

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

THURSDAY, OCTOBER 15, 2020
3:00 PM 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 the Commissioners relating to agenda or non-agenda items. Speakers are required to address the Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Commissioners 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. Discussion and Action

4.1. Approve Minutes of September 17, 2020 Regular Meeting.

4.2. Discussion and action regarding the proposed replat of "Lots 24 & 25, Block 18 The Shores Subdivision Marina Village Phase, Section 2" to create one large lot, "Lot 24". (223 W Shore Drive)

5. Adjourn

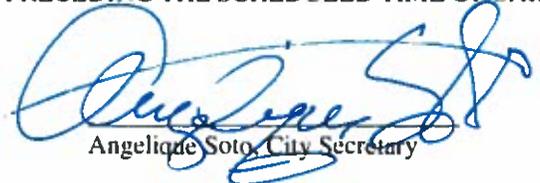
NOTE:

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.

DATED THIS THE 9TH DAY OF OCTOBER 2020


Angelique Soto, 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 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 **OCTOBER 9, 2020**, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


Angelique Soto, 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, BELINDA TARVER AT (956)761-8103.

Agenda: OCTOBER 15, 2020



**CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: October 15, 2020

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Approve Minutes of September 17, 2020 Regular Meeting.

ITEM BACKGROUND

Approve minutes of September 17, 2020.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

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

THURSDAY, SEPTEMBER 17, 2020

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, September 17, 2020 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gary Olle called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Norris Fletcher, Gordon Garlock, Howard Avery, and Dina Rich. Commission Members with an unexcused absence were Chris Huffman and David Zipp.

City staff members present were: Public Works Director Carlos A. Sanchez and Administrative Assistant Marta Martinez.

2. PLEDGE OF ALLEGIANCE

Chairman Olle led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None

4. DISCUSSION AND ACTION.

4.1. APPROVE MINUTES OF AUGUST 20, 2020 REGULAR MEETING.

Commissioner Garlock made a motion, seconded by Commissioner Fletcher to approve the August 20, 2020 regular meeting minutes as submitted. Motion carried unanimously.

4.2. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 21A & 21B, BLOCK 128, PADRE BEACH SUBDIVISION, SECTION IX” TO CREATE ONE LOT, “LOT 21”.(128 E SANTURN LANE)

Commissioner Garlock made a motion, seconded by Commissioner Fletcher to approve the replat of “Lots 21A & 21B, Block 128, Padre Beach Subdivision, Section IX to create one Lot, “Lot 21”. Motion carried unanimously.

5. ADJOURN

There being no further discussion; Chairman Olle adjourned the meeting at 3:02 p.m.

Marta Martinez, Secretary

Gary Olle, Chairman

**CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: October 15, 2020

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 24 & 25, Block 18 The Shores Subdivision Marina Village Phase, Section 2" to create one large lot, "Lot 24". (223 W Shore Drive)

ITEM BACKGROUND

Snaveley Ventures, Inc. owners of the subject property, requests to replat Lots 24 & 25, Block 18 The Shores Subdivision Marina Village Phase, Section 2 to create one large lot: Lot 24. The subject property are part of the Planned Development District, Known as The Shores. The lots are both in the R-2 Zoning District (Multi-Family Residential) of the Shores, and is Lot Type V (Interior).

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

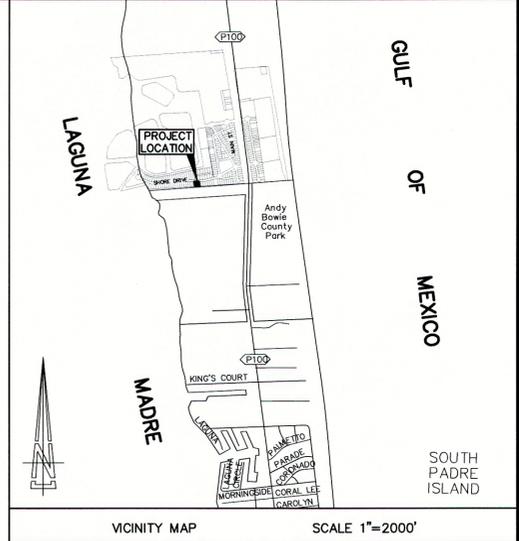
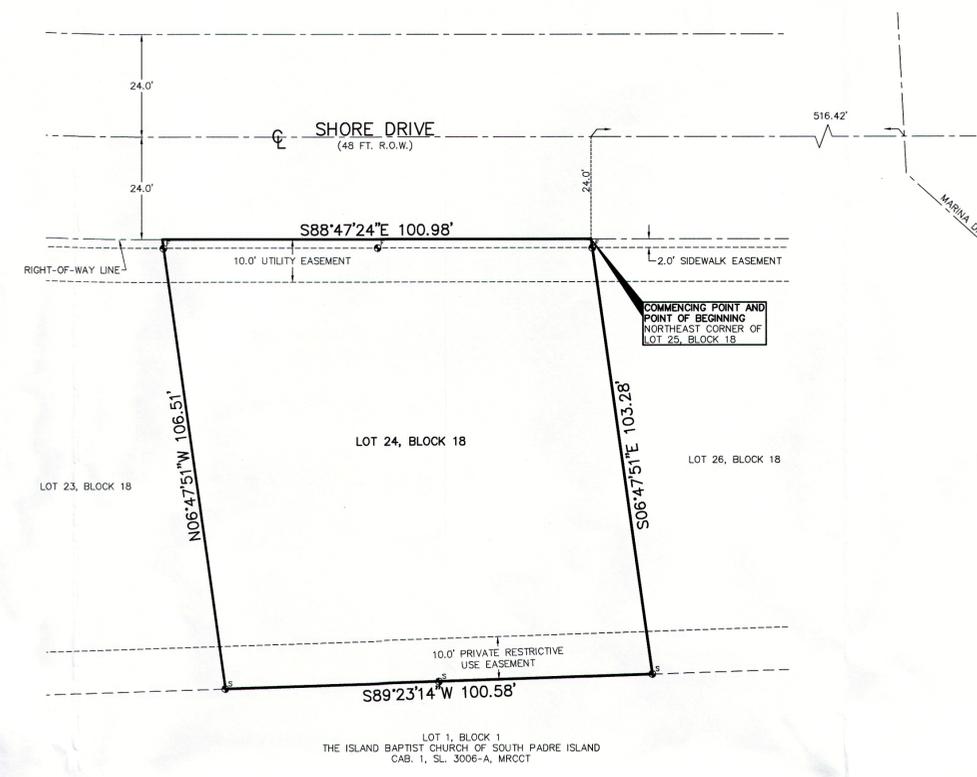
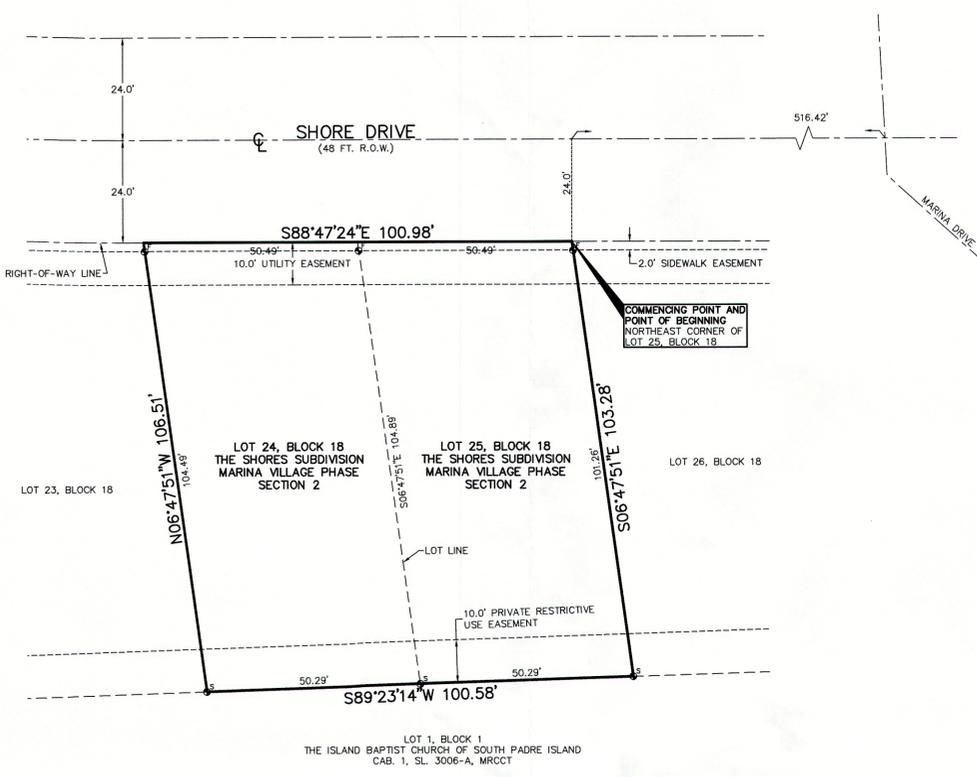
LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

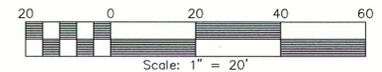
RECOMMENDATIONS/COMMENTS:

The proposed replat meets all minimum requirements of the Shores Design Code, Section 20 Zoning. Staff recommends approval of the replat.



LEGEND

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



VACATING PLAT

RE-PLAT

METES AND BOUNDS DESCRIPTION

BEING 0.24 ACRE OF LAND COMPRISED OF LOTS 24 AND 25, BLOCK 18, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE SECTION 2, IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.24 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 25, BLOCK 18, BEING THE SOUTH RIGHT OF WAY OF MARINA DRIVE (HAVING 48 FEET OF RIGHT OF WAY), 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, ALONG THE EAST BOUNDARY OF SAID LOT 25, BLOCK 18, SOUTH 06 DEG. 47 MIN. 51 SEC. EAST AT A DISTANCE OF 2.13 FEET PASS AN IRON ROD FOUND, A TOTAL DISTANCE OF 103.28 FEET TO AN IRON ROD WITH PLASTIC CAP STAMPED "MOORE-6370" SET, ON THE NORTH BOUNDARY OF LOT 1, BLOCK 1, 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 LEAVING THE EAST BOUNDARY OF SAID LOT 25, BLOCK, ALONG THE NORTH BOUNDARY OF LOT 1, BLOCK 1, SOUTH 89 DEG. 23 MIN. 14 SEC. WEST A DISTANCE OF 100.98 FEET TO AN IRON ROD WITH PLASTIC CAP STAMPED "MOORE-6370" SET, FOR THE SOUTHWEST CORNER OF LOT 24, BLOCK 18, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE LEAVING THE NORTH BOUNDARY OF LOT 1, BLOCK 1, ALONG THE WEST BOUNDARY OF LOT 24, BLOCK 18, NORTH 06 DEG. 47 MIN. 51 SEC. WEST AT A DISTANCE OF 104.47 FEET PASS AN IRON ROD FOUND, A TOTAL DISTANCE OF 106.51 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE ON MARINA DRIVE, SOUTH 89 DEG. 47 MIN. 24 SEC. EAST A DISTANCE OF 100.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.24 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 201____. FOR THE AREA INSIDE THE BOUNDARIES OF RE-PLAT OF LOTS 24 AND 25, BLOCK 18, 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

**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 24 AND 25, BLOCK 18, 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 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.

CARLOS SNAVELY _____ DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CARLOS SNAVELY 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 "T", EFFECTIVE FEBRUARY 16, 2018.
2. BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
3. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SOUTH PADRE ISLAND.
4. MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED IN THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS, SPECIFICATION AND ZONING FOR THE SHORES 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

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

DATE _____

RE-PLAT OF:

LOTS 24 AND 25, BLOCK 18,
THE SHORES SUBDIVISION
MARINA VILLAGE PHASE, SECTION 2,
IN THE TOWN 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.

SNVELY VENTURES, INC
8006 W. EXPRESSWAY 83
HARLINGEN, TX 78552

PREPARED FOR: _____

PLOT DATE: 25 SEPTEMBER 2020 JOB NO: 52022

**Moore Land
Surveying, LLC**

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