

**NOTICE OF SPECIAL MEETING
CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION**

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 PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A SPECIAL MEETING ON:

FRIDAY, JULY 29, 2016
3:00 P.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 Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission 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 Planning and Zoning Commission meeting]*
4. Approval of the June 16, 2016 regular meeting minutes.
5. Discussion and action regarding the proposed replat of "Lots 7 and 8, Block 148, Padre Beach Subdivision, Section X" to re-split the lands into "Lots 7A, 7B and 7C".
6. Adjournment.

DATED THIS THE 26TH DAY OF JULY 2016


Marta Martinez, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT 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 **JULY 26, 2016** AT/OR BEFORE **2:40 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Marta Martinez, Assistant 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

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 16, 2016**

1. Call to Order.

Patrick McNulty called the meeting to order at 3:00 p.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. Commission members in attendance were: Patrick McNulty, Gary Olle, Chris Huffman, Robert Bujanos, and Kimberly Dollar. Members with an excused absence were Art Teniente and Beth Vance. Staff members present were Development Director, Sungman Kim and Marta Martinez. Also present was Council Member Dennis Stahl.

2. Pledge of Allegiance.

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

3. Public Comments and Announcements.

None.

4. Approval of the May 19, 2016 regular meeting minutes.

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the May 19, 2016 regular meeting minutes. Ms. Dollar made a motion to approve with corrections. Mr. Huffman seconded the motion. The motion passed on a 5:0:1 vote. Mr. Bujanos abstained.

Mr. Olle recused himself from participating on agenda item 5 & 6.

5. Public Hearing regarding a Specific Use Permit as a 'Substance Abuse Treatment Facility' for 5508 Padre Boulevard (Lot 1 Block 179).

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Mr. McNulty then opened the public hearing at 3:04 p.m. and asked if anyone from the public wished to speak in favor and/or in opposition of this agenda item. Dr. Jorge R. Guevara applicant spoke in favor, Michael Caddell spoke in opposition, Jackie Chandra spoke in favor, Paula Weeks, Beverly Skloss, and Dolores Gehrmann spoke in opposition. Mr. McNulty then closed the public hearing at 3:29 p.m.

6. Discussion and action regarding a Specific Use Permit as a 'Substance Abuse Treatment Facility' for 5508 Padre Boulevard (Lot 1 Block 179).

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After much discussion Ms. Dollar made a motion to recommend denial. Mr. Huffman seconded the motion. The motion passed to deny on a 2:1:1 vote. Mr. Bujanos abstained

7. Adjournment

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 3:58 p.m.

Marta Martinez, Secretary

Patrick McNulty, Chairman

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: July 29, 2016

ITEM: 5

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

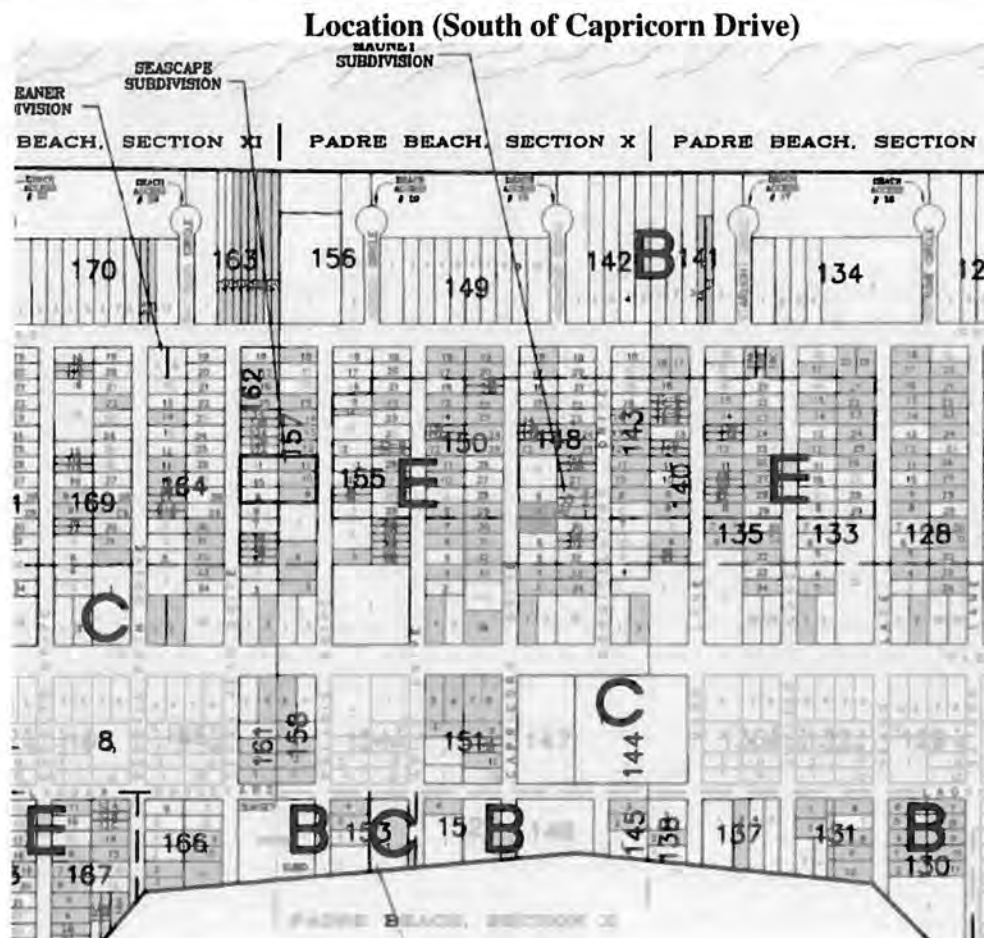
ITEM DESCRIPTION:

Discussion and action regarding the proposed replat of "Lots 7 and 8, Block 148, Padre Beach Subdivision, Section X" to re-split the lands into "Lots 7A, 7B and 7C".

DISCUSSION:

The Ownership

1. The lots are belong to Howard Greenwood on behalf of INVESTMENT SPI, LLC and LIFE IS GOOD SPI, LLC according to the Certificate as to Title and Liens dated June 27, 2016 prepared by Rio Grande Valley Abstract Co., Inc.



**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

The Requirements

1. The Lot 7 has been zoned for "B-2" District allowing Residential & Multi-family Dwelling developments whereas the Lot 8 has been zoned for "E" District allowing Low Density Residential (Single-Family and Townhouse Dwelling).

Aerial Photo



2. Sec. 20-7.1 ("B-2" District)
 - (A) Area, width, and depth of lots, sanitation and temporary building provisions are the same as District "A", except townhouse lots must have a minimum frontage of twenty five (25') feet; a minimum width of twenty-five (25') feet; a minimum depth of one hundred feet (100'); and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
 - (D) Area Regulations
 - (1) Front Yards – minimum 25'
 - (2) Side Yards – minimum 5'
 - (3) Rear Yards – minimum 20'
 - (4) Size of Structure – minimum 1,200 square feet
3. Sec. 20-10 ("E" District)
 - (D) Area Regulations
 - (1) Front Yards – minimum 25'
 - (2) Side Yards – minimum 5'
 - (3) Rear Yards – minimum 20'
 - (4) Area of Lot – minimum area of a lot shall be 2,500 square feet per dwelling unit.
4. Sec.23.15 Sidewalk Guarantee

METES & BOUNDS DESCRIPTION

0.287 ACRE (12,500 SQ. FT.) BEING ALL OF LOTS NUMBER SEVEN (7) AND EIGHT (8), BLOCK NUMBER ONE HUNDRED FORTY-EIGHT (148), PADRE BEACH, SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE NORTHEAST CORNER OF LOT 6, BLOCK 148, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE NORTHEAST CORNER OF LOT 8, BLOCK 148, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 06 DEGREES 04 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 148, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN FOUND, AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 148, FOR THE SOUTHWEST CORNER OF THIS TRACT;

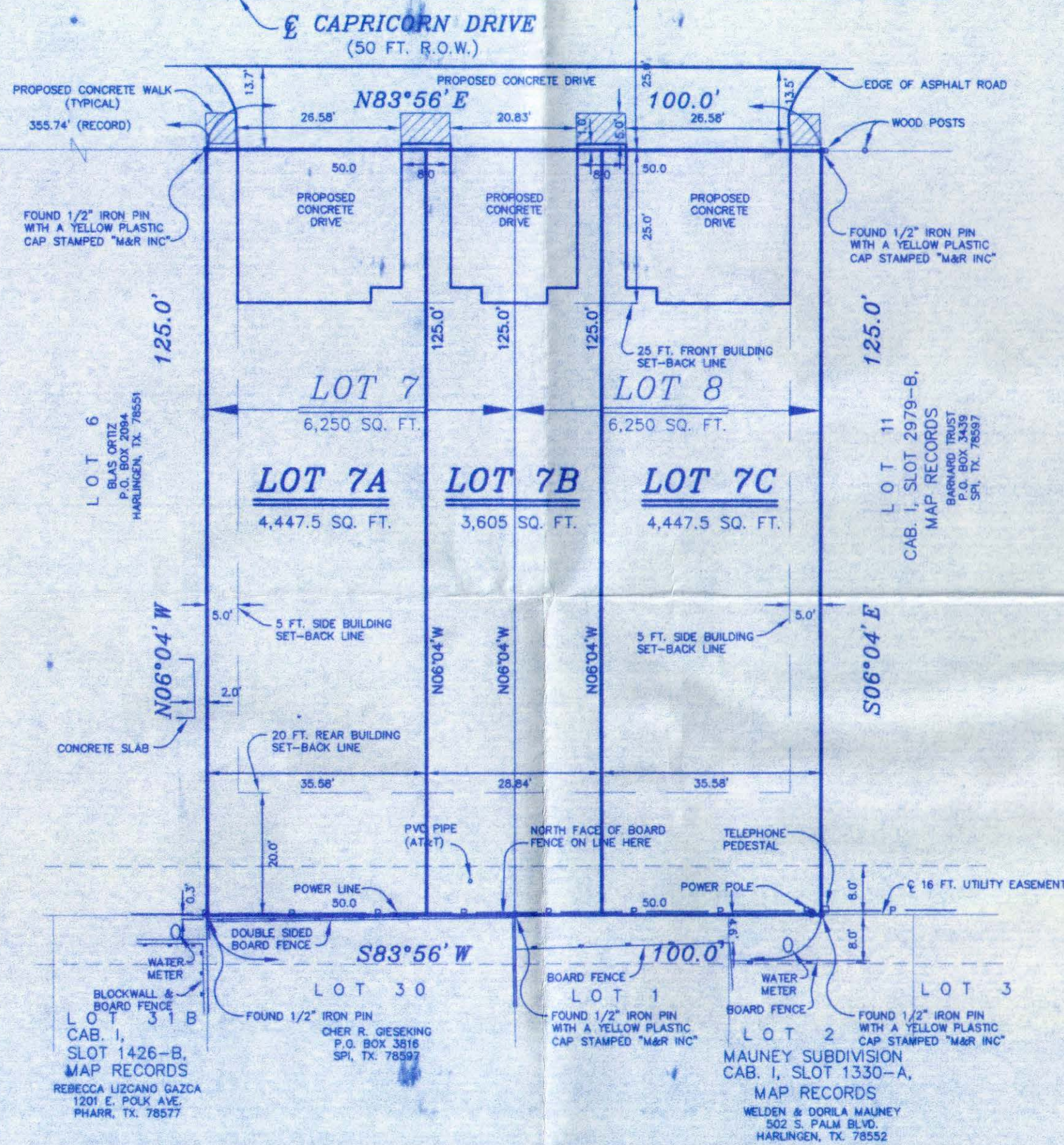
THENCE, NORTH 06 DEGREES 04 MINUTES WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.287 ACRES, MORE OR LESS.

MERIDIAN OF
PADRE BEACH
SUBDIVISION
SECTION X



PADRE BOULEVARD
(100 FT. R.O.W.)

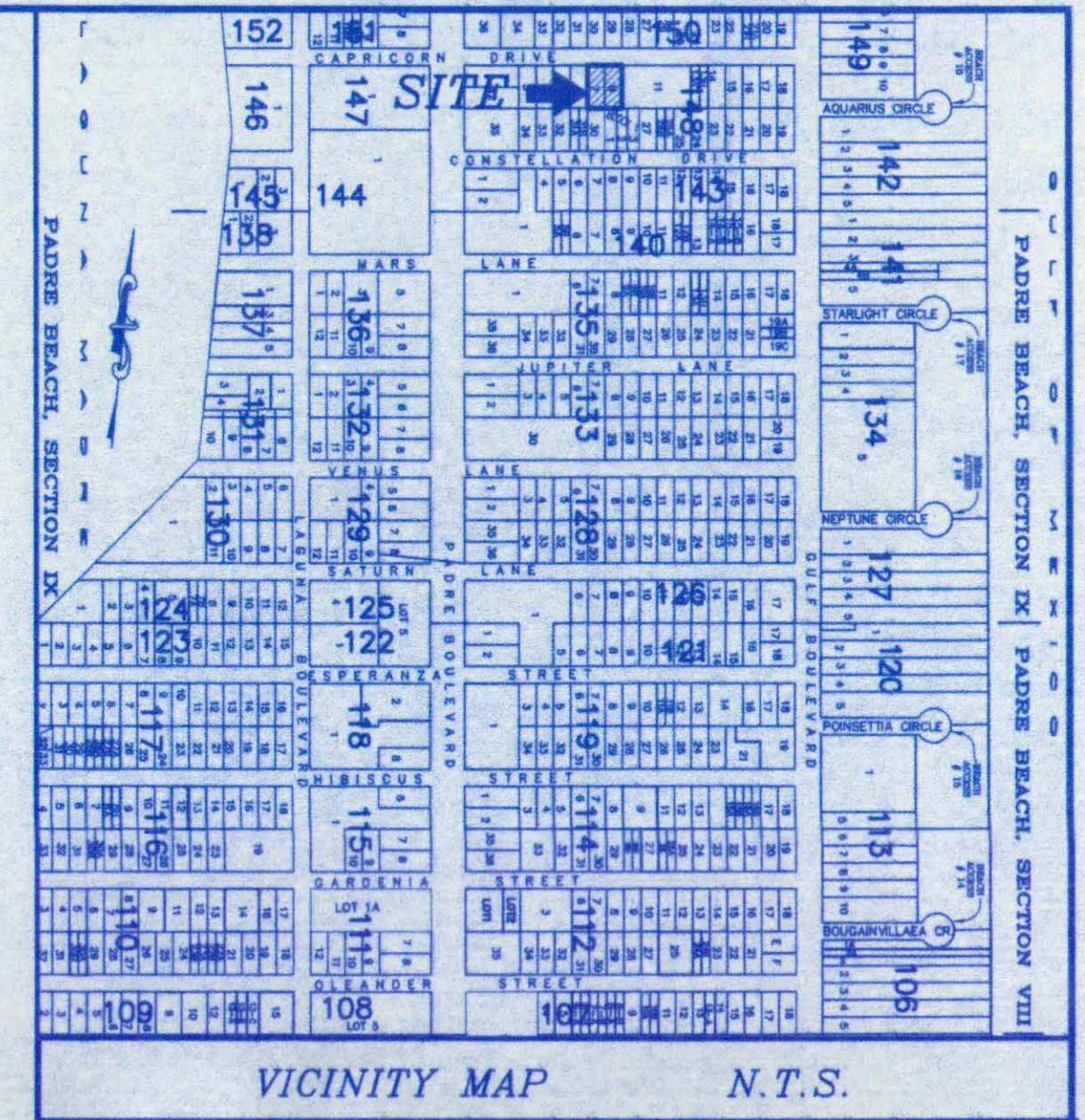
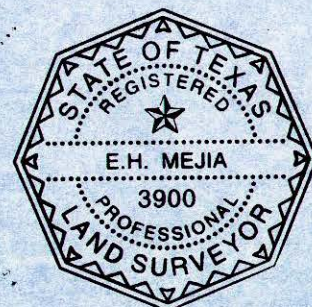


NOTES:

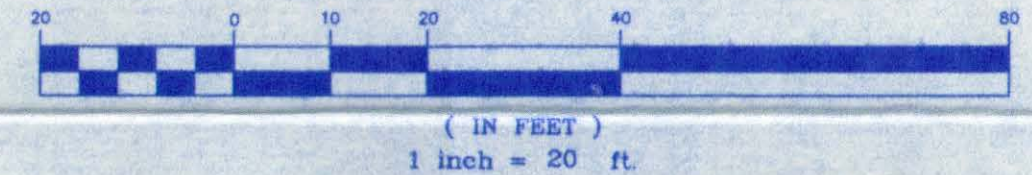
- 1) MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAPRICORN DRIVE WAS HELD FOR BASIS OF BEARING.
- 2) THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001D, REVISED MARCH 9, 1999.
- 3) REFERENCE NGS BENCH MARK "E 1436" (ELEV. 2.66) (N.G.V.D. 1929) AND IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN GEORGIA RUTH DRIVE AND CAROLYN DRIVE.
- 4) LOT 7 IS ZONED "B-2" RESIDENTIAL AND MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5) ZONE "B-2" SETBACKS PER SECTION 20-7.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 6) LOT 8 IS ZONED "E" LOW DENSITY RESIDENTIAL SINGLE-FAMILY AND TOWNHOUSE DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 7) ZONE "E" SETBACKS PER SECTION 20-10 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 8) PER SECTION 23.14(f), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET RIGHT-OF-WAY, WHICH IS ONE (1) FOOT FROM THE FRONT LOT LINE. SIDEWALK SHALL BE A MINIMUM OF FIVE (5) FEET WIDE IN RESIDENTIAL AREAS AND, PER SECTION 23.15, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY.

The undersigned hereby certifies that the survey described hereon was made on the ground on 06-28-16; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

E. H. Mejia
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



GRAPHIC SCALE



OWNER:

INVEST SPI, LLC
LIFE IS GOOD SPI, LLC
P.O. BOX 2010
SPI, TEXAS 78597
(956) 408-0700
(956) 544-3068 FAX

PRELIMINARY PLAT OF

"LOTS 7A, 7B AND 7C, BLOCK 148,
PADRE BEACH, SECTION X"

BEING A RE-PLAT OF

LOTS NUMBER SEVEN (7) AND EIGHT (8), BLOCK NUMBER ONE HUNDRED FORTY-EIGHT (148), PADRE BEACH, SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"= 20'
PREPARED FOR:

INVEST SPI, LLC
AND
LIFE IS GOOD SPI, LLC
JUNE 24, 2016
Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S. Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngmail.com

G.F. NO. N/A

JOB NO. 19876
S.TROWBRIDGE

METES & BOUNDS DESCRIPTION

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CONTAINING, 0.287 ACRES, MORE OR LESS.

NOTES:

- 1). MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAPRICORN DRIVE WAS HELD FOR BASIS OF BEARING.
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SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

E. H. Mejia
EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900



STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS 7 & 8, BLOCK 148, PADRE BEACH, SECTION X", DEPICTED HEREON.

APPROVED: Tony Zaguirre, Jr. DATE 7/12/16
TONY ZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.



LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

Carlos J. Galvan, Jr. DATE 07/13/16
CARLOS J. GALVAN, JR. - GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS
COUNTY OF CAMERON

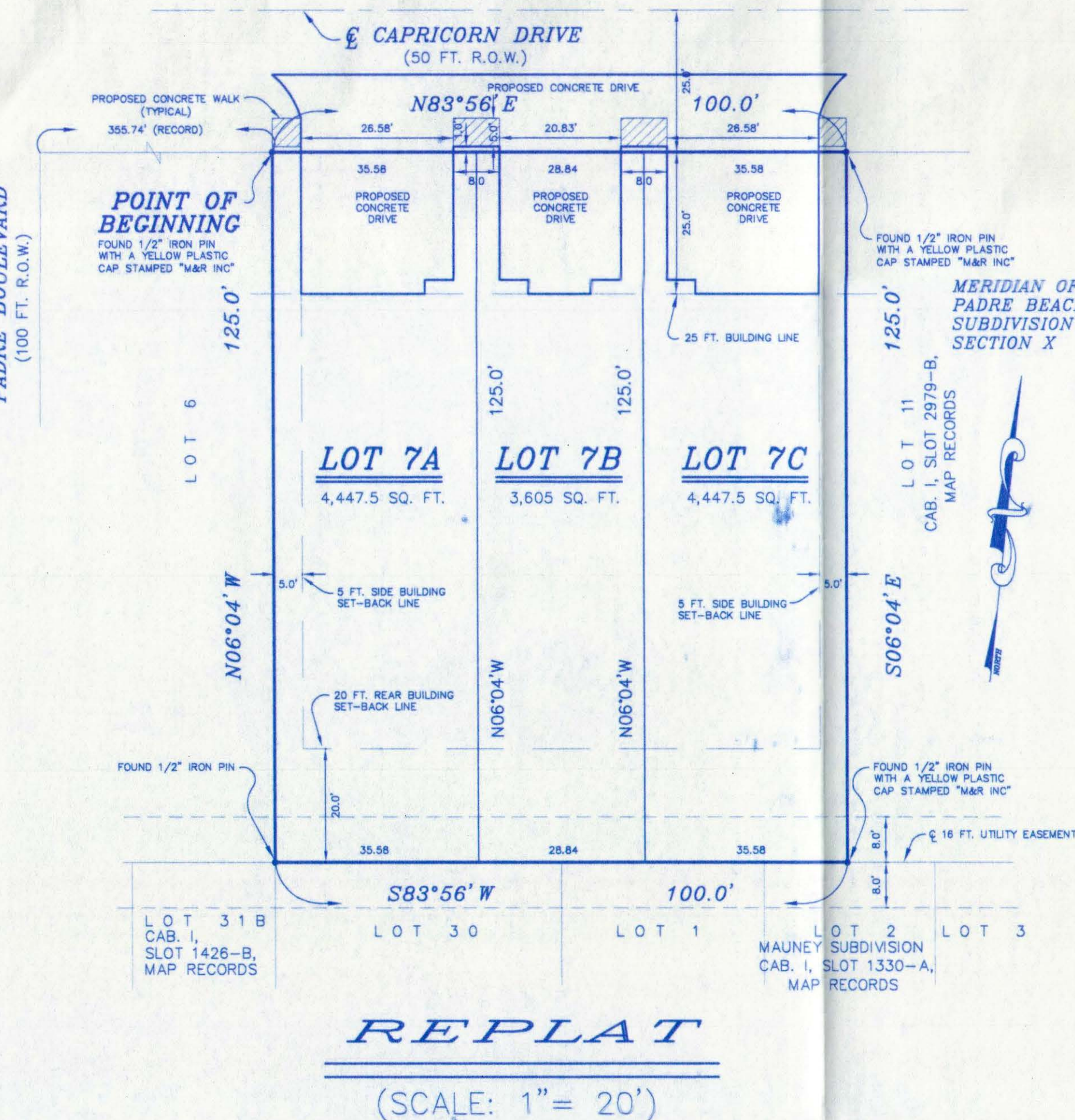
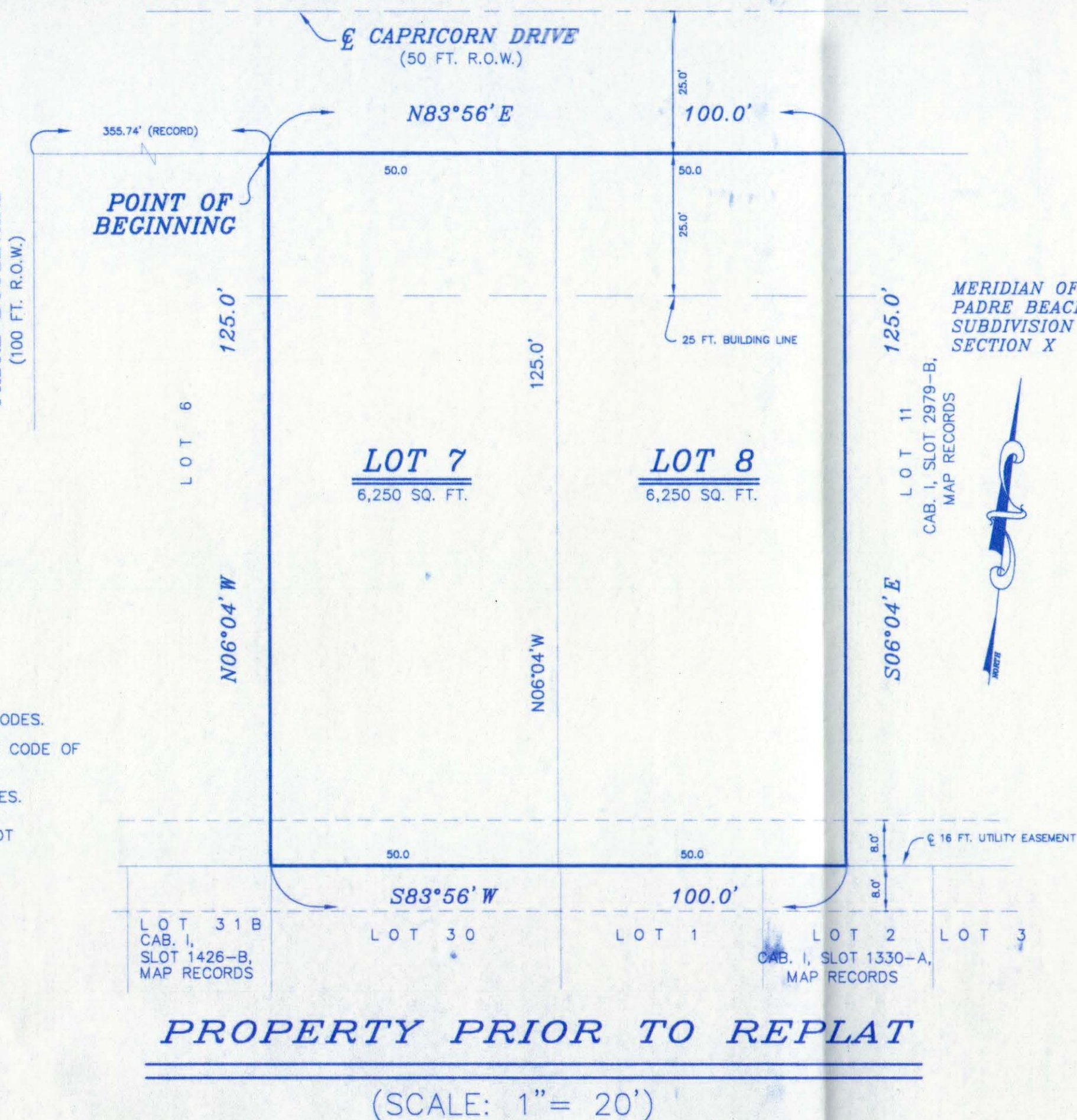
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2016.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of _____, 2016 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, WILLIAM M. GREENWOOD, MANAGER OF "INVEST SPI, LLC", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 7A, 7B AND 7C, BLOCK 148, PADRE BEACH, SECTION X", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

WILLIAM M. GREENWOOD, MANAGER OF "INVEST SPI, LLC"

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM M. GREENWOOD, AUTHORIZED REPRESENTATIVE OF "INVEST SPI, LLC", KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF JULY, 2016.

NOTARY PUBLIC

COUNTY



STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, HOWARD GREENWOOD, MEMBER OF "LIFE IS GOOD SPI, LLC", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 7A, 7B AND 7C, BLOCK 148, PADRE BEACH, SECTION X", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

HOWARD GREENWOOD, MEMBER OF "LIFE IS GOOD SPI, LLC"

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, HOWARD GREENWOOD, AUTHORIZED REPRESENTATIVE OF "LIFE IS GOOD SPI, LLC", KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF JULY, 2016.

NOTARY PUBLIC

COUNTY



STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, MR. JOHN REED, SR. VICE PRESIDENT OF FIRST COMMUNITY BANK NATIONAL ASSOCIATION SOUTH PADRE ISLAND BRANCH, DULY AUTHORIZED OFFICER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS LOTS 7 AND 8, BLOCK 148, PADRE BEACH, SECTION X, WITHIN THE CITY OF SOUTH PADRE ISLAND, TEXAS, OR ITS ETJ, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

MR. JOHN REED, SR. VICE PRESIDENT OF FIRST COMMUNITY BANK N.A., SPI, TX. BRANCH

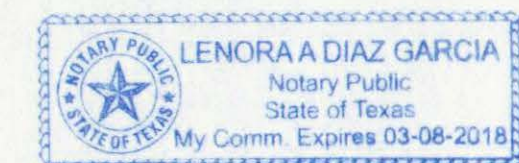
DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JOHN REED, SR. VICE PRESIDENT OF FIRST COMMUNITY BANK N.A., SPI, TX. BRANCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13th DAY OF JULY, 2016.

NOTARY PUBLIC
Cameron
COUNTY



FINAL PLAT
OF
"LOTS 7A, 7B AND 7C, BLOCK 148,
PADRE BEACH, SECTION X"

BEING A RE-PLAT OF
LOTS NUMBER SEVEN (7) AND EIGHT (8), BLOCK NUMBER ONE HUNDRED FORTY-EIGHT (148), PADRE BEACH, SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'

PREPARED FOR:

INVEST SPI, LLC
AND
LIFE IS GOOD SPI, LLC

JUNE 24, 2016

Mejia & Rose, Incorporated

Engineering Surveying

T.B.P.E. Reg. No. F-002670

T.B.P.L.S Reg. No. 10023900

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@cnngmail.com

G.F. NO. N/A

JOB NO. 19876
S.TROWBRIDGE

OWNER:
INVEST SPI, LLC
LIFE IS GOOD SPI, LLC
P.O. BOX 2010
SPI, TEXAS 78597
(956) 408-0700
(956) 544-3068 FAX