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

THURSDAY, NOVEMBER 19, 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 Council relating to agenda or non-agenda items. Speakers are required to address Council at the podium and give their name before addressing their concerns. [Note: State law will not permit the City Council 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 City Council meeting]

4. Approve Consent Agenda

5. Discussion and Action

5.1. Approve Minutes of October 15, 2020 Regular Meeting.

5.2. Discussion and action regarding the proposed replat of "Lots 12 & 15-17, Block 4 Haas Subdivision" to create two lots "Lost 12A & 12B". (1414 Padre Blvd and 105 Harbor St)

5.3. Discussion and action regarding the proposed replat of "Lot 1, Blocks 104 & 107, Padre Beach Subdivision, Sections VII & VIII" to create three lots, "Lots 1, 2 & 3". (3900 Padre Blvd, 103 E Oleander St, & 104 E Lantana St)

5.4. Discussion and action regarding the proposed replat of "Lot 8, Block 173, Padre Beach Subdivision, Section XI" to create two townhouse lots, "Lots 8A & 8B". (227A & B W Cora Lee St)

6. 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 13TH DAY OF NOVEMBER 2020

Angeline Soto, City Secretary

Agenda: NOVEMBER 19, 2020
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 CORRECT 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 13, 2020, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

[Signature]

Angelique Soto, 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, BELINDA TARVER AT (956)761-8103.

Agenda: NOVEMBER 19, 2020 - PLANNING AND ZONING COMMISSION MEETING Planning And Zoning Commission

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MEETING DATE: November 19, 2020

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Approve Minutes of October 15, 2020 Regular Meeting.

ITEM BACKGROUND
Approve Minutes of October 15, 2020 regular meeting.

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, October 15, 2020 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gary Olle called the meeting to order at 3:02 p.m. A quorum was present: Commission Member Norris Fletcher, Gordon Garlock, David Zipp, and Dina Rich. Commission Members with an unexcused absence were Chris Huffman and Howard Avery.

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 SEPTEMBER 17, 2020 REGULAR MEETING.

Commissioner Garlock made a motion, seconded by Commissioner Fletcher to approve the September 17, 2020 regular meeting minutes as submitted. Motion carried unanimously.

4.2. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 24 & 25, BLOCK 18, THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2” TO CREATE ONE LARGE LOT, “LOT 24”. (223 W SHORE DRIVE)

Commissioner Zip made a motion, seconded by Commissioner Garlock to approve the replat of “Lots 24 & 25, Block 18, The Shores Subdivision Marina Village Phase, Section 2 to create one large lot, “Lot 24” with the condition of the approval letter from the Shores Design Review Board. Motion carried unanimously.
5. **ADJOURN**

There being no further discussion; Chairman Olle adjourned the meeting at 3:06 p.m.

__________________________  ______________________________
Marta Martinez, Secretary                             Gary Olle, Chairman
MEETING DATE: November 19, 2020

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Discussion and action regarding the proposed replat of "Lots 12 & 15-17, Block 4 Haas Subdivision" to create two lots "Lost 12A & 12B". (1414 Padre Blvd and 105 Harbor St)

ITEM BACKGROUND
ETMG Real Estate Corp., owners of the subject properties, requests to replat Lots 12 & 15 - 17 Block 4 of Haas Subdivision, into two lots: Lots 12A & 12B Block 4. The subject properties are located on the corner of E Harbor & Padre Blvd and Lots 15 - 17 are in the north side corner of E Haas & Padre Blvd and are zoned Padre Boulevard South Character Zone. The proposed lots meet the City's minimum requirements.

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.
MEETING DATE: November 19, 2020

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Discussion and action regarding the proposed replat of "Lot 1, Blocks 104 & 107, Padre Beach Subdivision, Sections VII & VIII" to create three lots, "Lots 1, 2 & 3". (3900 Padre Blvd, 103 E Oleander St, & 104 E Lantana St)

ITEM BACKGROUND
Lantana Enterprises LLC, owners of the subject property, request to replat Lot 1 Blocks 104 & 107 of Padre Beach Sections VII & VIII, into three lots: Lots 1, 2 & 3. The subject properties are located: Lot 1 is on Padre Blvd (E Oleander St & E Lantana St), Lot 2 is on the south side of E Oleander Street, and Lot 3 is on the north side of E Lantana Street and all lots are zoned "PBC" Padre Boulevard Central Character Zone. The proposed lots will meet the City's minimum requirements.

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.
MEETING DATE: November 19, 2020

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM
Discussion and action regarding the proposed replat of "Lot 8, Block 173, Padre Beach Subdivision, Section XI" to create two townhouse lots, "Lots 8A & 8B". (227A & 227B W Cora Lee St)

ITEM BACKGROUND
Mary G. Newton, owner of the subject property, requests to replat Lot 8, Block 173, Padre Beach Subdivision, Section XI, into two townhouse lots: Lots 8A & 8B. The subject property is located on the south side of West Cora Lee Drive and is zoned "E" Low Density Residential - Single-Family and Townhouse 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

6.143 ACRES (6,250 sq. ft.) BEING ALL OF LOT NUMBER EIGHT (8), BLOCK NUMBER ONE HUNDRED SEVENTY-THREE (173), PADRE BEACH, SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 6.143 ACRES BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 173, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THEN, SOUTH 90 DEGREES 00 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "BAR 382" FOUND, AT THE NORTHWEST CORNER OF LOT 2, BLOCK 173, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THEN, SOUTH 90 DEGREES 00 MINUTES WEST, A DISTANCE OF 50.0 FEET TO A 1/2" IRON PIN FOUND, AT THE NORTHWEST CORNER OF LOT 21, BLOCK 173, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THEN, NORTH 90 DEGREES 00 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "BAR 382" FOUND, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 173, FOR THE NORTHWEST CORNER OF THIS TRACT;

THEN, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CORA LEE DRIVE, NORTH 93 DEGREES 56 MINUTES EAST, A DISTANCE OF 80.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 6.143 ACRES, MORE OR LESS.

NOTES:

1) MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CORA LEE DRIVE WAS HELD FOR BASIS OF BEARING.


3) THIS LOT IS ZONED "R" LOW DENSITY RESIDENTIAL—SINGLE FAMILY-TOWNHOUSE DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.

4) ZONE "R" SETBACKS PER SECTION 20-10, OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.

PRELIMINARY PLAT
OF
"LOT 8A AND 8B,
BLOCK 173, PADRE BEACH, SECTION XI"

BEING A RE-PLAT OF
LOT NUMBER EIGHT (8), BLOCK NUMBER ONE HUNDRED SEVENTY-THREE (173), PADRE BEACH, SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=10'
PREPARED FOR:
MARY G. NEWTON
OCTOBER 19, 2020

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. P-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
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G.F. No. 552
JOB No. 2130

The undersigned hereby certifies that the survey described herein was made on the ground on 10-19-2020, that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlapping, apparent conflicts, or visible easements, except as shown herein. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IS THE DRAWING CONTAINS NO MEASURES OR ADDITIONS.