

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

**THURSDAY, NOVEMBER 18, 2021**  
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 Commission relating to agenda or non-agenda items. Speakers are required to address the Commission 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. Discussion and Action
  - 4.1. Discussion and action to approve Minutes of the October 21, 2021 Regular Meeting.
  - 4.2. Discussion and action regarding the proposed replat of "Lots 1, 2, 3 & 6, Block 7, Padre Beach Subdivision, Section I" to create one large lot: "Lot 1A". (204 W Palm St)
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 12TH DAY OF NOVEMBER 2021

  
Marta Martinez, Assistant 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 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 12, 2021**, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



  
Marta Martinez, Assistant 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, GEORGE MARTINEZ AT (956)761-8103.

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

**MEETING DATE:** November 18, 2021

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action to approve Minutes of the October 21, 2021 Regular Meeting.

**ITEM BACKGROUND**

Approve October 21, 2021 meeting minutes.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

**MEETING MINUTES  
CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

**THURSDAY, OCTOBER 21, 2021**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, October 21, 2021 at the Municipal Complex Building, 2<sup>nd</sup> 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 Howard Avery, Joseph Praster, Norris Fletcher, Gordon Garlock, Chris Huffman, and Dina Rich.

City staff members present were: Public Works Director C. Alejandro Sanchez and Planning Coordinator 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 DISCUSSION AND ACTION TO APPROVE MINUTES OF THE SEPTEMBER 16, 2021 REGULAR MEETING.**

Commissioner Praster made a motion, seconded by Commissioner Avery to approve the September 16, 2021 regular meeting minutes as submitted. The motion passed with a 4:0:3 vote. Commissioners Fletcher, Huffman and Garlock abstained.

**4.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 5 – 11, BLOCK 187, FIESTA ISLES SUBDIVISION (PADRE BEACH, SECTION XII)” TO CREATE TWO LOTS: “LOTS 1 & 2 SAN FRANCISCO SUBDIVISION”. (103 & 108 PARADE DR.)**

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lots 5 -11, Block 187, Fiesta Isles Subdivision (Padre Beach, Section XII)” to create two lots, “Lots 1 & 2 San Francisco Subdivision” subject to obtaining all required signatures. The motion passed with a 5:0:1 vote. Commissioner Huffman abstained.

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lot 7, Block 88, Padre Beach Subdivision, Section VII” to create two lots, “Lots 7A & 7B” subject to obtaining all required signatures and correct the street name from Paradise Drive to Parade Drive. The motion carried unanimously.

**4.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 17 & 18, BLOCK 117, PADRE BEACH SUBDIVISION, SECTION VIII” TO CREATE THREE LOTS: “LOTS 17A, 17B & 18A”. (200A, 200B & 202 W HIBISCUS ST)**

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lots 17 & 18, Block 117, Padre Beach Subdivision, Section VIII” to create three lots, “Lots 17A, 17B & 18A” subject to obtaining all required signatures. The motion carried unanimously.

**4.4 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOT 27, BLOCK 190, FIESTA ISLES SUBDIVISION (PADRE BEACH, SECTION XII)” TO CREATE TWO LOTS: LOTS 27A & 27B”. (116A & 116B PARADE DR.)**

Commissioner Praster made a motion, seconded by Commissioner Garlock to approve the replat of “Lot 27, Block 190, Fiesta Isles Subdivision (Padre Beach, Section XII)” to create two lots, “Lots 27A & 27B” subject to obtaining all required signatures. The motion carried unanimously.

*Chairman Olle made a motion, seconded by Commissioner Huffman to reopen agenda item 4.2. The motion carried unanimously.*

**5. ADJOURN**

There being no further business to discussion; Chairman Olle adjourned the meeting at 3:11 p.m.

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Marta Martinez, Planning Coordinator

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Gary Olle, Chairman

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

**MEETING DATE:** November 18, 2021

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 1, 2, 3 & 6, Block 7, Padre Beach Subdivision, Section I" to create one large lot: "Lot 1A". (204 W Palm St)

**ITEM BACKGROUND**

Brandy Buntin with Lobo del Mar LLC, owner of the subject properties, requests to replat Lots 1, 2, 3 & 6, Block 7, Padre Beach Subdivision, Section I to create one large lot: "Lot 1A". The subject properties are located on: Lots 1 - 3 are on the north side of W Corral St and Lot 6 is on the south side of W Palm St and are zoned Bayfront Character Zone. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

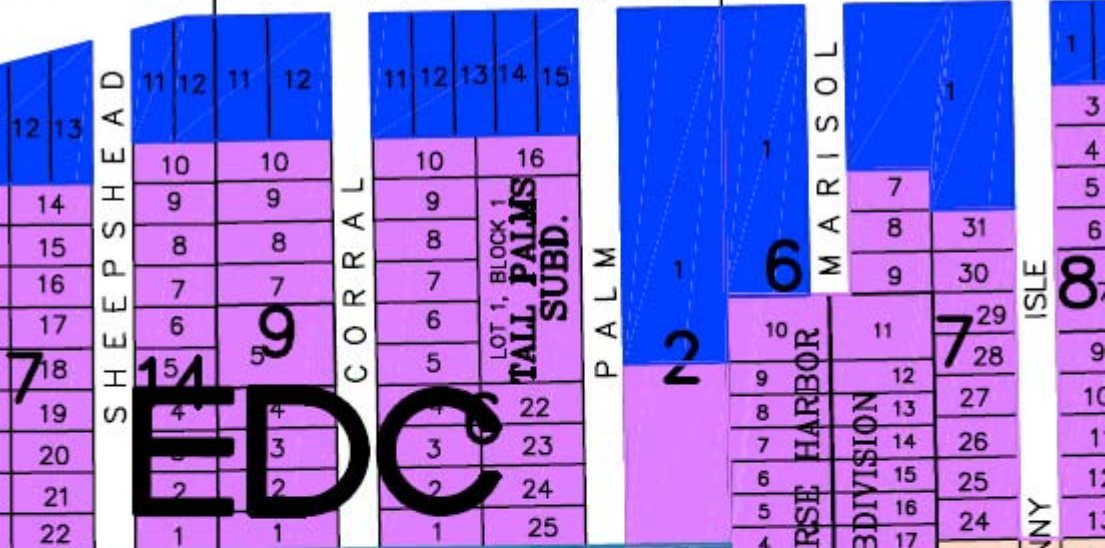
Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy 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 record plat.

PADRE BOULEVARD



LAGUNA BOULEVARD

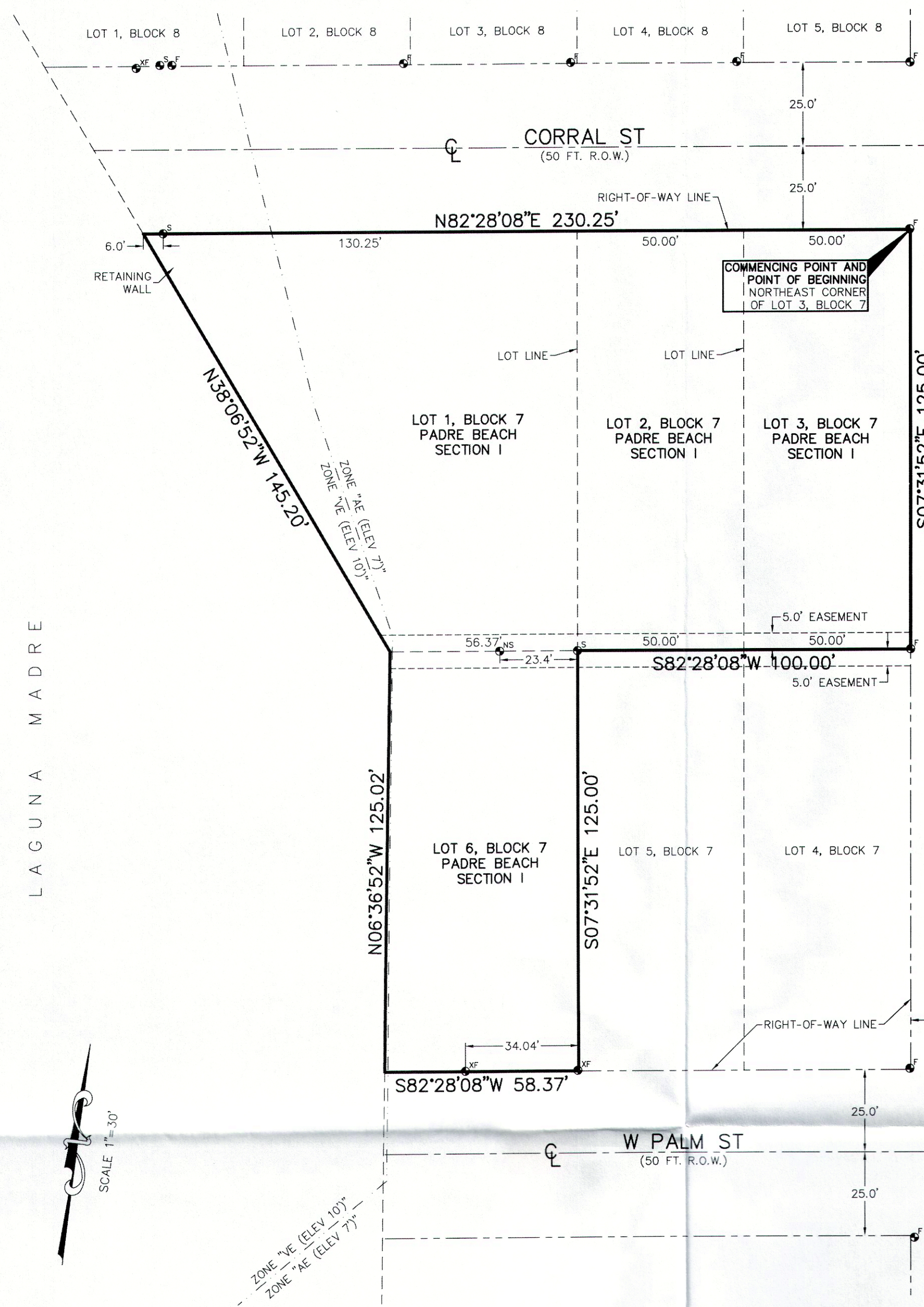


PADRE BEACH, SECTION I

BEACH, SECTION II

SUNNY ISLE SUBDIVISION





**VACATING PLAT**

**METES AND BOUNDS DESCRIPTION**

BEING 0.72 ACRES OF LAND OUT OF LOTS 1, 2, 3 AND 6, BLOCK 7, PADRE BEACH, SECTION 1, IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 14, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.72 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 3, BLOCK 7, BEING THE SOUTH RIGHT OF WAY OF CORRAL STREET (HAVING 50 FEET OF RIGHT OF WAY) AND BEING THE WEST RIGHT OF WAY OF LAGUNA BOULEVARD (HAVING 50 FEET OF RIGHT OF WAY), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

- 1) THENCE LEAVING THE SOUTH RIGHT OF WAY OF CORRAL STREET, ALONG THE WEST RIGHT OF WAY OF LAGUNA BOULEVARD, SOUTH 07 DEG. 31 MIN. 52 SEC. EAST A DISTANCE OF 125.00 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 3, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE LEAVING THE WEST RIGHT OF WAY OF LAGUNA BOULEVARD, ALONG THE SOUTH BOUNDARY OF LOT 2 AND 3, SOUTH 82 DEG. 28 MIN. 08 SEC. WEST A DISTANCE OF 100.00 FEET TO AN IRON ROD WITH A PLASTIC CAP STAMPED "MOORE 6370" SET FOR THE SOUTHWEST CORNER OF LOT 2, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE LEAVING THE SOUTH BOUNDARY OF LOT 2, ALONG THE EAST BOUNDARY OF LOT 6, SOUTH 07 DEG. 31 MIN. 52 SEC. EAST A DISTANCE OF 125.00 FEET TO A CROSS MARK SET FOR THE SOUTHEAST CORNER OF LOT 6, BEING THE NORTH RIGHT OF WAY OF W PALM STREET (HAVING 50 FEET OF RIGHT OF WAY), FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE LEAVING THE WEST BOUNDARY OF LOT 6, ALONG THE NORTH RIGHT OF WAY OF W PALM STREET, SOUTH 82 DEG. 28 MIN. 08 SEC. WEST, AT A DISTANCE OF 34.04 FEET TO AN IRON ROD FOUND, A TOTAL DISTANCE OF 58.37 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 6, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE ALONG THE WEST BOUNDARY OF LOT 6, NORTH 06 DEG. 36 MIN. 52 SEC. WEST A DISTANCE OF 125.02 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 6, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE ALONG THE WEST BOUNDARY OF LOT 1, NORTH 38 DEG. 06 MIN. 52 SEC. WEST A DISTANCE OF 145.20 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF CORRAL STREET, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 7) THENCE LEAVING THE WEST BOUNDARY OF LOT 1, ALONG THE SOUTH RIGHT OF WAY OF CORRAL STREET, NORTH 82 DEG. 28 MIN. 08 SEC. EAST, AT A DISTANCE OF 6.00 FEET PASS AN IRON ROD WITH PLASTIC CAP STAMPED "MOORE 6370" SET, A DISTANCE OF 230.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.72 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

**STATE OF TEXAS  
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 20\_\_\_\_ FOR THE AREA INSIDE THE BOUNDARIES OF **LOT 1A, BLOCK 7, PADRE BEACH, SECTION 1.**

WITNESS MY HAND ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TONY YZAGUIRRE, JR.  
TAX ASSESSOR-COLLECTOR

BY \_\_\_\_\_ DEPUTY

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR

**LAGUNA MADRE WATER DISTRICT'S CERTIFICATION**

THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

CARLOS J. GALVAN, JR.  
GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS  
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOT 1A, BLOCK 7, PADRE BEACH, SECTION 1** WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS ALLEYS, PARKS, WATERCOURSE, DRAIN, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

BRANDI BUNTIN  
LOBO DEL MAR LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRANDI BUNTIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

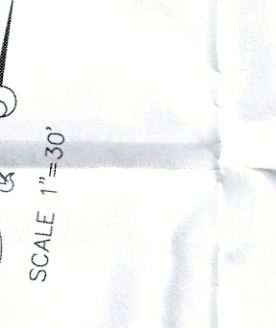
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

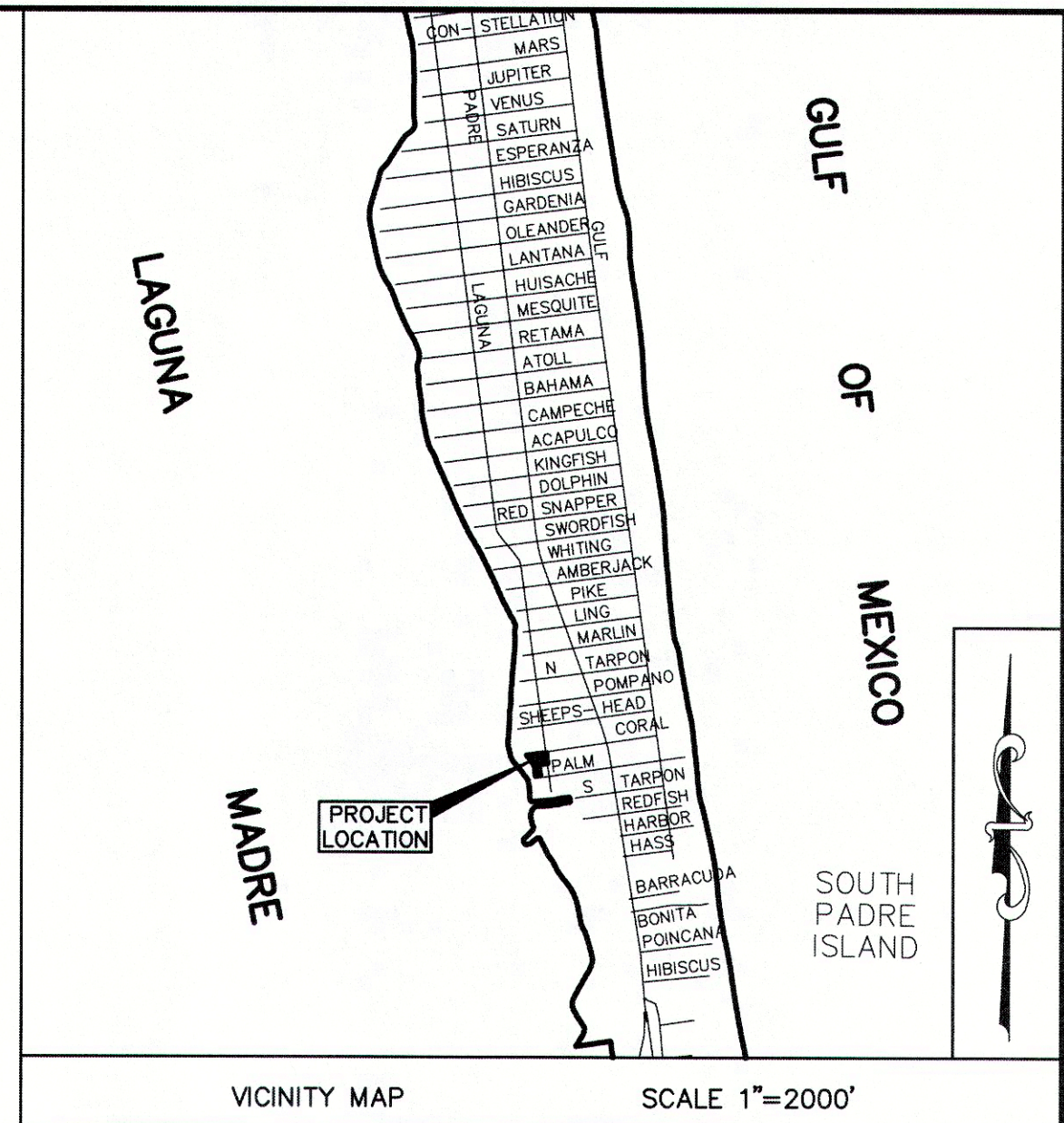
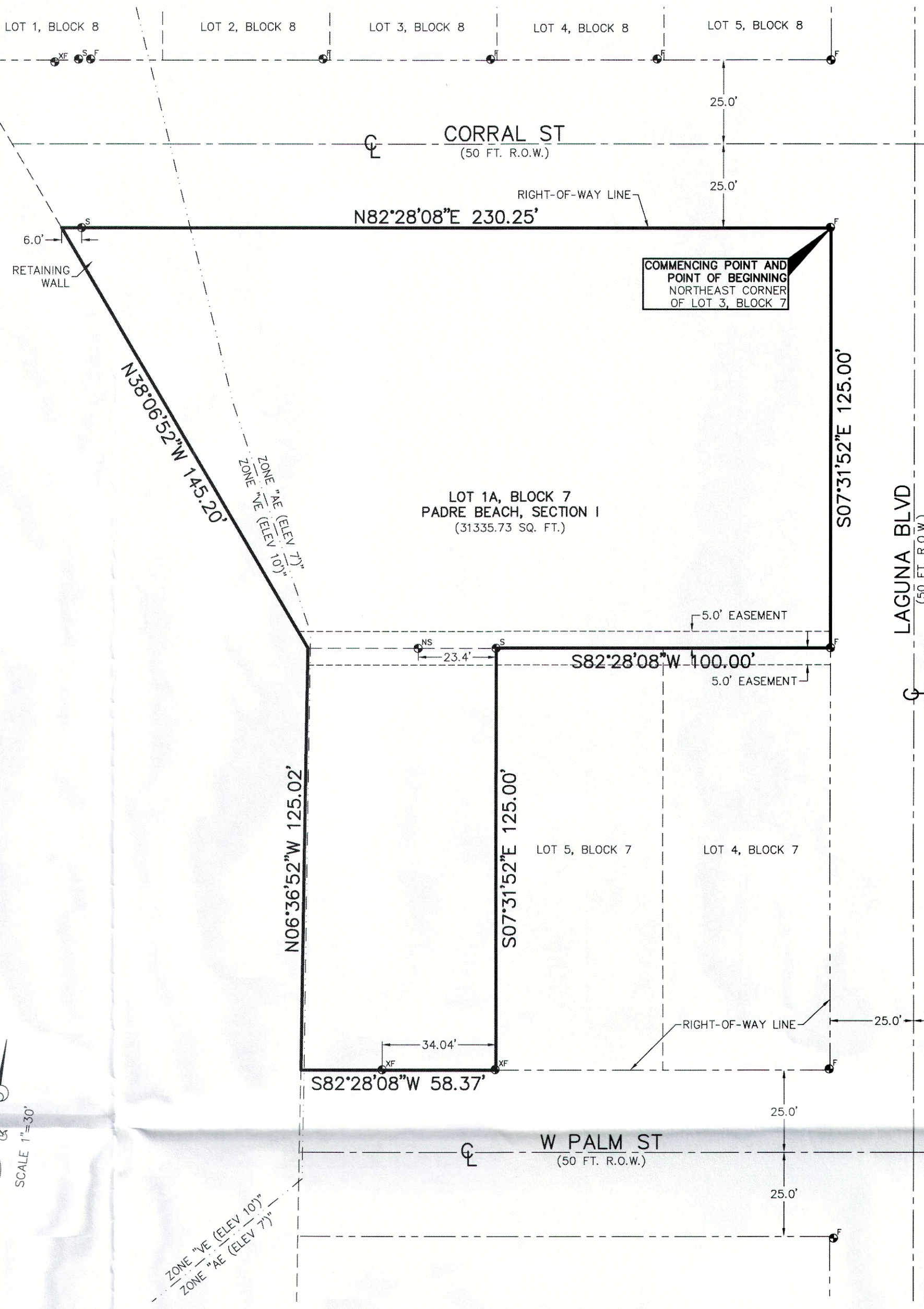
**STATE OF TEXAS  
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY

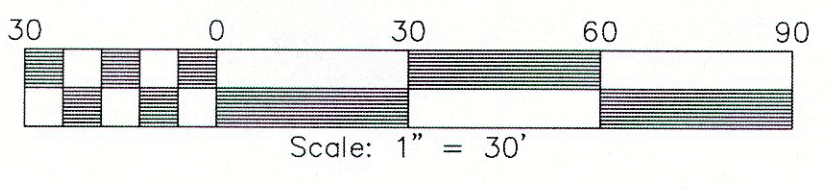


**RE-PLAT**



**LEGEND**

	IRON ROD FOUND
	CONC MONUMENT FOUND
	NAIL FOUND
	"X" MARK SET
	IRON ROD SET WITH CAP
	STAMPED "MOORE-6370"



**NOTES**

1. FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE AE (EL. 7') AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0370, SUFFIX "C", EFFECTIVE FEBRUARY 16, 2018.
2. BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
3. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SOUTH PADRE ISLAND.
4. BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE.
5. THIS TRACT LIES IN ZONING CLASSIFICATION "B8" BAYFRONT CHARACTER ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6370

DATE

**LOT 1A, BLOCK 7,  
PADRE BEACH, SECTION 1**  
BEING A RE-PLAT OF:  
**LOTS 1, 2, 3 AND 6, BLOCK 7,  
PADRE BEACH, SECTION 1,**  
A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 14, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR: LOBO DEL MAR LLC  
STREET:  
SOUTH PADRE ISLAND, TX 78597

PLOT DATE: 17 SEPTEMBER 2021 JOB NO: 454001

**Moore Land  
Surveying, LLC**

14216 Pallas Drive, L a Feria, TX 78559  
(956)245-0988 TBPLS Firm No. 10194186