

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 20, 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, Beth Vance, and Chris Huffman. Member with an unexcused absence was Kori Marra. Staff members present were Public Works Director Armando Gutierrez and Marta Martinez.

**2. Pledge of Allegiance.**

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

**3. Public Comments and Announcements.**

None

**4. Approval of the July 16, 2015 Regular Meeting Minutes.**

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the July 16, 2015 regular meeting minutes. Mr. Bujanos made a motion to approve the minutes as submitted. Mr. Judah seconded the motion. The motion carried unanimously.

**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”.**

Mr. McNulty announced the item from the agenda and asked for a staff report. Mr. Gutierrez gave a brief summary regarding the proposed Replat of Lot 25 Block 20, the Shores Subdivision, Marina Village Phase, Section 2, to subdivide the land into “Lots 1 through 15”.

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.

Mr. Judah mentioned that Kimley-Horn Transportation consultant gave a report at the August 19, 2015 City Council Workshop. Mr. Judah then stated that the report didn’t involve any roads north of the Shores; the workshop involved proposed medina locations and proposed cross section.

**6. Adjournment**

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 3:09 p.m.

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Marta Martinez, Secretary

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Patrick McNulty, Chairman

# Veranda Homeowners Association

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South Padre Island, TX 78597

September 10, 2015

Atn: Dr. Kim, Director of Development

Ref: Rezoning of Veranda Homeowners Association from District E to District B

Dear Dr. Kim,

I want to thank you for taking the time to speak with us about our current zoning problem at The Veranda Homeowners Association on Bahama St.

From your discussion with our Management Agent, Chacon Realty, LLC, this is causing a problem with the HOA and with our owners trying to sell their properties. That is the reason this issue has come to light. It creates a problem for the HOA in case The Veranda needs to be a rebuilt by source of its zoning. If there is a catastrophic event, the present zoning will not allow the HOA to rebuild because of the fact the property is currently under nonconforming use. As for the owners, the mortgage companies are refusing to lend buyers because of its present zoning.

The Veranda Condominium was built in 1982 and was under District B designation. In 1996, the zoning was changed to District E along with other properties for no logical reason.

We ask the zoning commission to allow the HOA be rezoned to its original zoning- District B. We are not asking for anything that was not part of the original permits and zoning. We are just asking to correct a problem that occurred while the city rezoned several areas in the city of South Padre in 1996.

Dr. Kim, we appreciate your diligent work on this matter and ask the zoning commission to properly zone our complex lots.

Thanks in advance and will see you on September 17, 2015.



Alys Camille Felgner  
Board President- Veranda Homeowners Association

C: Homeowners of Veranda Association