NOTICE OF PLANNING AND ZONING COMMISSION MEETING
CITY OF SOUTH PADRE ISLAND

THURSDAY, SEPTEMBER 17, 2020
3:00 PM 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 the Commissioners relating to agenda or non-agenda items. Speakers are required to address the 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. Regular Agenda
   4.1. Approve Minutes of August 20, 2020 Regular Meeting.
   4.2. Discussion and action regarding the proposed replat of "Lots 21A & 21B, Block 128, Padre Beach Subdivision, Section IX" to create one lot, "Lot 21. (128 E Saturn Lane)

5. Adjourn

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.

DATED THIS THE 11TH DAY OF SEPTEMBER 2020

Angeli P. Soto, City Secretary


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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, BELINDA TARVER AT (956)761-8103.

Agenda: SEPTEMBER 17, 2020

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CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION
AGENDA REQUEST FORM

MEETING DATE: September 17, 2020

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Approve Minutes of August 20, 2020 Regular Meeting.

ITEM BACKGROUND
Approve minutes of August 20, 2020.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal: No
Approved by Legal: No

RECOMMENDATIONS/COMMENTS:
1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, August 20, 2020 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gary Olle called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Norris Fletcher, Gordon Garlock, Chris Huffman, David Zipp, Howard Avery, and Dina Rich.

City staff members present were: Public Works Director Carlos A. Sanchez and Administrative Assistant Marta Martinez.

2. PLEDGE OF ALLEGIANCE

Chairman Olle led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None

4. DISCUSSION AND ACTION.

4.1. APPROVE MINUTES OF JANUARY 30, 2020 SPECIAL MEETING.

Commissioner Fletcher made a motion, seconded by Commissioner Garlock to approve the January 30, 2020 special meeting minutes as submitted. Motion passed on a 6:0:1 vote. Commissioner Zipp abstained.

4.2. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 1 & 2, BLOCK 49, PADRE BEACH SUBDIVISION, SECTION IV” TO CREATE 1 LARGE LOT, “LOT 1A”.

Commissioner Garlock made a motion, seconded by Commissioner Zipp to approve the replat of “Lots 1 & 2, Block 49, Padre Beach Subdivision, Section IV to create one large Lot, “Lot 1A”. Motion carried unanimously.
5.3 DISCUSSION AND ACTION REGARDING THE PROPOSED RELAT OF “LOT 25, BLOCK 117, PADRE BEACH SUBDIVISION, SECTION VIII” TO CREATE TWO LOTS, “LOTS 25A AND 25B”.

Commissioner Garlock made a motion, seconded by Commissioner Huffman to approve the replat of “Lot 25, Block 117, Padre Beach Subdivision, Section VIII to create two Lots, “Lots 25A & 25B”. Motion carried unanimously.

6. ADJOURN

There being no further discussion; Chairman Olle adjourned the meeting at 3:03 p.m.

________________________________________  ______________________________
Marta Martinez, Secretary                    Gary Olle, Chairman
MEETING DATE: September 17, 2020

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Discussion and action regarding the proposed replat of "Lots 21A & 21B, Block 128, Padre Beach Subdivision, Section IX" to create one lot, "Lot 21. (128 E Saturn Lane)

ITEM BACKGROUND
EG Capital, LLC, owners of the subject property, requests to replat Lots 21A & 21B Block 128 of Padre Beach Subdivision Section IX, into one lot: Lot 21 Block 128. The subject property is located on the north side of East Saturn Lane and is zoned "B-2" Residential & Multi-family Dwelling District. The proposed lot will meet the City's minimum requirement for residential lot frontage, lot depth and area.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal: No
Approved by Legal: No

RECOMMENDATIONS/COMMENTS:
Copies of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required.

Staff recommends approval of both preliminary and record plats.
METES & BOUNDS DESCRIPTION

0.143 ACRE (6,250 SQ. FT.) BEING ALL OF LOTS NUMBER TWENTY-ONE-A (21A) AND TWENTY-ONE-B (21B), BLOCK NUMBER ONE HUNDRED TWENTY-EIGHT (128), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT 60469, MAP RECORDS OF CAMERON COUNTY, TEXAS; AND 0.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIED AS FOLLOWS:

BEGINNING: AT A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 21A, BLOCK 128, ALSO BEING THE SOUTHWEST CORNER OF LOTS 21, BLOCK 128, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 56 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A CAP STAMPED "2/10" FOUND AT THE NORTHWEST CORNER OF LOT 21, BLOCK 128, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 56 MINUTES EAST, A DISTANCE OF 200.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAD INC." FOUND AT THE NORTHWEST CORNER OF LOT 20, BLOCK 128, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 00 DEGREES 56 MINUTES EAST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 128, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OFF-WAY LINE OF SATURN STREET, SOUTH 00 DEGREES 56 MINUTES WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING.

CONTAINING, 0.143 ACRES, MORE OR LESS.

MERIDIAN OF PADRE BEACH SECTION IX

NOTES:

1) MONUMENTATION FOUND ALONG THE NORTH RIGHT-OFF-WAY LINE OF SATURN STREET WAS HELD FOR BASE OF BEARING.
2) THIS TRACT LIES IN FLOOD ZONE "A" (0.25 ANNUAL CHANCE FLOOD HAZARD) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 24511, PANEL NO. CRB 14, REvised February 16, 2010.
3) THIS LOT IS ZONED "B-2" RESIDENTIAL AND MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND IN ZONING CODES.
4) ZONE "B-2" SETBACKS PER SECTION 20-71-1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
5) EASEMENT OF RIGHT-OFF-WAY DATED AUGUST 15, 2016, EXECUTED BY EG CAPITAL, LLC TO AEP TEXAS CENTRAL COMPANY, RECORDED IN VOLUME 22172, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

VICINITY MAP N.T.S.

GULF BOULEVARD

GRAPHIC SCALE

1 inch = 20 feet

OWNER:
EG CAPITAL LLC
3520 BURDY OWENS AVENUE
MCALLEN, TEXAS 78504
(956) 651-9780 OFFICE
(956) 651-1674 FAX

PRELIMINARY PLAN OF
"LOT 21, BLOCK 128, PADRE BEACH, SECTION IX"

BEING A RE-PLAY OF
LOTS NUMBER TWENTY-ONE-A (21A) AND TWENTY-ONE-B (21B), BLOCK NUMBER ONE HUNDRED TWENTY-EIGHT (128), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT 60469, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE 1" = 20'

PREPARED FOR:
EC CAPITAL, LLC
AUGUST 20, 2020

Mejia & Rose, Incorporated

Engineering
Surveying
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G.F. NO. 15/G
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KNOWLEDGE