

**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, JUNE 21, 2018  
3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

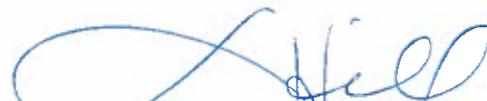
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [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. Approve minutes of May 16, 2018 special meeting.
5. Discussion and action regarding a one-time renewal for the guarantee check for the proposed sidewalk improvements located at Lot 13, Block 195, Fiesta Isles Subdivision. *(Ethel Kelly Beasley)*
6. Discussion and action regarding the proposed replat of "Lots 1 and 2, Block 175, Padre Beach Subdivision, Section XI" to merge them into "Lot 1". *(Richard J. Somerville)*
7. Adjournment.

DATED THIS THE 15<sup>th</sup> DAY OF JUNE 2018

  
\_\_\_\_\_  
Susan Hill, City Secretary

1. THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION 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 JUNE 15, 2018 AT/OR BEFORE 5:00 P.M. 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  
PLANNING AND ZONING COMMISSION SPECIAL MEETING**

**WEDNESDAY, MAY 16, 2018**

**I. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Special Meeting on Wednesday, May 16, 2018 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Norris Fletcher called the meeting to order at 2:00 p.m. A quorum was present: Commission Member Art Teniente, Howard Avery, and David Zipp. Members with an excused absence were Robert Bujanos and Gary Olle. Member with an unexcused absence was Patrick McNulty.

City staff members present were: Planning Director Clifford Cross and Administrative Assistant Marta Martinez. Also present were Council Member Ken Madders and Alita Bagley.

**II. PLEDGE OF ALLEGIANCE**

Commissioner Fletcher led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None

**IV. APPROVE MINUTES OF APRIL 19, 2018 REGULAR MEETING.**

Commissioner Zipp made a motion, seconded by Commissioner Avery to approve the regular Meeting Minutes as submitted. Motion carried unanimously.

**V. PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT TO ALLOW FOR THE EXPANSION AND OPERATION OF AN “OUTDOOR AMUSEMENT” PARK LOCATED AT 1201 PADRE BLVD.**

Commissioner Fletcher opened the public hearing at 2:03 p.m. and ask if anyone wish to speak in favor or against this agenda item; Hearing none Mr. Fletcher closed the public hearing at 2:04 p.m.

**VI. DISCUSSION & ACTION REGARDING A SPECIFIC USE PERMIT TO ALLOW FOR THE EXPANSION AND OPERATION OF AN “OUTDOOR AMUSEMENT” PARK LOCATED AT 1201 PADRE BLVD.**

Planning Director Cross gave a presentation regarding the Specific Use Permit. After some discussion Commissioner Zipp made a motion, seconded by Commissioner Teniente to recommend approval of the Specific Use Permit to operate an “outdoor amusement” Park with the condition that this approval stays with the owner and not the property. Motion carried unanimously.

**VII. DISCUSSION AND ACTION ON ISSUING A 90-DAY EXTENSION TO THE SUBDIVISION LOTS 1 – 16 BLOCK 1, SANDBAR ESTATES. (SANDBAR PROPERTIES, INC.)**

Commissioner Teniente made a motion, seconded by Commissioner Zipp to approve a six (6) month extension. Motion carried unanimously.

**VIII. ADJOURNMENT**

There being no further business, Commissioner Fletcher adjourned the meeting at 2:27 p.m.

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Marta Martinez, Secretary

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Norris Fletcher, Commission Member





Marta Martinez <mmartinez@myspi.org>

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## Lot 13 Block 195 Fiesta Isles Subdivision

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kellybeasley1950@gmail.com <kellybeasley1950@gmail.com>  
Reply-To: "kellybeasley1950@gmail.com" <kellybeasley1950@gmail.com>  
To: "mmartinez@myspi.org" <mmartinez@myspi.org>

Fri, Jun 1, 2018 at 8:43 PM

Thank you for notifying us that our bond will expire soon. We would like to request an extension of the bond for one year. Your consideration is greatly appreciated.

Ethel Kelly Beasley

Sent from Yahoo Mail on Android

[Quoted text hidden]

[Quoted text hidden]

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 21, 2018

**Item:** 6

**TO:** Planning and Zoning Commission

**FROM:** Clifford Cross, Planning Director

**ITEM DESCRIPTION:**

Discussion and action regarding the proposed replat of “Lots 1 and 2, Block 175, Padre Beach, Section XI” to merge them into “Lot 1A”.

**DISCUSSION:**

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**The Ownership**

1. The lots belong to Richard Somerville according to gift deeds executed on November 12, 2015 for Lots 1 and 2. By merging those two lots, the new lot dimension becomes 125’ X 100’.

**Location**



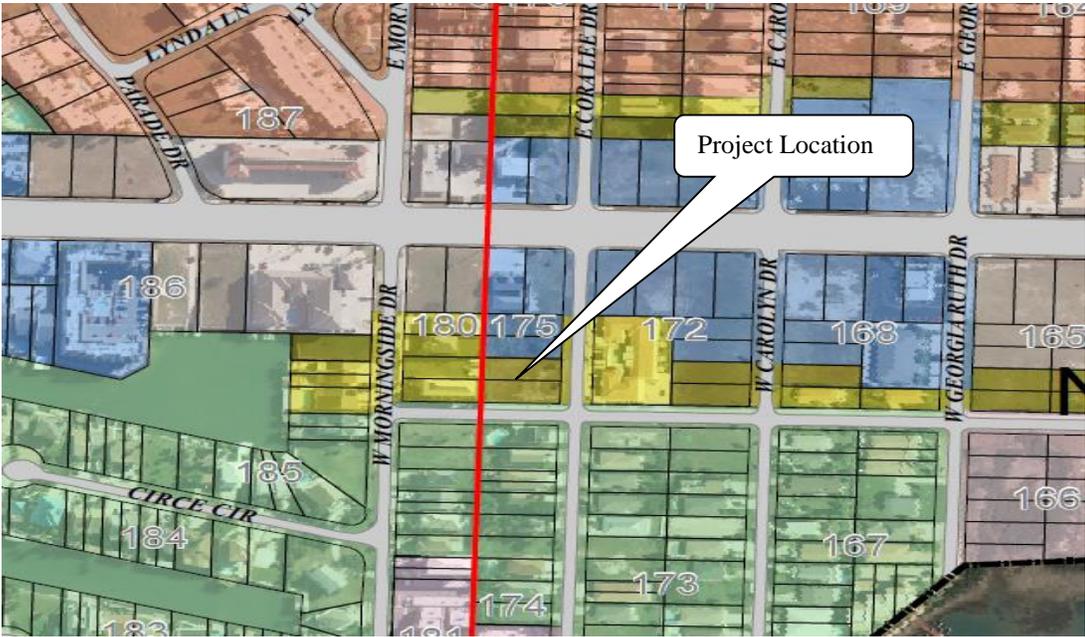
**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**Existing Conditions**



**The Requirements**

- 1. Lots 1 and 2 have been zoned and are located within the “Neighborhood Transition” District and received a special exception from the Board of Adjustment to construct a single family residence on the site. The special exception was granted on May 1, 2018.

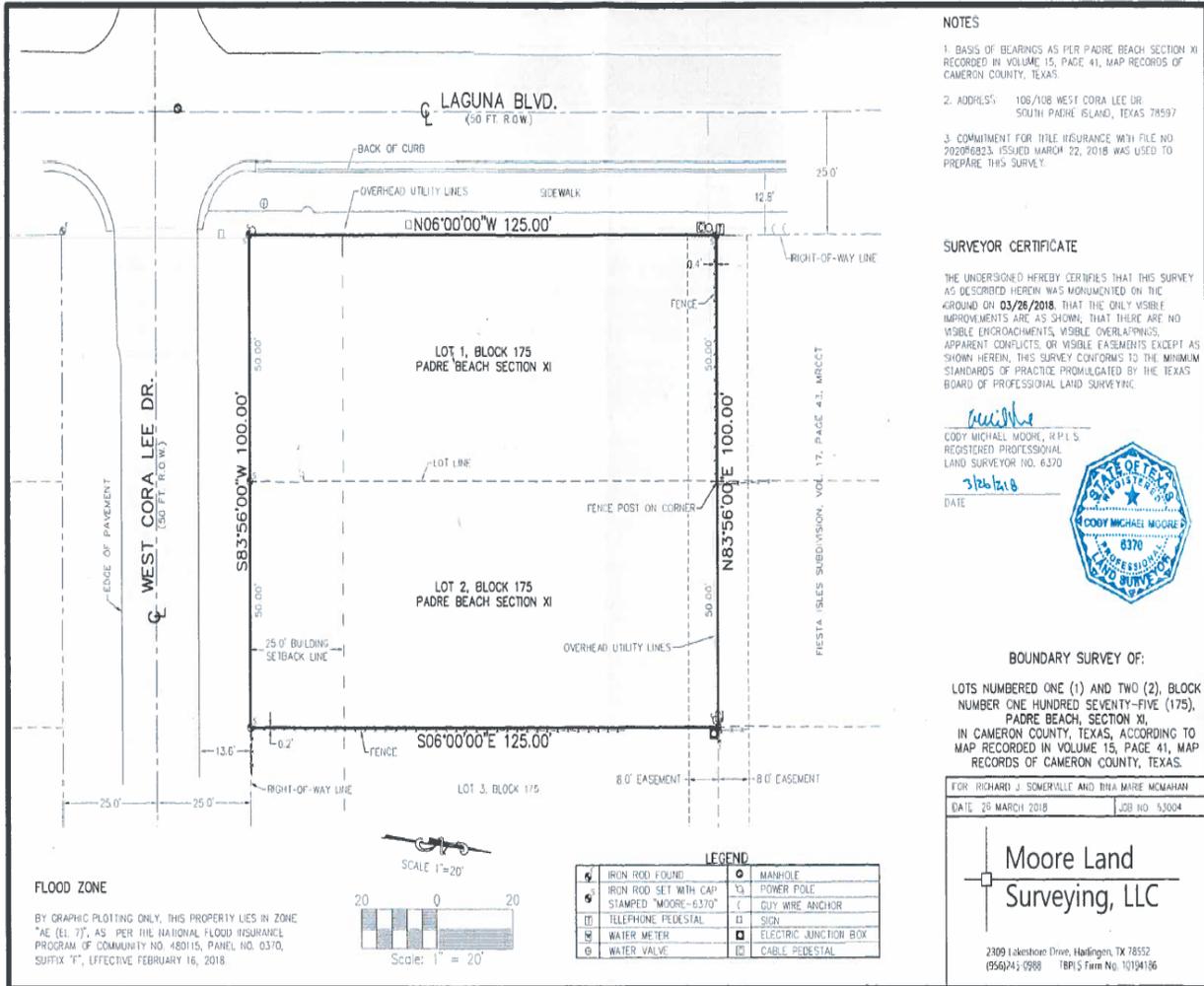


**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

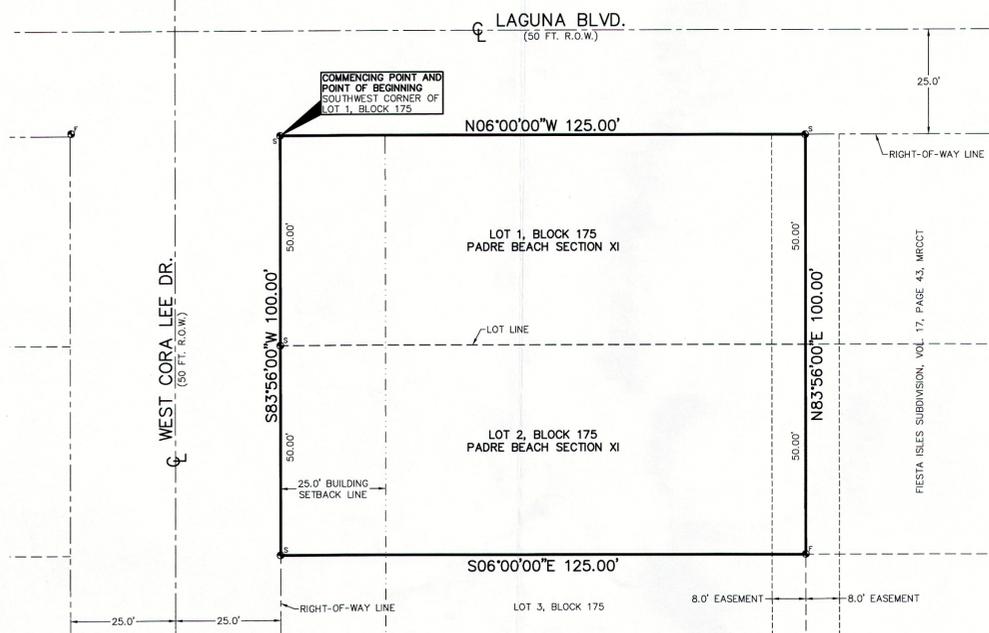
2. Sec.23-05 Policies and special provisions.

(A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City's extraterritorial jurisdiction.

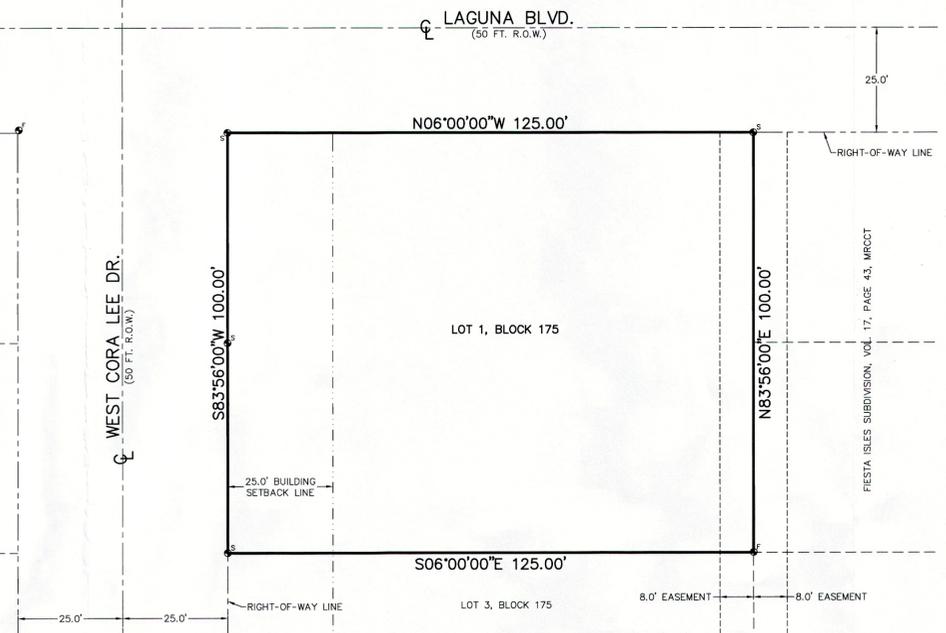
**Re-Plat  
(Lot Consolidation)**



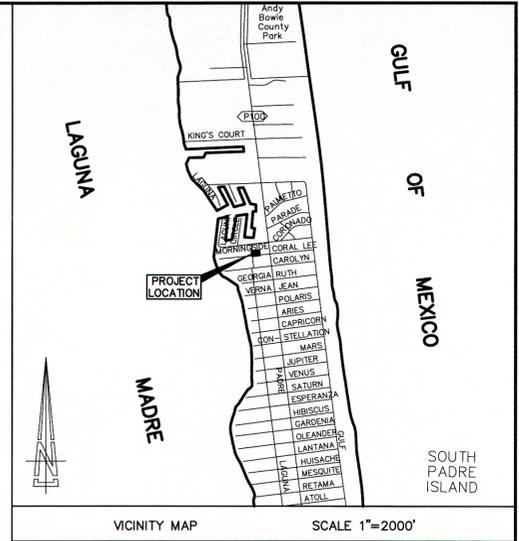
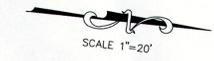




**VACATING PLAT**

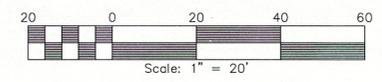


**RE-PLAT**



**LEGEND**

	IRON ROD FOUND
	CONC MONUMENT FOUND
	NAIL FOUND
	"X" MARK SET
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"



STATE OF TEXAS  
COUNTY OF CAMERON

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **RE-PLAT OF LOTS 1 AND 2, BLOCK 175, PADRE BEACH SECTION XI**, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS 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 WATERCOURSE, DRAIN, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

RICHARD J. SOMERVILLE \_\_\_\_\_ DATE \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RICHARD SOMERVILLE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ PUBLIC WORKS DIRECTOR \_\_\_\_\_

**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 \_\_\_\_\_  
GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

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 YEAR 20\_\_\_\_, FOR THE AREA INSIDE THE BOUNDARIES OF **RE-PLAT OF LOTS 1 AND 2, BLOCK 175, PADRE BEACH SECTION XI**.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TONY YZAGUIRRE, JR.  
TAX ASSESSOR-COLLECTOR

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

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 \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

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

DATE \_\_\_\_\_

**NOTES**

1. FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE AE (EL. 7) AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0370, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.
2. BASIS OF BEARINGS AS PER PADRE BEACH SECTION XI RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.
3. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE TOWN OF SOUTH PADRE ISLAND.

STATE OF TEXAS  
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6370



**METES AND BOUNDS**

BEING 0.29 ACRE OF LAND COMPRISED OF LOTS 1 AND 2, BLOCK 175, PADRE BEACH SECTION XI, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.29 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD SET WITH CAP STAMPED "MOORE 6370" FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 175; FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

- 1) THENCE ALONG THE WEST BOUNDARY OF LOT 1, BLOCK 175 AND THE EAST RIGHT OF WAY OF LAGUNA BOULEVARD (HAVING 50 FEET OF RIGHT OF WAY), NORTH 06 DEG. 00 MIN. 00 SEC. WEST A DISTANCE OF 125.00 FEET TO AN IRON ROD WITH CAP STAMPED "MOORE 6370" SET FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 175, BEING THE SOUTHWEST CORNER LOT 6, BLOCK 180, FIESTA ISLES SUBDIVISION, RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE LEAVING THE EAST RIGHT OF WAY OF LAGUNA BOULEVARD, ALONG THE NORTH BOUNDARY OF LOT 1, BLOCK 175, NORTH 83 DEG. 56 MIN. 00 SEC. EAST A DISTANCE OF 100.00 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 175, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE ALONG THE EAST BOUNDARY OF LOT 2, BLOCK 175, SOUTH 06 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 125.00 FEET TO AN IRON ROD WITH CAP STAMPED "MOORE 6370" SET FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK 175, BEING ON THE NORTH RIGHT OF WAY WEST CORA LEE DRIVE, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE ALONG THE SOUTH BOUNDARY OF LOT 2, BLOCK 175 AND THE NORTH RIGHT OF WAY WEST CORA LEE DRIVE, SOUTH 83 DEG. 56 MIN. 00 SEC. WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRE OF LAND WITHIN THESE METES AND BOUNDS.

RE-PLAT OF:  
**LOTS 1 AND 2, BLOCK 175,  
PADRE BEACH, SECTION XI,**  
IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP  
RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS  
OF CAMERON COUNTY, TEXAS.

RICHARD J. SOMERVILLE  
PREPARED FOR:  
2700 PADRE BOULEVARD  
SOUTH PADRE ISLAND, TX 78597

PLOT DATE: 14 JUNE 2018 JOB NO: 53004

**Moore Land  
Surveying, LLC**

2309 Lakeshore Drive, Harlingen, TX 78552  
(956)245-0988 TBPLS Firm No. 10194186