

**NOTICE OF 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 REGULAR MEETING ON:

THURSDAY, FEBRUARY 18, 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 minutes of the January 21, 2016 regular meeting.
5. Discussion and action regarding a Conditional Use Permit for the proposed valet parking plan (Courtyard by Marriott).
6. Discussion and action regarding replat of "Private Boat Launching Ramp & Area" at Block 196 of Fiesta Isles Subdivision.
7. Discussion and action regarding revision of Section 20-13 Setback Area – Special Regulations and Uses.
8. Discussion and action regarding revision of Section 20-14 Parking Regulations for clarification.
9. Adjournment.

DATED THIS THE 12TH DAY OF FEBRUARY 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, CITY HALL/MUNICIPAL BUILDING ON **FEBRUARY 12, 2016** AT/OR BEFORE **10:00 A.M.** AND REMAINED 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
JANUARY 21, 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, Beth Vance, Kimberly Dollar, and Art Teniente. Member with an unexcused absence was Russell Judah. Staff members present were Development Director, Sungman Kim and Mary Ann Guillen.

2. Pledge of Allegiance.

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

3. Election of Chairman and Vice-Chairman.

Mr. McNulty announced the item from the agenda and asked for any nominations for Chairman. Mr. Teniente nominated Mr. McNulty for Chairman. Mr. Olle seconded the motion. The motion carried unanimously.

Mr. McNulty then asked for any nominations for Vice-Chairman. Mr. McNulty nominated Mr. Huffman for Vice-Chairman. Mr. Olle seconded the motion. The motion carried unanimously.

4. Public Comments and Announcements.

Mr. McNulty announced the item from the agenda and introduced/welcome the new members Kimberly Dollar and Art Teniente to the Planning and Zoning Commission.

5. Approval of the December 17, 2015 Regular Meeting Minutes.

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the December 17, 2015 regular meeting minutes. Mr. Olle made a motion to approve as submitted. Ms. Vance seconded the motion. The motion passed on a 4:0:2 vote. Ms. Dollar and Mr. Teniente abstained.

6. Discussion and action to remove Russell Judah from the Planning and Zoning Commission for unexcused absences and to make a recommendation to the City Council for selection of a new member to fill the vacated seat.

Mr. McNulty announced the item from the agenda and stated that Mr. Judah moved out of town; therefor his vacated seat would need to be replaced. Mr. McNulty and Mr. Olle thanked Mr. Judah for his many years of service to the City.

Mr. McNulty then opened it up for discussion and action by the Commission. Mr. Olle made a motion to remove Mr. Judah from the Planning and Zoning Commission and to make a recommendation to the City Council for selection of a new member to fill the vacated seat. Ms. Vance seconded the motion. The motion carried unanimously.

7. Discussion and action regarding proposed replat subdividing "Lot 6 Block 140, Padre Beach, Section IX" into "Lots 6A and 6B".

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the proposed replat subdividing "Lot 6 Block 140, Padre Beach, Section IX" into "Lots 6A and 6B".

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. Mr. Huffman made a motion to approve the proposed replat. Mr. Teniente seconded the motion. The motion carried unanimously.

8. Discussion and action on amending Section 23.14(F) Sidewalk of Chapter 23 Subdivision Regulations.

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the proposed amendments to Section 23.14(F) Sidewalk of Chapter 23 Subdivision Regulations

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. Mr. Olle made a motion to approve the amendments. Ms. Dollar seconded the motion. The motion carried unanimously.

9. Adjournment

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 3:16 p.m.

Marta Martinez, Secretary

Patrick McNulty, Chairman

<p style="text-align: center;">PLANNING & ZONING COMMISSION AGENDA REQUEST FORM</p>

MEETING DATE: February 18, 2016

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding a Conditional Use Permit for the proposed valet parking plan (Courtyard by Marriott)

DISCUSSION:

The Overview

Hershal Patel with Modern Resort Lodging LLC applied for a conditional use permit of a valet parking for the Courtyard by Marriott that will be built upon this permit.

The Marriott will be a 5-story building with 205 rooms. The proposed parking plan shows 101 parking spaces on site and 160 valet parking spaces. The valet parking space will be landscaped and meet the code.

The Requirements

For a hotel with 205 rooms in the Padre Boulevard North District, 154 parking spaces are required. (0.75 spaces/lodging room; PBEDC 6.5.3(ii)5)

According to Sec.20-14(A)(6)(a), no more than 50% of the required parking for the use may be located off-site. Therefore, minimum 77 parking spaces shall be retained on site and the proposed plan meets the requirements.

Service Hour & Site Management

The applicant is proposing to operate the valet parking service for 24 hours a day and 7 days a week. Also, proposing to have on-site security and regular trash pick-up.

Safety

The drop-off and pick-up areas will be in Porte Cochere area, which will be safe from the traffic.



CITY OF SOUTH PADRE ISLAND

APPLICATION FOR A VALET PARKING PERMIT (Conditional Use Permit)

APPLICANT INFORMATION

Name: Hershal Patel (Property Owner)
Mailing Address: Modern Resort Lodging LLC,
7010 Padre Blvd.
City, State, ZIP: South Padre Island, TX 78597
Phone Number: (712) 826-3078
Fax Number: _____
e-Mail Address: hershhal.patel@gmail.com

OWNER INFORMATION

Name: Hershal Patel (Property Owner)
Mailing Address: Modern Resort Lodging LLC,
7010 Padre Blvd.
City, State, ZIP: South Padre Island, TX 78597
Phone Number: _____
Fax Number: _____
e-Mail Address: _____

SITE LOCATION

Physical Address (Street Name & Number): _____
Legal Description (Lot/Block/Subdivision): _____
Property ID / Geo: _____

LOT 2 BLK 1 SEA TURTLE SUBDIVISION
389989 / 67-6511-0010-0020-00

PARKING SITE PLAN

Parking space layout, dimension of spaces, number of spaces, drive aisles, valet parking service stands and valet routes (This shall also include the placement of any traffic cones to be used; In determining the location, valet parking will be considered as a commercial parking; Valet parking must be off-street): **See attachments**

VALET PARKING SERVICE HOUR

The proposed hours and days of operation of the valet parking service: **24 hours, 7 days.**

SITE MANAGEMENT

A plan to minimize noise, loitering and trash within and adjacent to the off-site valet parking lot: **On-site security and regular trash pick-up**

SAFETY

The drop-off and pick-up areas must be safe from traffic hazards and be adequately posted: **See attached valet stand locations. Each will be on a paved platform.**

PROOF OF THE AUTHORITY

(Please attach the appropriate documents)

1. A current title report or attorney's title opinion showing the ownership of the property: The applicant shall own properties that are related to the proposed developments including both the main development site and the off-street parking lot(s);
2. A signed agreement or other documentation showing that the applicant has a legal right to park vehicles at that off-street location: If the applicant is providing more than the parking spaces that is required by the code, the ownership of the subject off-street parking is not required.



CITY OF SOUTH PADRE ISLAND APPLICATION FOR A VALET PARKING PERMIT (Conditional Use Permit)

3. A signed agreement or other documentation showing that a contract has been fully executed between the owner and a valet parking service;
4. An authorization letter from the land owner(s), if the application is filed by an applicant's representative

We (Courtyard Marriott - Modern Resort Lodging LLC) will be providing our own valet service. If we choose at a later time to hire a valet service, we will provide the appropriate documents at that time.

PROOF OF INSURANCE

(Please attach the document.)

Applicant's Name: Hershal Patel

Applicant's Signature: _____

Date: _____

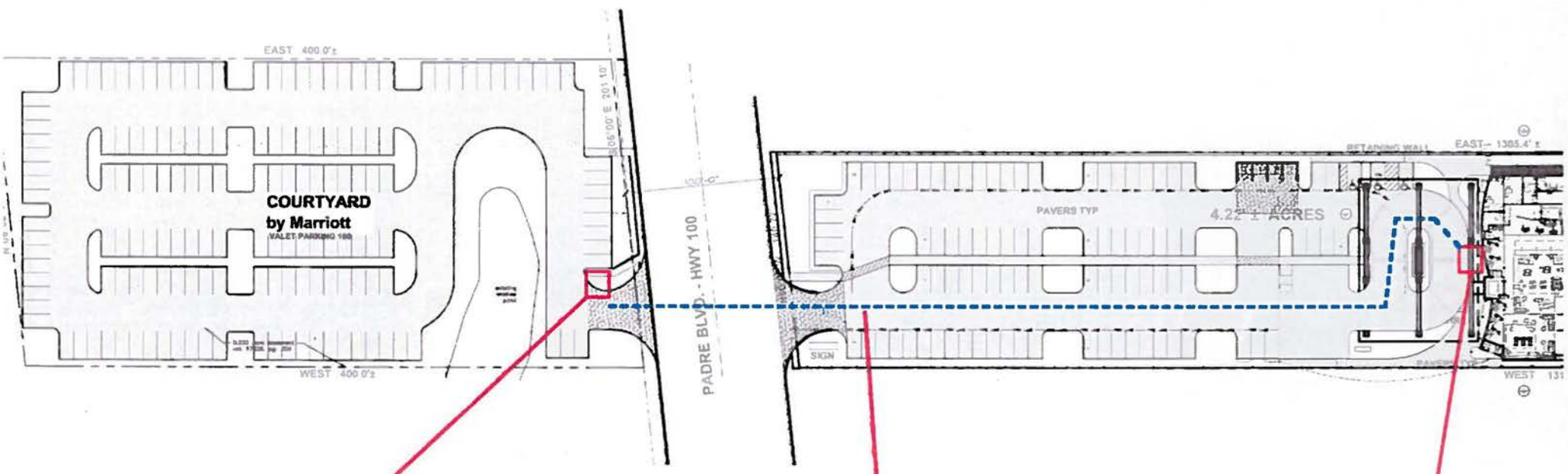
1/26/2016

Owner's Name: Hershal Patel

Owner's Signature: _____

Date: _____

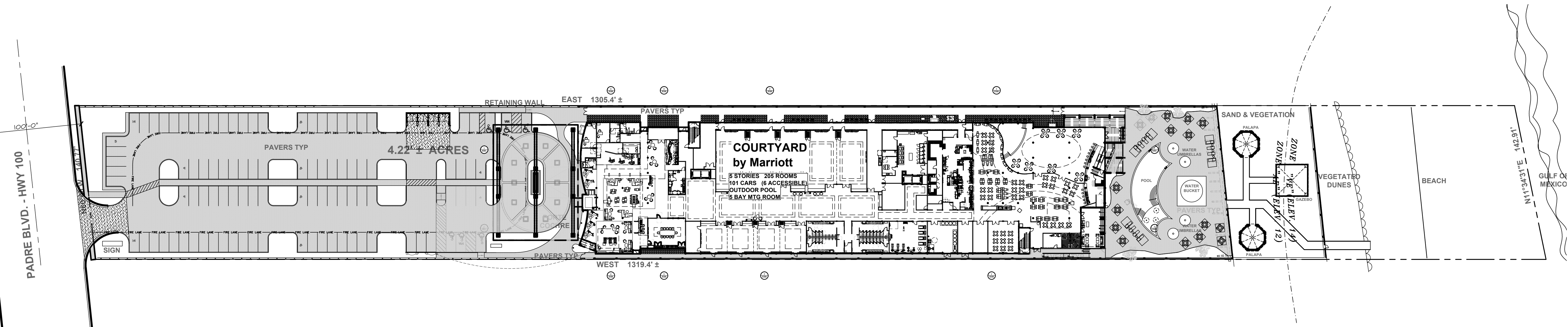
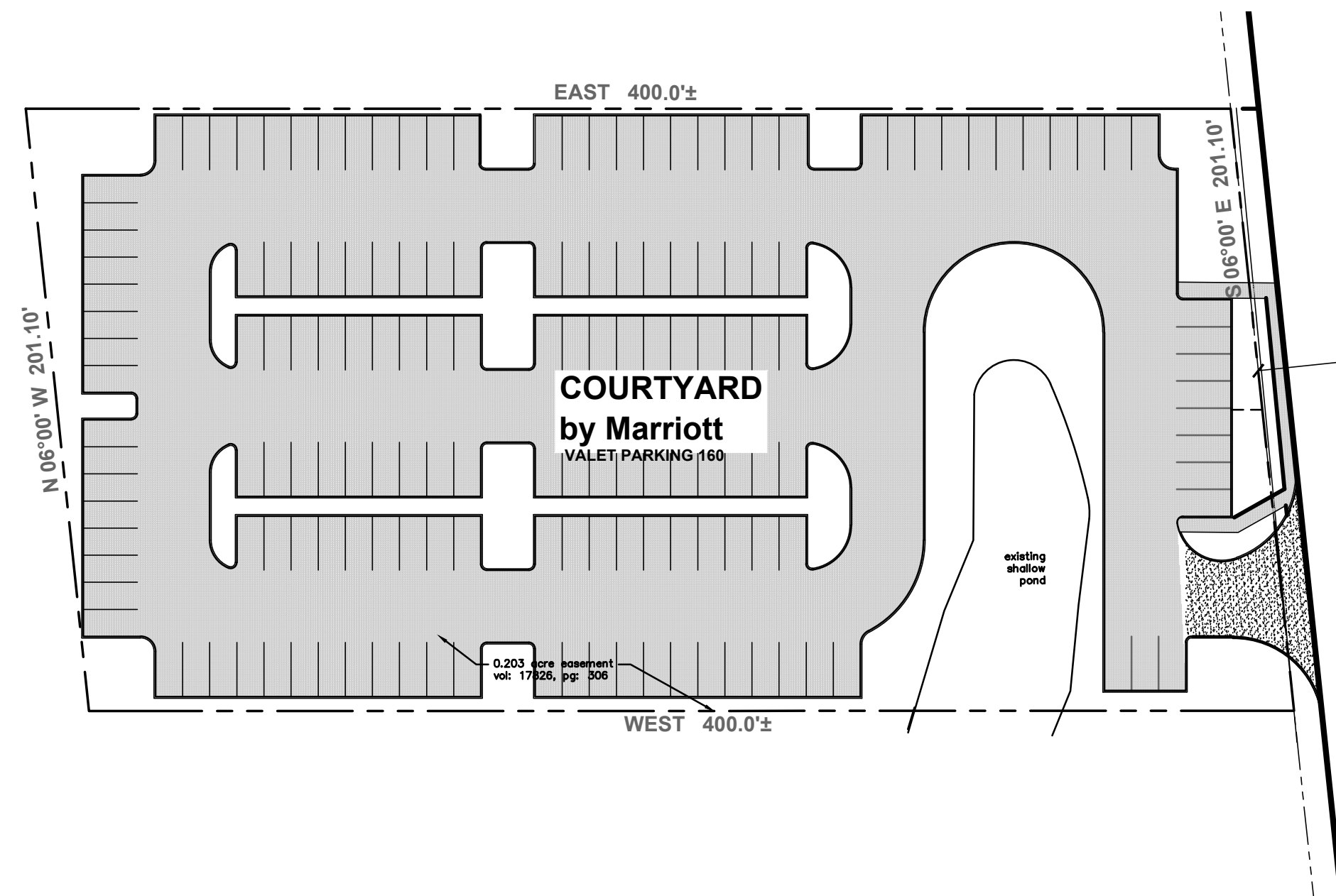
1/26/2016



**Approximate valet stand
and pick-up/drop-off
location**

Proposed Valet Route

**Approximate valet stand
and pick-up/drop-off
location**



**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: February 18, 2016

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding replat of "Private Boat Launching Ramp & Area" at Block 196 of Fiesta Isles Subdivision.

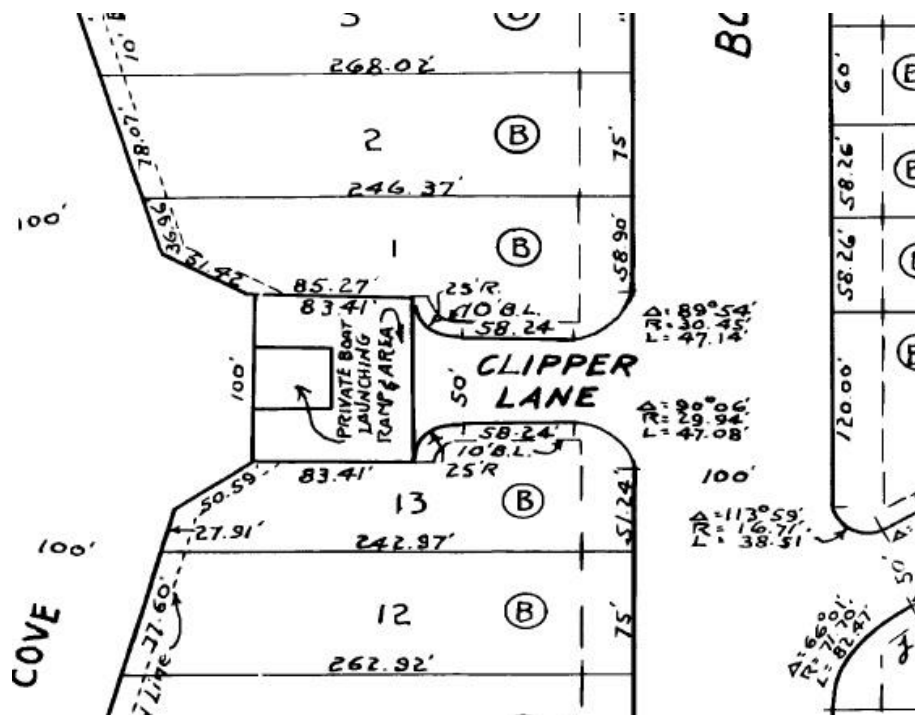
DISCUSSION:

THE ZONING ISSUE

This is a non-conforming lot with 67' depth and 100' width. Replat of a lot into a non-conforming lot shall not be allowed.

THE LEGAL HISTORY & ISSUE

The original plat was recorded on September 12, 1957 in Volume 17, Page 43, Map Records, at the Cameron County Clerk's Office. At that time, the "**Private Boat Launching Ramp & Area**" was dedicated by John L. Tompkins to the residents of Fiesta Isles Subdivision and the detail was recorded in the original plat. It is a form of a private Right-of-Way.



#17983

FIESTA ISLES

BEING PADRE BEACH SECTION XII

COMPRISING BLOCKS 178-202, BOTH INCLUSIVE, BEING A SUBDIVISION OF 111.72 ACRES ON PADRE ISLAND SAME BEING IMMEDIATELY NORTH OF AND ADJOINING PADRE BEACH SECTION XI AS RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

JOHN L. TOMPKINS & COMPANY - DEVELOPERS - 214-215 JONES BLDG., CORPUS CHRISTI, TEXAS.

THE STATE OF TEXAS
COUNTY OF CAMERON

I, John L. Tompkins, Trustee, Owner of the.....acres, more or less, out of a 1470.00 Acre Tract as shown by deed from W. L. Ehlers et al, dated October 12, 1951, and recorded in Vol. 527, Page 129, Deed Records of Cameron County, Texas, do hereby adopt and confirm this "FIESTA ISLES" being Padre Beach Section XII as platted and shown on this map and dedicate to Public use the streets, coves, canal, easements and rights of way as shown thereon. Witness my hand this 16th day of July, 1957.

John L. Tompkins
JOHN L. TOMPKINS, TRUSTEE, OWNER.

THE STATE OF TEXAS
COUNTY OF CAMERON

Before me, the undersigned authority, on this day personally appeared John L. Tompkins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 16th day of July, 1957.

LS

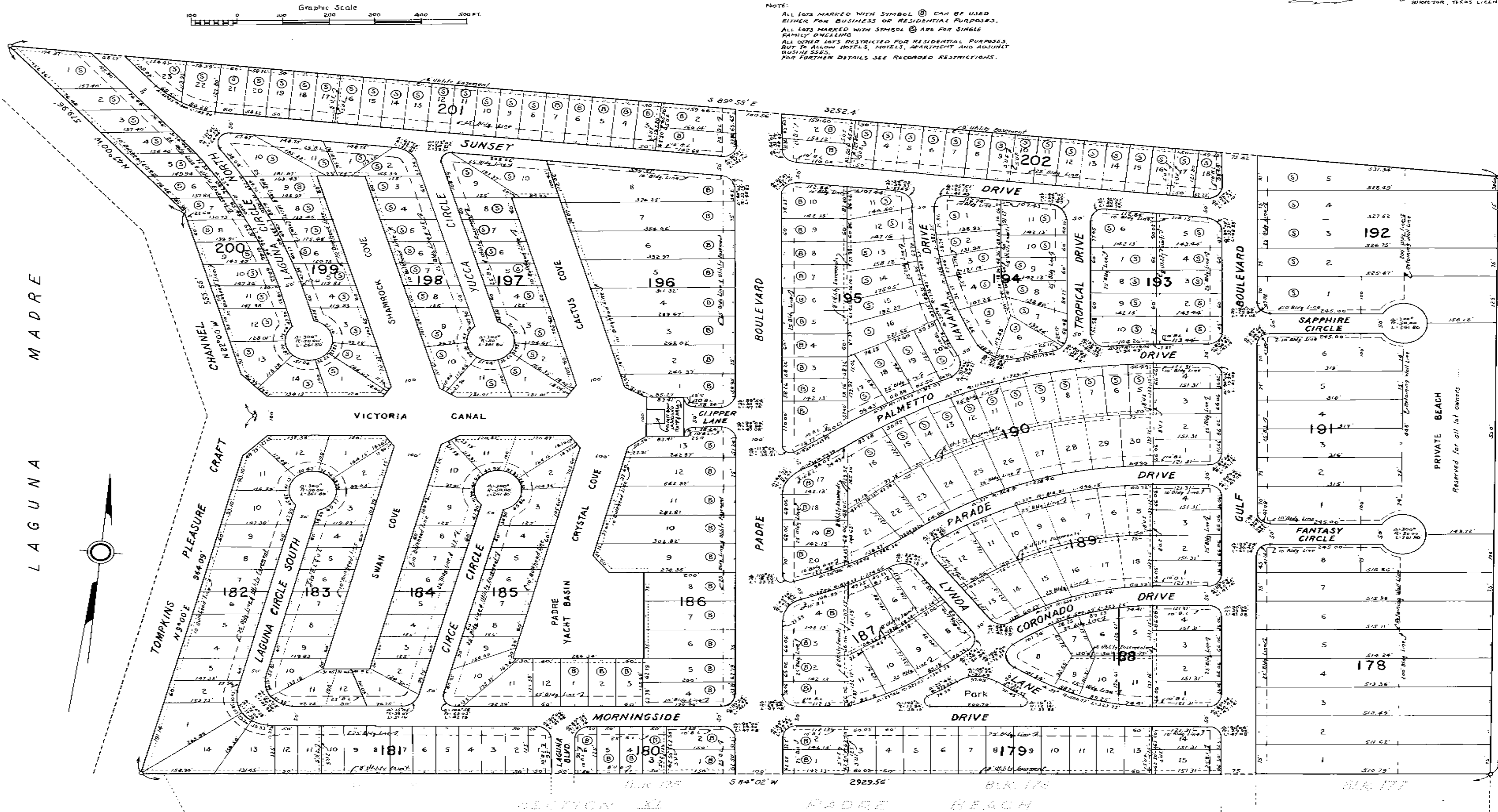
J. J. Gaudin
NOTARY PUBLIC FOR
CAMERON COUNTY, TEXAS.

I, J. R. Chamberlain, Registered Public Surveyor, certify that this is a true and correct map of "FIESTA ISLES" being Padre Beach Section XII comprising the 111.72 acres, more or less, out of a 1470.00 Acre Tract as shown by deed from W. L. Ehlers et al, dated October 12, 1951, and recorded in Vol. 527, Page 129, Deed Records of Cameron County, Texas, as subdivided and platted by me. This 16th day of July, 1957.

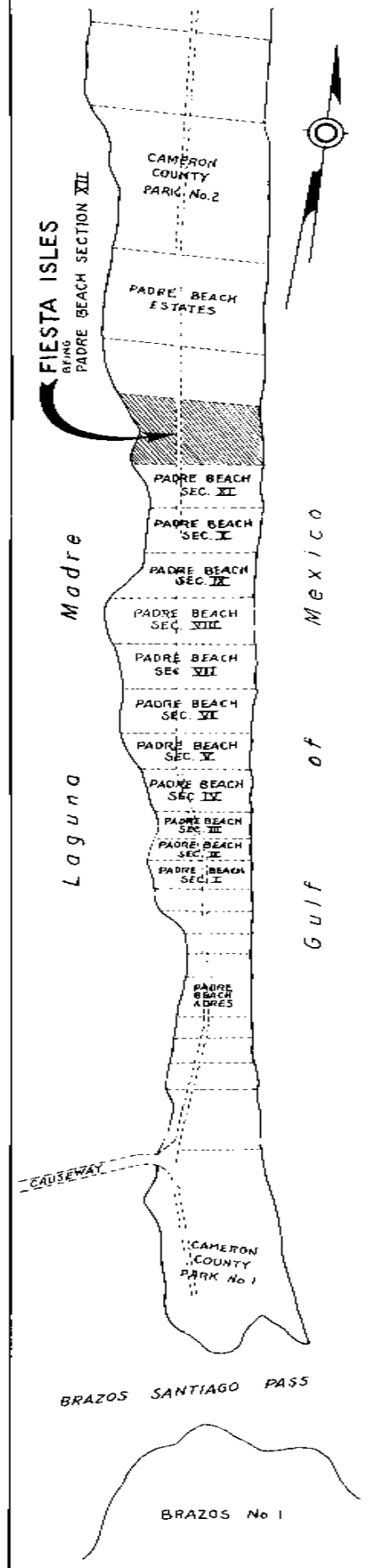
LS

J. R. Chamberlain
J. R. CHAMBERLAIN, REGISTERED PUBLIC
SURVEYOR, TEXAS LICENSE NO. 472

NOTE:
1. LOTS MARKED WITH SYMBOL (B) CAN BE USED EITHER FOR BUSINESS OR RESIDENTIAL PURPOSES.
ALL LOTS MARKED WITH SYMBOL (S) ARE FOR SINGLE FAMILY DWELLING.
ALL OTHER LOTS RESTRICTED FOR RESIDENTIAL PURPOSES, BUT IN ALLOW HOTELS, MOTELS, APARTMENT AND ADJUNCT BUSINESS.
FOR FURTHER DETAILS SEE RECORDED RESTRICTIONS.



SOUTH PART PADRE ISLAND



APPROVED *Geo. A. Spitzer* COUNTY ENGINEER 9-11-1957
APPROVED *W. L. Balcan* COUNTY TAX ASSESSOR AND COLLECTOR 10-11-1957
APPROVED by the Commissioners' Court of Cameron County, Texas at Regular meeting on the 12th day of September, 1957.
W. E. Denny
COUNTY JUDGE

APPROVED by the City Commission, City of Port Isabel, Cameron County, Texas, this 22nd day of July, 1957.
ATTEST
Gertrude J. Gilliam CITY SECRETARY
W. L. McAdams MAYOR

FILED FOR RECORD AT 10:25 O'CLOCK A.M. ON 12TH DAY OF SEPT., 1957, AND DULY RECORDED AT 9:15 O'CLOCK A.M. ON 27TH DAY OF SEPT., 1957, IN VOL. 17, PAGE 42, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.
H. D. SEARS, COUNTY CLERK OF CAMERON COUNTY, TEXAS.
BY *W. L. McAdams* CLERK

METES & BOUNDS DESCRIPTION

0.191 ACRE TRACT (8,341 SQ. FT.) BEING ALL OF THE PRIVATE BOAT LAUNCHING RAMP & AREA AT CLIPPER LANE IN FIESTA ISLES SUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS DESCRIBED IN THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.191 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS;

COMMENCING, AT THE INTERSECTION OF THE CENTERLINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE CENTERLINE OF CLIPPER LANE (50 FT. R.O.W.), THENCE, ALONG SAID CENTERLINE OF CLIPPER LANE, SOUTH 84 DEGREES 02 MINUTES WEST, A DISTANCE OF 163.2 FEET TO THE CENTER OF THE EAST LINE OF THIS TRACT, THENCE, ALONG SAID EAST LINE SOUTH 05 DEGREES 58 MINUTES EAST, A DISTANCE OF 50.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT;

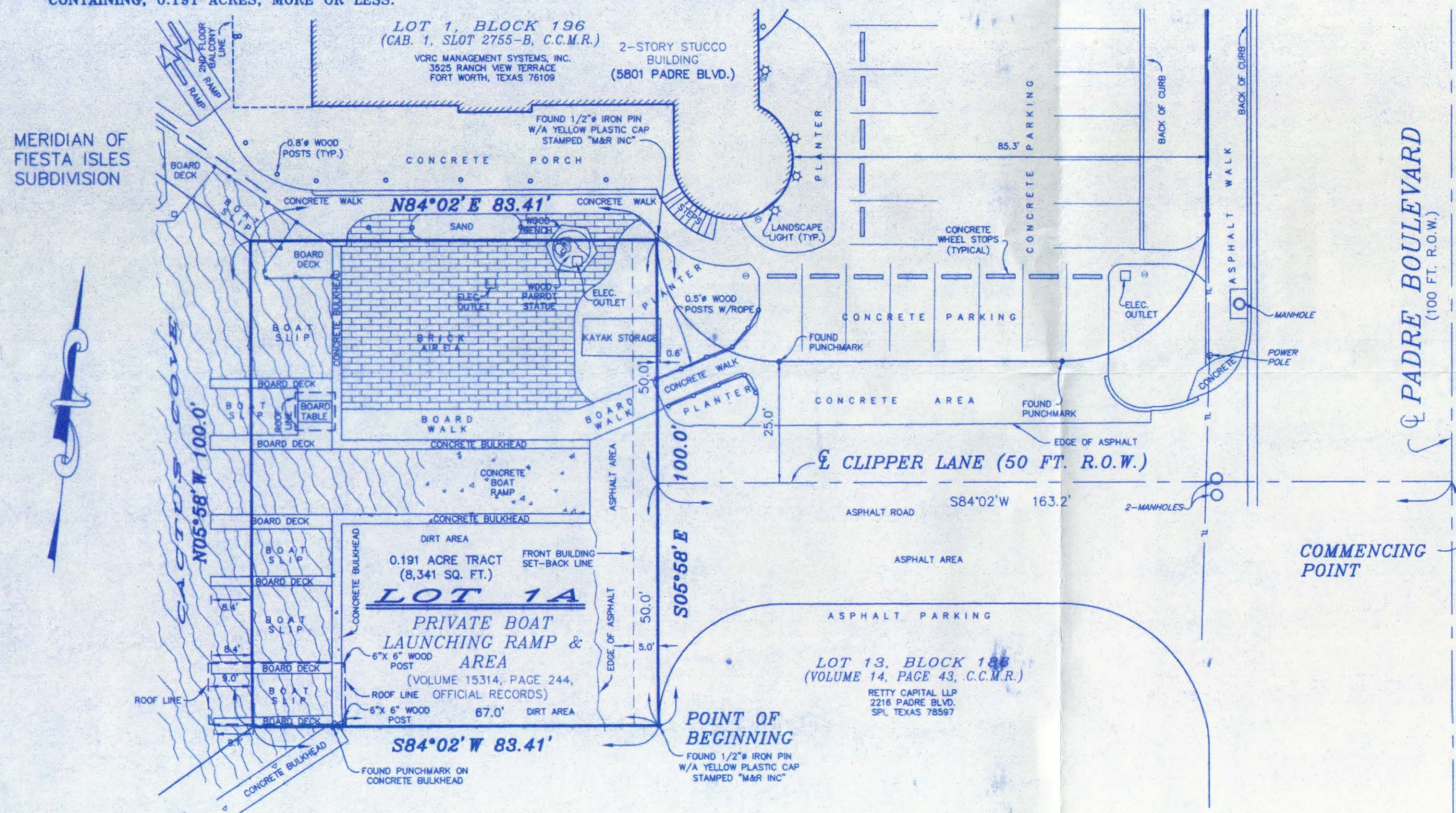
THENCE, SOUTH 84 DEGREES 02 MINUTES WEST, AT A DISTANCE OF 67.0 FEET A PUNCHMARK FOUND, A TOTAL DISTANCE OF 83.41 FEET TO A CORNER OF LOT 13, BLOCK 186, FIESTA ISLES SUBDIVISION THAT FALLS IN CACTUS COVE, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 05 DEGREES 58 MINUTES WEST, A DISTANCE OF 100.0 FEET TO A CORNER OF LOT 1, BLOCK 196, (CAB. 1, SLOT 2755-B, C.C.M.R.) THAT FALLS IN CACTUS COVE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 84 DEGREES 02 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 A CORNER OF LOT 1, BLOCK 196, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 05 DEGREES 58 MINUTES EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.191 ACRES, MORE OR LESS.

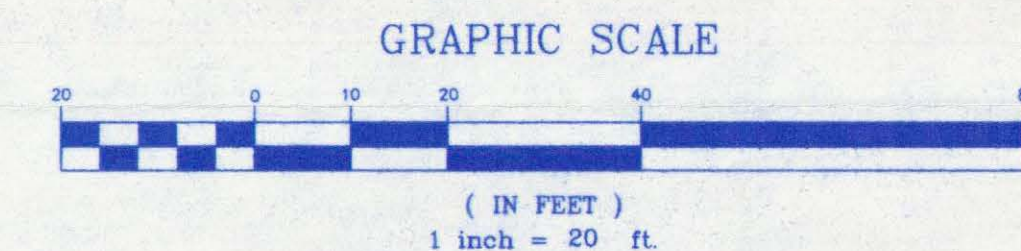
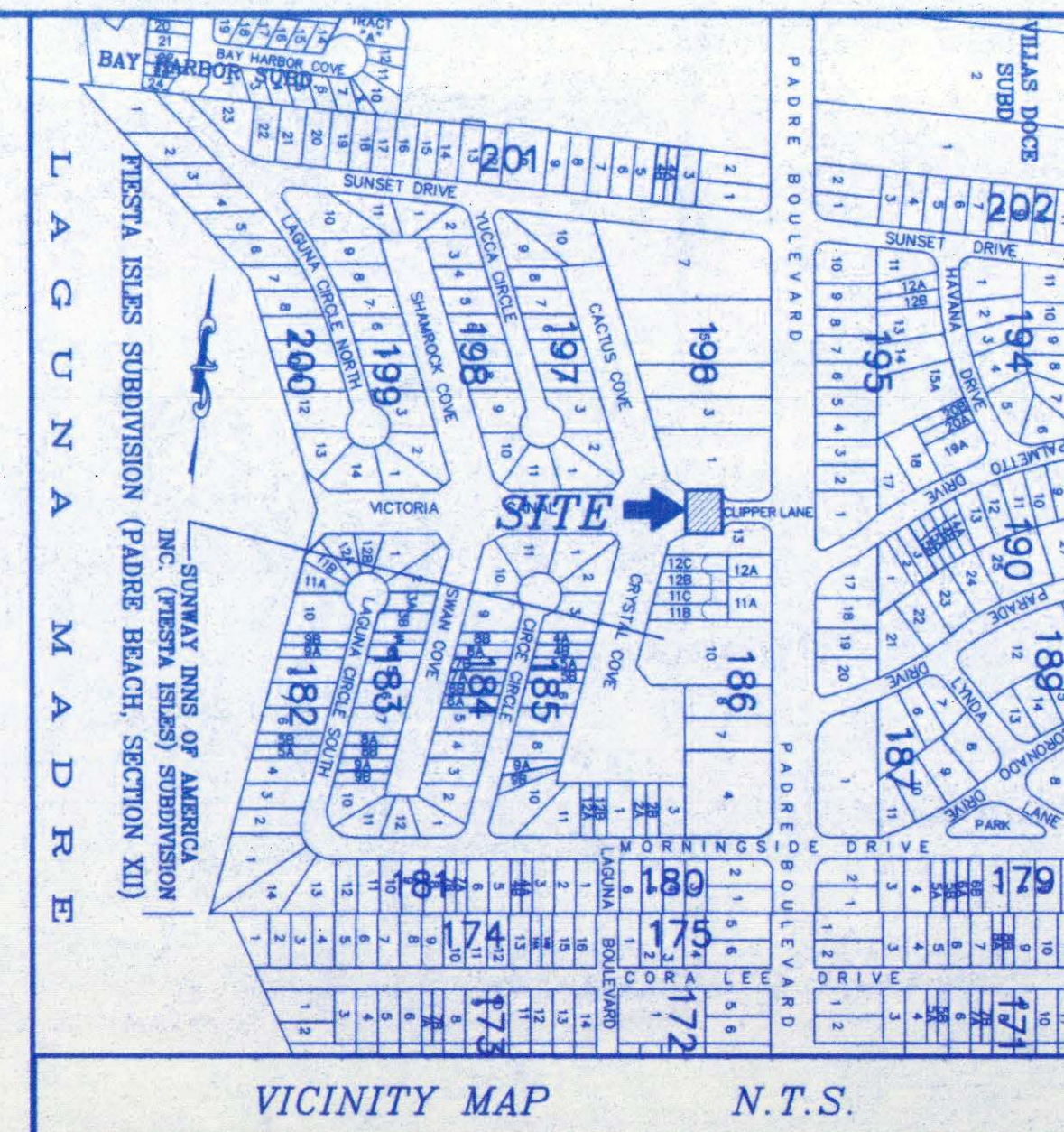


NOTES:

- 1). MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CLIPPER LANE 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). THIS LOT IS ZONED "PBN" PADRE BOULEVARD NORTH CHARACTER ZONE, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5). ZONE "PBN" SETBACKS PER SECTION 6.5.2 OF THE CITY OF SOUTH PADRE ISLAND PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE.

The undersigned hereby certifies that the survey described hereon was made on the ground on 01-21-16; 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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



PRELIMINARY PLAT OF "LOT 1A, BLOCK 196, FIESTA ISLES SUBDIVISION"

BEING A RE-PLAT OF

ALL OF THE PRIVATE BOAT LAUNCHING RAMP & AREA AT CLIPPER LANE IN FIESTA ISLES SUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS DESCRIBED IN THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"= 20'
PREPARED FOR:

VCRC MANAGEMENT SYSTEMS, INC.

JANUARY 21, 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@cnigmail.com

G.F. NO. N/A

JOB NO. 19730
S.TROWERIDGE

OWNER:
VCRC MANAGEMENT SYSTEMS INC.
3525 RANCH VIEW TERRACE
FORT WORTH, TEXAS 76109
(956) 459-4808 OFFICE
(956) 544-3068 FAX

METES & BOUNDS DESCRIPTION

0.191 ACRE TRACT (8,341 SQ. FT.) BEING ALL OF THE PRIVATE BOAT LAUNCHING RAMP & AREA AT CLIPPER LANE IN FIESTA ISLES SUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS DESCRIBED IN THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.191 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

COMMENCING, AT THE INTERSECTION OF THE CENTERLINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE CENTERLINE OF CLIPPER LANE (50 FT. R.O.W.), THENCE, ALONG SAID CENTERLINE OF CLIPPER LANE, SOUTH 84 DEGREES 02 MINUTES WEST, A DISTANCE OF 163.2 FEET TO THE CENTER OF THE EAST LINE OF THIS TRACT, THENCE, ALONG SAID EAST LINE SOUTH 05 DEGREES 58 MINUTES EAST, A DISTANCE OF 50.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 84 DEGREES 02 MINUTES WEST, AT A DISTANCE OF 67.0 FEET A PUNCHMARK FOUND, A TOTAL DISTANCE OF 83.41 FEET TO A CORNER OF LOT 13, BLOCK 186, FIESTA ISLES SUBDIVISION THAT FALLS IN CACTUS COVE, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 05 DEGREES 58 MINUTES WEST, A DISTANCE OF 100.0 FEET TO A CORNER OF LOT 1, BLOCK 196, (CAB. 1, SLOT 2755-B, C.C.M.R.) THAT FALLS IN CACTUS COVE, FOR THE NORTHWEST CORNER OF THIS TRACT;

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THENCE, SOUTH 05 DEGREES 58 MINUTES EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.191 ACRES, MORE OR LESS.

NOTES:

- 1). MONUMENTATION FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD 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. 00010, 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). THIS LOT IS ZONED "PBN" PADRE BOULEVARD NORTH CHARACTER ZONE, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5). ZONE "PBN" SETBACKS PER SECTION 6.5.2 OF THE CITY OF SOUTH PADRE ISLAND PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE.

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.



EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 35900

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 "ALL OF THE PRIVATE BOAT LAUNCHING RAMP & AREA AT CLIPPER LANE IN FIESTA ISLES SUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: Tony Yzaguirre, Jr. DATE 2-8-2016 by Carlos J. Galvan, 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 2-8-16
CARLOS J. GALVAN, JR. - GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS
COUNTY OF CAMERON

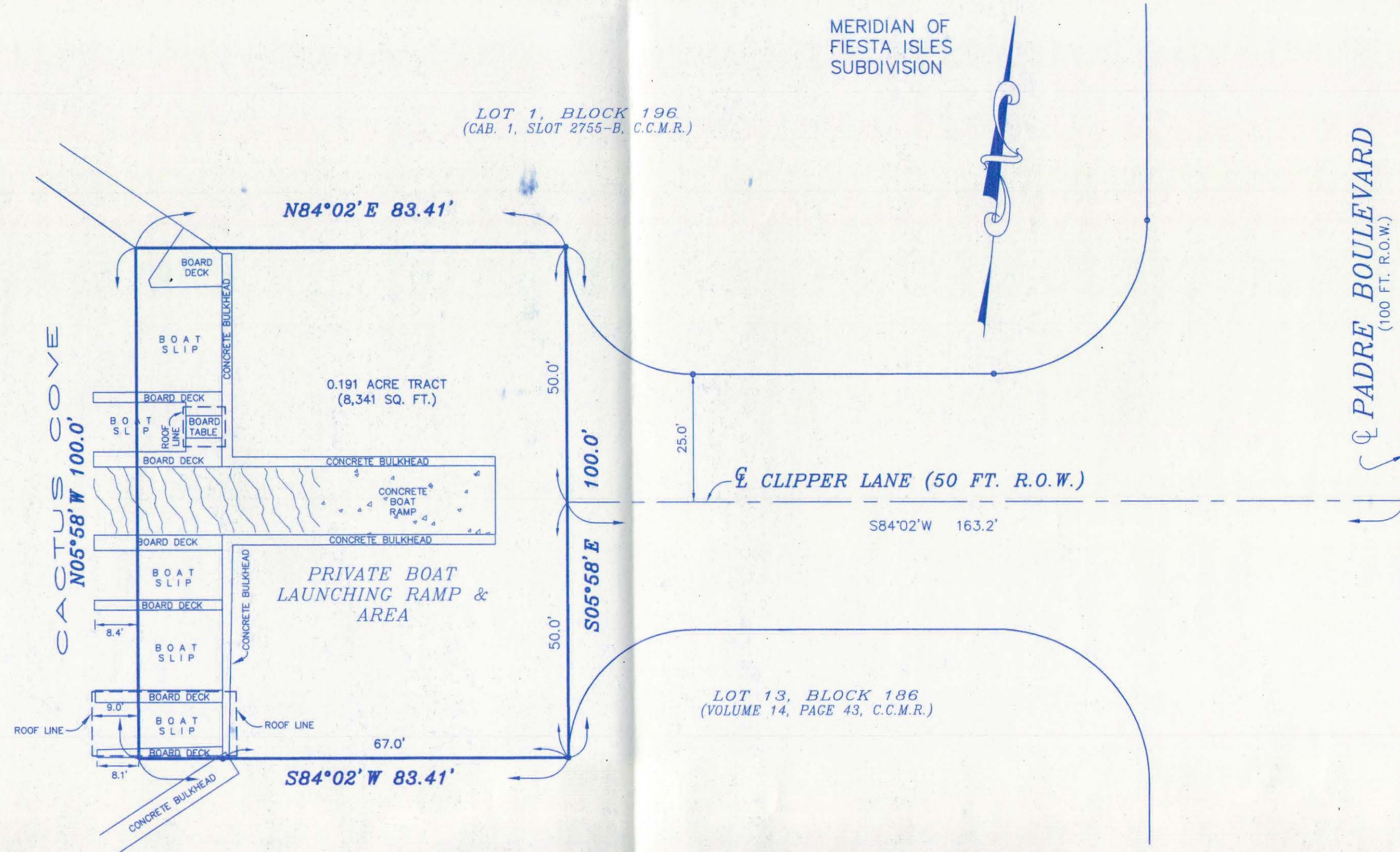
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2016.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

STATE OF TEXAS
COUNTY OF CAMERON

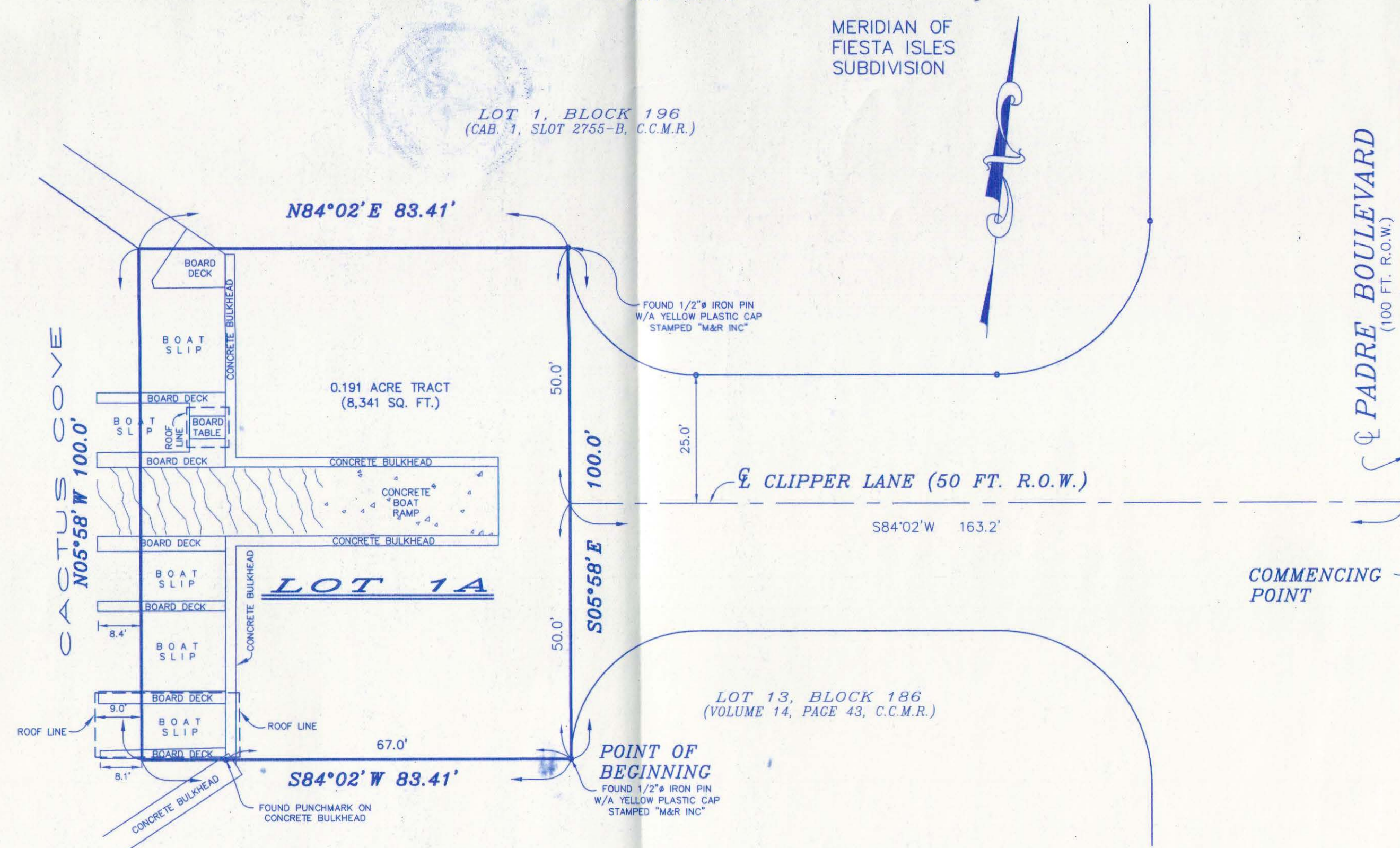
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of _____, 2016 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 20')



REPLAT

(SCALE: 1" = 20')

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, LEO TRAVIS SANDERS, A MANAGING MEMBER OF VCRC MANAGEMENT SYSTEMS, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1A, BLOCK 196, FIESTA ISLES SUBDIVISION", 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.

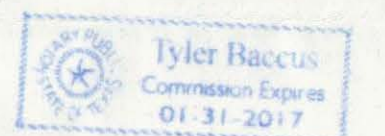
Leo Travis Sanders DATE 2/9/16
LEO TRAVIS SANDERS - MANAGING MEMBER OF VCRC MANAGEMENT SYSTEMS, INC.

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LEO TRAVIS SANDERS, A MANAGING MEMBER OF VCRC MANAGEMENT SYSTEMS, INC., 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 9th DAY OF February, 2016.

NOTARY PUBLIC
Tarrant County
COUNTY



FINAL PLAT
OF
"LOT 1A, BLOCK 196,
FIESTA ISLES SUBDIVISION"

BEING A RE-PLAT OF
ALL OF THE PRIVATE BOAT LAUNCHING RAMP & AREA AT CLIPPER LANE IN FIESTA ISLES SUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS DESCRIBED IN THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:

VCRC MANAGEMENT SYSTEMS, INC.
JANUARY 21, 2016

Mejia & Rose, Incorporated

Engineering T.B.P.E. Reg. No. F-002670
Surveying 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@cmgmail.com

OWNER:
VCRC MANAGEMENT SYSTEMS INC.
3525 RANCH VIEW TERRACE
FORT WORTH, TEXAS 76109

G.F. NO. N/A JOB NO. 19696
S.TROWBRIDGE

<p style="text-align: center;">PLANNING & ZONING COMMISSION AGENDA REQUEST FORM</p>

MEETING DATE: February 18, 2016

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding revision of Section 20-13 Setback Area – Special Regulations and Uses.

DISCUSSION:

The General Purpose of Setbacks

The purpose of setback is to (1) acquire public utility access; (2) provide adequate spaces between buildings; (3) reserve areas for future expansion of ROWs and/or (4) provide emergency access.

The Issue

1. The City's interpretation of vertical structure does not include a swimming pool and the City has been allowing such use within rear yard setback area;
2. Such practice traditionally included above-ground water pumps and water pumps are currently existing within rear yard setback areas;
3. On the other hand, pool slides have not been allowed within rear yard setback area, and such practice provided ambiguity in the use of setback areas in zoning.

The Current Requirement in Sec.20-13

(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 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]

The Proposed Revision to Sec.20-13

<p style="text-align: center;">PLANNING & ZONING COMMISSION AGENDA REQUEST FORM</p>

MEETING DATE: February 18, 2016

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding revision of Section 20-14 Parking Regulations for clarification

DISCUSSION:

The Issue

1. The Conditional Use Permit requirement in Sec.20-14(A)(6)(e) was originally drafted for an off-site valet parking plan only; and
2. The City has never utilized a Conditional Use Permit for any other off-site parking in the past.

The Proposed Revision to Sec.20-14(A)(6)(e)

- (6) Required parking for a non-residential use may be located off-site under the following circumstances:
 - (a) No more than Fifty (50) Percent of the required parking for the use may be located off-site.
 - (b) The off-site parking location must be ① a contiguous property on the same side of the street as the property upon which the principal use to be served by the off-site parking is located; ② a property directly across the street from the principal use, but no farther than Ninety Feet (90') from the nearest property line of the principal use; or ③ a remote property when valet parking is utilized.
 - (c) If the off-site parking lot is located on another street, within Ninety Feet (90'), from the principal use, and the principal use does not abut and have pedestrian access to the proposed off-site parking lot, pedestrian access must be created between the principal use and the off-site parking lot, by means of a private pedestrian easement agreement granted to the Property Owners Association and/or property owner of the principal use. The easement shall be recorded in Cameron County and filed with the City of South Padre Island. A public right-of-way shall not serve as the means for meeting the pedestrian access requirements to install an off-site parking lot established in this section.
 - (d) A written agreement, prepared by the applicant and drawn to the satisfaction of the City Attorney, shall be executed by all parties concerned and filed on record in the Office of the Cameron County Recorder as a covenant upon the property upon which the principal use is located, requiring the owners, heirs, or assigns to maintain the required number of off-street parking spaces.

