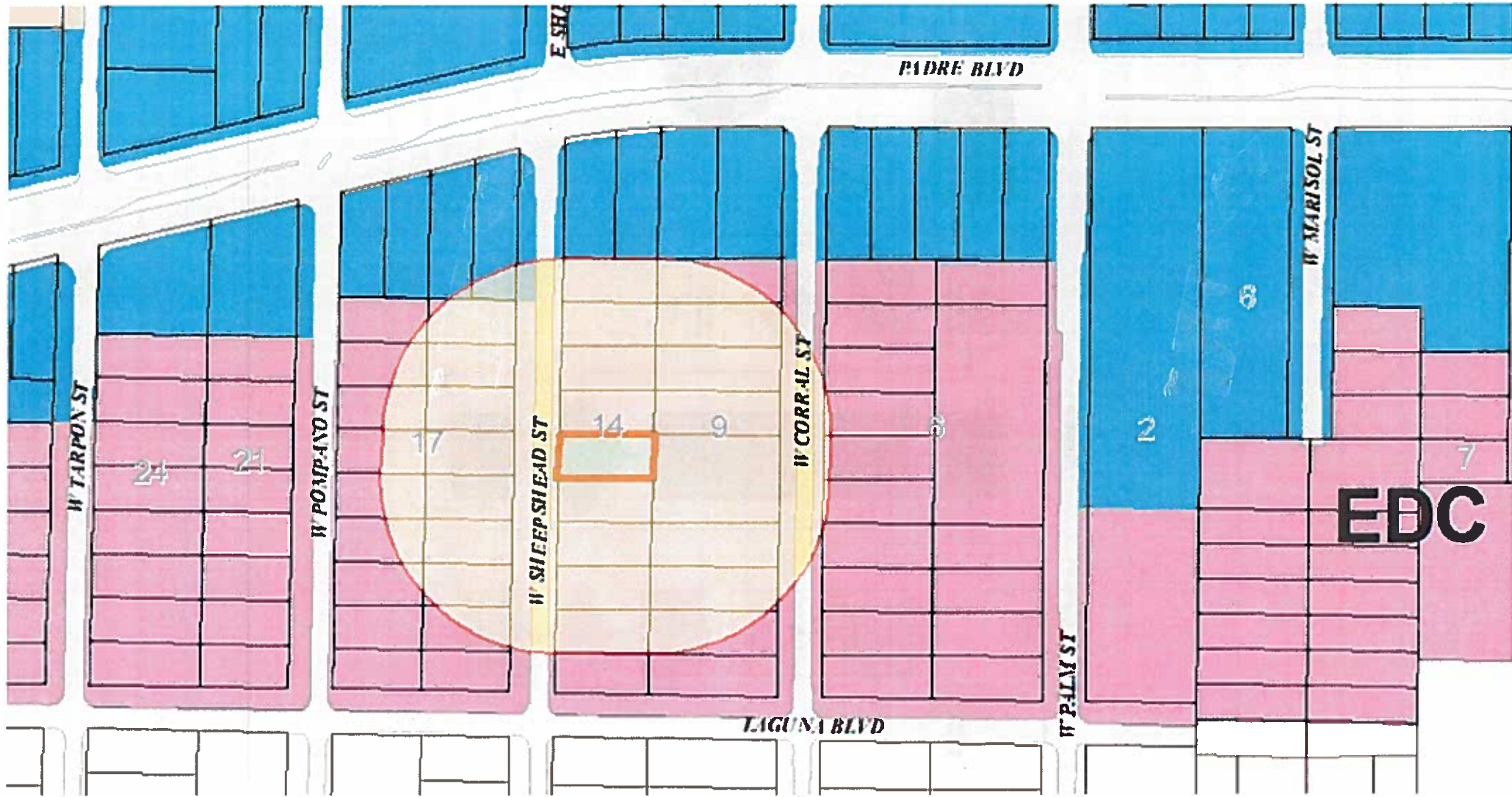
**Table 5.1 – Schedule of Uses (Land Use)**

**Single family home allowed in Entertainment District Core with a Special Exception.**

*The applicant is requesting to construct a single family home in the Entertainment District Core Character Zone.*

The Board of Adjustments and Appeals (Zoning) for the City of South Padre Island will conduct a meeting concerning this application on Tuesday, March 6, 2018 at 9:00 a.m. in the Joyce H. Adams Board Room on the Second Floor of the Municipal Complex Building, located at 4601 Padre Boulevard. Written comments will be considered if they are received at the South Padre Island Planning Department, 4601 Padre Boulevard, South Padre Island, Texas 78597, and/or [CCross@MySPL.org](mailto:CCross@MySPL.org) ATTN: Clifford Cross no later than 5:00 p.m. on March 5, 2018.





**EDC**



# CITY OF SOUTH PADRE ISLAND BOARD OF ADJUSTMENT & APPEALS APPLICATION

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

## APPLICANT INFORMATION

Name Joe Dale Iley

Mailing Address 2186 Jackson Keller Rd # 310

City, State, Zip San Antonio Tx 78213

Phone number 210-833-8137

Fax number \_\_\_\_\_

E-mail Address diley73@aol.com

## OWNER INFORMATION

Name Joe Dale Iley - Debra Iley

Mailing address 2186 Jackson Keller Rd # 310

City, State, Zip San Antonio Tx 78213

Phone number 210-833-8137

Fax number \_\_\_\_\_

E-mail Address diley73@aol.com

## SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 111 W sheephead , South Padre Island Tx 78597

Legal Description (Lot / Block / Subdivision): Lot 6 Blk 14 Padre Beach Sec 2

I hereby request the following from the Board of Adjustment and Appeals: Approve Single Family Residential Building Permit. for Lot 6 Blk 14 Padre Beach Sec 2, also known as 111 W Sheepshead. South Padre Island Tx 78597 , Special Exception Request Permit

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) Joe Dale Iley

Owner's Name (Please Print): Joe Dale Iley

Applicant's Signature:   
DocuSigned by: 07D8D543DA6845F...

Owner's Signature:   
DocuSigned by: 07D8D543DA6845F...

Date: 2/7/2018

Date: 2/7/2018





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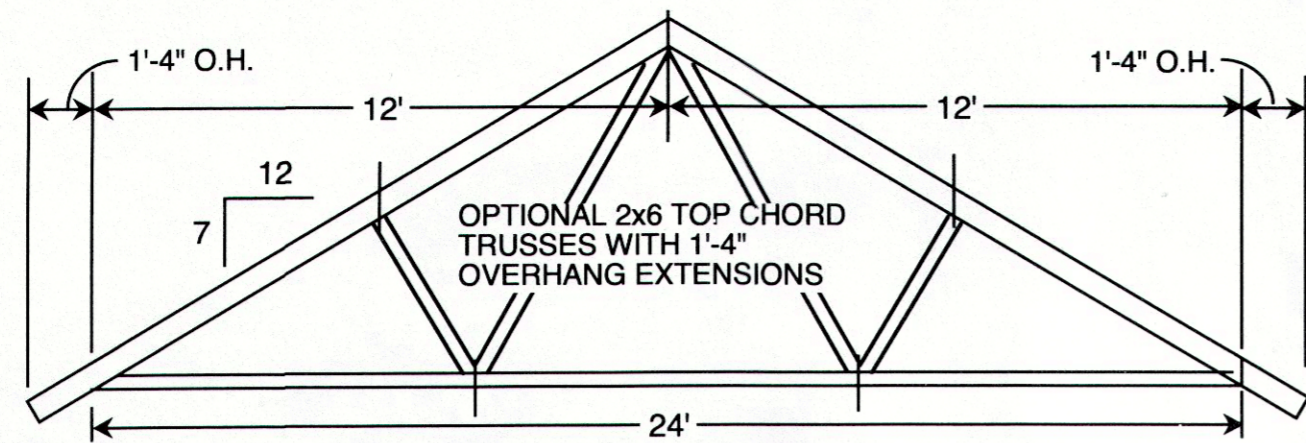


NUDE BEACH

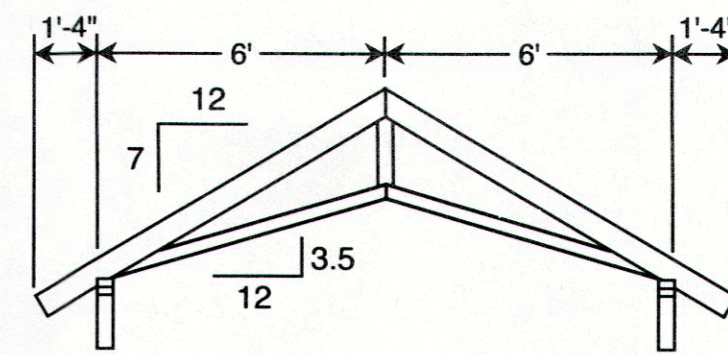






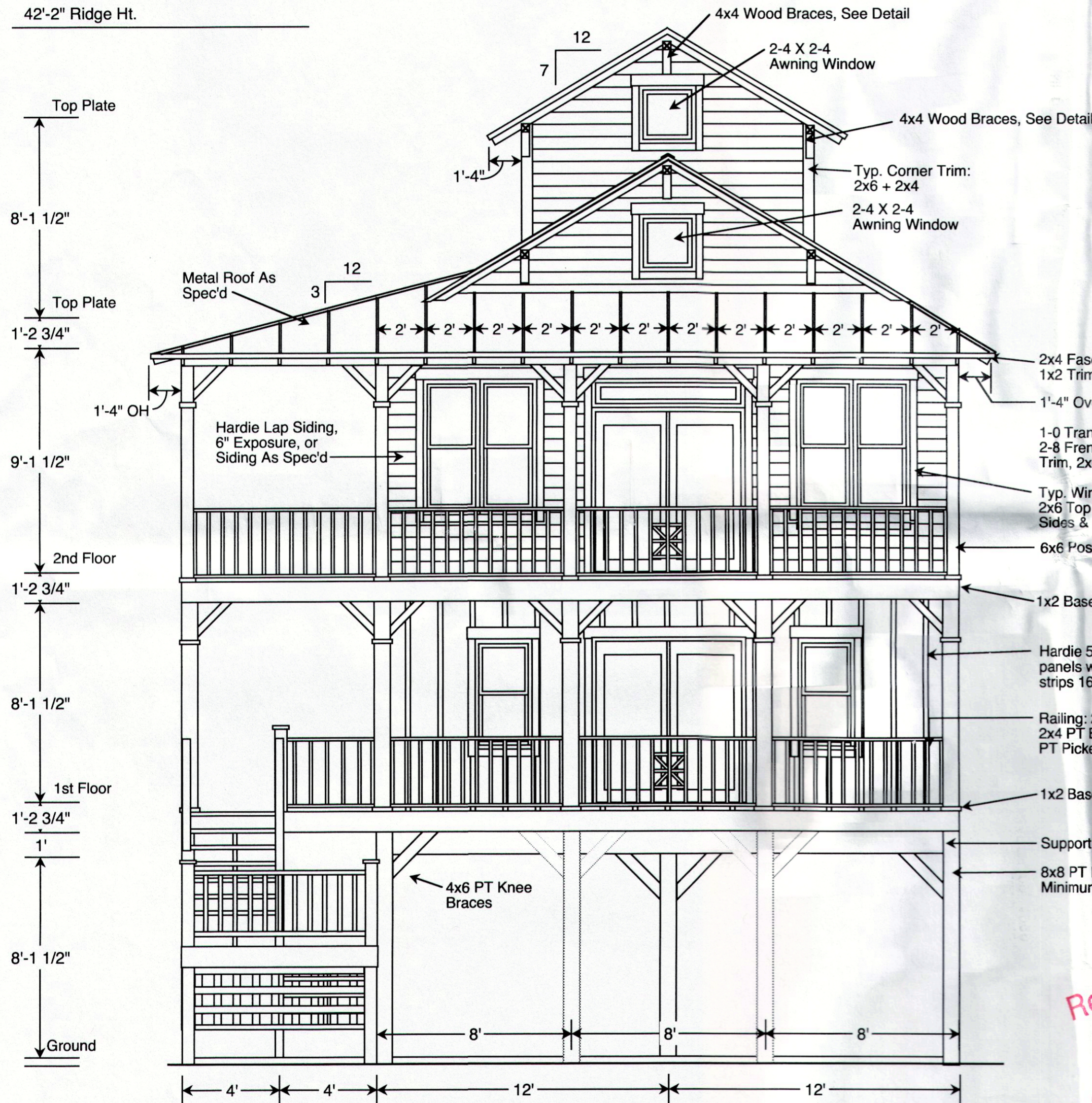


**Truss Schematic, Across Great Room Area, Truss Spacing 24" O.C. w/ 2x6 Top Chords with overhangs built-in.**  
For "Stick Framed Roof", See Engineering Plans, Provide By Others.

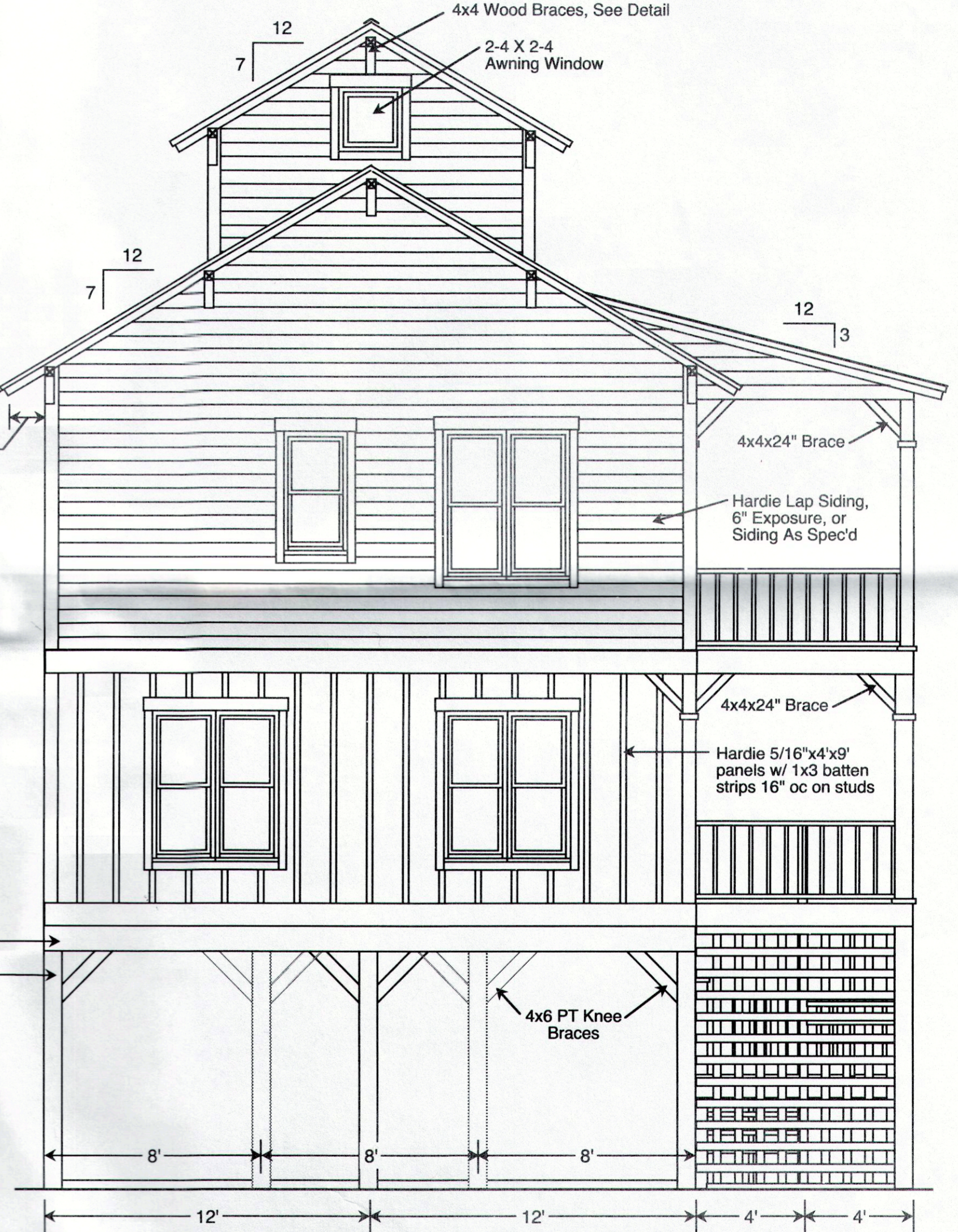
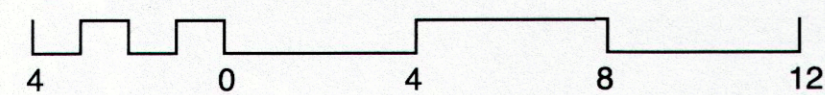


**Truss Schematic, Loft Area, Truss Spacing 24" O.C. w/ 2x6 Top Chords & 2x4 web with 1-4" overhangs built-in.**

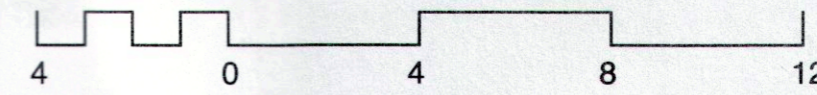
42'-2" Ridge Ht.



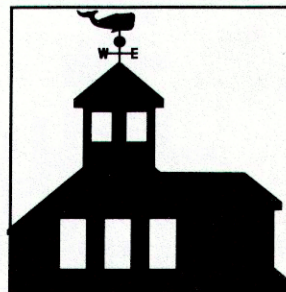
**STREET SIDE**



**REAR**



Received  
JAN 23 2018  
City of South Padre Island  
Inspections Department



**COASTAL DESIGNS**

Dennis K. Mercer, Designer  
PO Box 379, Wrightsville Beach NC 28480  
office: 910-509-3140 - cell: 910-616-6905  
www.coastaldesigns.com

**"Roanoke Marshes 1728-4"**

For: Joe Iley Family, to be built at  
111 W. Sheeps-Head,  
S. Padre Island, TX 78597

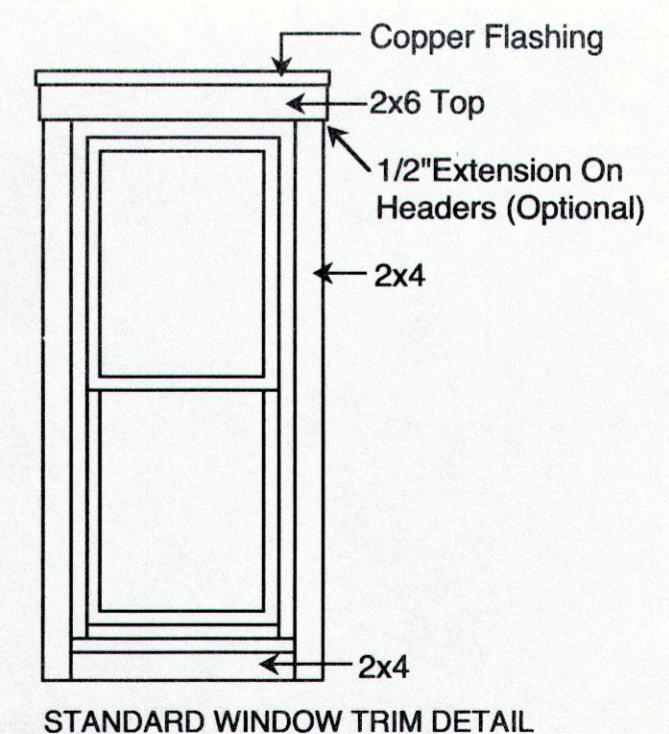
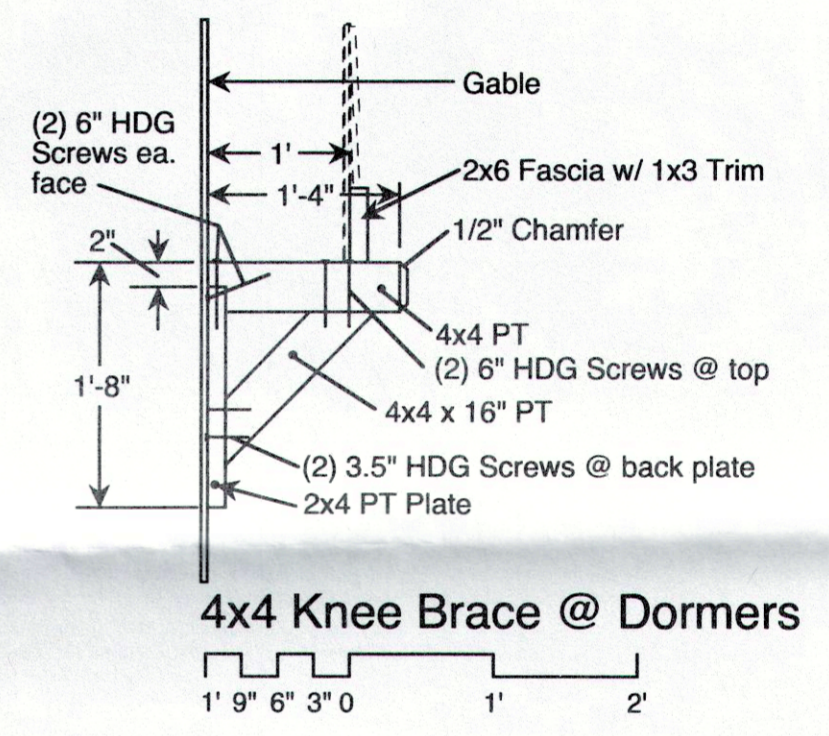
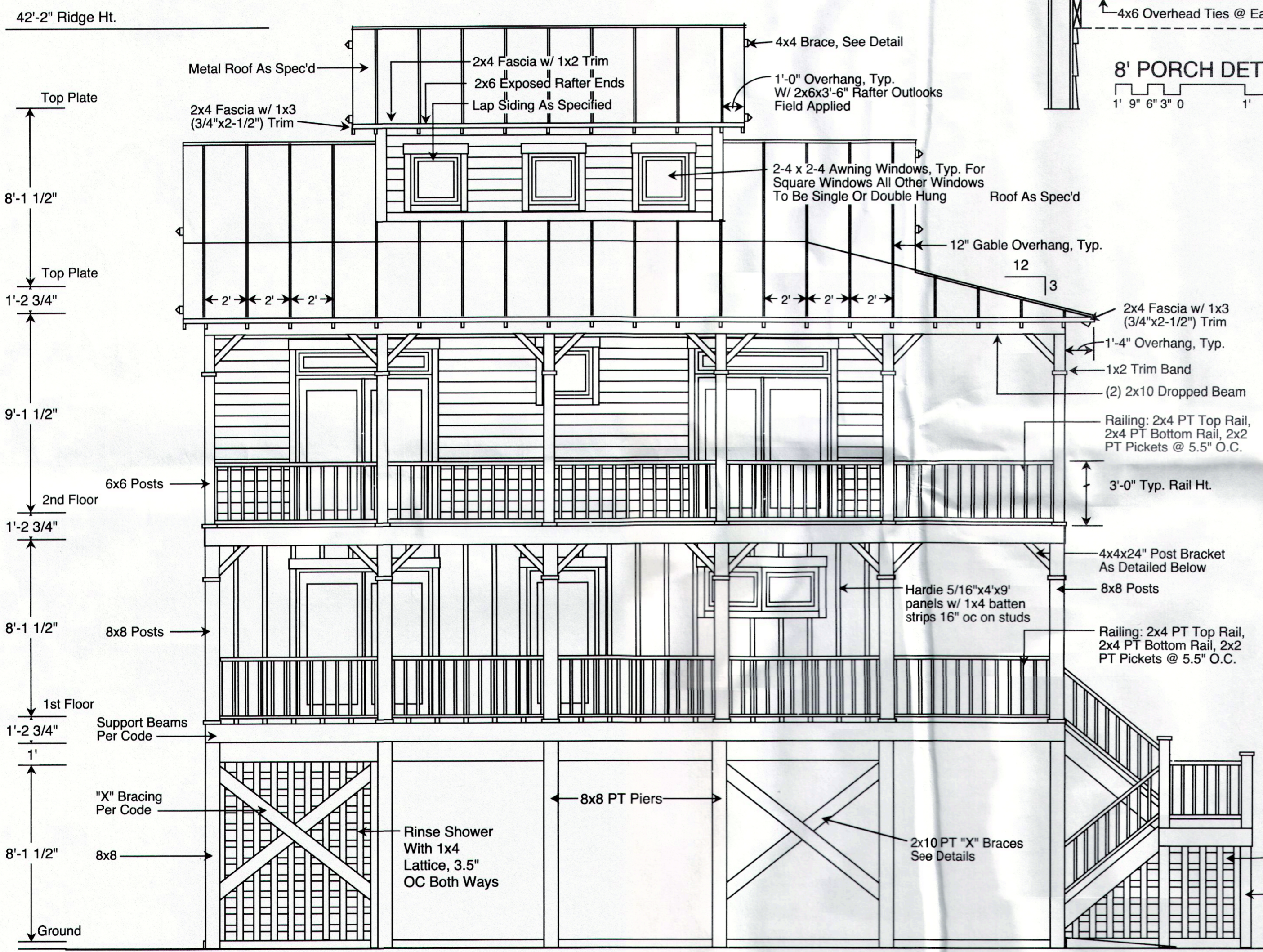
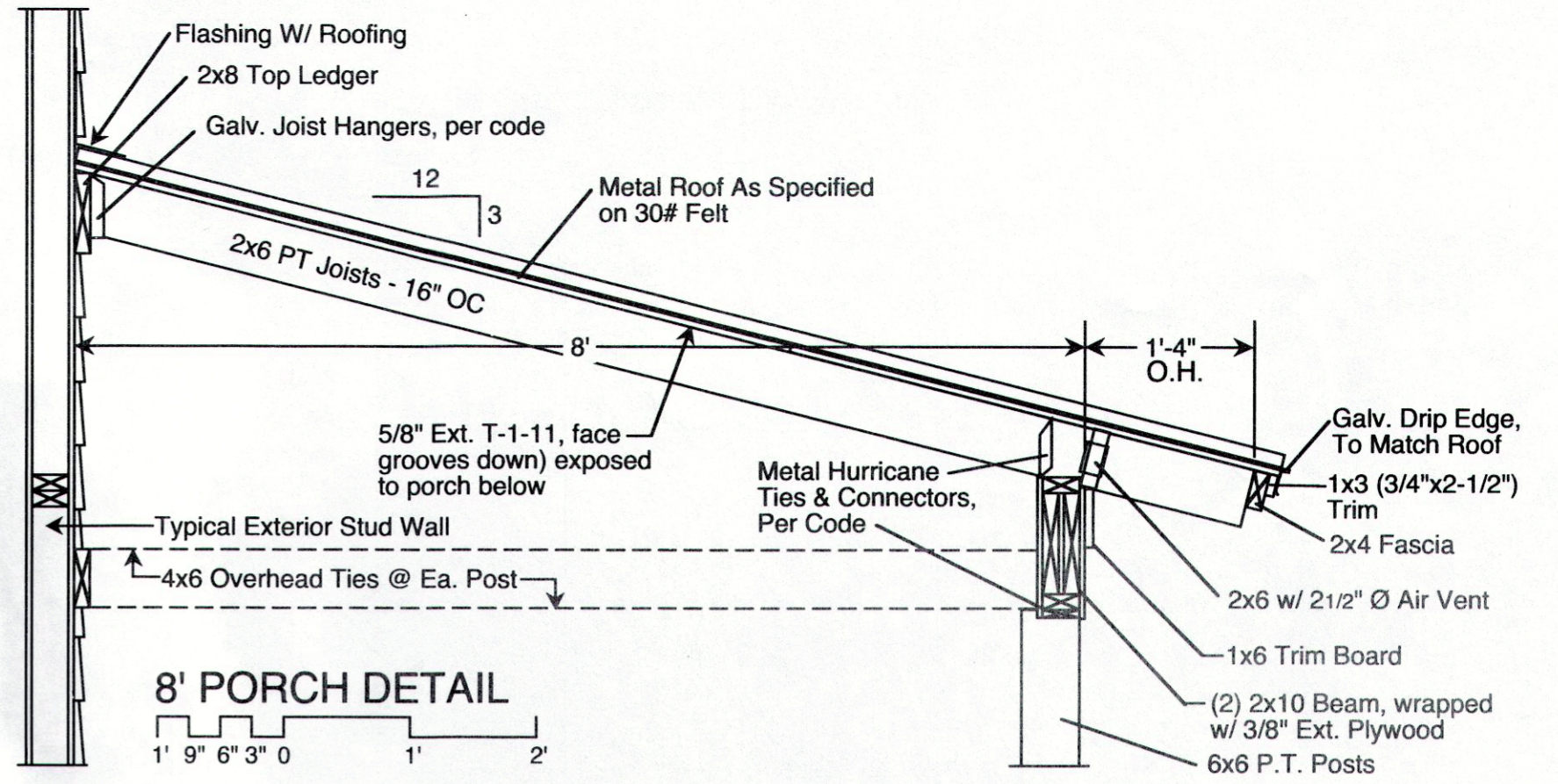
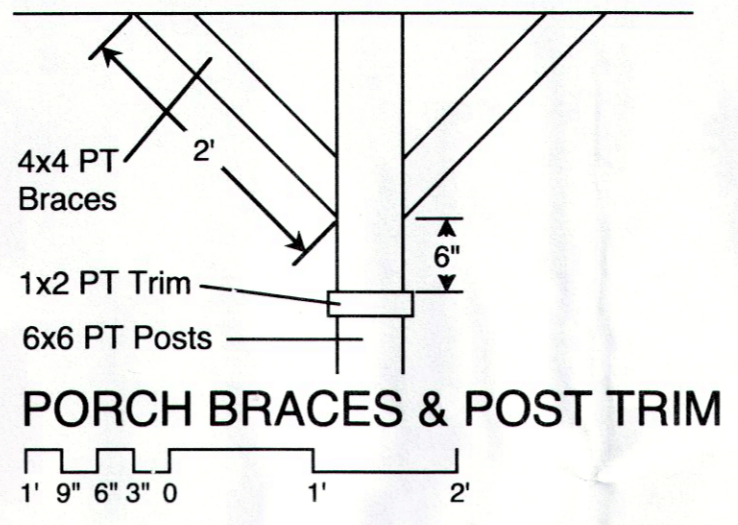
**Street Front & Rear**

First Floor = 768.0 S.F.  
Second Floor = 768.0 S.F.  
Third Floor = 192.0 S.F.  
TOTAL = 1,728.0 S.F.

This Drawing Is To Be Used Only As A Guide In Constructing This Plan One Time. This Plan Can Only Be Built In The Project Named Hereon. Construction In Another Project Requires A "Re-use Fee". It Shall Be The Responsibility Of The Builder To Comply With Local & State Building Codes, Ordinances, Restrictions, And Laws That May Require Revisions To These Drawings, Specifications And Details. Structural Engineering Shall Take Preference Over Any Details, Notes, Specifications Or Materials Shown Hereon. Verify All Dimensions And Calculated Areas Prior To Starting Construction. Designer Not Responsible For Errors And Omissions Unless Brought To The Attention Of The Designer Prior To Using These Plans. Use Of Specified Manufacturers Names Shall Not Be Used As A Recommendation Of Any Manufacturer But Only As A Generic Name For A Design Part. Builder & Contractor Shall Be Responsible For Performance Of Any Parts Used On This Structure. Coastal Designs Assumes No Liability For Any Home Constructed From These Plans. Copyright © 2001-2017 By Dennis K. Mercer, Residential Designer, Dba Coastal Designs.

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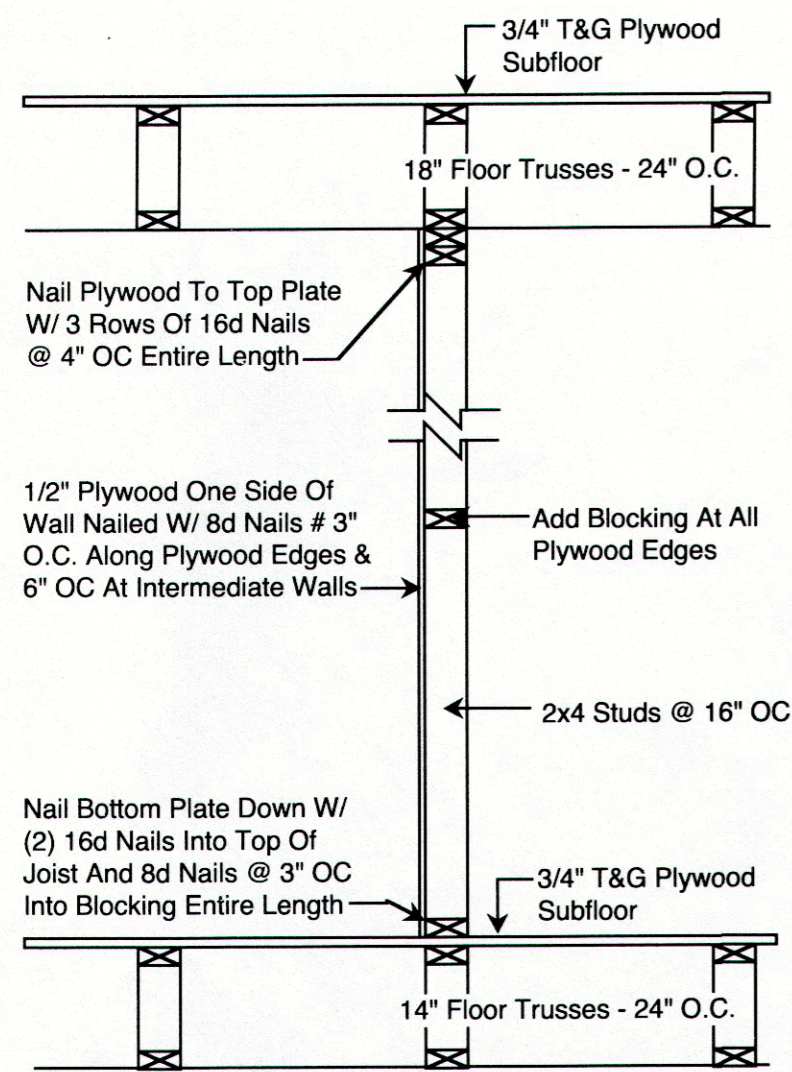
**Left Side & Details**

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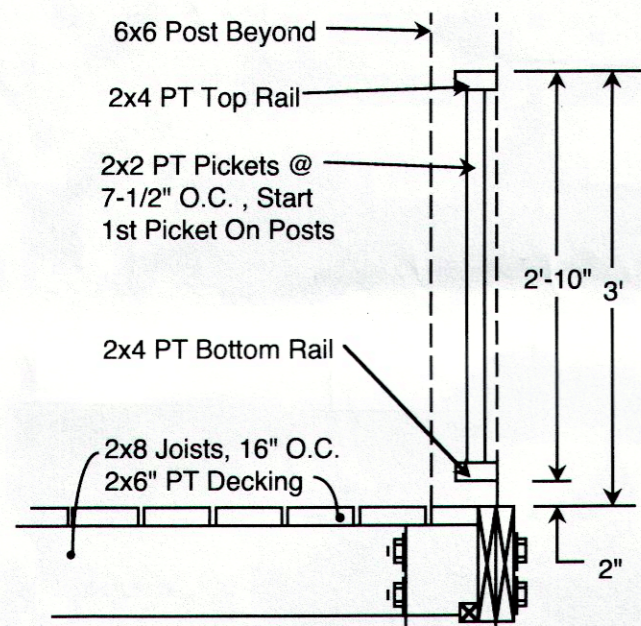
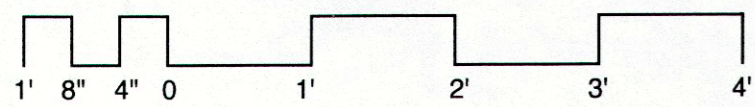
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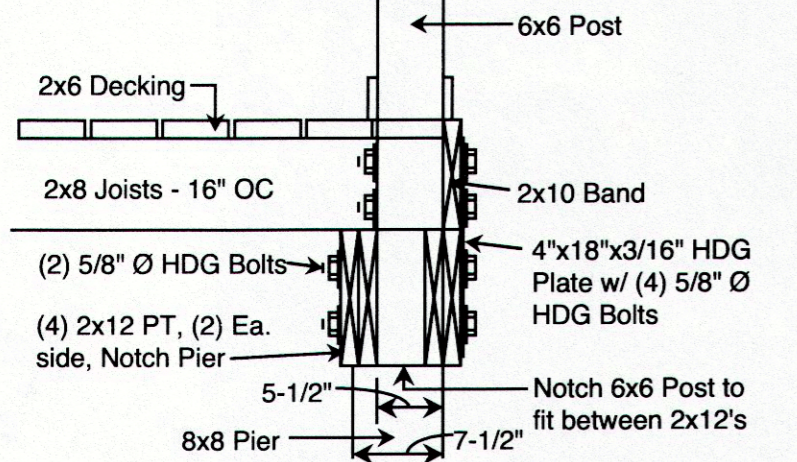
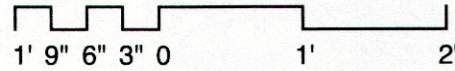




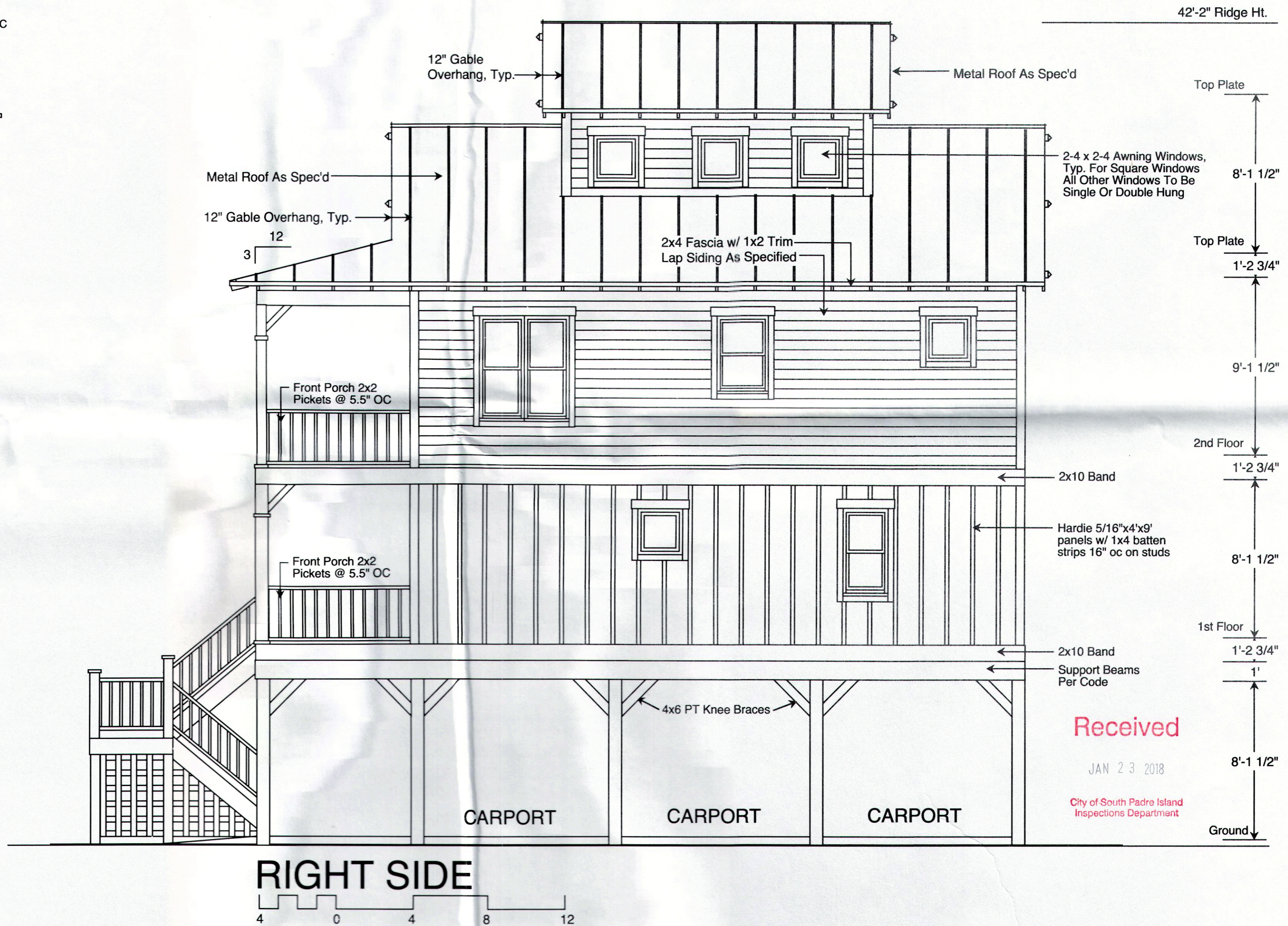
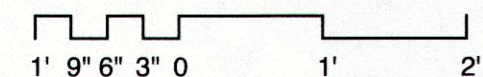
**PARALLEL SHEAR WALL SECTION DETAILS**



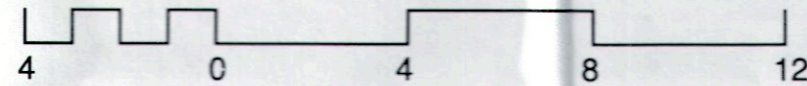
**HANDRAIL**



**6x6 TO 8x8 CONNECTION DETAIL**



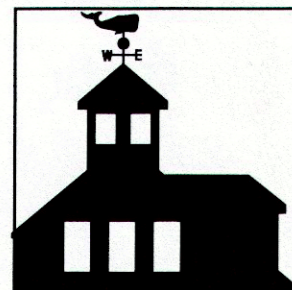
**RIGHT SIDE**



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