

**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, DECEMBER 15, 2016**  
3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

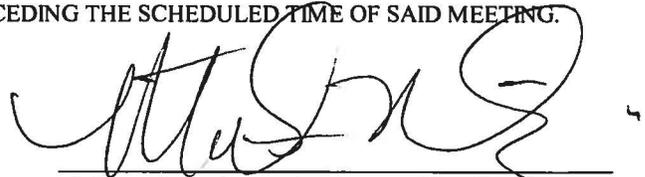
1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [Note: 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 November 17, 2016 regular meeting minutes.
5. Public Hearing regarding "Lots 21, 22 and 23, Block 201, Fiesta Isles, Section XII", proposing to replat them into "Lots 21A and 23A".
6. Discussion and action regarding "Lots 21, 22 and 23, Block 201, Fiesta Isles, Section XII", proposing to replat them into "Lots 21A and 23A".
7. Discussion and action regarding "Lots 11 and 13A, the Shores Subdivision, Marina Village Phase, Section 2", proposing to merge them into "Lot 11A".
8. Adjournment.

DATED THIS THE 9<sup>TH</sup> DAY OF DECEMBER 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 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 DECEMBER 9, 2016 AT/OR BEFORE 3:30 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

**MINUTES  
CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

**THURSDAY, NOVEMBER 17, 2016**

**I. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Regular Meeting on Thursday, November 17, 2016 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Patrick McNulty called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, Chris Huffman, Robert Bujanos, Beth Vance, and Kimberly Dollar. Member with an excused absence was Art Teniente.

City staff members Development Director Sungman Kim and Administrative Assistant Marta Martinez.

**II. PLEDGE OF ALLEGIANCE**

Chairman McNulty led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS**

None.

**IV. APPROVAL OF THE OCTOBER 20, 2016 REGULAR MEETING MINUTES.**

Mr. McNulty announced the item and asked the Commission members if they had any corrections to the October 20, 2016 regular meeting minutes. Ms. Dollar made a motion, seconded by Mr. Olle to approve as submitted. Motion passed on a 4:0:2 vote. Mr. Bujanos and Ms. Vance abstained.

**V. DISCUSSION AND ACTION REGARDING THE PROPOSED PLAT OF "LOT 1A, BLOCK 96, FIESTA ISLES SUBDIVISION".**

Mr. McNulty announced the item and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. The Commissioners expressed their comments/concerns regarding this matter. Mr. Olle made a motion, seconded by Mr. Huffman to approve. Motion carried unanimously.

**VI. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF SANDBAR ESTATES, PROPOSING TO SPLIT IT INTO 16 LOTS.**

Mr. McNulty announced the item and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. The Commissioners expressed their comments/concerns regarding this matter. Ms. Dollar made a motion, seconded by Mr. Bujanos to approve. Motion carried unanimously.

*Mr. McNulty recused himself from participating on agenda items 7, 8, & 9.*

**VII. PUBLIC HEARING ON REZONING LOTS 1, 2, 11 AND 12 BLOCK 96, PADRE BEACH SECTION VII FROM NEIGHBORHOOD TRANSITION CHARACTER ZONE (NT) TO NEIGHBORHOOD CROSSING (NC) OR DISTRICT “C”.**

Mr. Huffman announced the item and opened the public hearing at 3:13 p.m. and asked if anyone from the public wished to speak in favor and/or against this agenda item. Hearing none, Mr. Huffman then closed the public hearing at 3:14 p.m.

**VIII. DISCUSSION AND ACTION ON REZONING LOTS 1, 2, 11 AND 12 BLOCK 96, PADRE BEACH SECTION VII FROM NEIGHBORHOOD TRANSITION CHARACTER ZONE (NT) TO NEIGHBORHOOD CROSSING (NC) OR DISTRICT “C”.**

Mr. Huffman announced the item and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. The Commissioners expressed their comments/concerns regarding this matter. Ms. Dollar made a motion, seconded by Mr. Olle to recommend approval to rezone Lot 2 only from Neighborhood Transition Character Zone (NT) to Neighborhood Crossing (NC). Motion carried unanimously.

**IX. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 2 AND 3, BLOCK 96, PADRE BEACH SUBDIVISION, SECTION VII”, PROPOSING TO MERGE THEM INTO “LOT 2A”.**

Mr. Huffman announced the item and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. The Commissioners expressed their comments/concerns regarding this matter. Mr. Olle made a motion, seconded by Ms. Dollar to approve. Motion carried unanimously.

**X. ADJOURNMENT**

There being no further business, Mr. Huffman adjourned the meeting at 3:29 p.m.

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Marta Martinez, Secretary

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Patrick McNulty, Chairman

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** December 15, 2016

**ITEM:** 5 & 6

**TO:** Planning and Zoning Commission

**FROM:** Sungman Kim, Director of Development Services

**ITEM DESCRIPTION:**

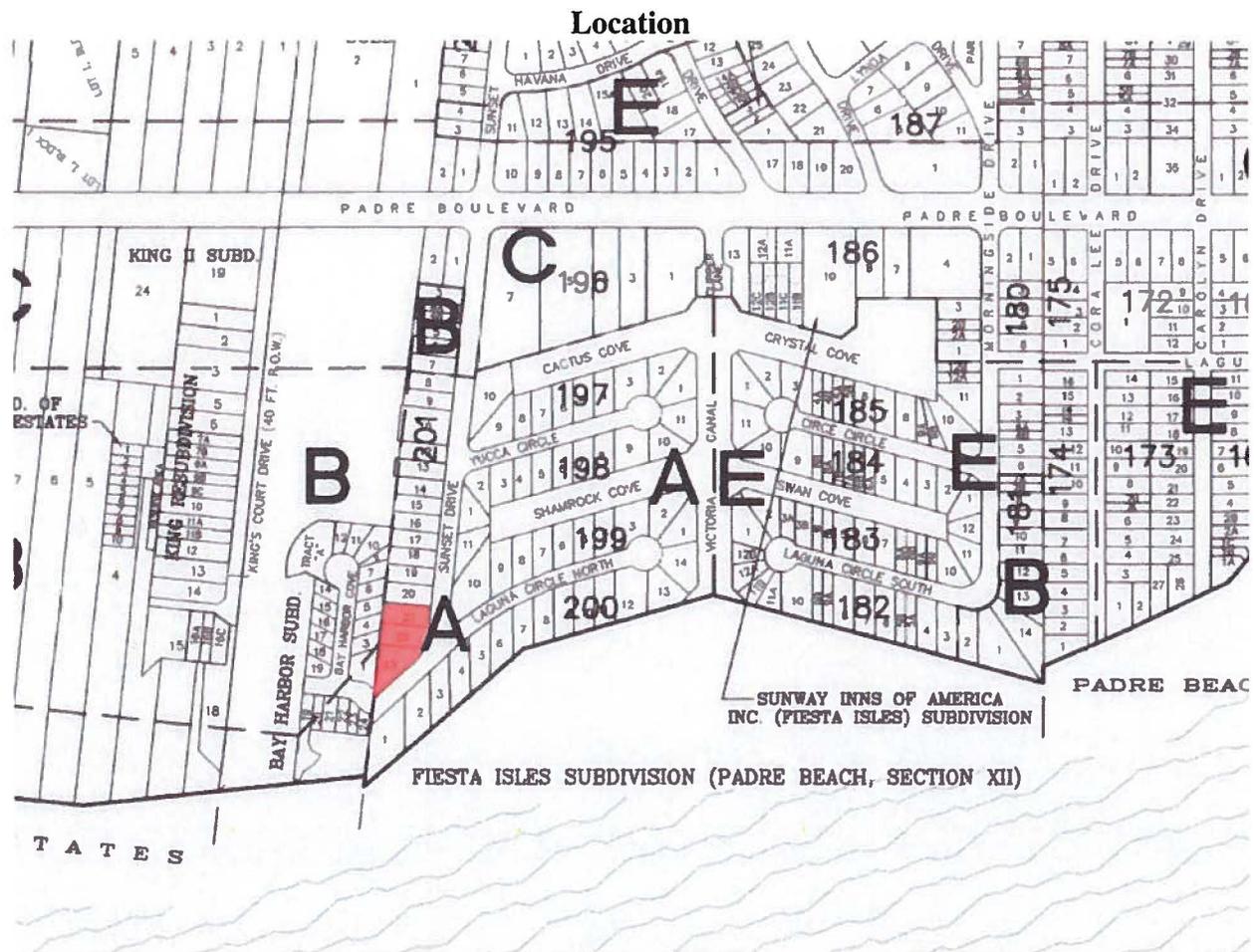
Discussion and action regarding “Lots 21, 22 and 23, Block 201, Fiesta Isles, Section XII”, proposing to replat them into “Lots 21A and 23A”.

**DISCUSSION:**

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**The Ownership**

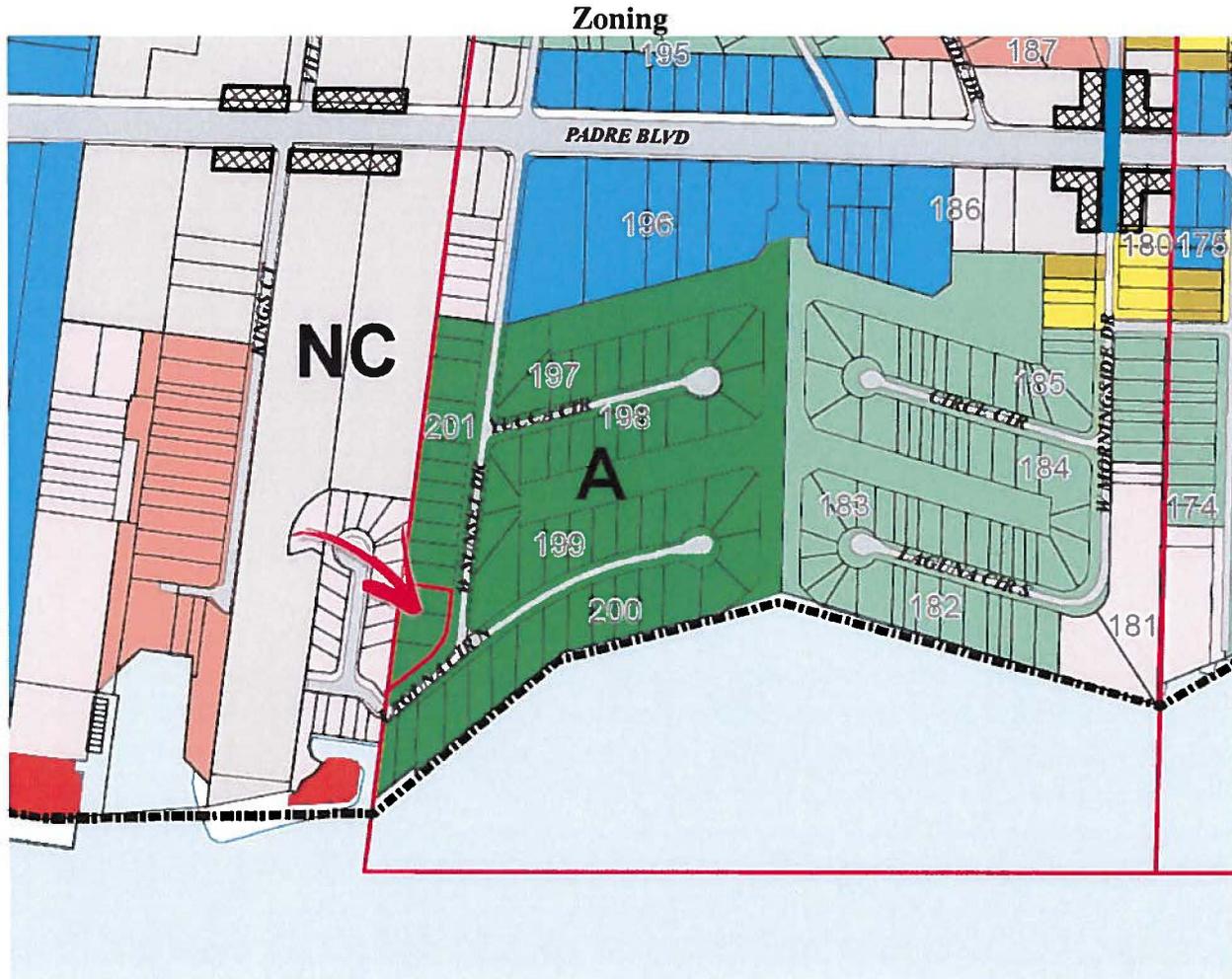
1. The lots belong to Justine & Kelly Fisher; and Matthew Grandstaff & Jessica Reynolds according to the First American Title Insurance dated March 03, 2016 (Countersigned by Rio Grande Valley Abstract Co., Inc.) and Warranty Deed recorded on March 28, 2013.



**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**The Requirements**

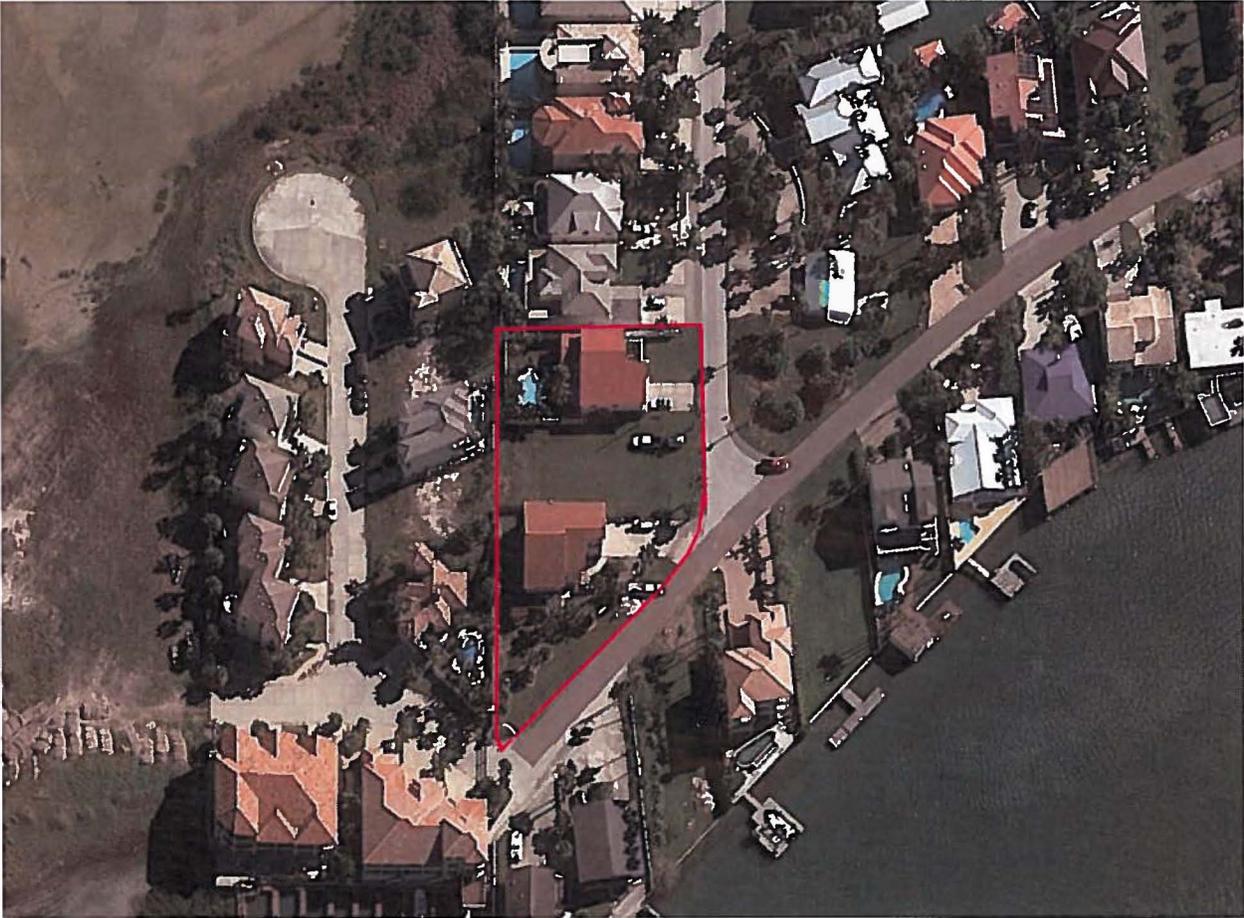
1. The lots have been zoned for “District “A” (Single Family Dwelling)” District.



2. The City requires lot dimension to be minimum 50' (width) X 100' (depth), and the subdivided lots meet the requirements. (Sec20-6(c))
3. Sidewalk Guarantee: Engineer's estimate of the construction cost \$6,484.33 (110%) was provided and, upon approval of the Public Works Director, the check was submitted.

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**Aerial Photo**



**Staff Recommendation**

The proposed subdivision meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations.  
The replat is not requiring street, access drive, and/or utility installation; staff does not require any changes in the preliminary plat as submitted; and, per Section 23.10, staff recommends approving this item through a fast track process.

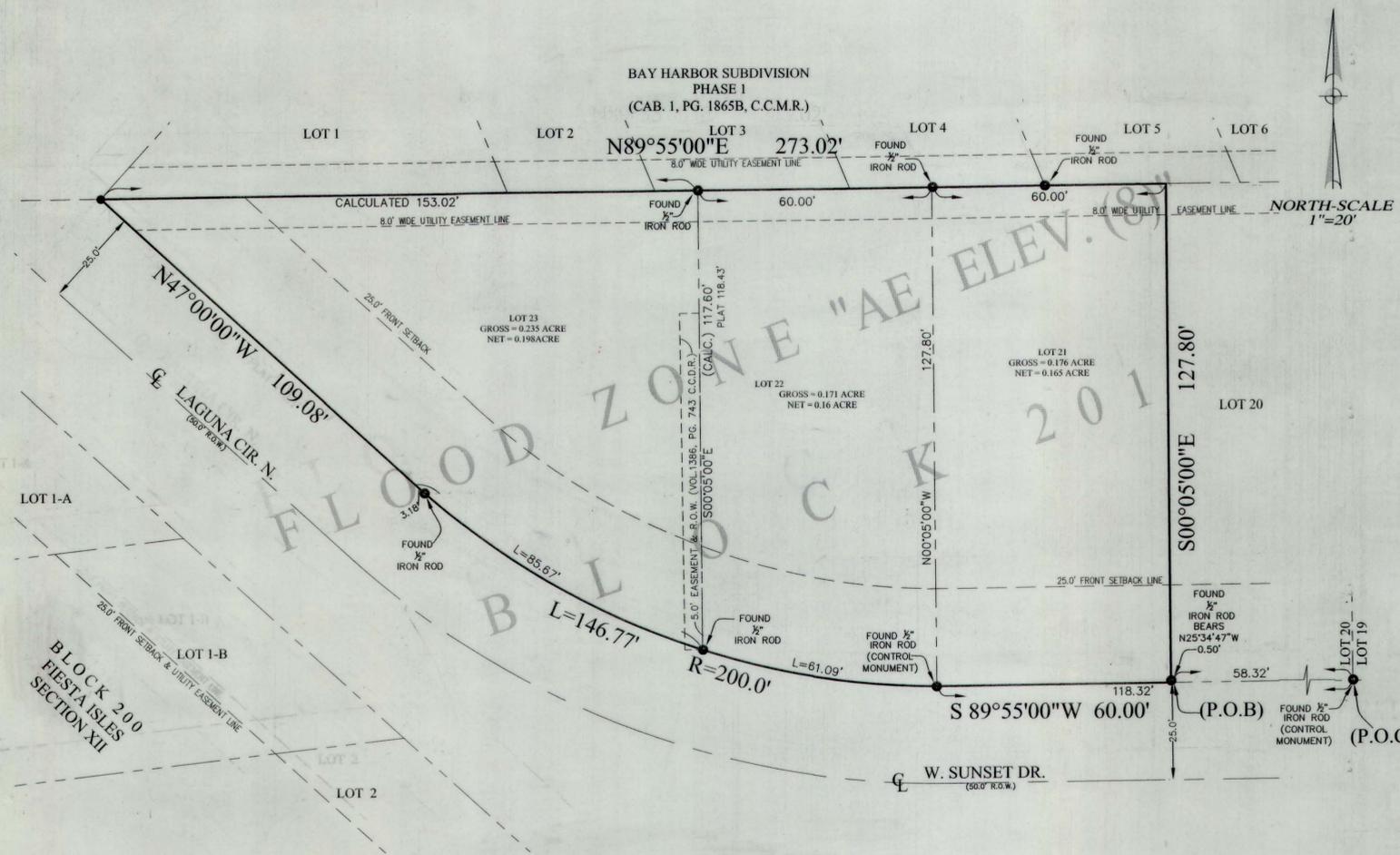
**COMMISSION ACTION:**

MOTION:

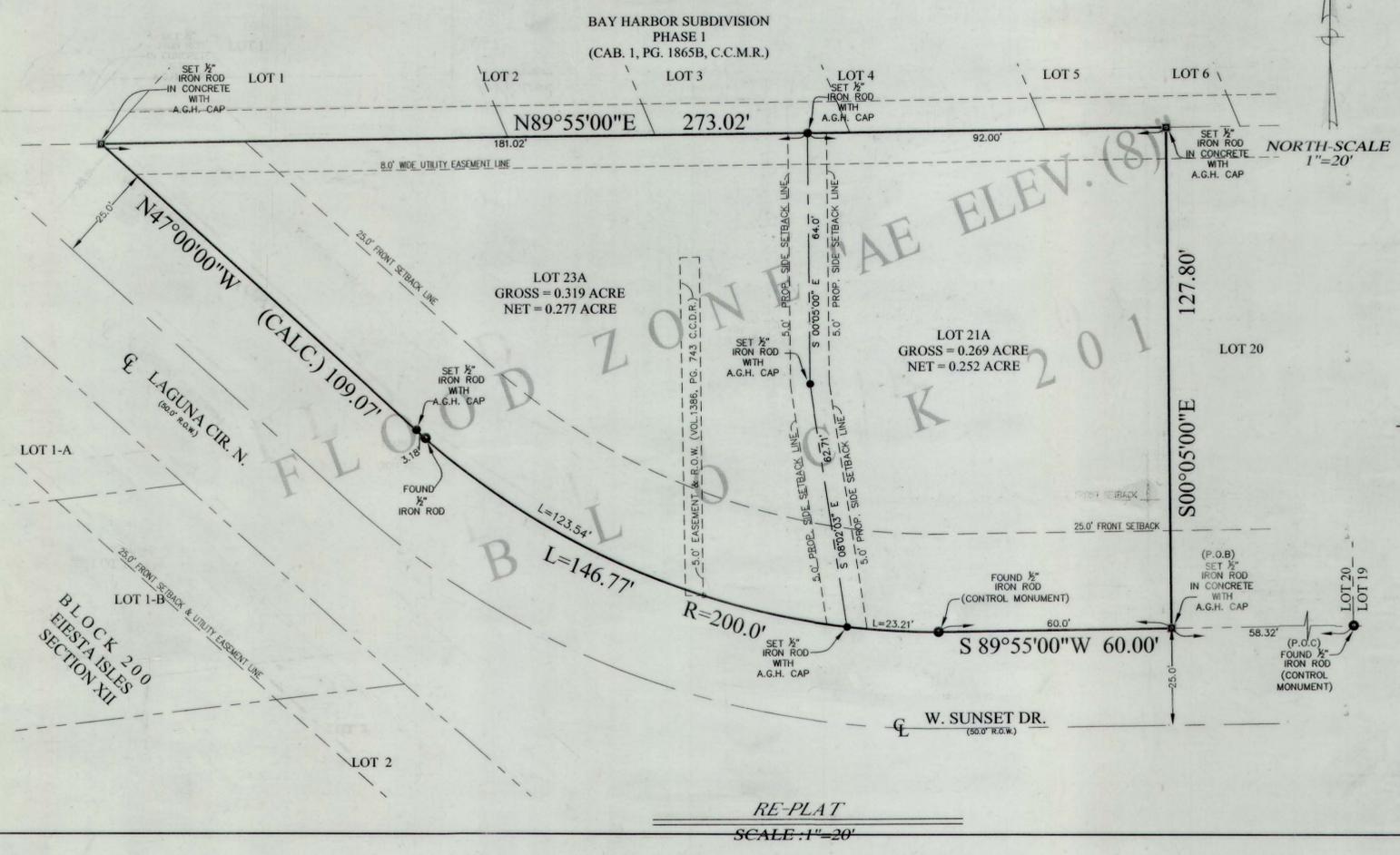
\_\_\_\_\_

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





PROPERTY PRIOR TO REPLAT  
SCALE: 1"=20'



RE-PLAT  
SCALE: 1"=20'

**OWNER'S ACKNOWLEDGMENT**  
STATE OF TEXAS  
COUNTY OF CAMERON

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT NUMBER TWENTY-TWO (22), BLOCK NUMBER TWO HUNDRED ONE (201), FIESTA ISLES, SECTION XII, BEING A RE-SUBDIVISION OF LOTS 22 & 23, BLOCK 201, TOWN OF SOUTH OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 433A, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED ON VOLUME 17, PAGE 43, CAMERON COUNTY, MAP RECORDS, WITHIN THE CITY SOUTH PADRE ISLAND TEXAS OR IT'S E.T.J., AND WHOSE NAME OS SUBSCRIBED HERETO, HEREBY DEDICATE 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.

**OWNER(S) LOT 23, BLOCK 201:**  
GRANDSTAFF, PHILIP M. & REYNOLDS, JESSICA L. DATE: 12-5-2016

**OWNER(S) LOT 22, BLOCK 201:**  
FISHER, JUSTINE & FISHER, KELLY DATE: 12-5-2016

**OWNER (S) LOT 21, BLOCK 201:**  
FISHER, JUSTINE & FISHER, KELLY DATE: 12-5-2016

STATE OF TEXAS  
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phillip M. Grandstaff, Phillip M. Reynolds, Jessica L. Fisher, Kelly Fisher KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF December 2016

NOTARY PUBLIC  
CAMERON COUNTY

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CAMERON

APPROVED: \_\_\_\_\_ PUBLIC WORKS DIRECTOR  
PLANNING AND ZONING ACTING CHAIR

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 LOT NUMBER TWENTY-TWO (22), BLOCK NUMBER TWO HUNDRED ONE (201), FIESTA ISLES, SECTION XII, BEING A RE-SUBDIVISION OF LOTS 22 & 23, BLOCK 201, TOWN OF SOUTH OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
TONY YZAGUIRRE, JR. ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY

**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.

APPROVED: \_\_\_\_\_ DATE: 12-5-16  
CARLOS J. GALVAN, JR. GENERAL MANAGER LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS  
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ CLERK OF THE 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, TEXAS, DOCUMENT No. \_\_\_\_\_

DATE SIGNED \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

- GENERAL NOTES**
- THERE ARE NO ENCROACHMENTS OR PROTRUSIONS UNLESS OTHERWISE SHOWN.
  - THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8), AS PER THE FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115 0001-D, EFFECTIVE MARCH 09, 1999.
  - THE BEARINGS FOR THIS SURVEY ARE BASED OFF "LOT NUMBER TWENTY-TWO (22), BLOCK NUMBER TWO HUNDRED ONE (201), FIESTA ISLES, SECTION XII, BEING A RE-SUBDIVISION OF LOTS 22 & 23, BLOCK 201, TOWN OF SOUTH OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 433A, MAP RECORDS OF CAMERON COUNTY, TEXAS.
  - ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH IN CONCRETE WITH A.G.H. CAP.
  - BENCH MARK REFERENCE:** 6.1 KM (3.8 MI) NORTH FROM SOUTH PADRE ISLAND, 6.1 KM (3.8 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND TO THE WATER TOWER LOCATED ABOUT 91.4 METERS (300 FT) WEST OF THE HIGHWAY AND ABOUT IN LINE WITH THE MOST NORTHERLY ONE OF FIVE LEGS SUPPORTING THE WATER TOWER AND SET ON THE OUTSIDE OF A CAHIN LINK FENCE ON THE EAST SIDE, 15.8 METERS (52.0 FT) NORTHEAST OF THE CENTER OF THE STAND PIPE, 3.8 METERS (12.5 FT) SOUTH SOUTHWEST OF THE NORTHEAST CORNER OF THE FENCE, 18.8 METERS (62.0 FT) NORTH NORTHEAST OF THE SOUTHWEST CORNER OF THE FENCE, AND 1.3 METERS (4.5 FT) EAST OF THE FENCE. THE MARK IS 0.3 METERS 'S' FROM A WITNESS POST. THE MARK IS 0.6 M ABOVE HIGHWAY.
  - THIS TRACT IS ON DISTRICT "A" SINGLE FAMILY DWELLING, AS DESCRIBED ON CITY OF SOUTH PADRE ISLAND CODE ORDINANCES
  - LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE TOWN OF SOUTH PADRE ISLAND BEFORE BEGINNING RESIDENTIAL CONSTRUCTION.
  - ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
  - UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT. ELECTRICITY PROVIDER: AMERICAN ELECTRIC POWER.
  - THE LOT OWNER SHALL BE RESPONSIBLE FOR MAKING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOUR PRIOR TO COMMENCING WORK.
  - THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT FILE G.F. No. 202084223

**OWNERS LOT "21":**  
FISHER KELLY & FISHER JUSTINE  
PO BOX 366  
CLEAR LAKE MN 55319-0366

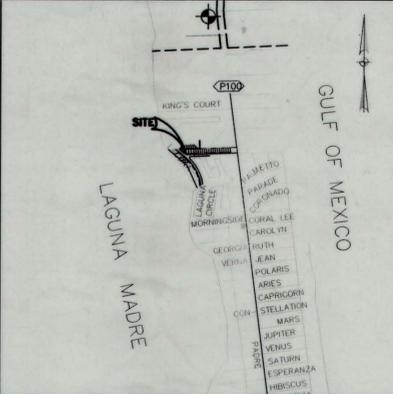
**OWNERS LOT "22":**  
FISHER JUSTINE & FISHER KELLY/  
GRANDSTAFF MATTHEW & REYNOLDS  
JESSICA  
226 W SUNSET DR.  
SOUTH PADRE ISLAND, TX,  
78597-7612

**OWNERS LOT "23":**  
230 W. SUNSET DRIVE  
GRANDSTAFF PHILIP M. &  
JESSICA L. REYNOLDS  
230 W. SUNSET DR.  
SOUTH PADRE ISLAND, TX,  
78597-7612.

**ENGINEER/SURVEYOR:**  
AGH ENGINEERING AND SURVEYING  
P.O. BOX 4180 BROWNSVILLE, TEXAS 77826  
PHONE: (956) 574-8300  
FAX: (956) 574-8305

**LEGEND**

- SET 1/2" IRON ROD WITH A.G.H. CAP
- SET CONCRETE MONUMENT
- (P.O.C) POINT OF COMMENCING
- (P.O.B) POINT OF BEGINNING
- FIND 1/2" IRON ROD UNLESS NOTED OTHERWISE



**METES AND BOUNDS**

BEING A 0.58 ACRES OF LAND MORE OR LESS COMPRISED OF LOTS 21A, AND 23A, OF THE RE-PLAT No. 2, LOTS 22 & 23, BLOCK 201 FIESTA ISLES, SECTION XII, WHICH ARE PRESENTLY LOTS 21 BLOCK 201, OF THE FIESTA ISLES SECTION XII SUBDIVISION, AS RECORDED IN VOLUME 17, PAGE 43, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOTS 22 AND 23, OF BLOCK 201, OF THE RE-SUBDIVISION OF LOTS 22 & 23, FIESTA ISLES SUBDIVISION SECTION XII, AS DESCRIBED IN CABINET 1, SLOT 433A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.64 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A FOUND 1/2" IRON ROD, AT THE SOUTHWEST CORNER OF LOT 19 AND SOUTHEAST CORNER OF LOT 20, OF FIESTA ISLES SECTION XII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 17, PAGE 43, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUNSET DRIVE, (50.0' R.O.W.),

**THENCE**, SOUTH 89 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 58.32 FEET, TO A SET 1/2" IRON ROD WITH A.G.H., CAP, FOR THE **POINT OF BEGINNING** OF TRACT HEREIN DESCRIBED,

**THENCE**, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE, OF THE SAID SUNSET DRIVE, AND THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 89 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 60.00 FEET.

**THENCE**, CONTINUING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.0 FEET, AND A CHORD LENGTH OF 21.23 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 21A, AND A POINT OF CURVATURE FOR A CURVE TO THE RIGHT ALONG THE SOUTH LINE OF THE AFOREMENTIONED LOT 23A.

**THENCE**, CONTINUING ALONG THE SAID CURVE TO THE RIGHT, AND THE SOUTH LINE OF THE SAID 23A AND THE SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.0 FEET, AND A CHORD DISTANCE OF 123.54 FEET, FOR A POINT ON THE EAST RIGHT OF WAY LINE OF LAGUNA CIRCLE NORTH (50.0' R.O.W.) AND A SET 1/2" IRON ROD WITH A.G.H. CAP.

**THENCE**, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF LAGUNA CIRCLE NORTH, NORTH 47 DEGREES 00 MINUTES 00 SECONDS WEST, 109.08 FEET TO A SET 1/2" IRON ROD WITH A.G.H. CAP IN CONCRETE, FOR THE NORTHWEST CORNER OF LOT 23A, AND THE NORTHWEST CORNER OF THE 0.64 ACRE TRACT HEREIN DESCRIBED.

**THENCE**, ALONG THE NORTH LINE OF THE SAID LOT 23A, NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 181.02 FEET, TO A SET 1/2" IRON ROD WITH A.G.H. CAP, PASSING THE NORTHEAST CORNER OF LOT 23A, AND CONTINUING AT 92.00 FEET, FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 21A, FOR A TOTAL DISTANCE OF 273.02 FEET.

**THENCE**, ALONG THE EAST LINE OF THE SAID LOT 21A, SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 127.80 FEET, FOR THE **POINT OF BEGINNING** CONTAINING 0.64 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS  
COUNTY OF CAMERON

I, ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ALL DISTANCES ARE IN FEET.

APPROVED: \_\_\_\_\_ DATE: 12/2/16  
ALFREDO G. HERNANDEZ, R.P.L.S. REG. No. 6046

**RE-PLAT No. 2**  
**LOTS 22 & 23, BLOCK 201**  
**FIESTA ISLES, SECTION XII**  
**(TWO RESIDENTIAL LOTS)**

BEING A 0.58 ACRES OF LAND MORE OR LESS BEING COMPRISED OF LOTS 21, AND 23A, OF THE RE-PLAT No. 2, LOTS 22 & 23, BLOCK 201 FIESTA ISLES, SECTION XII, WHICH ARE PRESENTLY LOTS 21 BLOCK 201, OF THE FIESTA ISLES SECTION XII SUBDIVISION, AS RECORDED IN VOLUME 17, PAGE 43, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOTS 22 AND 23, OF BLOCK 201, OF THE RE-SUBDIVISION OF LOTS 22 & 23, FIESTA ISLES SUBDIVISION SECTION XII, AS DESCRIBED IN CABINET 1, SLOT 433A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE 1"=20'

DECEMBER, 2016 AGH NO. 2016-0221

**AGH ENGINEERING & SURVEYING**

P.O. BOX 4180 Brownsville, Texas 77826 4180 6305 Parcels Line Road 78526  
Tel. (956) 574-8300 Tel. (956) 574-8305

SHEET 1

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** December 15, 2016

**ITEM:** 7

**TO:** Planning and Zoning Commission

**FROM:** Sungman Kim, Director of Development Services

**ITEM DESCRIPTION:**

Discussion and action regarding “Lots 11 and 13A, the Shores Subdivision, Marina Village Phase, Section 2”, proposing to merge them into “Lot 11A”.

**DISCUSSION:**

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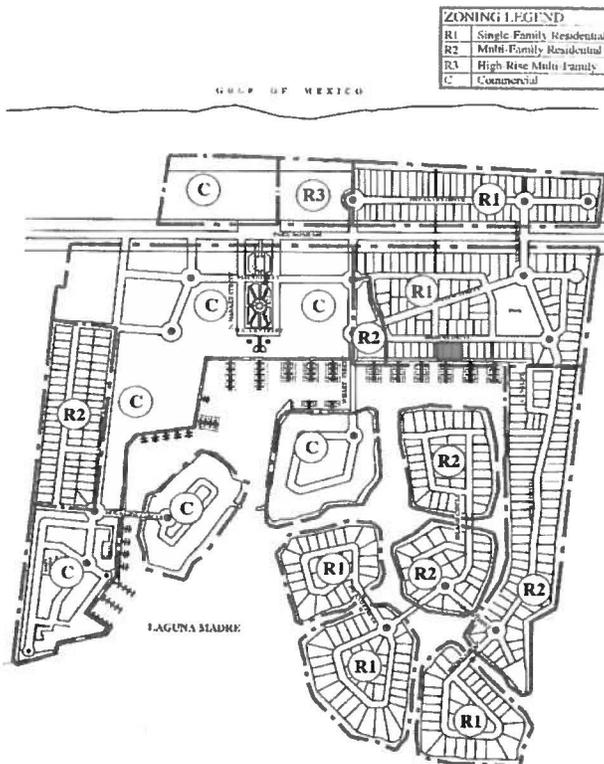
**The Ownership**

1. The lots belong to M. K. Tidwell Residential Realty Development Co. LLC according to the Certificate as to Title and Liens dated November 21, 2016 and prepared by Rio Grande Valley Abstract Co., Inc.

**Location & Zoning**

THE SHORES - Subdivision Zoning Plan

Exhibit **D**



**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**The Requirements**

- The lots have been zoned for “R-1 (Single Family Residential) Type IV (Waterfront)” under the Shores PDD. The followings are the setback requirements:

<b>LOT TYPE IV</b>	<b>FRONT</b>	<b>SIDE</b>	<b>REAR</b>
Primary Residence	20'-24'	6' & 12'	20' (Note 2)
Towers	35' Min.	6' & 12'	20'
Outbuildings	20'-24'	3'	20'
Garden Structures	10' - 20'	3'	3'
Storage Buildings	40' Min.	3'	20'
Decks	30' Min.	3'	0'
Patios	30' Min.	3'	0'
Swimming Pools	25' Min.	3'	20' *
Boathouses	N/A	30'	0'

**Aerial Photo**



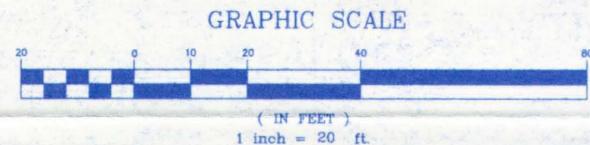
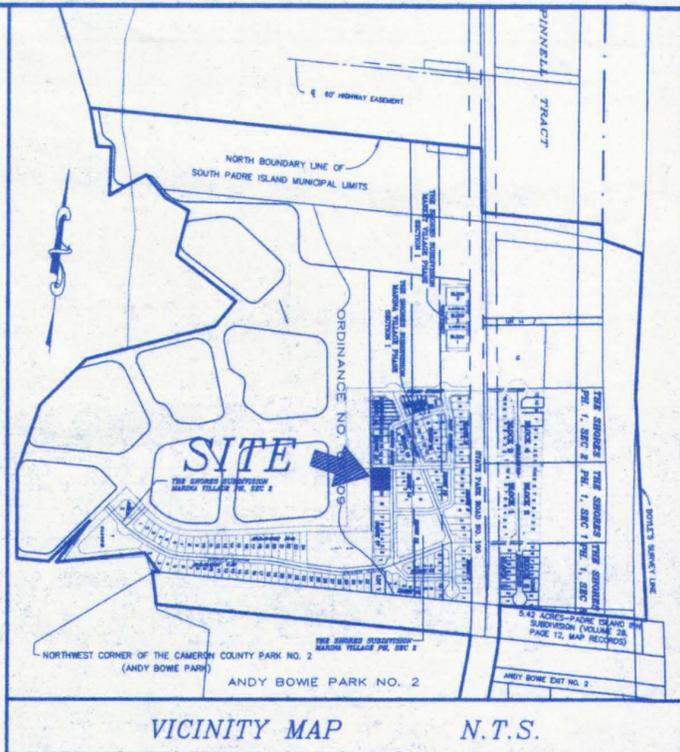
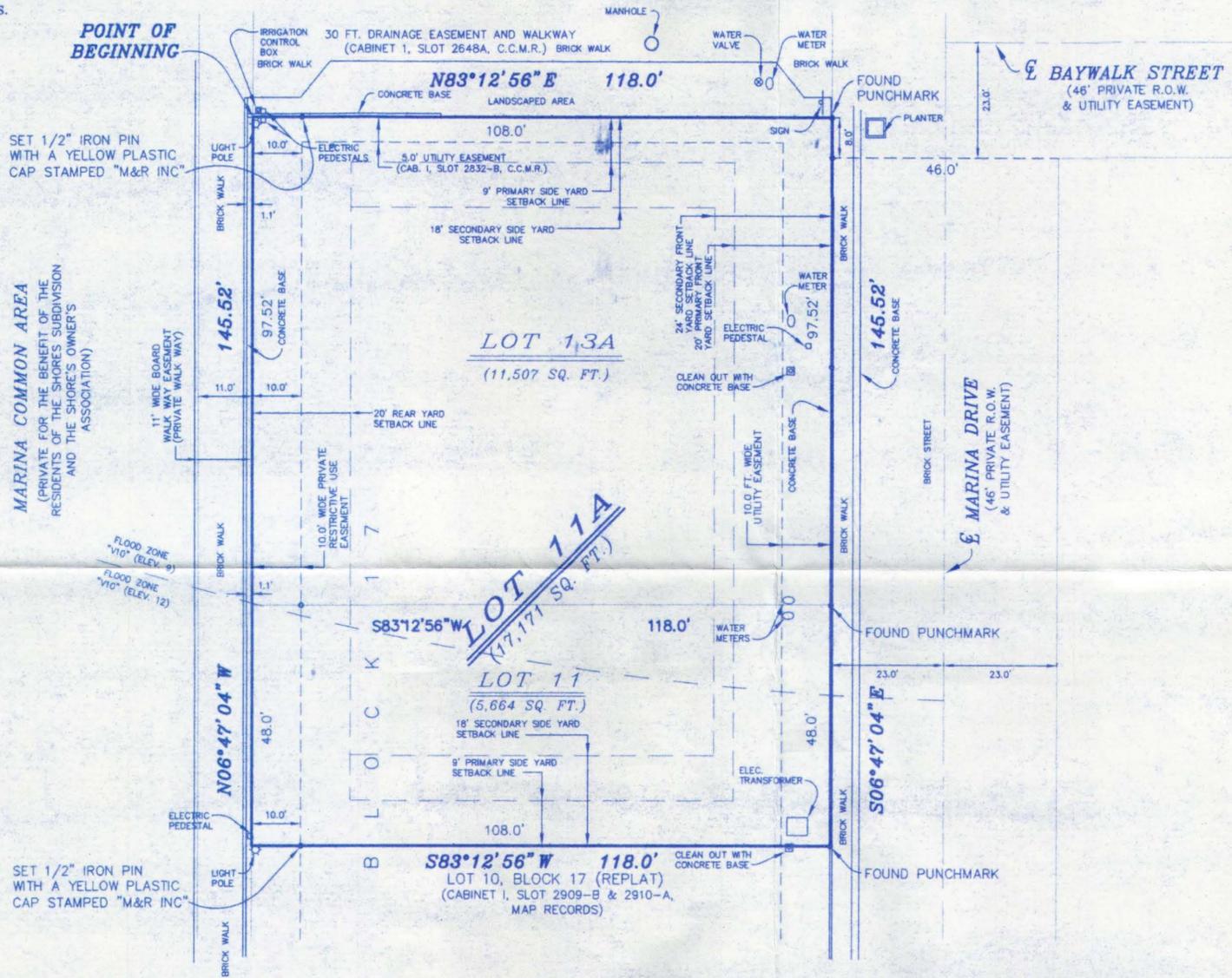
- The Shores PDD requires lot area of a lot to be 5,000 square feet with 35 feet minimum width of a lot. This is a lot merge and there shouldn't be a problem.



**METES & BOUNDS DESCRIPTION**

0.394 ACRE (17,171 SQ. FT.) BEING ALL OF LOT NUMBER ELEVEN (11), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND ALL OF LOT NUMBER THIRTEEN-A (13A), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3455, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.394 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS;  
 BEGINNING, AT THE SOUTHWEST CORNER OF A 30 FOOT DRAINAGE EASEMENT AND WALKWAY (CAB. 1, SLOT 2648A, C.C.M.R.) IN BLOCK 17, ALSO BEING THE NORTHWEST CORNER OF LOT 13A, BLOCK 17, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;  
 THENCE, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, AT A DISTANCE OF 108.0 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 118.0 FEET TO A PUNCHMARK FOUND AT THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46.0 FT. R.O.W.) BEING THE SOUTHEAST CORNER OF SAID 30 FOOT EASEMENT, FOR THE NORTHEAST CORNER OF THIS TRACT;  
 THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 145.52 FEET TO A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF LOT 10, BLOCK 17, FOR THE SOUTHEAST CORNER OF THIS TRACT;  
 THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 108.0 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 118.0 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;  
 THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 145.52 FEET TO THE POINT OF BEGINNING;  
 CONTAINING, 0.394 ACRES, MORE OR LESS.

MERIDIAN OF THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2



**PRELIMINARY PLAT OF "LOT 11A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2"**

BEING A RE-PLAT OF LOT NUMBER ELEVEN (11), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND ALL OF LOT NUMBER THIRTEEN-A (13A), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3455, MAP RECORDS OF CAMERON COUNTY, TEXAS.

M. K. TIDWELL RESIDENTIAL REALTY DEVELOPMENT COMPANY, L.L.C.  
 NOVEMBER 16, 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

OWNER:  
 M. K. TIDWELL RESIDENTIAL REALTY DEVELOPMENT COMPANY, L.L.C.  
 P.O. BOX 220  
 OLMITO  
 TEXAS 78575  
 (956) 371-0599 PHONE  
 (956) 544-3068 FAX

- NOTES:**
- 1). MONUMENTATION FOUND ALONG THE CENTERLINE OF STATE PARK ROAD 100 WAS HELD FOR BASIS OF BEARING.
  - 2). THIS TRACT LIES IN FLOOD ZONES "V10" (ELEV. 12) AND "V10" (ELEV. 9) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 0300E, REVISED MARCH 9, 1999.
  - 3). BENCHMARK INFORMATION:  
 N.G.V.D. 1929 BENCHMARK BEING A STAINLESS STEEL ROD IN SLEEVE FOUND ON THE EAST SIDE OF A CHAIN-LINK FENCE SURROUNDING A WATER TOWER BEING APPROXIMATELY 3.8 MILES NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST TO THE SOUTH PADRE ISLAND WATER TOWER. STAMPED "U 1406" (ELEVATION = 3.88')
  - 4). THE LOTS IN THE ORIGINAL PLAT HAVE BEEN ZONED "R-1", SINGLE FAMILY USE ONLY, UNDER THE PDD OF THE SHORES SUBDIVISION.
  - 5). THE ZONING FOR THE NEW LOT (LOT 11A) CREATED THROUGH THE REPLAT PROCEEDINGS WILL REMAIN THE SAME.
  - 6). CONTRACT, EASEMENT AND USE RESTRICTION INSTRUMENT DATED MARCH 1, 2007, EXECUTED BY AEP TEXAS CENTRAL COMPANY, A TEXAS CORPORATION TO SHORES DEVELOPMENT, INC. RECORDED IN VOLUME 13624, PAGE 19, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

The undersigned hereby certifies that the survey described hereon was made on the ground on 11-18-16; 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

G.F. NO. N/A  
 JOB NO. 19976  
 S.TROWBRIDGE

**METES & BOUNDS DESCRIPTION**

0.394 ACRE (17,171 SQ. FT.) BEING ALL OF LOT NUMBER ELEVEN (11), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND ALL OF LOT NUMBER THIRTEEN-A (13A), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3455, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.394 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF A 30 FOOT DRAINAGE EASEMENT AND WALKWAY (CAB. 1, SLOT 2648A, C.C.M.R.) IN BLOCK 17, ALSO BEING THE NORTHWEST CORNER OF LOT 13A, BLOCK 17, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, AT A DISTANCE OF 108.0 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 118.0 FEET TO A PUNCHMARK FOUND AT THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46.0 FT. R.O.W.) BEING THE SOUTHEAST CORNER OF SAID 30 FOOT EASEMENT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 145.52 FEET TO A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF LOT 10, BLOCK 17, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 108.0 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 118.0 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 145.52 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.394 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

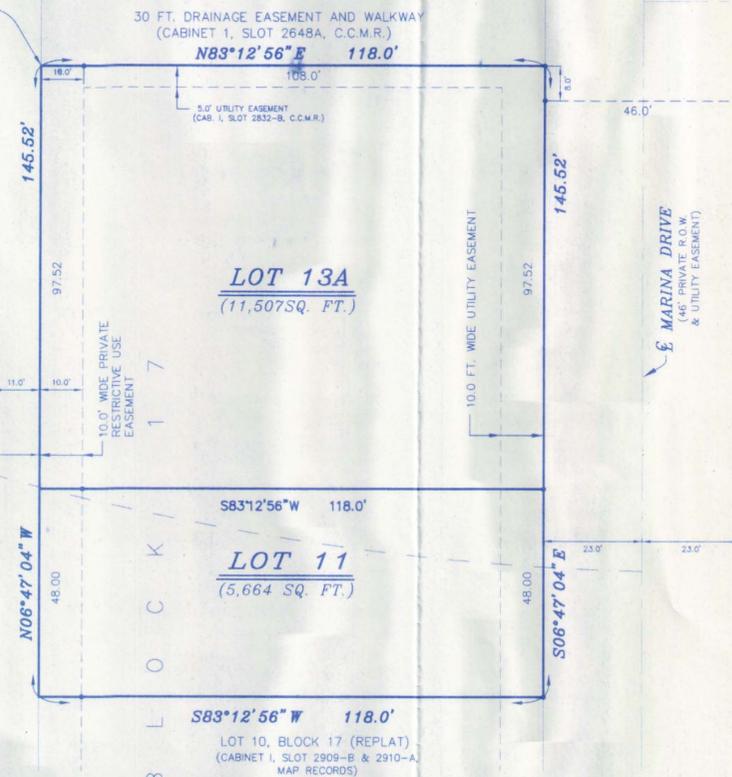
I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.



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

POINT OF BEGINNING

MARINA COMMON AREA  
(PRIVATE FOR THE BENEFIT OF THE RESIDENTS OF THE SHORES SUBDIVISION AND THE SHORES OWNER'S ASSOCIATION)  
11" WIDE BOARD WALK WAY EASEMENT (PRIVATE WALK WAY)



**PROPERTY PRIOR TO REPLAT**

(SCALE: 1" = 20')

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 11 AND 13A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2", DEPICTED HEREON.

APPROVED: *Tony Yzaguirre* DATE 12/2/16  
TONY YZAGUIRRE, 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 12-6-16  
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 \_\_\_\_\_ 20\_\_\_\_

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR  
CHAIR

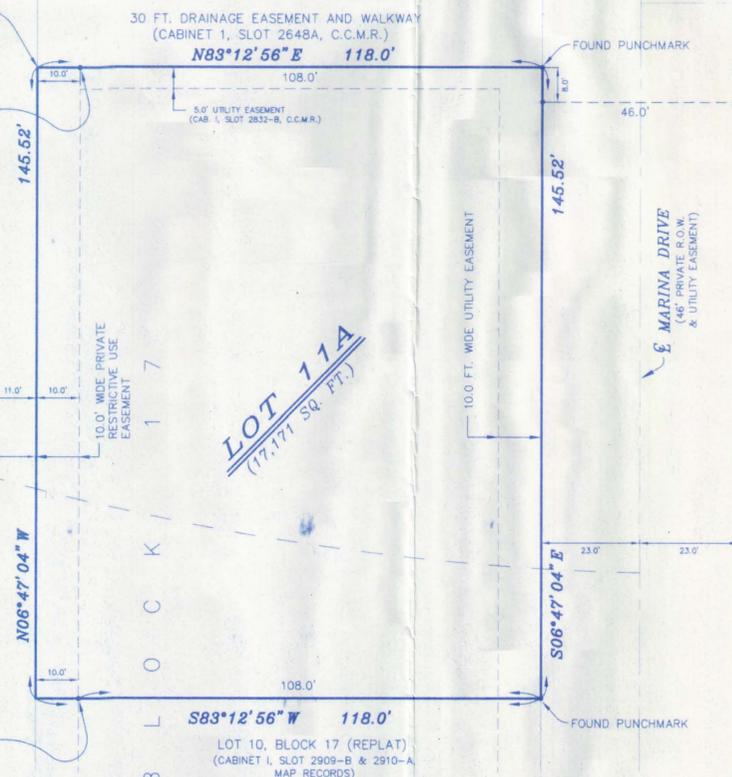
STATE OF TEXAS  
COUNTY OF CAMERON

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

POINT OF BEGINNING

MARINA COMMON AREA  
(PRIVATE FOR THE BENEFIT OF THE RESIDENTS OF THE SHORES SUBDIVISION AND THE SHORES OWNER'S ASSOCIATION)  
11" WIDE BOARD WALK WAY EASEMENT (PRIVATE WALK WAY)



**REPLAT**

(SCALE: 1" = 20')

**NOTES:**

- MONUMENT FOUND ALONG THE CENTERLINE OF STATE PARK ROAD 100 WAS HELD FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONES "V10" (ELEV. 12) AND "V10" (ELEV. 9) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 0300E, REVISED MARCH 9, 1999.
- BENCHMARK INFORMATION:  
N.G.V.D. 1929 BENCHMARK BEING A STAINLESS STEEL ROD IN SLEEVE FOUND ON THE EAST SIDE OF A CHAIN-LINK FENCE SURROUNDING A WATER TOWER BEING APPROXIMATELY 3.8 MILES NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST TO THE SOUTH PADRE ISLAND WATER TOWER, STAMPED "U 1406" (ELEVATION = 3.88')
- THE LOTS IN THE ORIGINAL PLAT HAVE BEEN ZONED "R-1", SINGLE FAMILY USE ONLY, UNDER THE POD OF THE SHORES SUBDIVISION.
- THE ZONING FOR THE NEW LOT (LOT 11A) CREATED THROUGH THE REPLAT PROCEEDINGS WILL REMAIN THE SAME.
- CONTRACT, EASEMENT AND USE RESTRICTION INSTRUMENT DATED MARCH 1, 2007, EXECUTED BY AEP TEXAS CENTRAL COMPANY, A TEXAS CORPORATION TO SHORES DEVELOPMENT, INC. RECORDED IN VOLUME 13624, PAGE 19, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

**FINAL PLAT OF "LOT 11A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2"**

BEING A RE-PLAT OF LOT NUMBER ELEVEN (11), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND ALL OF LOT NUMBER THIRTEEN-A (13A), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3455, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20' PREPARED FOR:  
**M. K. TIDWELL RESIDENTIAL REALTY DEVELOPMENT COMPANY, L.L.C.**

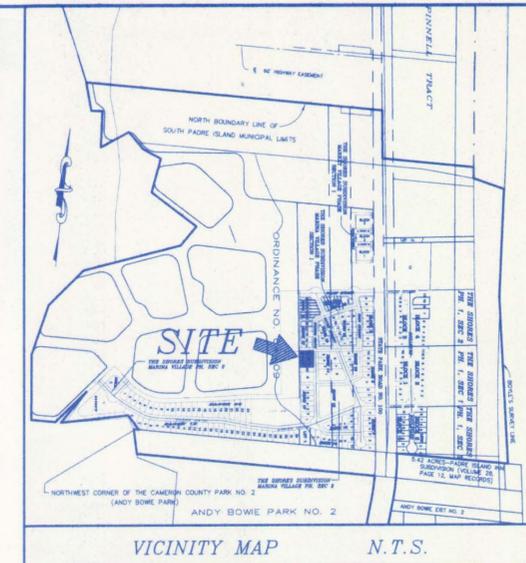
NOVEMBER 16, 2016

**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: mandrine@cngmail.com

OWNER: M. K. TIDWELL RESIDENTIAL REALTY DEVELOPMENT COMPANY, L.L.C.  
P.O. BOX 220  
OLMITO  
TEXAS 78575  
(956) 371-0599 PHONE  
(956) 544-3068 FAX

G.F. NO. N/A JOB NO. 19976  
S.TROWBRIDGE



STATE OF TEXAS  
COUNTY OF CAMERON  
I, THE UNDERSIGNED, MIKE TIDWELL, PRESIDENT OF M. K. TIDWELL RESIDENTIAL REALTY DEVELOPMENT COMPANY, L.L.C., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 11A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2", 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.

*Mike Tidwell* DATE 12/8/16  
MIKE TIDWELL, PRESIDENT OF M. K. TIDWELL RESIDENTIAL REALTY DEVELOPMENT COMPANY, L.L.C.

STATE OF TEXAS  
COUNTY OF CAMERON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MIKE TIDWELL, 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 8 DAY OF Dec 20 16  
*Beatriz Barrera*  
NOTARY PUBLIC CAMERON COUNTY  
BEATRIZ BARRERA  
Notary Public  
State of Texas  
My Comm. Expires 02-26-2019