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, JULY 18, 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 May 16, 2019 regular meeting.

5. Discussion and action regarding the proposed replat of “Lots 4 & 5, Block 10, The Shores Subdivision, Marina Village Phase, Section 2” to merge them into “Lot 4”. (113 Marina Drive)

6. Adjournment.

DATED THIS THE 12TH DAY OF JULY 2019

Susan M. Manning, 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 JULY 12, 2019 AT OR BEFORE 4:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Susan M. Manning, City Secretary

Agenda: July 18, 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, May 16, 2019 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Vice Chairman Gary Olle called the meeting to order at 3:15 p.m. A quorum was present: Commission Member Norris Fletcher, David Zipp, and Gordon Garlock. Members with an excused absence were Patrick McNulty, Howard Avery, and Art Teniente.

City staff members present were: Police Chief/Interim City Manager Randy Smith, Planning Director Aaron Hanley, and Administrative Assistant Marta Martinez.

II. PLEDGE OF ALLEGIANCE

Vice Chairman Olle led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None.

IV. APPROVE MINUTES OF APRIL 18, 2019 REGULAR MEETING.

Commissioner Garlock made a motion, seconded by Commissioner Zipp to approve the regular meeting minutes for April 18, 2019 as submitted. Motion carried unanimously.

V. 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 Commissioner Fletcher made a motion, seconded by Commissioner Zipp to approve with the condition that lots 11 & 12 remain and stay as Neighborhood Transition Character Zone. Motion carried unanimously.
VI. ADJOURNMENT

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

______________________________   ________ ______________________
Marta Martinez, Secretary     Gary Olle, Vice Chairman
MEETING DATE: July 18, 2019

TO: Planning and Zoning Commission

FROM: Aaron Hanley, Planning Director

ITEM DESCRIPTION:
Discussion and action regarding the proposed replat of “Lots 4 & 5, Block 10, The Shores Subdivision, Marina Village Phase, Section 2” to merge them into “Lot 4”.

DISCUSSION:

The Ownership

1. The lots belong to Jorge & Ariela Frieman by special warranty deed dated March 20, 2019 for Lots 4 and 5. The subdivision of the two lots will result in one large lot.

Location
Existing Conditions

The Requirements

1. Lots 4 and 5 are part of the Planned Development District, known as The Shores. The lots are both in the R-1 Zoning District (Single Family) of the Shores, and are both Lot Type III (Standard Interior). The combined lot will be required to comply with all requirements of the Design Code, dated May 8, 2019, including setbacks.
June 17, 2019

David Travis  
Building Inspector  
City of South Padre Island  
Public Works Department  
4601 Padre Boulevard  
South Padre Island, Texas 78597  
DTravis@mvspl.org  
Fax: 761-3890

Re: Jorge P. & Ariela Frieman Lots

Location: Lots 4 & 5, Block 10 / 115 & 113 Marina Drive, Marina Village Section II, Shores Subdivision, South Padre Island, Texas 78597

Dear Mr. Travis:

The Shores Design Review Board has approved the re-platting of the above referenced lots into one lot.

Moore Land Surveyors may commence the re-platting of the Shores Lots.

Should you have any questions, please give me a call.

Sincerely yours,

Richard J. Franke  
RJF/ce

cc: Mr. & Mrs. Frieman arielaclarke1@gmail.com

8805 Padre Boulevard, South Padre Island, Texas 78597  
(800) 447-4753 / (956) 761-2606 / Fax 761-2650 / www.frankerealty.com / richardfr@frankerealty.com
2. 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
Staff Recommendation

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

All future development will be regulated per applicable City Codes and Ordinances, including The Shores Design Code. 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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