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, MAY 16, 2019
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 April 18, 2019 regular meeting.

5. Discussion and action regarding the proposed replat of “Lots 7 - 12, Block 172, Padre Beach Subdivision, Section XI” to merge them into “Lot 12A” (5401 Padre Boulevard)

6. Adjournment.

DATED THIS THE 4TH DAY OF MAY 2019

Susan Hill, 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 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 MAY 4, 2019 AT OR BEFORE 7:00 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, DAVID TRAVIS, ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

Agenda: May 16, 2019 P&Z Commission Regular Meeting
I. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, April 18, 2019 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, David Zipp, and Gordon Garlock. Member with an excused absence was Art Teniente.

City staff members present were: Administrative Services Director/Interim Assistant City Manager Wendi Delgado, Public Works Director Alejandro Sanchez, Building Official David Travis, and Administrative Assistant Marta Martinez.

II. PLEDGE OF ALLEGIANCE

Chairman McNulty led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS.

Public comments and announcements were given at this time.

IV. APPROVE MINUTES OF MARCH 28, 2019 SPECIAL MEETING.

Commissioner Garlock made a motion, seconded by Commissioner Avery to approve the regular meeting minutes for February 21, 2019 as submitted. Motion carried unanimously.

V. PUBLIC HEARING REGARDING A PROPOSED TEXT AMENDMENT TO CHAPTER 20-11 (D) OF THE ZONING ORDINANCE TO REGULATE THE CONSTRUCTION AND OPERATION OF TEMPORARY STRUCTURES.

At 3:05 p.m., Chairman McNulty opened the Public Hearing and asked for a staff report. Building Official David Travis gave a brief update/presentation regarding the Temporary Structures amendment. Mr. McNulty then ask if anyone wish to speak in favor or against this agenda item; Hearing none Mr. McNulty closed the public hearing at 3:05 p.m.
VI. DISCUSSION AND ACTION REGARDING A PROPOSED TEXT AMENDMENT TO CHAPTER 20-11 (D) OF THE ZONING ORDINANCE TO REGULATE THE CONSTRUCTION AND OPERATION OF TEMPORARY STRUCTURES.

After some discussion Chairman McNulty made a motion, seconded by Commissioner Avery to approve the text amendment to Chapter 20-11 (D) of the Zoning Ordinance to regulate the construction and operation of temporary structures with modifications. Motion carried unanimously.

VII. ADJOURNMENT

There being no further discussion; Chairman McNulty adjourned the meeting at 3:26 p.m.

__________________________  ________________________________
Marta Martinez, Secretary   Patrick McNulty, Chairman
MEETING DATE: May 16, 2019

Item: 5

TO: Planning and Zoning Commission

FROM: Aaron Hanley, Planning Director

ITEM DESCRIPTION:
Discussion and action regarding the proposed replat of “Lots 7 - 12, Block 172, Padre Beach Subdivision, Section XI” to merge them into “Lot 12A”. (5401 Padre Boulevard)

DISCUSSION:

The Ownership

1. The lots belong to D.I.R.I. Family Limited Partnership by special warranty deed dated March 21, 2003 for Lots 7 thru 12. The subdivision of the two lots will result in one large lot. The dimension of the lot will be 125’ x 350’.

Location

![Map of Project Location]
Existing Conditions

1. Lots 7 thru 10 have been zoned and are located within the “PBN” Padre Boulevard North Character Zone and Lots 11 and 12 are located within the “NT” Neighborhood Transition Character Zone.
2. Sec.20-7.1(A) Lot Area, Width & Depth (minimum requirements)
   - Area of Lot: 2,500 square feet
   - Width of Lot: 25 feet
   - Depth of Lot: 100 feet

3. 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
1. Sec.23.15 Sidewalk Guarantee.

Sidewalk shall be built on Carolyn Drive: Staff has coordinated with the Public Works Department and calculated the cost to complete the sidewalk or pay the “In-Lieu” fee would be a minimum of $13,995.00. This number is based upon the City’s estimate of 311 square yards at $45.00 square yards.

Staff recommends the option 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 will be 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 will recommend approval of this recording per Public Works approval.

COMMISSION ACTION:

MOTION:

_____________________________  ______________________________
BY: ___________________________  SECOND BY: _______________________

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THENCE, ALONG THE NORTH RIGHT-OF-WAY OF CAROLYN DRIVE, SOUTH 69 DEG. 56 MIN. WEST, A DISTANCE OF 202.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "WAR DNT" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF LAURA BOULEVARD (60 FT. E.R.U.D.), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 8, SOUTH 6 DEG. 26 MIN. WEST, A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "WAR DNT" FOUND AT THE NORTHWEST CORNER OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF SAID LOTS 7, 8, 9, 10, 11 AND 12, NORTH 63 DEG. 26 MIN. EAST, AT A DISTANCE OF 325.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "WAR DNT" FOUND, A TOTAL DISTANCE OF 592.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTH RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, SOUTH 6 DEG. 26 MIN. WEST, A DISTANCE OF 245.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.004 ACRES OF LAND, MORE OR LESS.

LOT 1, OF THE REPLAT "LOT 1, BLOCK 172, PADRE BEACH, SECTION XI" MERIDIAN OF PADRE BEACH SECTION XI

LOT 12A BLOCK 172, PADRE BEACH, SECTION XI BEING A REPLAT

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK NUMBER ONE HUNDRED SEVENTY TWO (172), PADRE BEACH SECTION XI, IN THE CITY OF SOUTH PADRE ISLAND, IN CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.