

**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, JULY 18, 2019  
3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

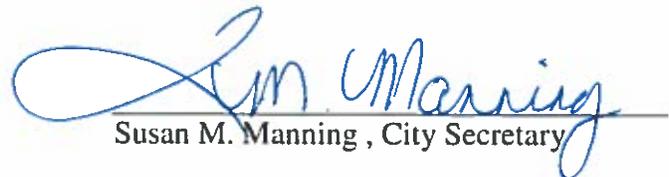
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [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, 2019 regular meeting.
5. Discussion and action regarding the proposed replat of "Lots 4 & 5, Block 10, The Shores Subdivision, Marina Village Phase, Section 2" to merge them into "Lot 4". (113 Marina Drive)
6. Adjournment.

DATED THIS THE 12<sup>TH</sup> DAY OF JULY 2019

  
Susan M. Manning, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF 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 JULY 12, 2019 AT/OR BEFORE 4:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



  
Susan M. Manning, 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 REGULAR MEETING**

**THURSDAY, MAY 16, 2019**

**I. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, May 16, 2019 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Vice Chairman Gary Olle called the meeting to order at 3:15 p.m. A quorum was present: Commission Member Norris Fletcher, David Zipp, and Gordon Garlock. Members with an excused absence were Patrick McNulty, Howard Avery, and Art Teniente.

City staff members present were: Police Chief/Interim City Manager Randy Smith, Planning Director Aaron Hanley, and Administrative Assistant Marta Martinez.

**II. PLEDGE OF ALLEGIANCE**

Vice Chairman Olle led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None.

**IV. APPROVE MINUTES OF APRIL 18, 2019 REGULAR MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Zipp to approve the regular meeting minutes for April 18, 2019 as submitted. Motion carried unanimously.

**V. DISCUSSION AND ACTION REGARDING A PROPOSED TEXT AMENDMENT TO CHAPTER 20-11 (D) OF THE ZONING ORDINANCE TO REGULATE THE CONSTRUCTION AND OPERATION OF TEMPORARY STRUCTURES.**

After some discussion Commissioner Fletcher made a motion, seconded by Commissioner Zipp to approve with the condition that lots 11 & 12 remain and stay as Neighborhood Transition Character Zone. Motion carried unanimously.

## **VI. ADJOURNMENT**

There being no further discussion; Vice Chairman Olle adjourned the meeting at 3:26 p.m.

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Marta Martinez, Secretary

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Gary Olle, Vice Chairman

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** July 18, 2019

**Item:** 5

**TO:** Planning and Zoning Commission

**FROM:** Aaron Hanley, Planning Director

**ITEM DESCRIPTION:**

Discussion and action regarding the proposed replat of “Lots 4 & 5, Block 10, The Shores Subdivision, Marina Village Phase, Section 2” to merge them into “Lot 4”.

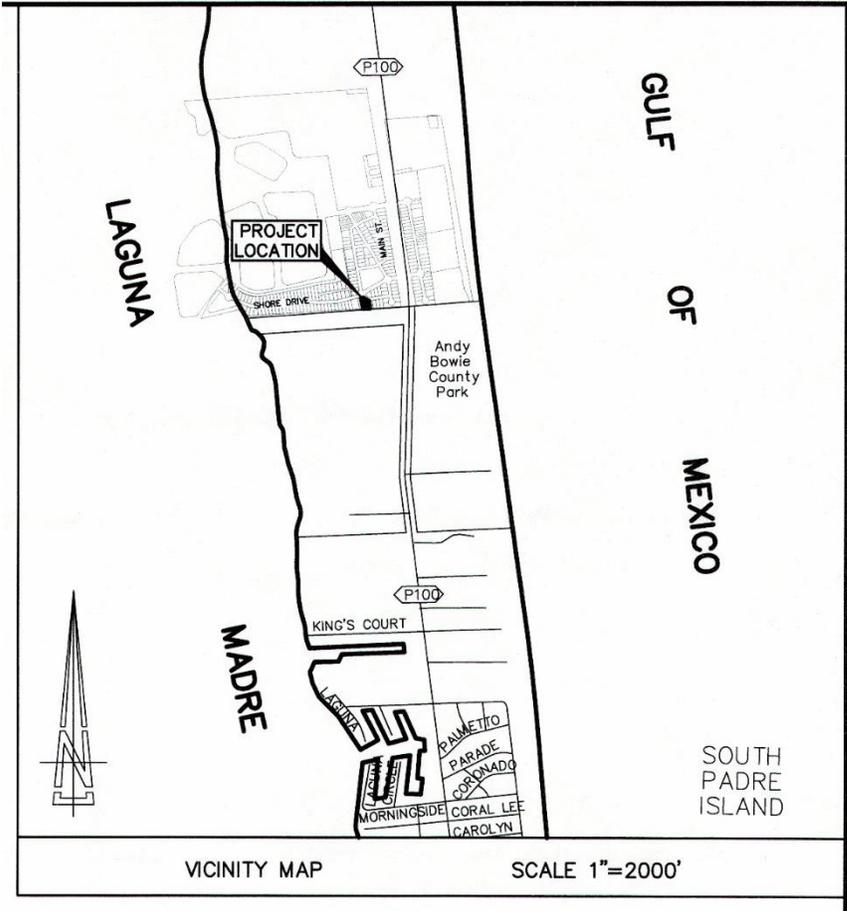
**DISCUSSION:**

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**The Ownership**

- 1. The lots belong to Jorge & Ariela Frieman by special warranty deed dated March 20, 2019 for Lots 4 and 5. The subdivision of the two lots will result in one large lot.

**Location**



**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**Existing Conditions**



**The Requirements**

1. Lots 4 and 5 are part of the Planned Development District, known as The Shores. The lots are both in the R-1 Zoning District (Single Family) of the Shores, and are both Lot Type III (Standard Interior). The combined lot will be required to comply with all requirements of the Design Code, dated May 8, 2019, including setbacks.

PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM

SHORES DEVELOPMENT INC.



June 17, 2019

David Travis  
Building Inspector  
City of South Padre Island  
Public Works Department  
4601 Padre Boulevard  
South Padre Island, Texas 78597

[DTravis@myspi.org](mailto:DTravis@myspi.org)

Fax: 761-3898

Re: Jorge P. & Ariela Frieman Lots

Location: Lots 4 & 5, Block 10 / 115 & 113 Marina Drive, Marina Village Section II,  
Shores Subdivision, South Padre Island, Texas 78597

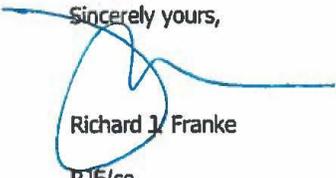
Dear Mr. Travis:

The Shores Design Review Board has approved the re-platting of the above referenced lots into one lot.

**Moore Land Surveyors** may commence the re-platting of the **Shores Lots**.

Should you have any questions, please give me a call.

Sincerely yours,



Richard J. Franke

RJF/ce

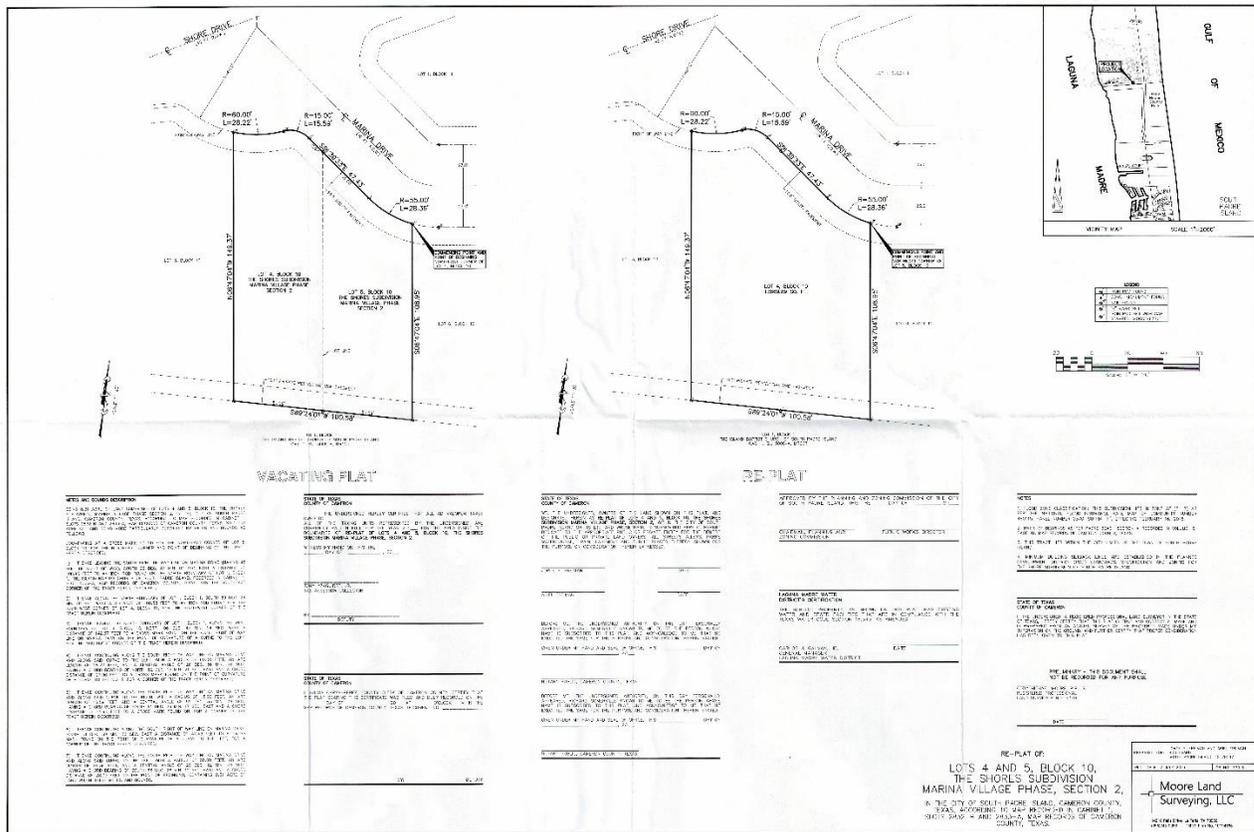
cc: Mr. & Mrs. Frieman [arielaclarke1@gmail.com](mailto:arielaclarke1@gmail.com)

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

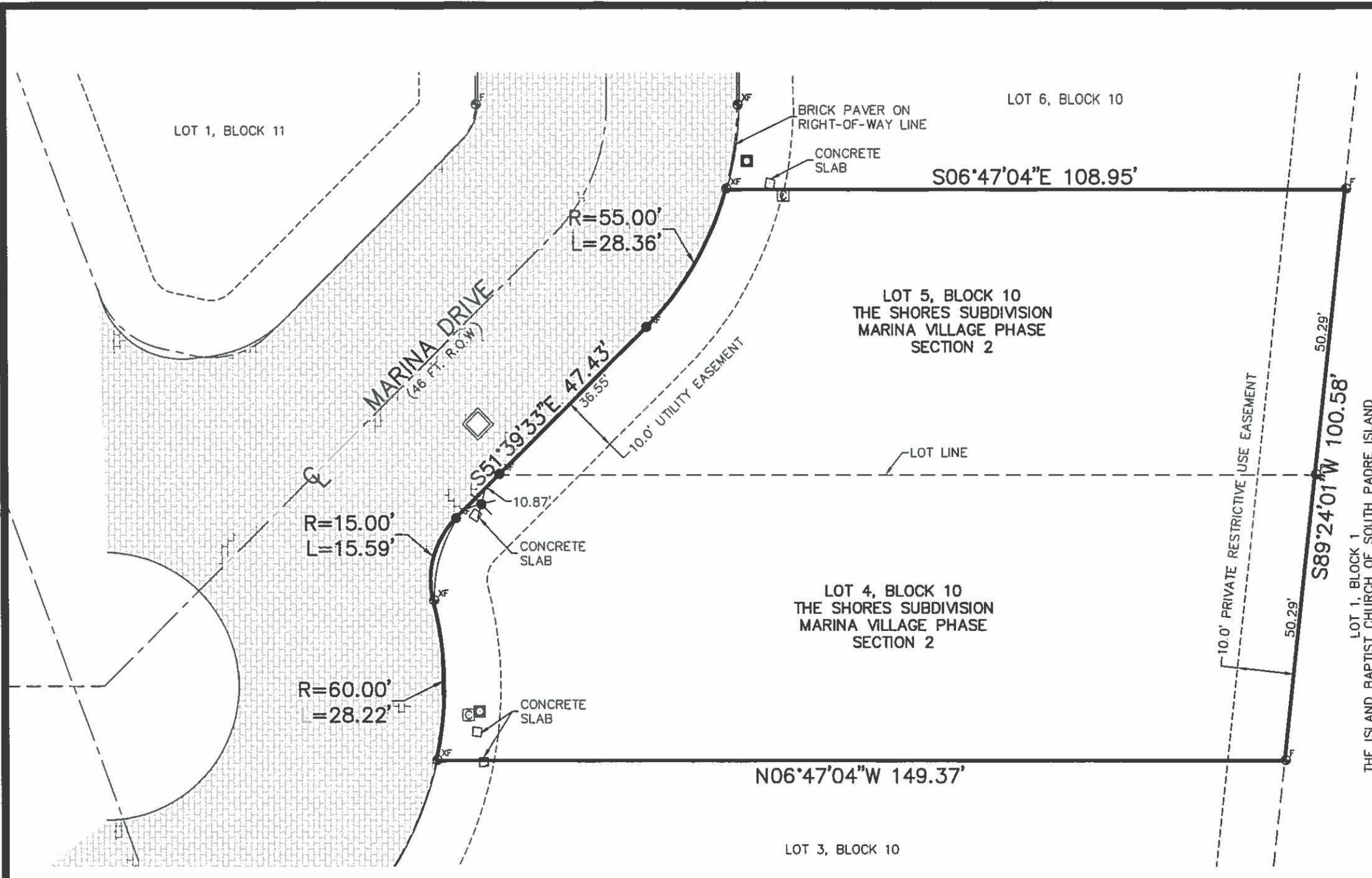
2. Sec.23-05 Policies and special provisions.

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

**Re-Plat**







- NOTES**
1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
  2. ADDRESS: MARINA DRIVE  
SOUTH PADRE ISLAND, TEXAS 78597
  3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 202088062, ISSUED FEBRUARY 26, 2019 WAS USED TO PREPARE THIS SURVEY.

**SURVEYOR CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON 05/04/2019, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

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

*7/2/2019*  
 DATE

**BOUNDARY SURVEY OF:**

LOTS NUMBERED FOUR (4) AND FIVE (5),  
 BLOCK NUMBER TEN (10),  
 THE SHORES SUBDIVISION,  
 MARINA VILLAGE PHASE, SECTION 1,  
 IN THE OF CITY OF SOUTH PADRE ISLAND,  
 CAMERON COUNTY, TEXAS, ACCORDING TO  
 MAP RECORDED IN CABINET 1, SLOTS 2832-B  
 AND 2833-A, MAP RECORDS OF CAMERON  
 COUNTY, TEXAS.

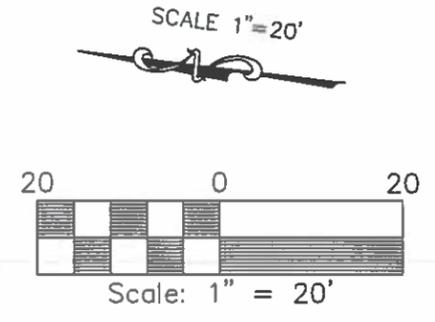
FOR: JORGE P. FREIMAN AND ARIELA FREIMAN  
 DATE: 2 JULY 2019      JOB NO: 73016

**Moore Land  
Surveying, LLC**

14216 Palis Drive, La Feria, TX 78559  
 (956)245-0988      TBPLS Firm No. 10194186

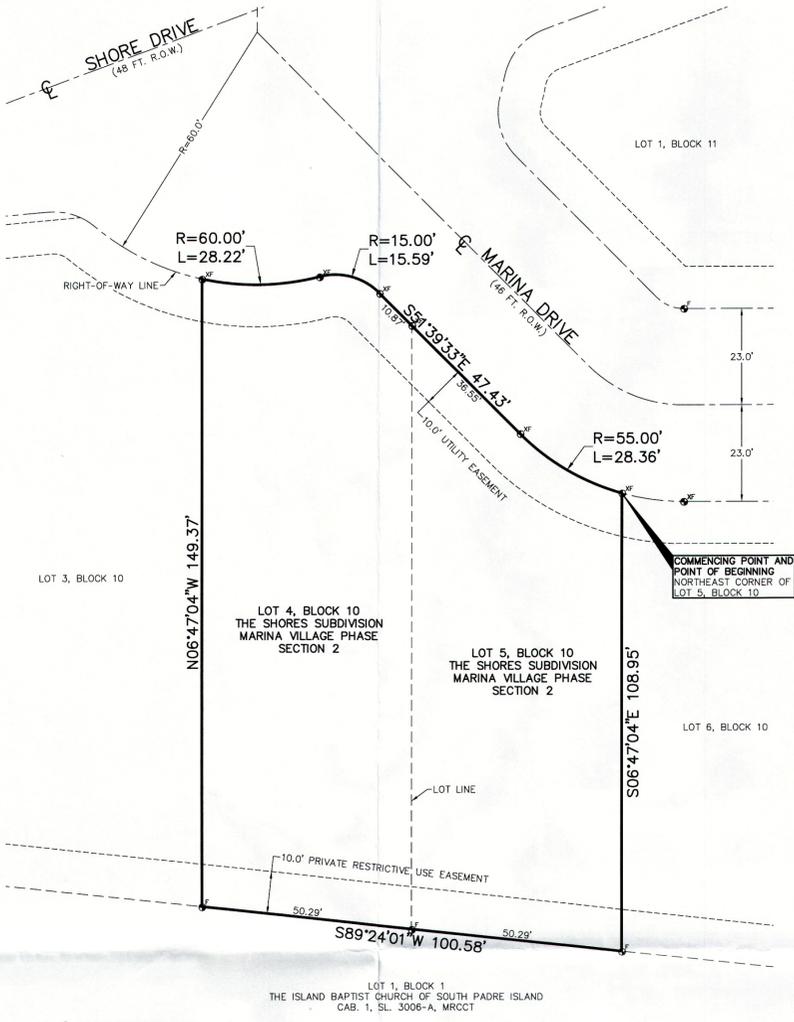
**FLOOD ZONE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "AE (EL. 8)", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480115, PANEL NO. 0370, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.



**LEGEND**

	IRON ROD FOUND		MANHOLE
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"		FIRE HYDRANT
	"X" MARK FOUND		WATER VALVE
	WATER METER		CLEANOUT
	TRANSFORMER		ELECTRIC JUNCTION BOX
	TELEPHONE PEDESTAL		CABLE PEDESTAL
			LIGHT POST



**VACATING PLAT**

**METES AND BOUNDS DESCRIPTION**

BEING 0.31 ACRE OF LAND COMPRISED OF LOTS 4 AND 5, BLOCK 10, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.31 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CROSS MARK FOUND FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 10, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE LEAVING THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE (HAVING 46 FEET OF RIGHT OF WAY), SOUTH 06 DEG. 47 MIN. 04 SEC. EAST A DISTANCE OF 108.95 FEET TO AN IRON ROD FOUND ON THE NORTH BOUNDARY OF LOT 1, BLOCK 10, THE ISLAND BAPTIST CHURCH OF SOUTH PADRE ISLAND, RECORDED IN CABINET 1, SLOT 3006-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE ALONG THE NORTH BOUNDARY OF LOT 1, BLOCK 10, SOUTH 89 DEG. 24 MIN. 01 SEC. WEST A DISTANCE OF 100.58 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 4, BLOCK 10, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE LEAVING THE NORTH BOUNDARY OF LOT 1, BLOCK 10, ALONG THE WEST BOUNDARY OF LOT 4, BLOCK 10, NORTH 06 DEG. 47 MIN. 04 SEC. WEST A DISTANCE OF 149.37 FEET TO A CROSS MARK FOUND ON THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE ON THE POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE AND ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 28.22 FEET, AND A CENTRAL ANGLE OF 28 DEG. 56 MIN. 46 SEC., HAVING A CHORD BEARING OF NORTH 82 DEG. 15 MIN. 21 SEC. EAST AND A CHORD DISTANCE OF 27.96 FEET TO A CROSS MARK FOUND ON THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE AND ALONG SAID CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 15.59 FEET, AND A CENTRAL ANGLE OF 59 DEG. 33 MIN. 29 SEC., HAVING A CHORD BEARING OF SOUTH 81 DEG. 26 MIN. 17 SEC. EAST AND A CHORD DISTANCE OF 14.90 FEET TO A CROSS MARK FOUND ON, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE, SOUTH 51 DEG. 39 MIN. 33 SEC. EAST A DISTANCE OF 47.43 FEET TO A CROSS MARK FOUND ON THE POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 7) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE AND ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 28.36 FEET, AND A CENTRAL ANGLE OF 29 DEG. 32 MIN. 49 SEC., HAVING A CHORD BEARING OF SOUTH 66 DEG. 26 MIN. 12 SEC. EAST AND A CHORD DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRE OF LAND WITHIN THESE METES AND BOUNDS.

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 2011 FOR THE AREA INSIDE THE BOUNDARIES OF RE-PLAT OF LOTS 4 AND 5, BLOCK 10, THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2.

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

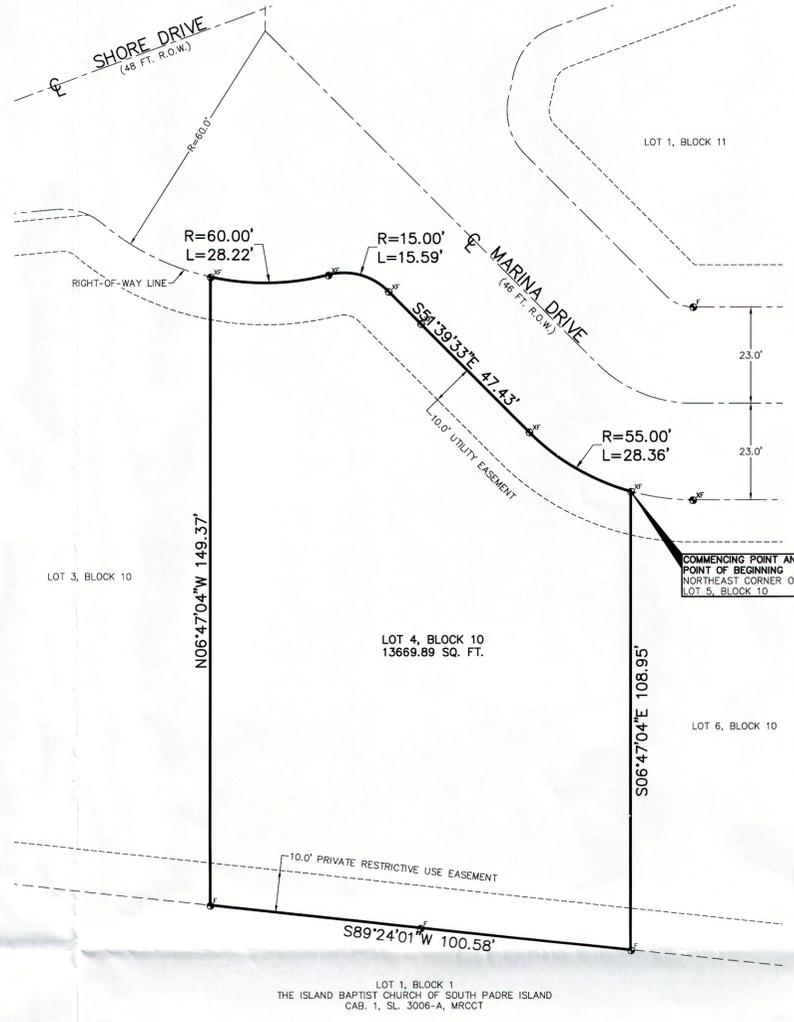
TONY YZAGUIRRE, JR.  
TAX ASSESSOR-COLLECTOR

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, DOCUMENT NO. \_\_\_\_\_.

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



**RE-PLAT**

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 4 AND 5, BLOCK 10, THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ET AL, 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.

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

JORGE P. FREIMAN \_\_\_\_\_ DATE \_\_\_\_\_

ARIEL FREIMAN \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

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

**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.
4. MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED IN THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS, SPECIFICATION AND ZONING FOR THE SHORE SUBDIVISION OF SOUTH PADRE ISLAND.

STATE OF TEXAS  
COUNTY OF CAMERON

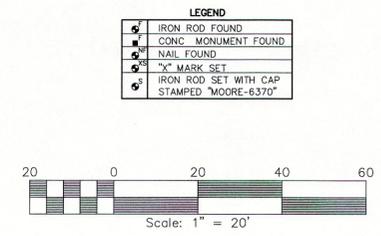
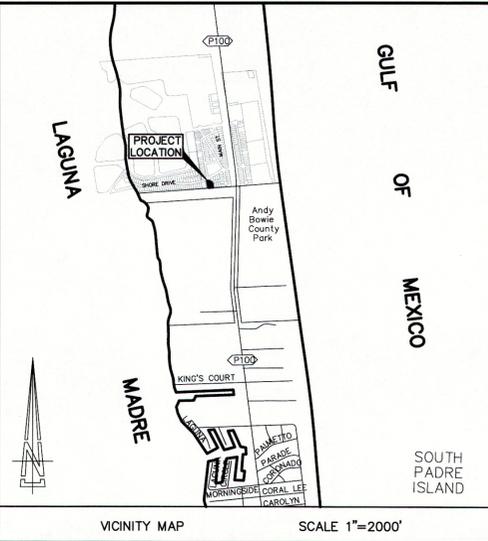
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

DATE \_\_\_\_\_

RE-PLAT OF:  
LOTS 4 AND 5, BLOCK 10,  
THE SHORES SUBDIVISION  
MARINA VILLAGE PHASE, SECTION 2,  
IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY,  
TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1,  
SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON  
COUNTY, TEXAS.



PREPARED FOR: JORGE P. FREIMAN AND ARIEL FREIMAN  
BOULEVARD  
SOUTH PADRE ISLAND, TX 78597

PLOT DATE: 2 JULY 2019 JOB NO: 73016

**Moore Land Surveying, LLC**

14216 Palis Drive, La Feria, TX 78559  
(956)245-0988 TPLS Firm No. 10194186