

**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, MARCH 17, 2016
10:00 A.M. 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 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 February 18, 2016 regular meeting minutes.
5. Discussion and action regarding the proposed replat of "Lots 12 and 13, Block 17, the Shores Subdivision, Marina Village Phase, Section 2, South Padre Island, TX" to merge the lands into "Lot 13A".
6. Adjournment.

DATED THIS THE 10TH DAY OF MARCH 2016



Susan Hill, 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 CORRENT 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 **MARCH 10, 2016** AT/OR BEFORE **10:00 A.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, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 18, 2016**

1. Call to Order.

Patrick McNulty called the meeting to order at 3:00 p.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building; 4601 Padre Boulevard and declared a quorum of members present. Commission members in attendance were: Patrick McNulty, Gary Olle, Chris Huffman, and Kimberly Dollar. Member with an excused absence were Beth Vance and Robert Bujanos. Member with an unexcused absence was Art Teniente. Staff members present were Development Director, Sungman Kim and Susan Hill.

2. Pledge of Allegiance.

Mr. McNulty led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of minutes of the January 21, 2016 regular meeting.

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the January 21, 2016 regular meeting minutes. Ms. Dollar made a motion to approve as submitted. Mr. Olle seconded the motion. The motion carried unanimously.

5. Discussion and action regarding a Conditional Use Permit for the proposed valet parking plan. (Courtyard by Marriott)

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the Conditional Use Permit for the proposed valet parking plan.

Mr. McNulty then opened it up for discussion and action by the Commission. The Commissioners expressed their comments/concerns regarding this matter. Mr. Olle made a motion to approve as submitted. Mr. Huffman seconded the motion. The motion carried unanimously.

6. Discussion and action regarding replat of "Private Boat Launching Ramp & Area" at Block 196 of Fiesta Isles Subdivision.

Mr. McNulty announced the item from the agenda and excused himself from participating on this agenda item. Mr. Huffman then asked for a staff report. Dr. Kim gave a brief summary regarding the proposed replat of "Private Boat Launching Ramp & Area" at Block 196 of Fiesta Isles Subdivision.

Mr. Huffman then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After much discussion Mr. Olle made a motion to deny the proposed replat. Ms. Dollar seconded the motion. The motion passed on a 3:0 vote.

7. Discussion and action regarding revision of Section 20-13 Setback Area – Special Regulations and Uses.

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the revision of Section 23-13 Setback Area – Special Regulations and Uses.

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. Mr. Olle made a motion to approve the modifications. Mr. Huffman seconded the motion. The motion carried unanimously.

8. Discussion and action regarding revision of Section 20-14 Parking Regulations for clarification.

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the revision of Section 23-14 Parking Regulations for clarification.

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. Mr. McNulty made a motion to approve as submitted. Mr. Olle seconded the motion. The motion carried unanimously.

9. Adjournment

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 4:21 p.m.

Marta Martinez, Secretary

Patrick McNulty, Chairman

<p style="text-align: center;">PLANNING & ZONING COMMISSION AGENDA REQUEST FORM</p>

MEETING DATE: March 17, 2016

ITEM: 5

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding the proposed replat of "Lots 12 and 13, Block 17, the Shores Subdivision, Marina Village Phase, Section 2, South Padre Island, TX" to merge the lands into "Lot 13A".

DISCUSSION:

The Ownership

1. The entire lot belongs to M.K. Tidwell Residential Realty Development Company, LLC according to the Title Certificate dated March 7, 2016 prepared by Rio Grande Valley Abstract Co., Inc.

The PDD Requirements

1. The site has been zoned into R-1 Lot Type IV Waterfront District allowing single-family developments.
2. R-1 Single Family District
 - a. Setback at Lot Type IV (PDD 2.5(D))
 - i. Front 20'-24'
 - ii. Side 6' & 12'
 - iii. Rear 20'
 - b. The minimum area of a lot shall be 5,000 square feet. (PDD 2.5(I))
 - c. Width of lot: minimum 35' (PDD 2.5(J))
 - d. Depth of lot: the minimum depth of a lot shall be as required to meet the 5,000 square feet minimum lot size. (PDD 2.5(K))
3. Minimum Standards for Street Design and Construction (PDD 3.1) – Streets and sidewalks are already built-in currently to the Shores and does not require any construction.

Staff Recommendation

The proposed subdivision meets all minimum requirements of the Shores PDD. 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.

METES & BOUNDS DESCRIPTION

0.264 ACRE (11,507 SQ. FT.) BEING ALL OF LOT NUMBERS TWELVE (12) AND THIRTEEN (13), 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 I, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.264 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 13, 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 10.0 FEET A PUNCHMARK SET ON A CONCRETE BASE, A TOTAL DISTANCE OF 118.00 FEET TO A PUNCH MARK 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, AT A DISTANCE OF 8.00 FEET A PUNCHMARK FOUND, AT A DISTANCE OF 49.52 FEET A PUNCHMARK FOUND, A TOTAL DISTANCE OF 97.52 FEET, A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF LOT 11, BLOCK 17, FOR THE SOUTHEAST CORNER OF THIS TRACT;

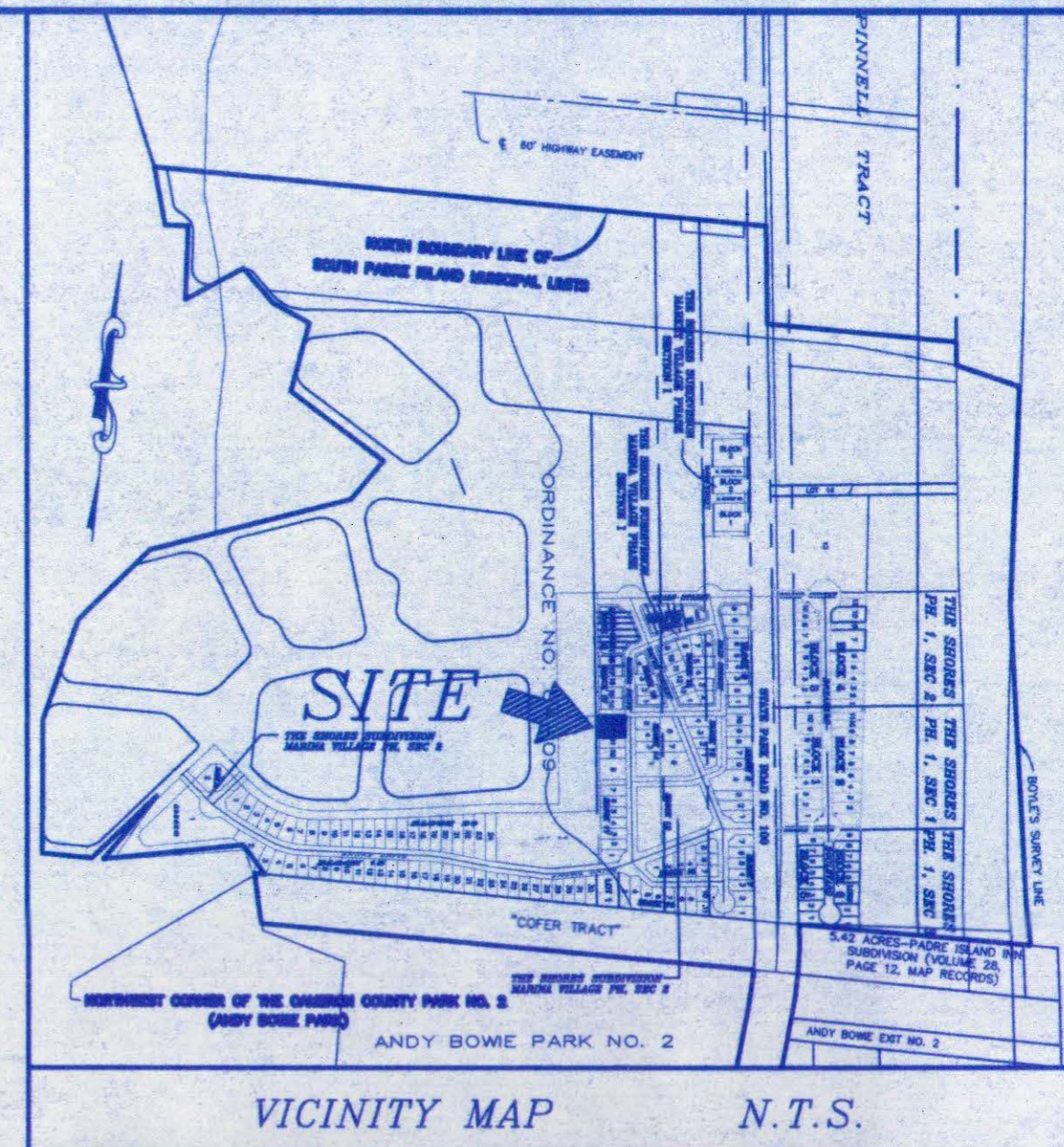
THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 108.00 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 97.52 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.264 ACRES, MORE OR LESS.

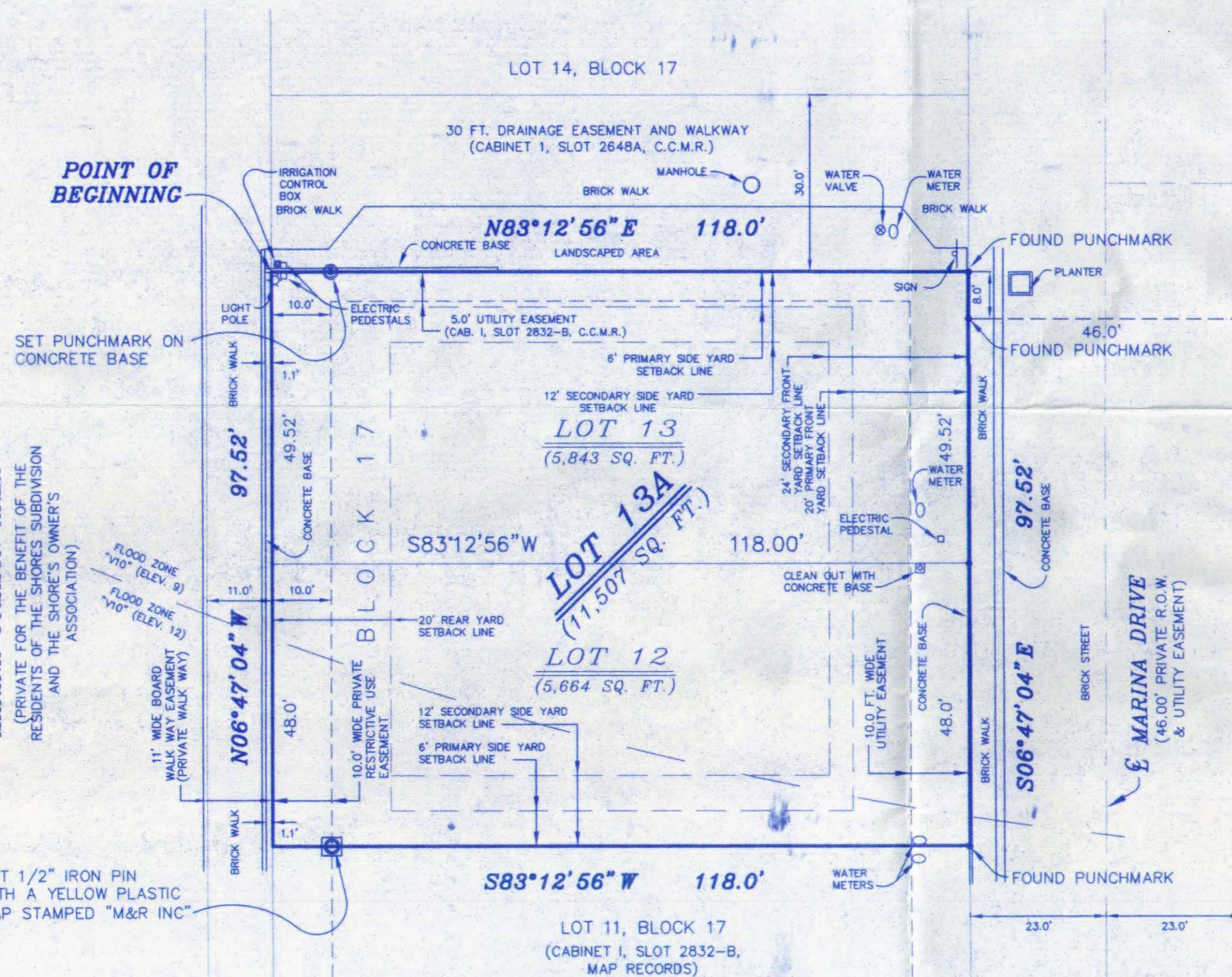
LEGEND - MONUMENTATION

- - FOUND PUNCHMARK ON CONCRETE BASE OR BRICK WALK
- - SET PUNCHMARK ON CONCRETE BASE OR BRICK WALK
- ⊠ - SET 1/2" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" ALONG REAR UTILITY EASEMENT

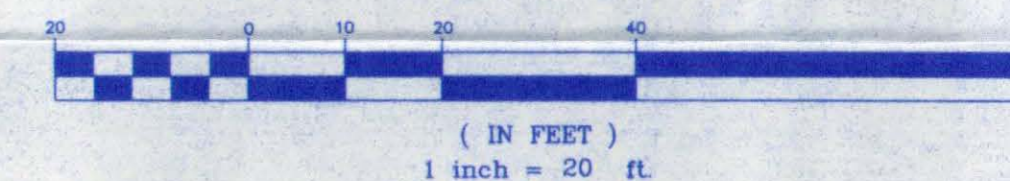


VICINITY MAP

N.T.S.



GRAPHIC SCALE



PRELIMINARY PLAT
OF

"LOT 13A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2"

BEING A RE-PLAT OF
LOT NUMBERS TWELVE (12) AND THIRTEEN (13), 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 I, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"= 20'
PREPARED FOR:

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

FEBRUARY 17, 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@engmail.com

G.F. NO. N/A

JOB NO. 19751
S.TROWBRIDGE

NOTES:

1. MONUMENTATION FOUND ALONG THE CENTERLINE OF PARKROAD 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 13A) 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 02-17-16;

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.

E.H. Mejia
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



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CONTAINING, 0.264 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



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

APPROVED: *Tony Yzaguirre* *3/8/2016*
TONY YZAGUIRRE, JR.
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. *3/8/16*
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 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 _____, 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 SHORE'S OWNER'S ASSOCIATION)

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(PRIVATE FOR THE BENEFIT OF THE RESIDENTS OF THE SHORES SUBDIVISION AND THE SHORE'S OWNER'S ASSOCIATION)

SET 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC"

POINT OF BEGINNING

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