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

THURSDAY, JANUARY 21, 2021

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. Election of Chairman and Vice -Chairman

4. 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 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]*

5. Discussion and Action

   5.1. Approve Minutes of November 19, 2020 Regular Meeting.

   5.2. Discussion and action regarding the proposed replat of "Lot 4 Block 143, Padre Beach Subdivision, Section X" to create two lots: "Lots 4A & 4B". (105A & 105B E Constellation Dr.)

6. 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 15TH DAY OF JANUARY 2021

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 **JANUARY 15, 2021**, AT/OR BEFORE 5:00 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: JANUARY 21, 2021

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

MEETING DATE: January 21, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Approve Minutes of November 19, 2020 Regular Meeting.

ITEM BACKGROUND
Approve November 19, 2020 Regular Meeting Minutes.

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, NOVEMBER 19, 2020

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, November 19, 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, Howard Avery, and Dina Rich. Commission Member with an excused absence was Gordon Garlock and Commission Members with an unexcused absence were Chris Huffman and David Zipp.

City staff members present were: City Manager Randy Smith, Public Works Director C. Alejandro Sanchez and Administrative Assistant Marta Martinez.

2. PLEDGE OF ALLEGIANCE

Chairman Olle led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None

4. APPROVE CONSENT AGENDA

Omit this agenda item.

5. DISCUSSION AND ACTION.

5.1 APPROVE MINUTES OF OCTOBER 15, 2020 REGULAR MEETING.

Commissioner Avery made a motion, seconded by Commissioner Fletcher to approve the October 15, 2020 regular meeting minutes as submitted. Motion carried unanimously.

5.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF "LOTS 12 & 15-17, BLOCK 4, HAAS SUBDIVISION" TO CREATE TWO LOTS, "LOTS 12A & 12B". *(1414 PADRE BLVD AND 105 HARBOR ST)*

Commissioner Rich made a motion, seconded by Commissioner Fletcher to approve the replat of "Lots 12 & 15-17, Block 4, Haas Subdivision" to create two lots, "Lots 12A & 12B". Motion carried unanimously.

5.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF "LOT 1, BLOCKS 104 & 107, PADRE BEACH SUBDIVISION, SECTIONS VII & VIII" TO CREATE THREE LOTS, "LOTS 1, 2 & 3". *(3900 PADRE BLVD, 103 E OLEANDER ST & 104 E. LANTANA ST)*

Chairman Olle made a motion, seconded by Commissioner Avery to approve the replat of "Lot 1, Blocks 104 & 107, Padre Subdivision, Sections VII & VIII" to create three lots, "Lots 1, 2 & 3". Motion carried unanimously.

5.4 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF "LOT 8, BLOCK 173, PADRE BEACH SUBDIVISION, SECTION XI" TO CREATE TWO TOWNHOUSE LOTS, "LOTS 8A & 8B". *(227A & B W. CORA LEE DR)*

Commissioner Rich made a motion, seconded by Commissioner Avery to approve the replat of "Lot 8, Block 173, Padre Beach Subdivision, Section XI" to create two townhouse lots, "Lots 8A & 8B". Motion carried unanimously.

6. ADJOURN

There being no further discussion; Chairman Olle adjourned the meeting at 3:10 p.m.

_____ _____

Marta Martinez, Secretary Gary Olle, Chairman

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

MEETING DATE: January 21, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Discussion and action regarding the proposed replat of "Lot 4 Block 143, Padre Beach Subdivision, Section X" to create two lots: "Lots 4A & 4B". (105A & 105B E Constellation Dr.)

ITEM BACKGROUND
Francisca A. Lozano De Fasci, owner of subject property, requests to replat Lot 4 Block 143, Padre Beach Subdivision, Section X, to create tow lots: Lots 4A & 4B Block 143. The subject property is located on the south side of E Constellation Dr. and is zoned "NT" Neighborhood Transition Character Zone. The proposed lot meets the City's minimum requirements.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal: No
Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

Copies of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plats.

METES AND BOUNDS DESCRIPTION

0.143 ACRE (6,250 SQ. FT.) OF LAND, BEING ALL OF LOT FOUR (4), BLOCK NUMBER ONE HUNDRED FORTY-THREE (143), PADRE BEACH SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.143 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 4 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CONSTELLATION DRIVE (50 FT. R.O.W.), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID CONSTELLATION DRIVE, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 4, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT;

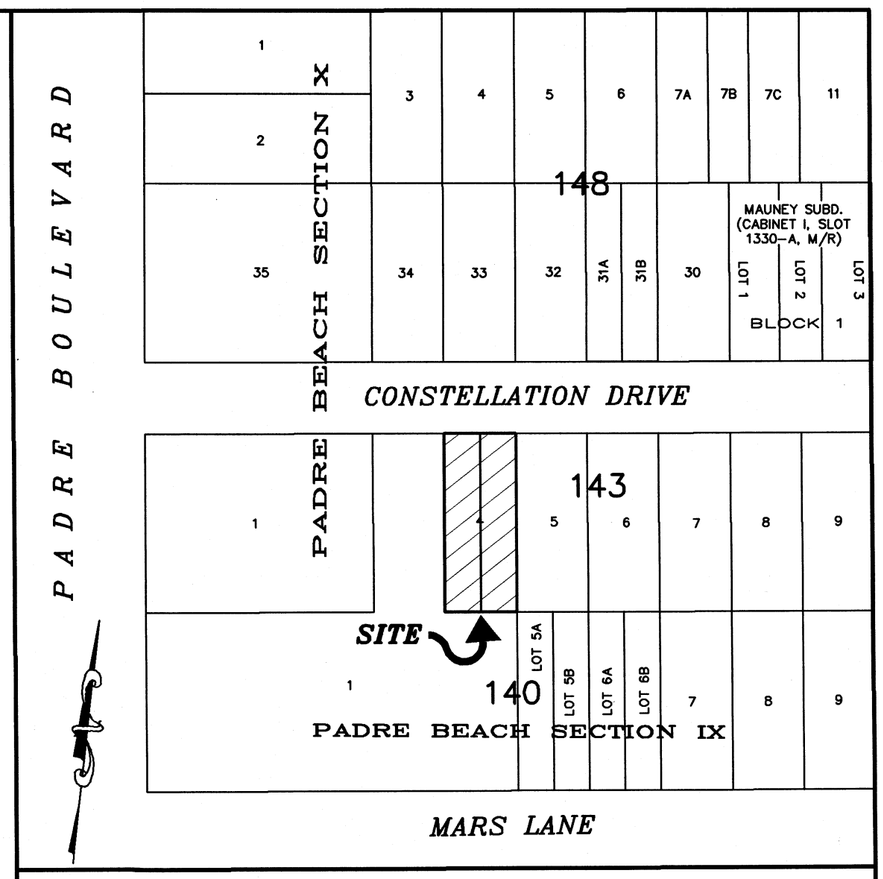
THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 4, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN SET AT THE NORTHWEST CORNER OF SAID LOT 4 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CONSTELLATION DRIVE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CONSTELLATION DRIVE, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

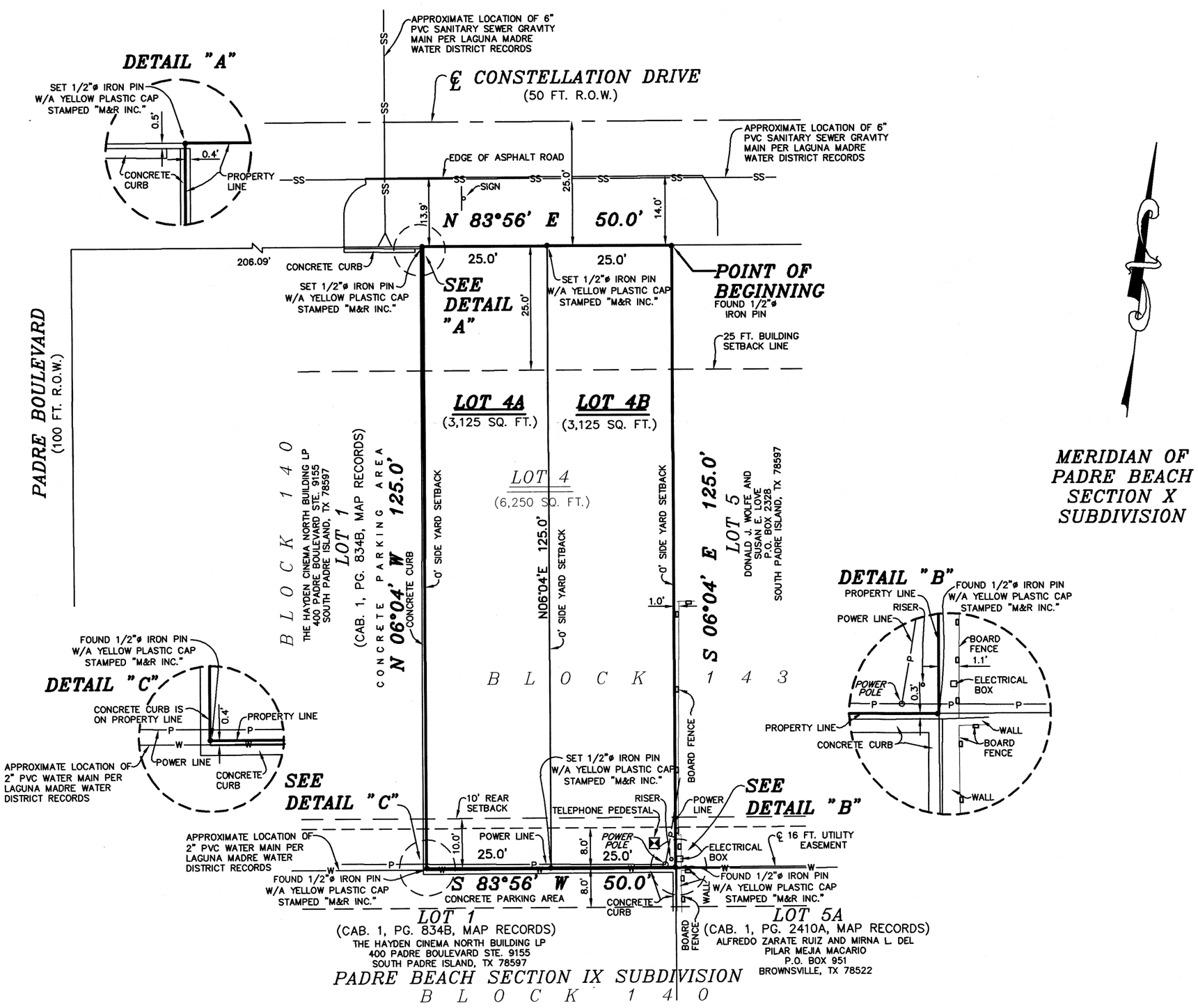
CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CONSTELLATION DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 6) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THESE LOTS ARE HEREBY DEDICATED AS TOWNHOME LOTS.
4. THIS TRACT LIES IN ZONING CLASSIFICATION "NT" NEIGHBORHOOD TRANSITION CHARACTER ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
5. PER SECTION 6.7.1 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM-BASED CODE;
   0' SIDE YARD SETBACK
   10' REAR SETBACK TOWARD A SINGLE FAMILY RESIDENTIAL LOT



VICINITY MAP
(SCALE: 1" =100')



PRELIMINARY PLAT
OF
"LOTS 4A AND 4B, BLOCK 143, PADRE BEACH SECTION X"
BEING A REPLAT
OF

LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED FORTY-THREE (143), PADRE BEACH SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1' = 20'
SURVEYED FOR:

FRANCISCA A. LOZANO DE FASCI

The undersigned hereby certifies that the survey described hereon was made on the ground on DECEMBER 9, 2020; 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.

STATE OF TEXAS REGISTERED E.H. MEJIA 3900 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

OWNER:
FRANCISCA A. LOZANO DE FASCI
P.O. BOX 2535
SOUTH PADRE ISLAND, TX 78597

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

G.F. NO. N/A
21298.DWG

JOB NO. 21298
KEILA POSADA

METES AND BOUNDS DESCRIPTION

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5. PER SECTION 6.7.1 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM-BASED CODE;
   0' SIDE YARD SETBACK
   10' REAR SETBACK TOWARD A SINGLE FAMILY RESIDENTIAL LOT

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.

STATE OF TEXAS REGISTERED E.H. MEJIA 3900 PROFESSIONAL LAND SURVEYOR

EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900

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: LOT FOUR (4), BLOCK ONE HUNDRED FORTY THREE (143), PADRE BEACH SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS. DEPICTED HEREON.

APPROVED: _____ 1/14/21
TONY YZAGUIRRE, Jr. — DATE
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

COUNTY ASSESSOR & COLLECTOR OF TAXES CAMERON COUNTY, TEXAS

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.

_____ 01/14/2021
CARLOS J. GALVAN, JR. – GENERAL MANAGER — DATE
LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS
COUNTY OF CAMERON

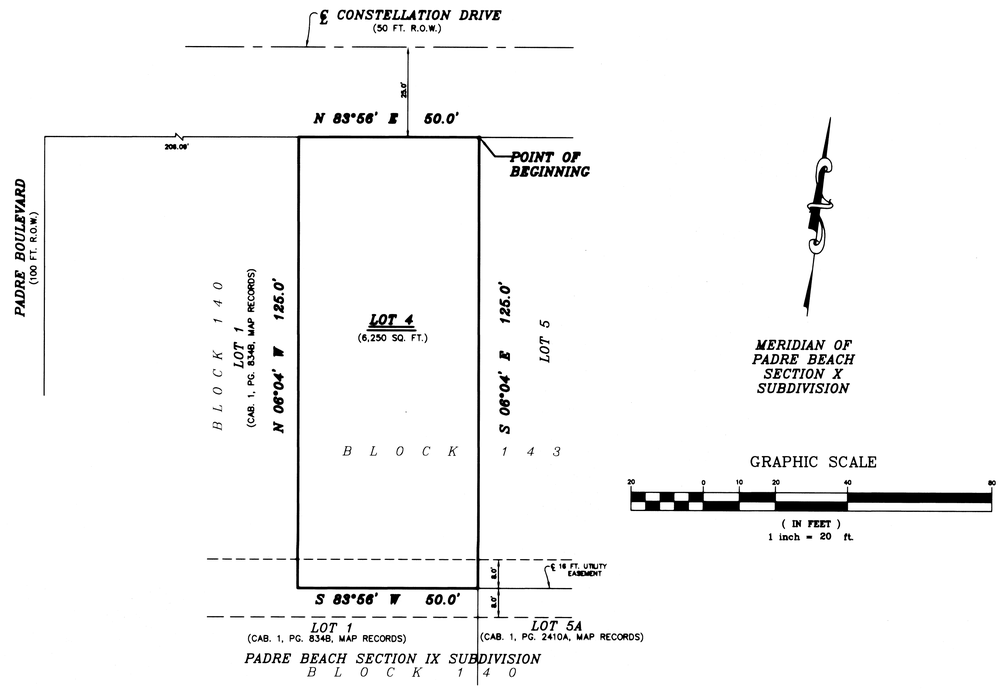
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2021.

PLANNING AND ZONING COMMISSION CHAIR — PUBLIC WORKS DIRECTOR

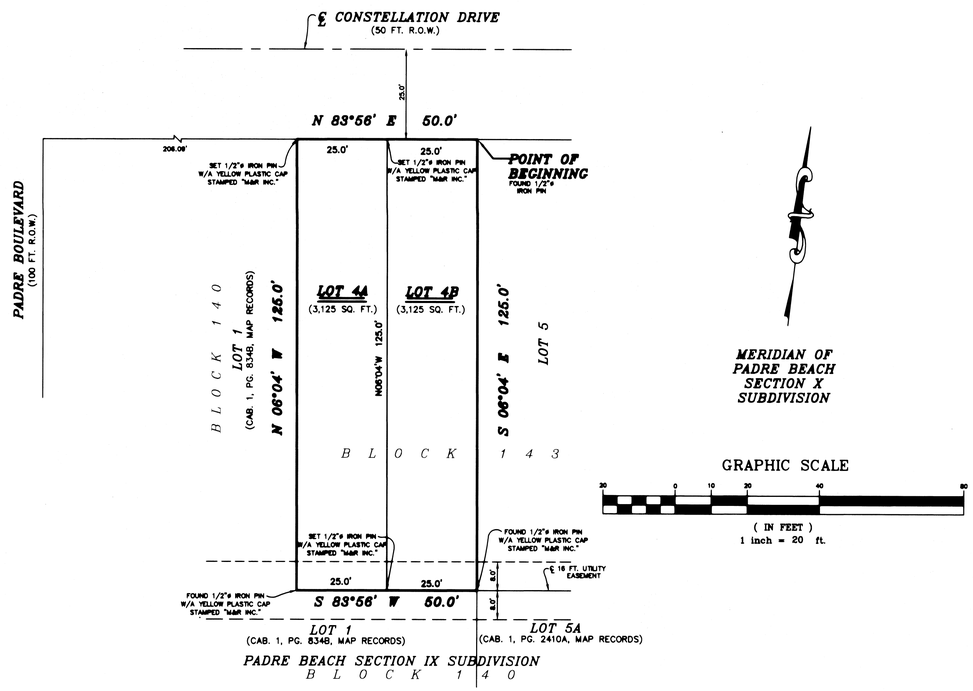
STATE OF TEXAS
COUNTY OF CAMERON

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 _____, 2021 at _____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No._____.

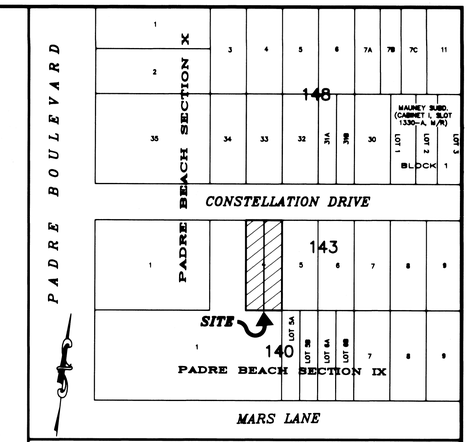
By: _____ Deputy



PROPERTY PRIOR TO REPLAT



REPLAT



VICINITY MAP
(SCALE: 1" =100')

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, FRANCISCA A. LOZANO DE FASCI, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 4A AND 4B, BLOCK 143, PADRE BEACH, SECTION X", 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.

_____ 1/13/2021
FRANCISCA A. LOZANO DE FASCI — DATE
OWNER

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FRANCISCA A. LOZANO DE FASCI ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13 DAY OF January, 2021.

_____
NOTARY PUBLIC

Cameron
COUNTY

Dalia G. Sierra
My Commission Expires
05/19/2021
ID No. 131

FINAL PLAT
OF
"LOTS 4A AND 4B, BLOCK 143, PADRE BEACH SECTION X"

BEING A REPLAT
OF

LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED FORTY-THREE (143), PADRE BEACH SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1' = 20'
PREPARED FOR:

FRANCISCA A. LOZANO DE FASCI

DECEMBER 9, 2020

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:
FRANCISCA A. LOZANO DE FASCI
P.O. BOX 2535
SOUTH PADRE ISLAND, TX 78597

G.F. NO. N/A — JOB NO. 21298
21298.DWG — KEILA POSADA