NOTICE OF SPECIAL 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 SPECIAL MEETING ON:

WEDNESDAY, DECEMBER 5, 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. Public Hearing 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 replat of “Lots 17A and 17B, Block 92, Padre Beach, Section VII” to merge them into “Lot 17, Blk 92, Padre Beach, Section VII”.

7. Public Hearing 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”.

8. 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”.

9. Public Hearing 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”.

10. 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”.

Agenda: Planning and Zoning Commission Special Meeting
11. Public Hearing 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".

12. 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".

13. Discussion and action regarding the approval of a 6 month extension to process the recording of a "record plat" for Lots 1-16, Phase I Sandbar Estates. (Sandbar Properties, Inc.)


DATED THIS THE 30th DAY OF NOVEMBER 2018

[Signature]
Susan Hill, City Secretary


[Signature]
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, 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: December 5, 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
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)
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 visible or apparent easements except as shown.

The bearings for this survey are based off the LOT 16A, 16B, 17A, & 17B, OF BLOCK 1, A RE-PLAT OF LOT 16 AND 17 PADRE BEACH SUBDIVISION SECTION 46, AS RECORDED IN CABINET 1, PAGE 2253-B OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.

This survey was prepared without the benefit of a title report. There may be easements that affect this property that are not shown.

This property lies in two different flood zones "X 0.2 % A", FLOOD.

-ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WATER. (AVERAGE DEPTHS ARE LESS THAN ONE SQUARE MILE.)

-ZONE "X" EL. 7 FEET, WITH BASE FLOOD ELEVATION.

According with the flood map number 48002500, effective on February 18, 2016, Community Panel Number 460113.

Building setbacks shall comply according with the city of South Padre Island Code Ordinance, Sec. 20-7.1

Front: 25.0 FEET - Side: 50.0 FEET - Rear: 20.0 FEET

BOUNDARY AND IMPROVEMENT SURVEY

OF BEING A 0.4435 ACRE TRACT, COMPRISING OF LOTS NUMBERED SEVENTEEN-A (17-A) AND SEVENTEEN-B (17-B), BLOCK NUMBER NINETY-TWO (92), A RE-PLAT OF LOTS 16 AND 17, BLOCK 92, PADRE BEACH SECTION VI, IN TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 2253-B, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED ON GENERAL WARRANTY DEED, VOLUME 25342, PAGE 104, 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 PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT PROPER SURVIVING CONSTRUCTION HAS BEEN GIVEN TO THIS PLAT. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

SIGNED August 7, 2016

ALFREDO G. HERNANDEZ
REG. NO. 5846

STATE OF TEXAS

AGH ENGINEERING & SURVEYING
1100 E. 41ST STREET, BLDG 2,oks, TX 78540
PHONE (361) 569-1410
FAX (361) 569-1420

AUGUST, 2016

A.G.H. No. WD16-0215
MEETING DATE: December 5, 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 “Lots 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
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: _________________________

McNulty  Avery  Fletcher  Zipp  Bujanos  Teniente  Olle
Yes     Yes     Yes      Yes     Yes     Yes     Yes
No      No      No       No      No      No      No
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PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM

MEETING DATE: December 5, 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
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:

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BY: ______________________________
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MEETING DATE: December 5, 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
Existing Conditions

Zoning

Project 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 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:

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BY: ______________________________           SECOND BY: _________________________

McNulty    Avery    Fletcher    Zipp    Bujanos    Teniente    Olle
Yes        Yes       Yes        Yes        Yes       Yes         Yes
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Abstain
MEETING DATE: December 5, 2018

ITEM: 13

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:
Discussion and action regarding the approval of a 6 month extension to process the recording of a “record plat” for Lots 1-16, Phase I Sandbar Estates.

DISCUSSION:

The Ownership

1. The owner is Sandbar Properties Inc. who is represented by Mr. Paul Earnhart (President). Mr. Earnhart has indicated that they have closed on the development loan and applied for the Notice to Proceed from the County. He expects no further extension requests.

Subdivision Regulations

Section 23-12 – Record plat

(D) Processing of record plat

(5) Period of Validity. Approval of the record plat shall be effective for a period of sixty (60) calendar days following the date of Commission approval, at the end of which time, recording of the record plat with the County Clerk’s Office must have been completed. If any record plat is not filed within this time period, the record plat shall be null and void and the applicant shall be required to resubmit a new plat for approval subject to all zoning and subdivision regulation in effect at the time of resubmission. At the request of the applicant, and upon cause shown, the Planning and Zoning Commission may extend the approval of the record plat not to exceed one (1) year beyond this expiration date.

Staff Recommendation

The proposed replat meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations. No objection to the extension.
COMMISSION ACTION:

MOTION:

BY: ______________________________  SECOND BY: ________________

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