

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

TUESDAY, MARCH 2, 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. Public Comments and Announcements

This is an opportunity for citizens to speak to the Commission relating to agenda or non-agenda items. Speakers are required to address the Commission 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. Discussion and Action

4.1. Approve minutes of January 21, 2021 Regular Meeting.

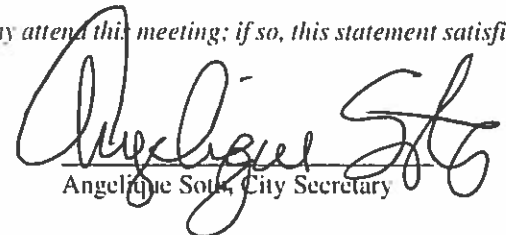
4.2. Discussion and action regarding the proposed replat of "Lots 1 - 20 Seahorse Harbor Subdivision" to create three lots: "Lots 1 - 3".

5. Adjourn

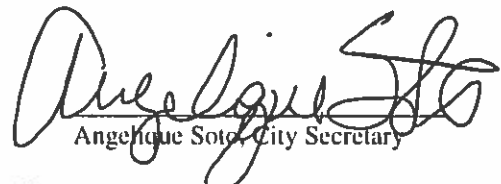
NOTE:

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 26TH DAY OF FEBRUARY 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 **FEBRUARY 26, 2021**, 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 THE BUILDING DEPARTMENT AT (956) 761-8104.

Agenda: MARCH 2, 2021



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

MEETING DATE: March 2, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Approve minutes of January 21, 2021 Regular Meeting.

ITEM BACKGROUND

Approve January 21, 2021 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, JANUARY 21, 2021

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, January 21, 2021 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, Gordon Garlock, Chris Huffman, Joseph Praster, and Dina Rich.

City staff members present were: Public Works Director C. Alejandro Sanchez and Administrative Assistant Marta Martinez. Also present was Council Member Ken Medders.

2. PLEDGE OF ALLEGIANCE

Chairman Olle led the Pledge of Allegiance.

3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN.

Commissioner Fletcher made a motion, seconded by Commissioner Garlock to nominate Gary Olle for Chairman and Gordon Garlock for Vice-Chairman. Motion carried unanimously.

4. PUBLIC COMMENTS AND ANNOUNCEMENTS

Members introduced themselves.

5. DISCUSSION AND ACTION.

5.1 APPROVE MINUTES OF NOVEMBER 19, 2020 REGULAR MEETING.

Commissioner Garlock made a motion, seconded by Commissioner Fletcher to approve the November 19, 2020 regular meeting minutes as submitted. Motion carried unanimously.

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)

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lot 4, Block 143, Padre Beach Subdivision, Section X” to create two lots, “Lots 4A & 4B”. Motion carried unanimously.

6. ADJOURN

There being no further business to discussion; Chairman Olle adjourned the meeting at 3:03 p.m.

Marta Martinez, Secretary

Gary Olle, Chairman

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

MEETING DATE: March 2, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 1 - 20 Seahorse Harbor Subdivision" to create three lots: "Lots 1 - 3".

ITEM BACKGROUND

Pablo Paez, Manager of Del Mar SPI, LLC requests to replat Lots 1 - 20 Seahorse Harbor Subdivision, to create three lots: Lots 1 - 3. The subject property is located within the Sunny Isles Subdivision and proposed lots are zoned "EDC" Entertainment District Core Character Zone and zone "BF" Bayfront Character Zone. The proposed lots meet 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

BEING A 2.945 ACRE TRACT, MORE OR LESS, CONSISTING OF ALL OF LOTS 1 THROUGH 20, SEAHORSE HARBOR SUBDIVISION, A PLANNED DEVELOPMENT COMMUNITY, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOT 2297-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 2.945 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" AT THE SOUTHEAST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION AND THE COMMON CORNER OF LOTS 9, 29 AND 30 OF SUNNY ISLES SUBDIVISION (RECORDED IN VOLUME 14, PAGE 8 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION AND THE NORTH BOUNDARY LINE OF LOTS 20 THROUGH 29 OF SAID SUNNY ISLES SUBDIVISION, SOUTH 82 DEG. 58 MIN. WEST, AT 500.00 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 515.19 FEET TO THE SOUTHWEST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION, NORTH 06 DEG. 07 MIN. WEST, A DISTANCE OF 250.03 FEET TO THE NORTHWEST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

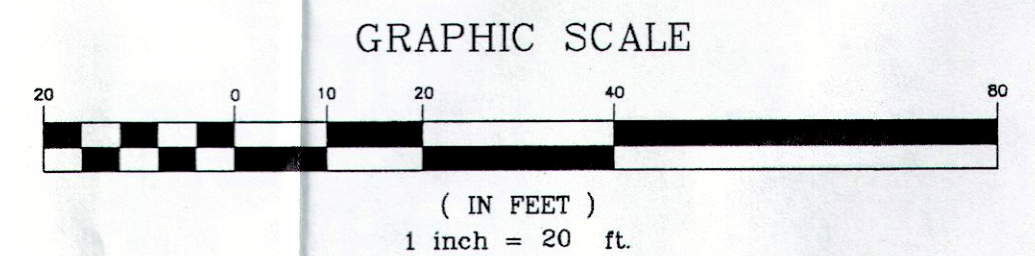
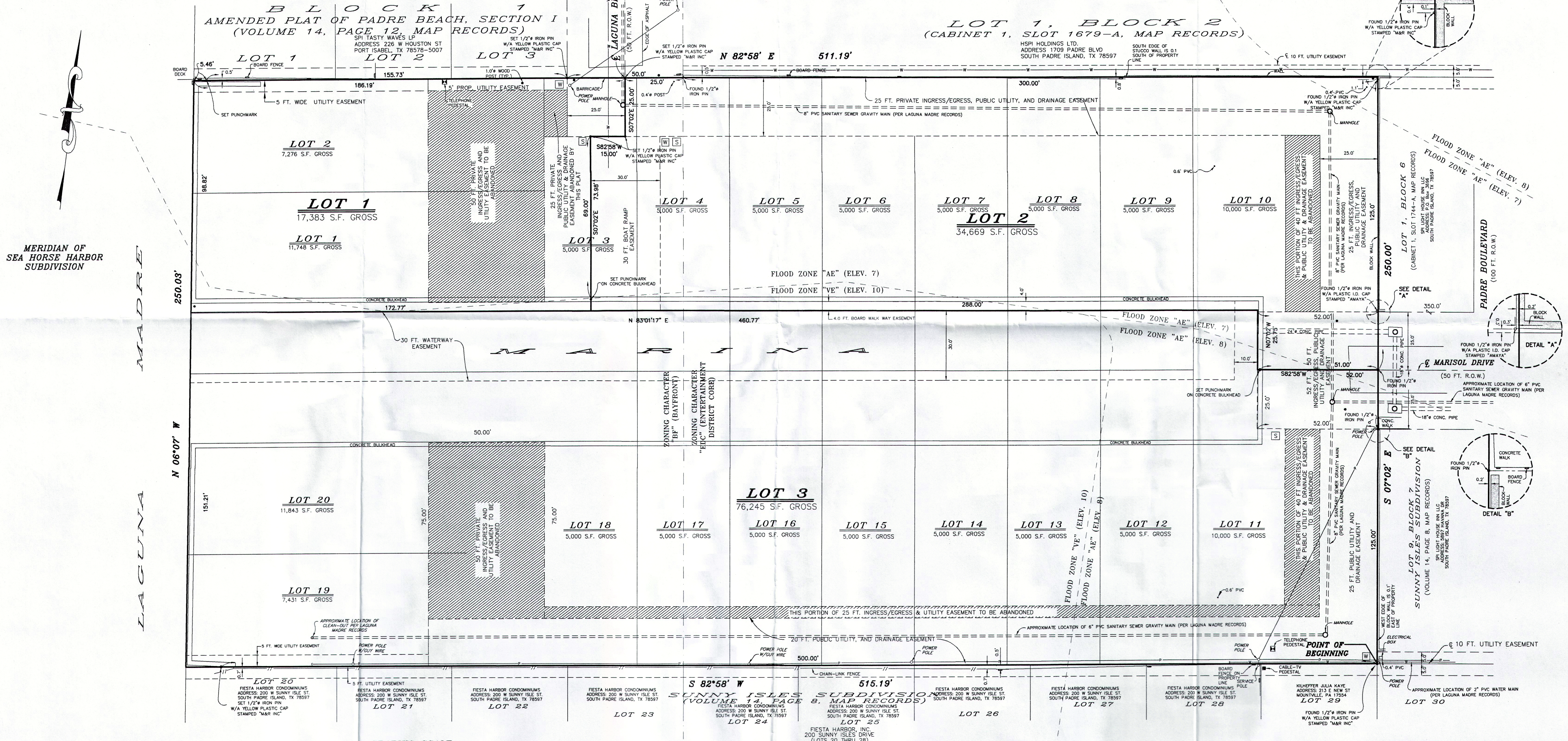
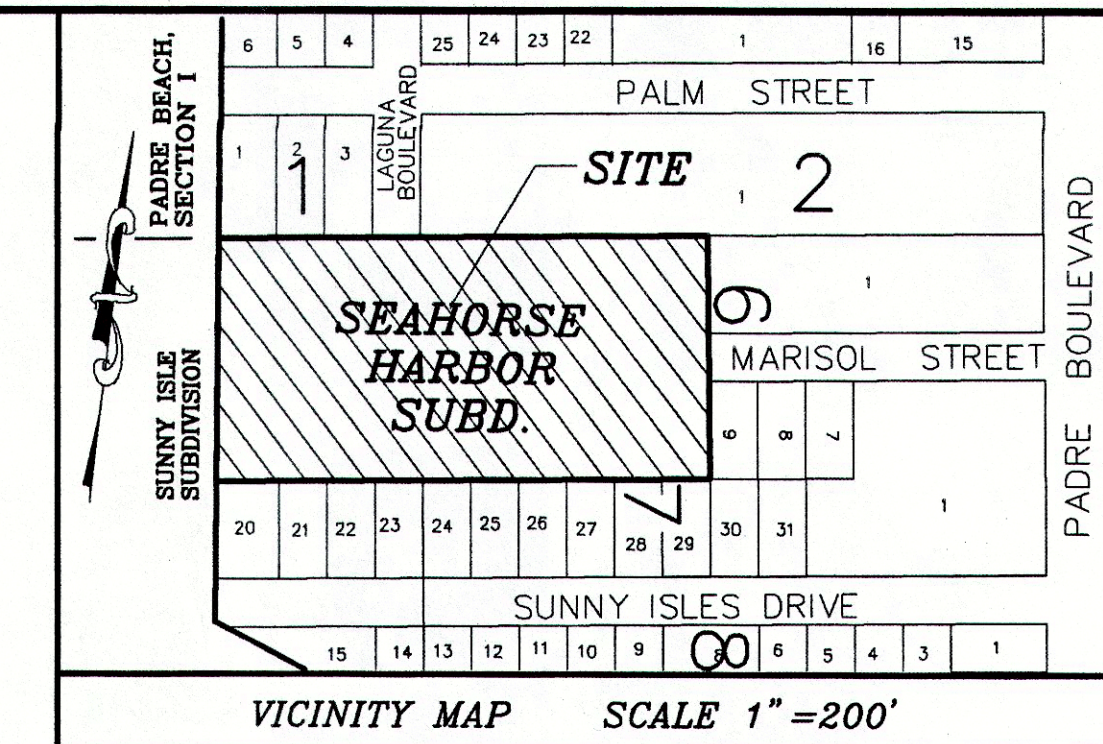
THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION, NORTH 82 DEG. 58 MIN. EAST, AT A DISTANCE OF 5.46 FEET TO A PUNCHMARK SET FOR REFERENCE, A TOTAL DISTANCE OF 511.19 FEET TO THE NORTHEAST OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE SAID SEAHORSE HARBOR SUBDIVISION, SOUTH 07 DEG. 02 MIN. EAST, AT A DISTANCE OF 1.1 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.945 ACRES OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONES SHOWN AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONES "EDC" (ENTERTAINMENT DISTRICT CORE) AND ZONE "BF" (BAYFRONT CHARACTER) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING ORDINANCES.
4. SETBACKS ARE PER SECTION 20-8.1 APPENDIX "Z".
5. PROPOSED WATER AND SEWER TAPS SHOWN MAY CHANGE WHEN THE SITE DESIGN BEGINS.
6. PRIVATE INGRESS/EGRESS EASEMENT IS FOR THE USE OF LOT 1, 2 AND 3.



PRELIMINARY PLAT OF "LOTS 1, 2, AND 3, SEAHORSE HARBOR. REPLAT NO. 2 SUBDIVISION" BEING A REPLAT OF

LOTS NUMBERED ONE (1) THROUGH TWENTY (20), SEAHORSE HARBOR SUBDIVISION, A PLANNED DEVELOPMENT COMMUNITY, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOT 2297-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR: **DEL MAR SPI, LLC**

The undersigned hereby certifies that the survey described hereon was made on the ground on OCTOBER 31, 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.

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



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@gmail.com

G.F. NO. N/A
212585.DWG

JOB NO. 21258
Gene G. Orive Jr.

METES AND BOUNDS DESCRIPTION

BEING A 2.945 ACRE TRACT, MORE OR LESS, CONSISTING OF ALL OF LOTS 1 THROUGH 20, SEAHORSE HARBOR SUBDIVISION, A PLANNED DEVELOPMENT COMMUNITY, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOT 2297-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 2.945 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

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THENCE, ALONG THE EAST BOUNDARY LINE SAID SEAHORSE HARBOR SUBDIVISION, SOUTH 07 DEG. 02 MIN. EAST, AT A DISTANCE OF 1.1 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.945 ACRES OF LAND, MORE OR LESS.

NOTES:

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2. THIS TRACT LIES IN FLOOD ZONES SHOWN AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48015, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
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4. SETBACKS ARE AS PER SECTION 20-8.1 APPENDIX "Z".
5. PRIVATE INGRESS/EGRESS EASEMENT IS FOR THE USE OF LOT 1, 2, AND 3.

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.

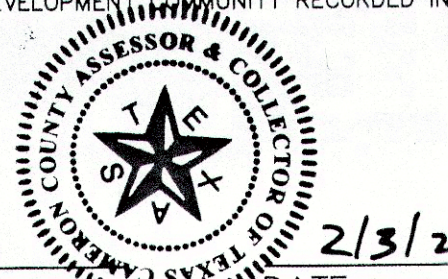
E.H. Mejia
EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR NO. 3900



**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; ALL OF LOTS 1 THROUGH 20, SEAHORSE HARBOR SUBDIVISION, A PLANNED DEVELOPMENT COMMUNITY RECORDED IN CABINET 1, SLOT 2297-A, DEPICTED HEREON.

APPROVED: *Tony Yzaguirre, Jr.* DATE 2/3/2021
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.

APPROVED: *Carlos J. Galvan, Jr.* DATE 2/4/2021
CARLOS J. GALVAN, JR., GENERAL MANAGER, LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS
COUNTY OF CAMERON**

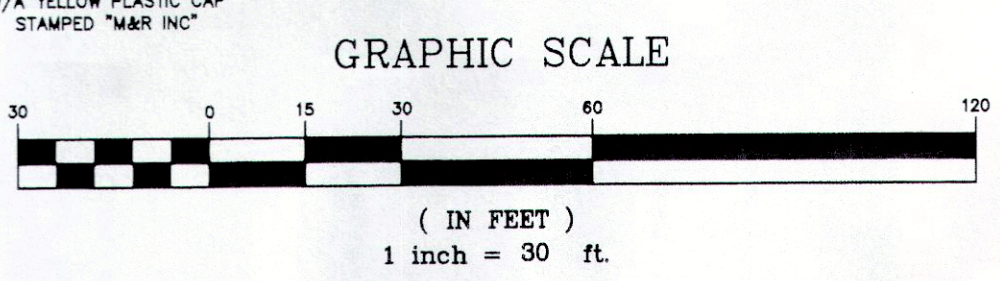
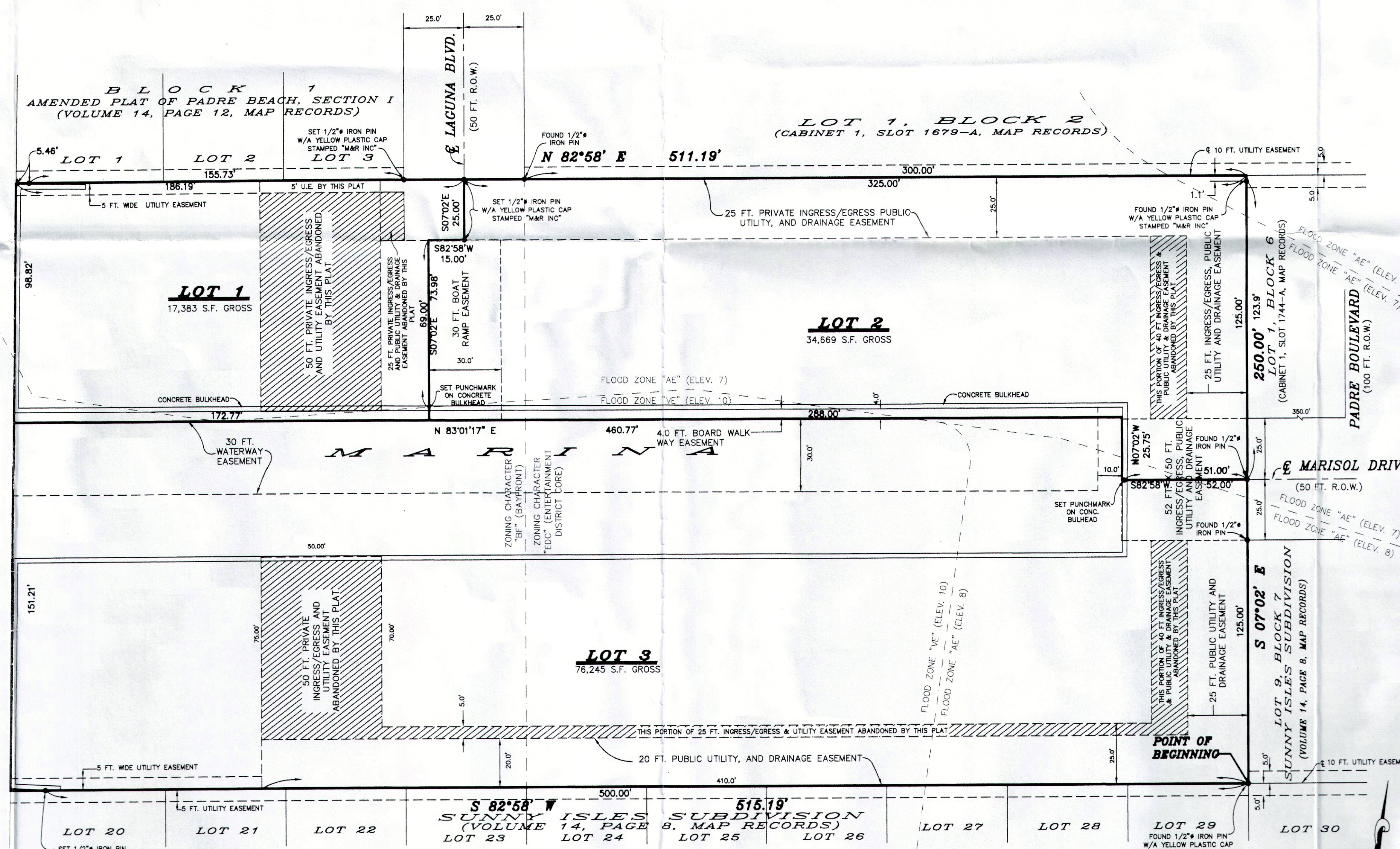
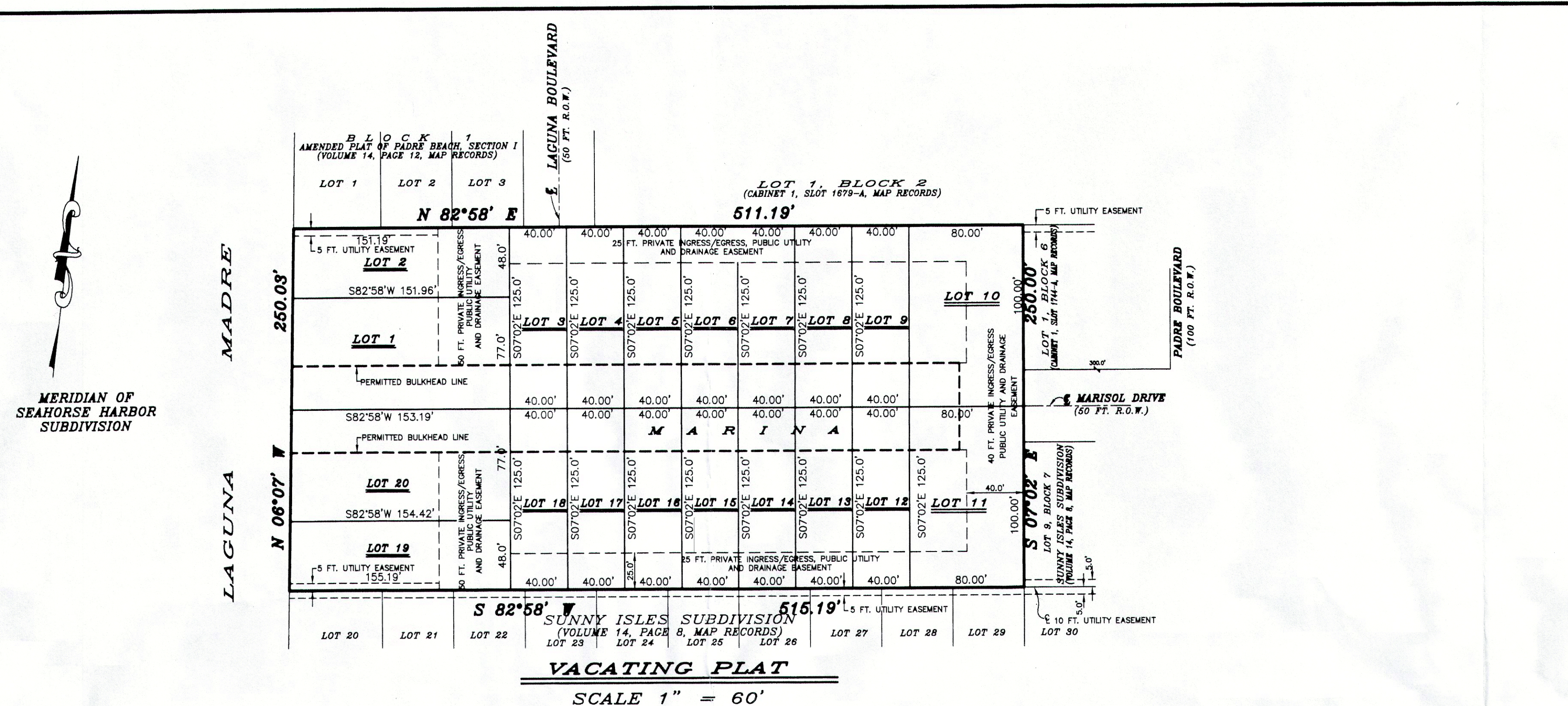
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2021.

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR
CHAIR

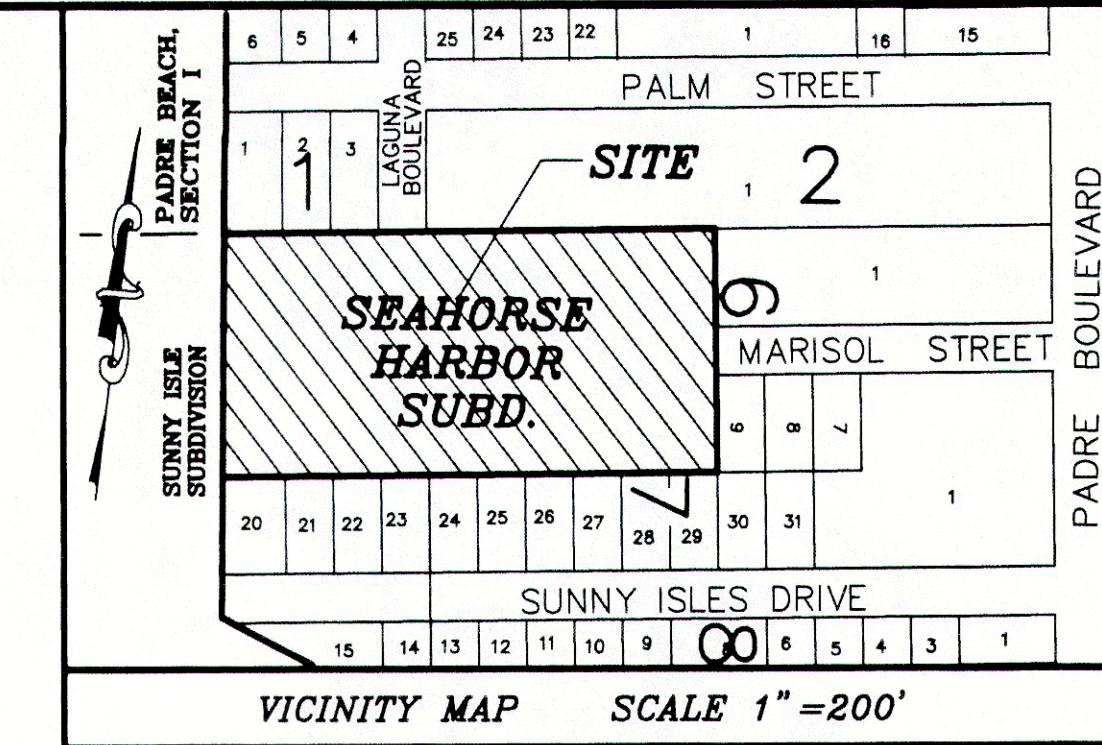
**STATE OF TEXAS
COUNTY OF CAMERON**

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

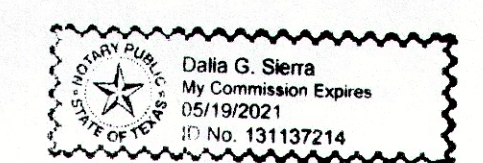


LOTS 1, 2, AND 3, SEAHORSE HARBOR REPLAT NO. 2 SUBDIVISION
BEING A RESUBDIVISION OF
LOTS ONE (1) THROUGH TWENTY (20), SEAHORSE HARBOR SUBDIVISION, A PLANNED DEVELOPMENT COMMUNITY, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 2297-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.
PREPARED FOR:
DEL MAR SPI, LLC
(NOVEMBER 25, 2020)



**STATE OF TEXAS
COUNTY OF CAMERON**
I, THE UNDERSIGNED, MICHELE A. SANCHEZ, AUTHORIZED AGENT OF DEL MAR SPI, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, 2 AND 3, SEAHORSE HARBOR REPLAT NO. 2 SUBDIVISION", 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.
Michele A. Sanchez DATE 2-3-21
MICHELE A. SANCHEZ, AUTHORIZED AGENT OF DEL MAR SPI, LLC.

**STATE OF TEXAS
COUNTY OF CAMERON**
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MICHELE A. SANCHEZ, ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3 DAY OF FEBRUARY, 2021.
NOTARY PUBLIC
Cameron
COUNTY



OWNER:
DEL MAR SPI, LLC
P.O. BOX 40195
SOUTH PADRE ISLAND, TEXAS 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@engmail.com