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, NOVEMBER 15, 2018
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. Approve minutes of October 18, 2018 regular meeting.

5. Discussion and action regarding the proposed replat of “Lots 17A and 17B, Block 92, Padre Beach, Section VII” to merge them into “Lot 17, Blk 92, Padre Beach, Section VII”.

6. Discussion and action regarding the proposed vacation/replat of “Lot 26, Block 40, Padre Beach, Section IV” and subdivide them into “Lots 26 & 27, Blk 40, Padre Beach, Section IV”.

7. Discussion and action regarding the proposed re-plat of “Lots 15 and 16, Block 20, The Shores Subdivision, Marina Village Phase, Section II” to merge them into “Lot 15A, Block 20, The Shores Subdivision, Marina Village Phase, Section 2”.

8. Discussion and action regarding the proposed replat of “Lots 17 and 18 (North & South), Block 133, Padre Beach, Section IX” to merge them into “Lots 17 & 18, Blk 133, Padre Beach, Section IX”

9. Discussion and action regarding changing the date for the December meeting.

10. Adjournment.

DATED THIS THE 9th DAY OF NOVEMBER 2018
I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVME NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CURRENT 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 NOVEMBER 9, 2018 AT/OR BEFORE 4:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103.
I. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Regular Meeting on Thursday, October 18, 2018 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Patrick McNulty called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, Norris Fletcher, Howard Avery, Art Teniente, and David Zipp. Member with an excused absence was Robert Bujanos.

City staff members present were: Assistant City Manager Darla Jones and City Secretary Susan Hill.

II. PLEDGE OF ALLEGIANCE

Chairman McNulty led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None.

IV. APPROVAL MINUTES OF MAY 16, 2018 SPECIAL MEETING AND AUGUST 16, 2018 REGULAR MEETING.

Commissioner Teniente made a motion, seconded by Commissioner Avery to approve the May 16, 2018 special regular meeting minutes as submitted. Motion carried unanimously.

Commissioner Fletcher made a motion, seconded by Commissioner Avery to approve the August 16, 2018 regular meeting minutes as submitted. Motion carried unanimously.

V. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 8 AND 9, BLOCK 171, PADRE BEACH SECTION XI” TO SUBDIVIDE THEM INTO “LOTS 8A, 8B, & 8C”.

Commissioner Olle made a motion, seconded by Commissioner Avery to approve the replat of Lots 8 and 9 as submitted. Motion carried unanimously.

VI. ADJOURNMENT

Commissioner Fletcher made a motion, seconded by Commissioner Olle to adjourn the meeting at 3:59 p.m.
MEETING DATE: November 15, 2018

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:
Discussion and action regarding the proposed replat of “Lots 17-A and 17-B, Block 92, Padre Beach, Section VII” to merge them into “Lot 17, Blk 92, Padre Beach, Section VII”.

DISCUSSION:

The Ownership

1. The lots belong to Guillermo & Jennifer Gallo according to the “Certificate As To Title” dated October 18, 2018. By merging those two lots, the new lot dimension becomes 50’ X 125’.

Location
The Requirements

1. Sec.23-05 Policies and special provisions.

   (A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City’s extraterritorial jurisdiction.

   **Re-Plat**
   (Lot Consolidation)
2. Sec.23.15 Sidewalk Guarantee.
   Sidewalk shall be built on Mezquite Street: Staff prepared an estimate that was reviewed and approved by the Public Works Director. The applicant optioned to pay the Sidewalk In-Lieu Payment in accordance to the provisions of ordinance 18-05.

Staff Recommendation

The proposed replat meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations.

The replat is not requiring street, access drive, and/or utility installation. All future development will be regulated per applicable City Codes and Ordinances. Staff does not require any changes in the preliminary plat as submitted. Per Section 23.10, staff recommends approving this item through a fast track process.

COMMISSION ACTION:

MOTION: ______________________________

BY: ______________________________  SECOND BY: __________________________

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NOTES

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS UNLESS OTHERWISE SHOWN. THERE ARE NO VIOLATIONS OR APPEARANCES EXCEPT AS SHOWN.

THE MESSAGES FOR THIS SURVEY ARE BASED OFF THE LOT 18A, 18B, 18C, & 17B OF BLOCK 3B, A RE-LAP OF LOT 18 & 17 PADDY BEACH SUBDIVISION SECTION 16, AS RECORDED IN CABINET 1, PAGE 2533-B OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE ENCROACHMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

THIS PROPERTY LIES IN TWO DIFFERENT FLOOD ZONES "X 0.2 % & AE".

FLOOD:
- ZONE "X" 0.2% ANNUAL CHANCE FLOOD, ZONE "A".
- ZONE "AE" EL. 7 FEET, WITH BASE FLOOD ELEVATION.

ACCORDING WITH THE FLOOD MAP NUMBER 4B06605067, EFFECTIVE ON FEBRUARY 18, 2018, COMMUNITY PANEL NUMBER 4B06605067.

BUILDING SETBACKS SHALL COMPLY ACCORDING WITH THE CITY OF SOUTH PADDY ISLAND CODE ORDNANCE, SEC. 7-1.1.

FRONT: 25.0 FEET - SIDE: 30.0 FEET - REAR: 20.0 FEET

BOUNDARY AND IMPROVEMENT SURVEY

OF

BEING A 0.1435 ACRE TRACT, COMPRISING OF LOTS NUMBERED SEVENTEEN-A (17-A) AND SEVENTEEN-B (17-B), BLOCK NUMBER NINETY-TWO (92), A REPLAT OF LOTS 16 AND 17, BLOCK 62, PADDY BEACH SUBDIVISION, SECTION 16, IN TOWN OF SOUTH PADDY ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORD, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED ON GENERAL WARRANTY DEED, VOLUME 2543, PAGE 10A, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS.

SCALE 1" = 20'

ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAN 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 PLAN. ALL DISTANCES ARE IN FEET AND DEGREES THEREOF.

STATE OF TEXAS

ALFREDO G. HERNANDEZ

SURVEYOR R.B. 393

AGH ENGINEERING & SURVEYING

AUGUST, 2016

COPY OF THIS SURVEY WITHOUT AN ORIGINAL SIGNATURE AND SEAL IS NOT VALID
MEETING DATE: November 15, 2018

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:
Discussion and action regarding the proposed replat of “Lot 26, Block 40, Padre Beach, Section IV” and subdivide them into “Lot 26 & Lot 27, Blk 40, Padre Beach, Section IV”.

DISCUSSION:

The Ownership

1. The lot belongs to Rodolfo Gallegos and Abel Hernandez according to the “General Warranty Deed” dated September 17, 2018. By merging those two lots, the new lot dimensions becomes 50’’ x 100’.’

Location
PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM

Existing Conditions

Zoning

The Requirements
1. Sec.23-05 Policies and special provisions.

   (A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City’s extraterritorial jurisdiction.

   Re-Plat
   (Lot Re-Plat)
2. Sec.23.15 Sidewalk Guarantee.
Sidewalk shall be built on Ling Street: Staff prepared an estimate that was reviewed and approved by the Public Works Director. The applicant optioned to pay the Sidewalk In-Lieu Payment in accordance to the provisions of ordinance 18-05.

Staff Recommendation

The proposed replat meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations.

The replat is not requiring street, access drive, and/or utility installation. All future development will be regulated per applicable City Codes and Ordinances. Staff does recommend all “Building Setback Lines” be removed from the “Record” plat. Per Section 23.10, staff recommends approving this item through a fast track process.

COMMISSION ACTION:

MOTION:

__________________________________________________________

BY: ______________________________  SECOND BY: _________________________

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MEETING DATE: November 15, 2018

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:
Discussion and action regarding the proposed re-plat of “Lots 15 and 16, Block 20, The Shores Subdivision, Marina Village Phase, Section II” to merge them into “Lot 15A, Block 20, The Shores Subdivision, Marina Village Phase, Section 2”.

DISCUSSION:

The Ownership

1. The lots belong to First Financial Trust & Asst. Mgt. Co., N.A., Trustee of the Scottie Ann Shelton Living Trust according to the “General Warranty Deed” dated June 7, 2017. Vasquez Surveying has been authorized to submit the application per the Authorization Form dated October 12, 2018. By merging these two lots, the new lot dimension becomes approximately 100’ X 139’.

Location
PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM

Existing Conditions

Zoning
The Requirements

1. Sec.23-05 Policies and special provisions.

(A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City’s extraterritorial jurisdiction.

Re-Plat
(Lot Consolidation)
**Staff Recommendation**

The proposed replat meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations.

The replat is not requiring street, access drive, and/or utility installation. All future development will be regulated per applicable City Codes and Ordinances. Staff does not require any changes in the preliminary plat as submitted. Per Section 23.10, staff recommends approving this item through a fast track process.

**COMMISSION ACTION:**

**MOTION:**

BY: ______________________________
SECOND BY: _________________________

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MEETING DATE: November 15, 2018

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:
Discussion and action regarding the proposed replat of “Lots 17 and 18 (North & South), Block 133, Padre Beach, Section IX” to merge them into “Lots 17 & 18, Blk 133, Padre Beach, Section IX”.

DISCUSSION:

The Ownership

1. The lots belong to Edward Davis Jr. and Edward & Elaine Cavazos according to the “Certificate As To Titles” dated October 18, 2018. Reconfiguring and merging the four lots into two, the new lot dimensions become 70’ X 100’ and 55’ X 100’.

Location
PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM

Existing Conditions

Zoning
The Requirements

1. Sec.23-05 Policies and special provisions.

(A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City’s extraterritorial jurisdiction.

Re-Plat

(Lot Reconfiguration)
Staff Recommendation

The proposed replat meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations.

The replat is not requiring street, access drive, and/or utility installation. All future development will be regulated per applicable City Codes and Ordinances. Staff does not require any changes in the preliminary plat as submitted. Per Section 23.10, staff recommends approving this item through a fast track process.

COMMISSION ACTION:

MOTION:

____________________________________________________________________

BY: ______________________________

SECOND BY: _________________________

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