

**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, AUGUST 20, 2015
3:00 P.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 July 16, 2015 Regular Meeting Minutes.
5. Discussion and action regarding the proposed "Replat of "Lots 25, Block 20, the Shores Subdivision, Marina Village Phase, Section 2, South Padre Island, TX to subdivide the land into "Lots 1 through 15".
6. Adjournment.

DATED THIS THE 14TH DAY OF AUGUST 2015


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 AUGUST 14, 2015 AT/OR BEFORE 12:30 P.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
JULY 16, 2015**

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: Russell Judah, Gary Olle, Patrick McNulty, Robert Bujanos, Kori Marra, and Chris Huffman. Member with an excused absence was Beth Vance. Staff members present were Development Director Sungman Kim and Marta Martinez. Also present was Council Member Sam Listi.

2. Pledge of Allegiance.

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

3. Public Comments and Announcements.

Mr. McNulty announced the item from the agenda and asked if anyone had any comments and/or announcements. Mr. Judah stated that this Commission approved an action at last month's meeting with conditions, and asked how the Planning and Zoning Commission knows if the conditions were met. Mr. McNulty stated there was an email sent out with conditions. Mr. Judah then stated that at the July 15, 2015 the City Council moved forward with the annexation; approximately 4 acres north of South Padre Island.

4. Approval of the June 18, 2015 Regular Meeting Minutes.

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the June 18, 2015 regular meeting minutes. Mr. Olle made a motion to approve the minutes with correction. Mr. Judah seconded the motion. The motion carried unanimously.

5. Discussion and regarding the proposed "Replat of "Lots 5 and 6" in Block 71, Padre Beach Subdivision, Section VI", South Padre Island, TX to have them combined into a single "Lot 5".

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the proposed "Replat of "Lots 5 and 6" in Block 71, Padre Beach Subdivision, Section VI", South Padre Island, TX to have them combined into a single "Lot 5".

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

6. Public Hearing regarding text amendments to Table 5.1 – Schedule of Uses and Table 5.2 – Use Criteria of the form-based code, so that "Auto-related Sales or Service Establishment" are allowed within Town Center Crossing Zone.

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Mr. McNulty then opened the public hearing at 3:26 p.m. and asked if anyone from the public wished to speak in favor of this agenda item. Hearing none, Mr. McNulty then asked if any member from the public wished to speak in opposition to this matter. Hearing none, Mr. McNulty closed the public hearing at 3:27 p.m.

7. Discussion and action regarding text amendments to Table 5.1 – Schedule of Uses and Table 5.2 – Use Criteria of the form-based code, so that “Auto-related Sales or Service Establishment” are allowed within Town Center Crossing Zone.

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After much discussion Mr. Judah made a motion to deny the text amendment. Mr. McNulty seconded the motion. The motion passed on a 4:1:1 vote. Mr. Olle voted in opposition and Mr. Bujanos abstained.

8. Public Hearing regarding the designation of Lot 1, Block 1 Padre Island Inn Subdivision (aka Ocean Tower Property) into a District “PBN” Padre Boulevard North Character Zone or a District “B” Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Mr. McNulty then opened the public hearing at 3:51 p.m. and asked if anyone from the public wished to speak in favor of this agenda item. Sam Listi spoke in favor of this agenda item and also stated that the owner is requesting the property to be zoned District “B”. Mr. McNulty then asked if any member from the public wished to speak in opposition to this matter. Hearing none, Mr. McNulty closed the public hearing at 3:53 p.m.

9. Discussion and action regarding the designation of Lot 1, Block 1 Padre Island Inn Subdivision (aka Ocean Tower Property) into a District “PBN” Padre Boulevard North Character Zone or a District “B” Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Mr. Olle made a motion to approve the property be zoned District “B” Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district. Ms. Marra seconded the motion. The carried unanimously.

10. Discussion and action regarding the Transportation Plan.

Mr. McNulty announced the item from the agenda and turned it over to Mr. Judah who took it through the next steps with further explanation. Mr. Judah stated that he would like for staff to clarify the relationship between the Transportation Plan and efforts of the Planning and Zoning Commission. Dr. Kim stated that Kimley-Horn was working on the transportation plan along with the recommended additional alternatives at the earlier city council workshop. Staff also stated that he would bring the plan before this Commission as soon as it is available for review and further study.

11. Adjournment

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 4:05 p.m.

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

MEETING DATE: August 20, 2015

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding the proposed “Replat of Lot 25, Block 20, the Shores Subdivision, Marina Village Phase, Section 2, South Padre Island, TX” to subdivide the land into “Lots 1 through 15”.

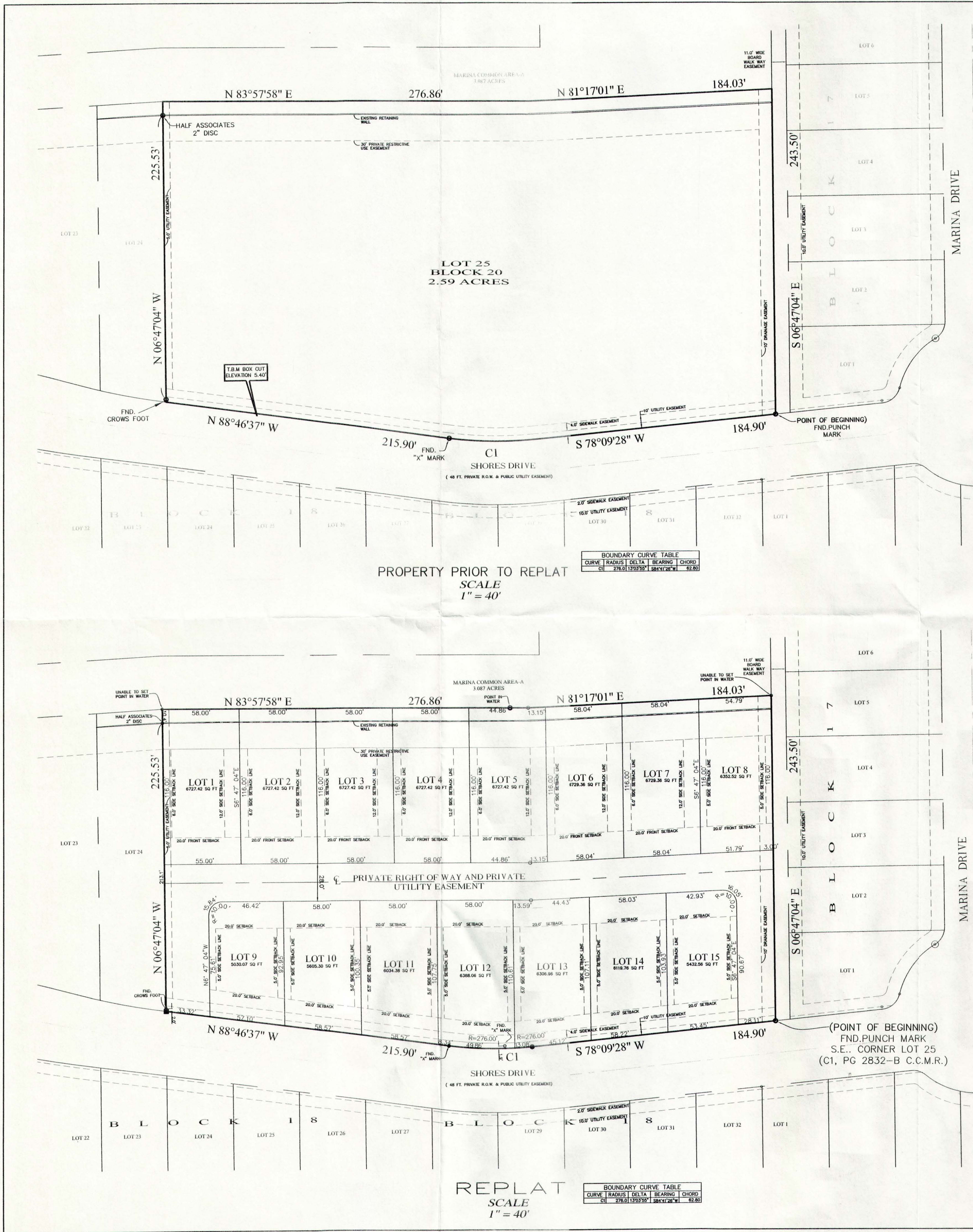
DISCUSSION:

The Ownership

1. The entire lot belongs to VAR ISLA LLC.

The PDD Requirements

1. The site has been zoned into R-2 allowing low-rise multiple family, apartments, condominium, and townhouse developments. At the same time, according to PDD 2.6(A) Use Regulation, any use authorized in an R-1 (single family) could be built under R-2 district. If it is to be developed for single family use, it should to be developed under the guidelines of R-1 district.
2. R-1 Single Family District
 - a. Setback at Lot Type VIII (PDD 2.5(D))
 - i. Front 20’-24’
 - ii. Side 5’
 - 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 25’ (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.
 - a. Type A – 22’ R.O.W. Access Street: There are driveways typically used to serve commercial and/or multi-family residential developments. Typically used to direct traffic into designated parking areas with no sidewalks or shoulders and provides 11’ drive lanes. (PDD 3.1.1)
 - b. Type G 44’ R.O.W. Street: These are private streets that may be used for internal drives or streets primarily serving single-family, townhouse or multi-family developments. This street type is characterized with a 44’ ROW, 13.5’ drive



SCALE 1" = 40'

STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, CARLOS VARELA O VAR-ISLA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF LOT 25, BLOCK TWENTY (20), THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION 2, AS RECORDED IN CABINET 1, PG 2832-B, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND DESIGNATED HEREIN AS "THE SHORES MARINA LOT 25 BLOCK 20 SUBDIVISION", WITHIN THE TOWN OF SOUTH PADRE ISLAND OR ITS E.T.J. AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE 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.

OWNER
CARLOS VARELA O VAR-ISLA LLC

DATE

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS VARELA O VAR-ISLA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____.

NOTARY PUBLIC
CAMERON COUNTY

DATE

STATE OF TEXAS COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "AMENDED PLAT OF PLAT NO. 2 OF POINT ISABEL SUBDIVISION" DEPICTED HEREON.

APPROVED:

TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR
OF TAXES, CAMERON COUNTY

DATE

STATE OF TEXAS COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____ A.D., 20____ WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D., 20____ AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D., 20____ AT ____ M., IN CABINET ____, SLOT ____, MAP RECORDED OF SAID COUNTY.

SYLVIA GARZA-PEREZ
COUNTY CLERK
CAMERON COUNTY, TEXAS

DEPUTY

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

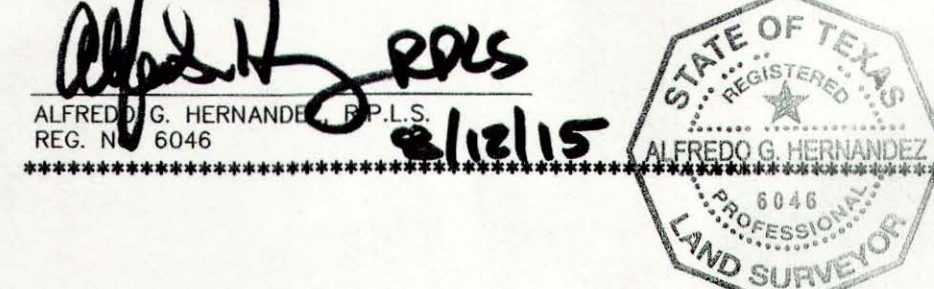
THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

DATE SIGNED

CARLOS J. GALVAN
GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

DATE

ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, ALL DISTANCES ARE IN FEET.



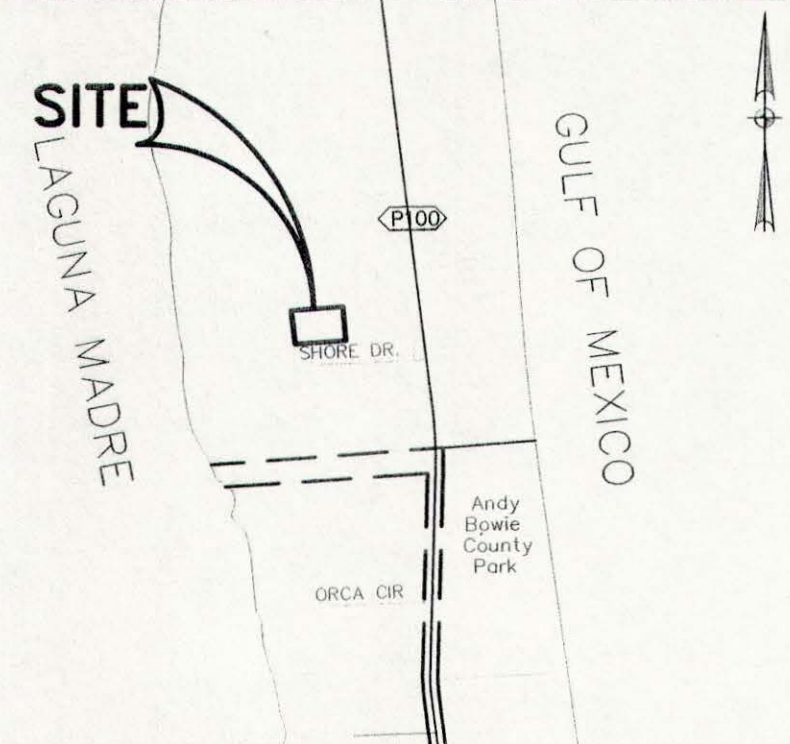
NOTES:

1. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS UNLESS OTHERWISE SHOWN.
2. THIS TRACT LIES IN FLOOD ZONE "V10" (ELEVATIONS 9 AND 12), AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTOR DETERMINED.
3. THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION 2, AS RECORDED IN CABINET 1, PAGE 2832-B, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.
4. ALL PROPERTY CORNERS ARE 1/2" IRON ROD WITH CAP SET UNLESS OTHERWISE NOTED.
5. BENCHMARK INFORMATION: NATIONAL OCEANIC SURVEY BENCHMARK BEING A BRASS DISC SET IN A CONCRETE BULKHEAD STAMPED "9571A", WITH A PUBLISHED ELEVATION OF 8.2 FEET ABOVE MEAN SEA LEVEL BASED ON NAVD88, LOCATED APPROXIMATELY 0.15 MILES EAST OF STATE PARK ROAD 100 OFF THE PRIVATE ROAD LEADING TO THE SOLIMAR PRIVATE LODGE ON A CONCRETE BULKHEAD AT THE EAST END OF THE LODGE, 24.5 FEET EAST OF THE NORTHEAST CORNER OF LODGE.
6. MINIMUM SETBACK LINES ARE ESTABLISHED IN THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS, SPECIFICATIONS AND ZONING FOR THE SHORES SUBDIVISION OF SOUTH PADRE ISLAND.
7. ALL LOTS WILL BE FOR SINGLE-FAMILY DWELLINGS.
8. LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE TOWN OF SOUTH PADRE ISLAND BEFORE BEGINNING HOUSE CONSTRUCTION.
9. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
10. UTILITY PROVIDERS: WATER AND SEWER LAGUNA MADRE WATER DISTRICT ELECTRICITY TEXAS PUBLIC UTILITIES COMMISSION.
11. THE MARINA COMMON AREA SHALL REMAIN PRIVATE FOR THE BENEFIT OF THE RESIDENTS OF THE SHORES SUBDIVISION AND THE SHORES OWNERS ASSOCIATION.
12. THE LOT OWNER SHALL BE RESPONSIBLE FOR MAKING PROPER SEWER TAP, THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOUR PRIOR TO COMMENCING WORK.
13. THE PRIVATE RESTRICTIVE USE EASEMENT IS DEDICATED FOR USE BY THE SHORES OWNERS ASSOCIATION. CONSTRUCTION WITHIN THE AREA SHALL COMPLY WITH DEED RESTRICTIONS FOR THE SHORES SUBDIVISION AND/OR REQUIREMENTS SPECIFIED IN THE PLAN DEVELOPMENT DISTRICT (PDD) STANDARDS, SPECIFICATIONS, AND ZONING FOR THE SHORES SUBDIVISION.

SCALE 1" = 40'

LEGEND

- SET 1/2" IRON ROD WITH AGH CAP
- SET 3/4" IRON ROD IN CONC. WITH AGH CAP
- (P.O.C) POINT OF COMMENCING
- (P.O.B) POINT OF BEGINNING
- END 3/4" IRON ROD UNLESS NOTED OTHERWISE



VICINITY MAP
SCALE 1:2000

STATE OF TEXAS COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS ____ DAY OF ____ 20____.

APPROVED:

PLANNING AND ZONING
ACTING CHAIR

PUBLIC WORKS DIRECTOR

METES AND BOUNDS DESCRIPTIONS

BEING A 2.59 ACRE TRACT COMPRISED OF ALL OF LOT 25, BLOCK 20 THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGES 2832-B AND 2833-A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS. SAID 2.59 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND PUNCH MARK FOR THE SOUTHWEST CORNER OF LOT 25 BLOCK 20, AND THE SOUTHWEST CORNER OF AN 11.0 FOOT WIDE WALK WAY EASEMENT BETWEEN BLOCK 17, OF THE SAID SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, AND THE EAST LINE OF THE TRACT HEREIN DESCRIBED, AND FURTHERMORE ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHORES DRIVE (48.0' PRIVATE R.O.W. & PUBLIC EASEMENT).

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SHORES DRIVE, SOUTH 78 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 184.90 FEET, TO A SET 1/2" IRON ROD WITH AGH CAP, FOR A POINT ON SAID NORTH RIGHT-OF-WAY LINE, AND A POINT ON THIS TRACT, AND FURTHERMORE THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 276.0 FEET.

THENCE, ALONG SAID CURVE TO THE RIGHT, CHORD BEARING SOUTH 84 DEGREES 41 MINUTES 28 SECONDS WEST, 62.80 FEET, TO THE POINT OF TANGENCY, AND A FOUND "X" PUNCH MARK ON THE SAID NORTH RIGHT-OF-WAY LINE OF SHORES DRIVE, AND A POINT ON THE TRACT HEREIN DESCRIBED.

THENCE, CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE, NORTH 88 DEGREES 46 MINUTES 37 SECONDS WEST, AT 215.90 FEET, TO A SET 1/2" IRON ROD WITH AGH CAP IN CONCRETE, FOR THE SOUTH WEST CORNER OF THIS TRACT FROM WHICH FOUND "X" MARK BEARS NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST A DISTANCE OF 2.0 FEET;

THENCE, LEAVING THE NORTH R.O.W. LINE OF SHORES DRIVE AND ALONG THE EAST LOT LINE OF LOT 24 BLOCK 20, AND THE WEST LINE OF THIS TRACT, NORTH 08 DEGREES 47 MINUTES 04 SECONDS PASSING AT 2.0 FEET A FOUND CROWS FOOT AND CONTINUING AT 213.10' TO A FOUND 2" DISC MARKED HALF & ASSOCIATES, AND CONTINUING AT 10.40 FEET, FOR A TOTAL DISTANCE OF 225.53 FEET FOR THE NORTHWEST CORNER OF THIS TRACT, AND A POINT ON THE SOUTH LINE OF THE MARINA COMMON AREA-A, CONTAINING 3.087 ACRES AS SHOWN IN THE AFOREMENTIONED SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2.

THENCE, ALONG THE SAID SOUTH LINE OF MARINA COMMON AREA-A, AS FOLLOWS:

NORTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, AT 276.86 FEET, TO A POINT;

NORTH 81 DEGREES 17 MINUTES 01 SECONDS EAST, AT 184.03 FEET, TO SET "X" MARK ON BRICK WALK, FOR THE NORTHEAST CORNER OF THIS TRACT

THENCE, ALONG THE WEST LINE OF EXISTING 11.0 FEET WIDE BOARD WALK EASEMENT, OF THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION 2, AND THE EAST LINE OF THIS TRACT, SOUTH 6 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 243.50 FEET TO A FOUND PUNCH MARK AND THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 2.59 ACRES MORE OR LESS.

SUBDIVISION PLAT OF
THE SHORES MARINA
LOT 25 BLOCK 20

BEING A RE-SUBDIVISION OF
A 2.59 ACRE TRACT COMPRISED OF ALL OF LOT 25, BLOCK 20 THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGES 2832-B AND 2833-A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

AGH **ENGINEERING & SURVEYING**

P.O. BOX 4180 Brownsville, Texas 78523-4180
Tel. (956) 574-8300

6305 Paredes Line Road 78526
FAX. (956) 574-8305

Scale: AS SHOWN

Sheet 1 OF 1

Date JUNE 2015

Drawn T.S.

Job No. 2015-0065

OWNER
VAR-ISLA, L.L.C.
805 MEDIA LUNA #720
BROWNSVILLE, TEXAS 78520