

**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.

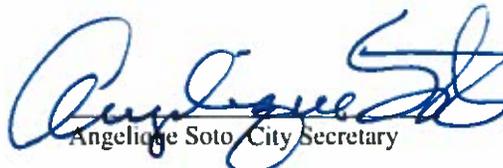
DATED THIS THE 13TH DAY OF NOVEMBER 2020




Angelique 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.



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.



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

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:

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

THURSDAY, OCTOBER 15, 2020

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

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

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.

METS AND BOUNDS DESCRIPTION
 BEING 0.803 ACRE (35,000 SQ. FT.) OF LAND, BEING ALL OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK FOUR (4), RECORDED IN CABINET 1, SLOT 2536A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOTS FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK FOUR (4), HAAS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 47, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.803 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET ON THE SOUTH RIGHT-OF-WAY LINE OF HARBOR STREET (50 FT. R.O.W.) AND NORTHEAST CORNER OF SAID LOT 12; FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID HARBOR STREET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 12, SOUTH 07 DEG. 02 MIN. EAST, A DISTANCE OF 100.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG A SOUTH BOUNDARY LINE OF SAID LOT 12, SOUTH 82 DEG. 58 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 12, SOUTH 07 DEG. 02 MIN. EAST, A DISTANCE OF 100.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE SOUTHEAST CORNER OF LOT 12, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HAAS STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HAAS STREET AND THE SOUTH BOUNDARY LINE OF SAID LOTS 12 AND 15, SOUTH 82 DEG. 58 MIN. WEST, A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID HAAS STREET AND THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.), BEING THE SOUTHWEST CORNER OF SAID LOT 15, FOR THE SOUTHWEST CORNER OF THIS TRACT;

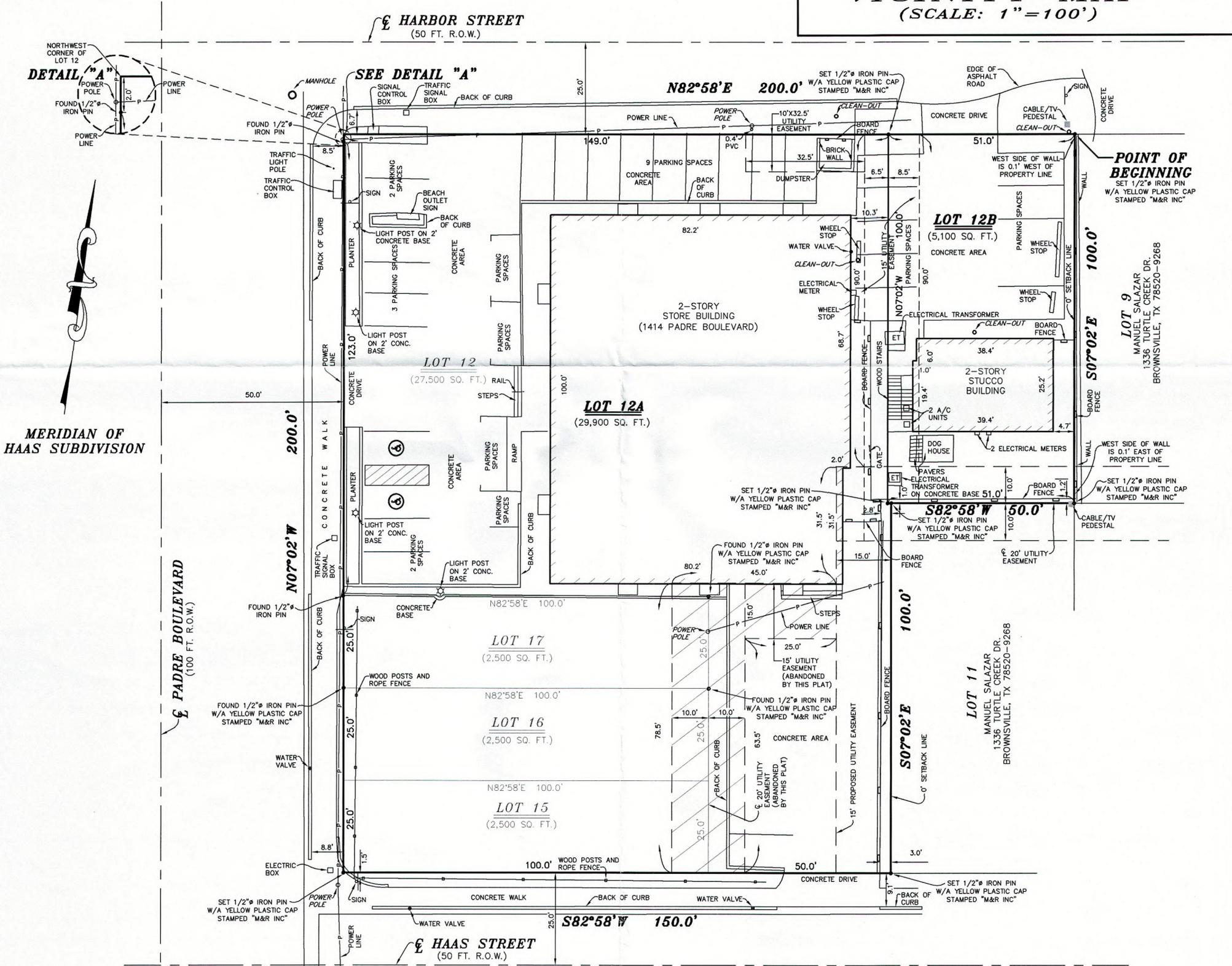
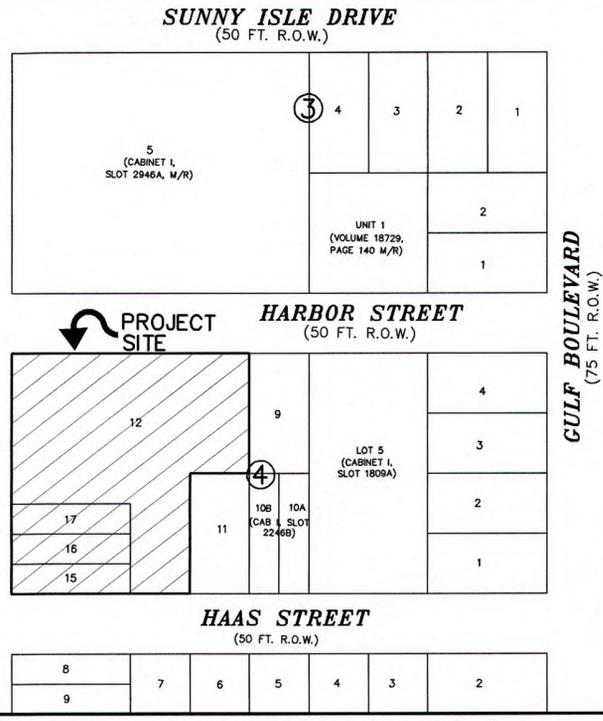
THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID HAAS STREET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, ALONG THE WEST BOUNDARY LINE OF SAID LOTS 15, 16, 17 AND 12, NORTH 07 DEG. 02 MIN. WEST, AT A DISTANCE OF 198.0 FEET A ONE-HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF 200.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HARBOR STREET, NORTH 82 DEG. 58 MIN. EAST, AT A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.803 ACRE OF LAND, MORE OR LESS.

NOTES:

- MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD WAS USED AS THE BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
- THIS TRACT LIES IN ZONE "PBS" PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE PER CHAPTER 6.6 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE.
- SET-BACKS WILL BE BASED ON SECTION 6.6.1 BUILDING PLACEMENT PER THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE.
- EASEMENT OF RIGHT-OF-WAY DATED AUGUST 14, 2007, EXECUTED BY ETMG REAL ESTATE CORP. TO AEP TEXAS CENTRAL COMPANY, RECORDED IN VOLUME 14222, PAGE 316, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.



The undersigned hereby certifies that the survey described hereon was made on the ground on 07/24/2020; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

E.H. Mejia
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



PRELIMINARY PLAT OF
"LOTS 12A AND 12B, BLOCK 4, HAAS SUBDIVISION"
BEING A REPLAT OF
 ALL OF LOT TWELVE (12), BLOCK 4 OF THE REPLAT OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK FOUR (4), HAAS SUBDIVISION RECORDED IN CABINET 1, SLOT 2536A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOTS FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK FOUR (4), HAAS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 47, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
 SURVEYED FOR:
E.T.M.G. REAL ESTATES CORP.

OWNER:
 ETMG REAL ESTATE CORP.
 PO BOX 2007
 SOUTH PADRE ISLAND, TX 78412 G.F. NO. N/A

Mejia & Rose, Incorporated
 Engineering Surveying
 T.B.P.E. Reg. No. F-002670
 T.B.P.L.S. Reg. No. 10023900
 1643 West Price Road (956) 544-3022
 P.O. Box 3761 Brownsville, Texas 78520
 Fax (956) 544-3068
 email: mandrinc@cn@gmail.com

JOB NO. 21151
 KEILA POSADA

METES AND BOUNDS DESCRIPTION
 BEING 0.803 ACRE (35,000 SQ. FT.) OF LAND, BEING ALL OF LOTS TWELVE (12), BLOCK 4, OF THE REPLAT OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK FOUR (4), RECORDED IN CABINET 1, SLOT 2536A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOTS FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK FOUR (4), HAAS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 47, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.803 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET ON THE SOUTH RIGHT-OF-WAY LINE OF HARBOR STREET (50 FT. R.O.W.) AND NORTHEAST CORNER OF SAID LOT 12; FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID HARBOR STREET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 12, SOUTH 07 DEG. 02 MIN. EAST, A DISTANCE OF 100.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG A SOUTH BOUNDARY LINE OF SAID LOT 12, SOUTH 82 DEG. 58 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 12, SOUTH 07 DEG. 02 MIN. EAST, A DISTANCE OF 100.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET AT THE SOUTHEAST CORNER OF LOT 12, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HAAS STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HAAS STREET AND THE SOUTH BOUNDARY LINE OF SAID LOTS 12 AND 15, SOUTH 82 DEG. 58 MIN. WEST, A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID HAAS STREET AND THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.), BEING THE SOUTHWEST CORNER OF SAID LOT 15, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID HAAS STREET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, ALONG THE WEST BOUNDARY LINE OF SAID LOTS 15, 16, 17 AND 12, NORTH 07 DEG. 02 MIN. WEST, AT A DISTANCE OF 198.0 FEET A ONE-HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF 200.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HARBOR STREET, NORTH 82 DEG. 58 MIN. EAST, AT A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, A TOTAL DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.803 ACRE OF LAND, MORE OR LESS.

NOTES:
 1. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD WAS USED AS THE BASIS OF BEARING.
 2. THIS TRACT LIES IN FLOOD ZONE "AE" (ZONE B) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS, NO. 0810-F, EFFECTIVE FEBRUARY 18, 2018.
 3. THIS TRACT LIES IN ZONE "M" PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE PER CHAPTER 6.6 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE.

SURVYOR'S CERTIFICATION:
 I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

E.H. Mejia
 EDUARDO H. MEJIA
 REG. PROFESSIONAL LAND SURVEYOR
 NO. 3900

**STATE OF TEXAS
 COUNTY OF CAMERON**
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR: ALL OF LOT 12 OF THE REPLAT OF LOTS 12, 13, 14, 18, 19, 20, 21, AND 22, BLOCK 4, HAAS SUBDIVISION RECORDED IN CABINET 1, SLOT 2536A, MAP RECORDS AND LOTS 15, 16 AND 17, BLOCK 4, HAAS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 47, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tony Yzaguirre, Jr.* 10/13/2020
 TONY YZAGUIRRE, JR.
 ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
 ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

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. 10-24-2020
 CARLOS J. GALVAN, JR. - GENERAL MANAGER
 LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS
 COUNTY OF CAMERON**
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2020.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

**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 _____, 2020 at _____ o'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy

**STATE OF TEXAS
 COUNTY OF CAMERON**
 I, THE UNDERSIGNED, EYAL TURGEMAN, PRESIDENT OF E.T.M.G. REAL ESTATES CORP. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 12A AND 12B, BLOCK 4, HAAS SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Eyal Turgeman 10/28/20
 EYAL TURGEMAN, PRESIDENT OF E.T.M.G. REAL ESTATES CORP. DATE

**STATE OF TEXAS
 COUNTY OF CAMERON**
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EYAL TURGEMAN, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF October 2020.

NOTARY PUBLIC
Cameron
 COUNTY

**STATE OF TEXAS
 COUNTY OF CAMERON**
 I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT/CEO OF INTERNATIONAL BANK OF COMMERCE, HOLDER OR DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS "LOT 12, BLOCK 4, HAAS SUBDIVISION, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

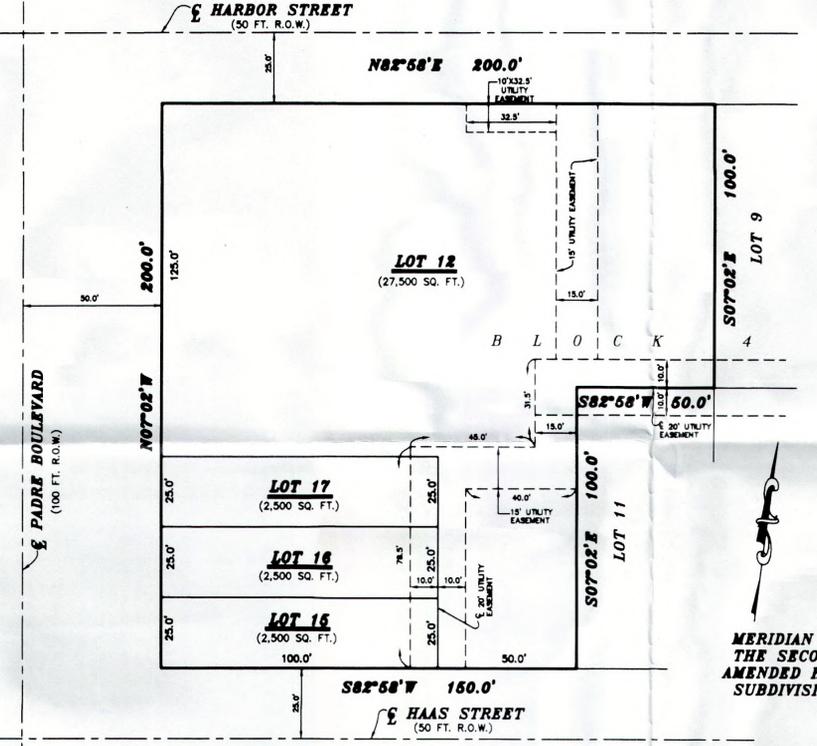
Al Villarreal 10/30/20
 AL VILLARREAL, PRESIDENT/CEO INTERNATIONAL BANK OF COMMERCE DATE

**STATE OF TEXAS
 COUNTY OF CAMERON**
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AL VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

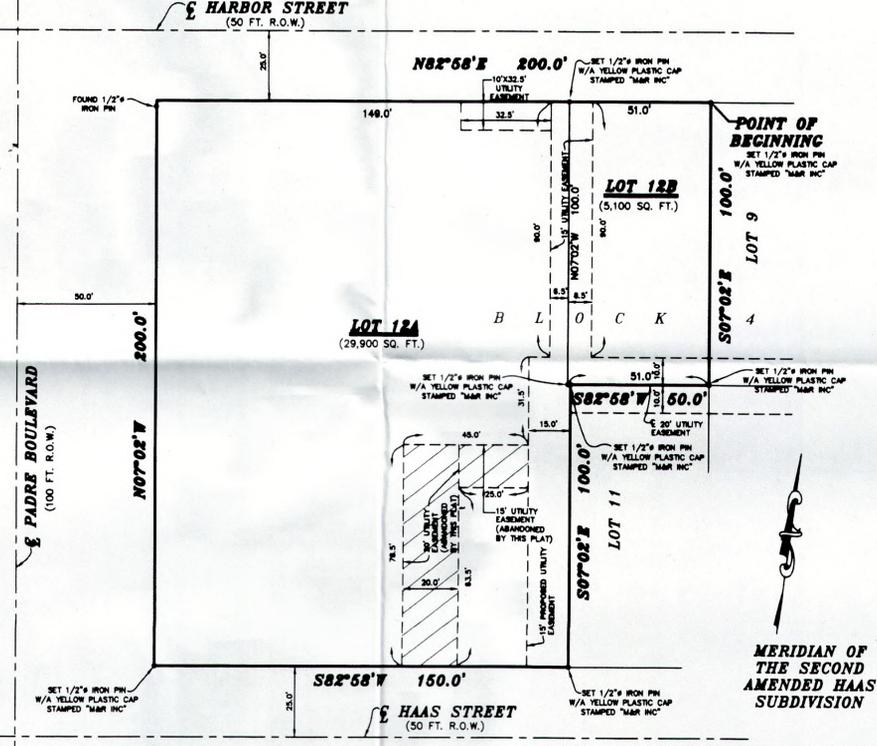
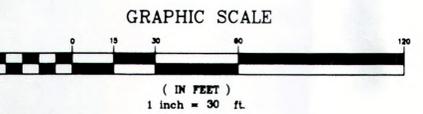
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30 DAY OF October 2020.

Rosaura Ramirez
 NOTARY PUBLIC
 Cameron
 COUNTY

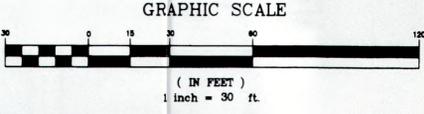
ROSOURA RAMIREZ
 Notary Public, State of Texas
 Notary ID#: 13041328-4
 My Commission Expires 10-21-2023



PROPERTY PRIOR TO THIS REPLAT



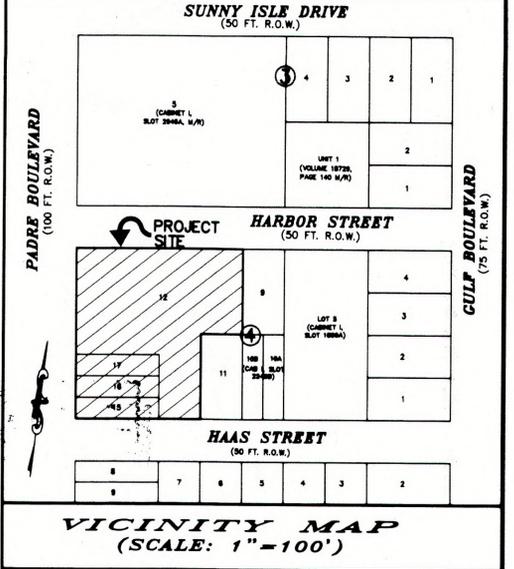
REPLAT



**FINAL PLAT OF
 "LOTS 12A AND 12B, BLOCK 4, HAAS SUBDIVISION"
 BEING A REPLAT OF**

ALL OF LOT TWELVE (12), BLOCK 4 OF THE REPLAT OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK FOUR (4), HAAS SUBDIVISION RECORDED IN CABINET 1, SLOT 2536A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOTS FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK FOUR (4), HAAS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 47, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'
 PREPARED FOR:
 E.T.M.G. REAL ESTATES CORP.
 JULY 24, 2020



Mejia & Rose, Incorporated
 Engineering Surveying
 T.B.P.E. Reg. No. F-002670
 T.B.P.L.S Reg. No. 1002900
 1643 West Price Road (956) 544-3022
 P.O. Box 3761 Brownsville, Texas 78520
 Fax (956) 544-3068
 email: mandrine@cmgmail.com

OWNER:
 ETMG REAL ESTATE CORP.
 PO BOX 2007
 SOUTH PADRE ISLAND, TX 78412

G.F. NO. N/A
 2151PLAT.DWG
 JOB NO. 2151
 KEILA ROSADA

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

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.

BEING A 1.20 ACRE (52,300 SQ. FT.) OF LAND, BEING ALL OF LOT NUMBER ONE (1), OF BLOCKS NUMBERED ONE HUNDRED AND FOUR (104) AND ONE HUNDRED SEVEN (107) OF PADRE BEACH SECTIONS VII & VIII, BEING A REPLAT OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), BLOCK ONE HUNDRED FOUR (104), PADRE BEACH SECTION VII, AND LOTS ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER ONE HUNDRED SEVEN (107), PADRE BEACH SECTION VIII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 1, SLOT 2234-B, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 1.20 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET ON INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF LANTANA STREET (50 FT. R.O.W.), BEING THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, BEING THE WEST BOUNDARY LINE OF SAID LOT 1, NORTH 06 DEG. 00 MIN. 00 WEST, A DISTANCE OF 250.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET (50 FT. R.O.W.), BEING THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET AND THE NORTH BOUNDARY LINE OF SAID LOT 1, NORTH 83 DEG. 56 MIN. AT A DISTANCE OF 158.89 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL OF 208.89 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

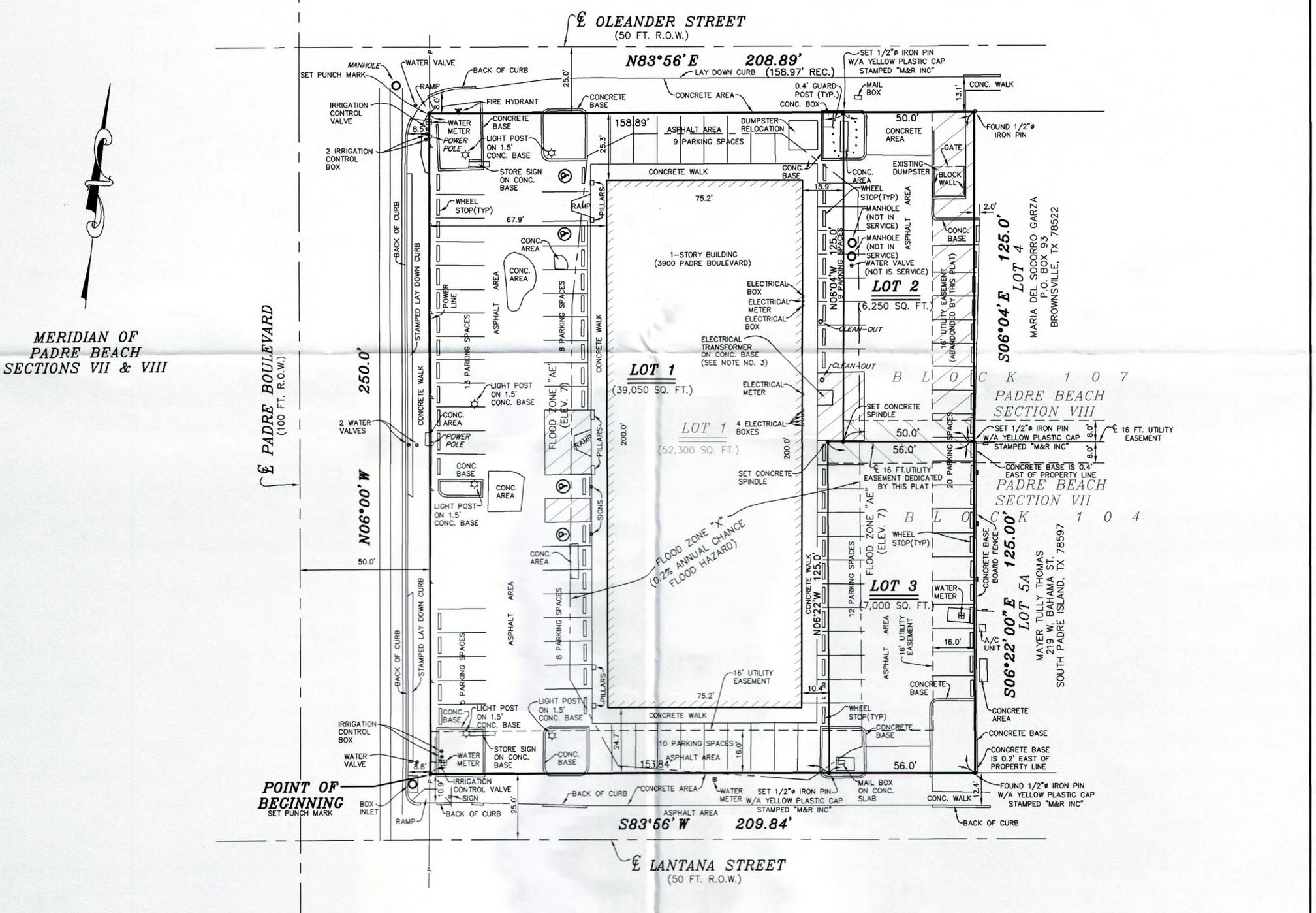
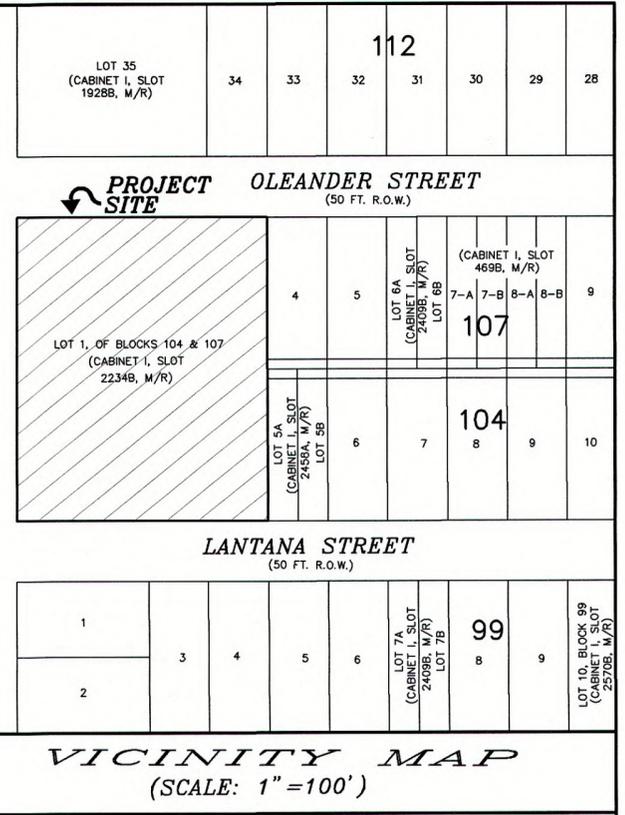
THENCE, CONTINUING ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, SOUTH 06 DEG. 22 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID LANTANA STREET, BEING THE SOUTHEAST CORNER OF SAID LOT 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LANTANA STREET AND THE SOUTH BOUNDARY LINE OF SAID LOT 1, SOUTH 83 DEG. 56 MIN. 00 WEST, AT A DISTANCE OF 56.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 209.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.20 ACRE OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET WAS USED AS THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD AND FLOOD ZONE "AE" (ELEV. 7) AS SHOWN, PER THE F.E.M.A. FLOOD INSURANCE RATE MAP OF COMMUNITY 480115, PANEL 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. EASEMENT AND RIGHT OF WAY GRANTED TO AEP TEXAS CENTRAL COMPANY RECORDED IN VOLUME 9786, PAGE 251, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.
4. THIS TRACT LIES IN ZONE "PBC" PADRE BOULEVARD CENTRAL CHARACTER ZONE PER CHAPTER 6.6 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE.
5. SET-BACKS ARE BASED ON SECTION 6.6.1. BUILDING PLACEMENT PER THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE. BOULEVARD 10'-75', LOCAL STREET 5' MIN. AND REAR TOWARD A SINGLE FAMILY RESIDENTIAL LOT 10' MIN.



**PRELIMINARY PLAT OF
"LOTS 1, 2 & 3, BLOCKS 104 & 107, PADRE BEACH
SECTIONS VII AND VIII"
BEING A REPLAT OF**

LOT NUMBER ONE (1), OF BLOCKS NUMBERED ONE HUNDRED FOUR (104) AND ONE HUNDRED SEVEN (107) OF PADRE BEACH SECTIONS VII & VIII, BEING A REPLAT OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK ONE HUNDRED FOUR (104), PADRE BEACH SECTION VII, AND LOTS ONE (1), TWO (2), THREE (3), BLOCK NUMBER ONE HUNDRED SEVEN (107), PADRE BEACH SECTION VIII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 1, SLOT 2234-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

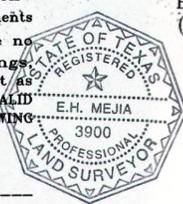
SCALE: 1" = 30'
SURVEYED FOR:

LANTANA ENTERPRISES LLC

OWNER:
LANTANA ENTERPRISES LLC
815 PADRE BOULEVARD
SOUTH PADRE ISLAND, TX 78597

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S. Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cn@gmail.com

The undersigned hereby certifies that the survey described hereon was made on the ground on 08/03/2020; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

G.F. NO. N/A JOB NO. 21155 KEILA POSADA

BEING A 1.20 ACRE (52,300 SQ. FT.) OF LAND, BEING ALL OF LOT NUMBER ONE (1), OF BLOCKS NUMBERED ONE HUNDRED FOUR (104) AND ONE HUNDRED SEVEN (107) OF PADRE BEACH SECTIONS VII & VIII, BEING A REPLAT OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK ONE HUNDRED AND FOUR (104), PADRE BEACH SECTION VII, AND LOTS ONE (1), TWO (2) AND THREE (3), BLOCK ONE HUNDRED SEVEN (107), PADRE BEACH SECTION VIII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 1, SLOT 2234-B, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 1.20 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET ON INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF LANTANA STREET (50 FT. R.O.W.), BEING THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, BEING THE WEST BOUNDARY LINE OF SAID LOT 1, NORTH 83 DEG. 56 MIN. 00 WEST, A DISTANCE OF 250.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET (50 FT. R.O.W.), BEING THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT;

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THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, SOUTH 08 DEG. 04 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, SOUTH 08 DEG. 22 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID LANTANA STREET, BEING THE SOUTHEAST CORNER OF SAID LOT 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LANTANA STREET AND THE SOUTH BOUNDARY LINE OF SAID LOT 1, SOUTH 83 DEG. 56 MIN. 00 WEST, AT A DISTANCE OF 56.0 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 209.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.20 ACRE OF LAND, MORE OR LESS.

- NOTES:
1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET WAS USED AS THE BASIS OF BEARING.
 2. THIS TRACT LIES IN FLOOD ZONE "X" 5-25 ANNUAL CHANCE FLOOD HAZARD AND FLOOD ZONE "AL" (VEH. 7) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP OF COUNTY 48013, PANEL 0101-F, EFFECTIVE FEBRUARY 16, 2014.
 3. EASEMENT AND RIGHT OF WAY GRANTED TO MAP TEXAS CENTRAL COMPANY RECORDED IN VOLUME 8786, PAGE 251, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.
 4. THIS TRACT LIES IN ZONE PADRE BOULEVARD CENTRAL CHARACTER ZONE PER CHAPTER 6.6 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASE CODE.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

E. H. Mejia
EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900



**STATE OF TEXAS
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR: LOT 1 OF BLOCKS 104 & 107 OF PADRE BEACH SECTIONS VII & VIII, BEING A REPLAT OF LOTS 1 THRU 4, BLOCK 104 AND LOTS 1 THRU 3, BLOCK 107, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 1, SLOT 2234-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tom Valverde* 10/13/2020
TOM VALVERDE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.



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. 10-21-2020
CARLOS J. GALVAN, JR. - GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS
COUNTY OF CAMERON**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2020.

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR
CHAIR

**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 _____, 2020 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy

**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, EYAL TURGEMAN, PRESIDENT OF LANTANA ENTERPRISES LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 1, 2 & 3, BLOCKS 104 & 107, PADRE BEACH SECTIONS VII & VIII," WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

EYAL TURGEMAN, PRESIDENT OF LANTANA ENTERPRISES LLC DATE 10/28/20

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EYAL TURGEMAN, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF October 2020.

NOTARY PUBLIC
Cameron
COUNTY



**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT/CEO OF INTERNATIONAL BANK OF COMMERCE, HOLDER OR DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS "LOTS 1, 2 & 3, BLOCKS 104 & 107, PADRE BEACH SECTIONS VII & VIII, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

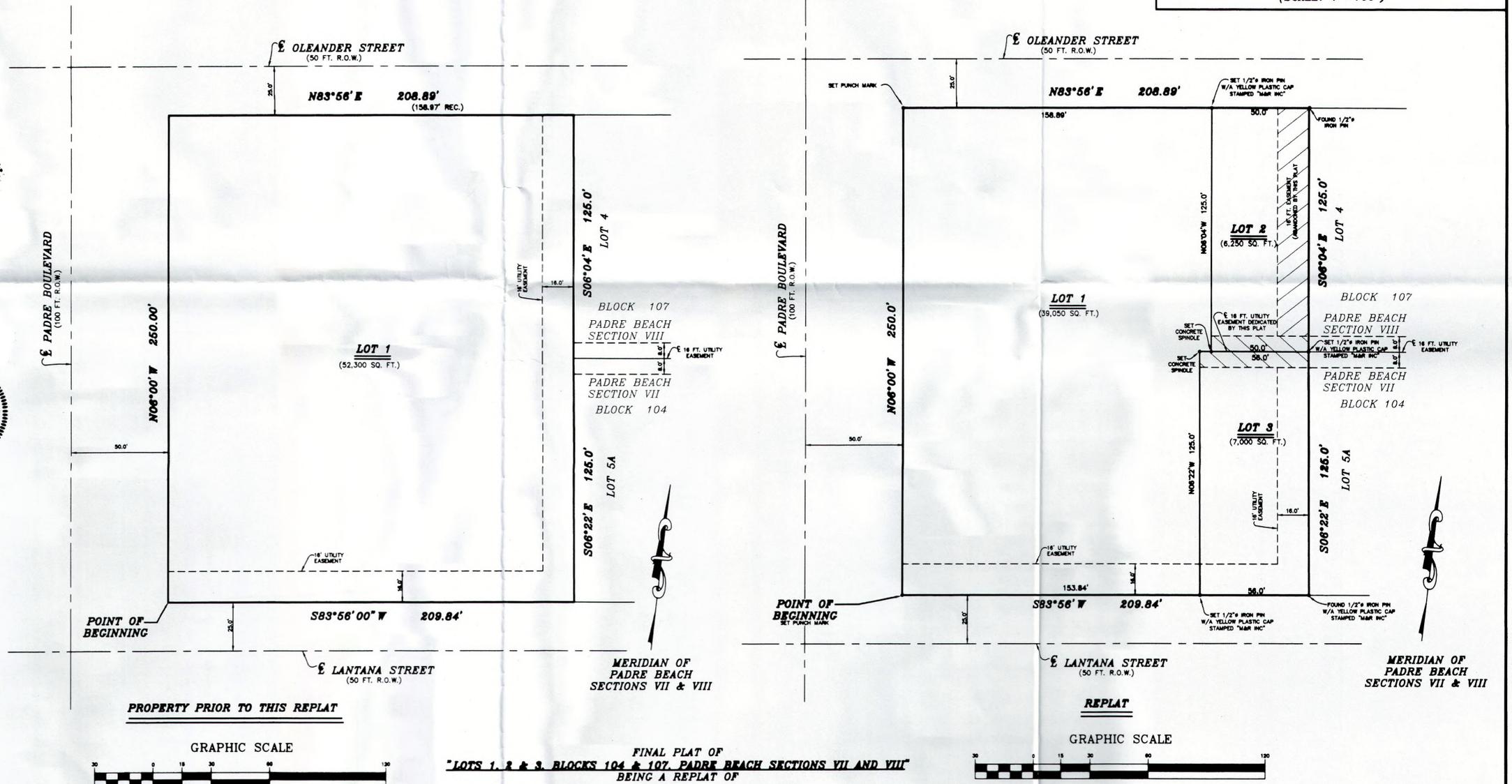
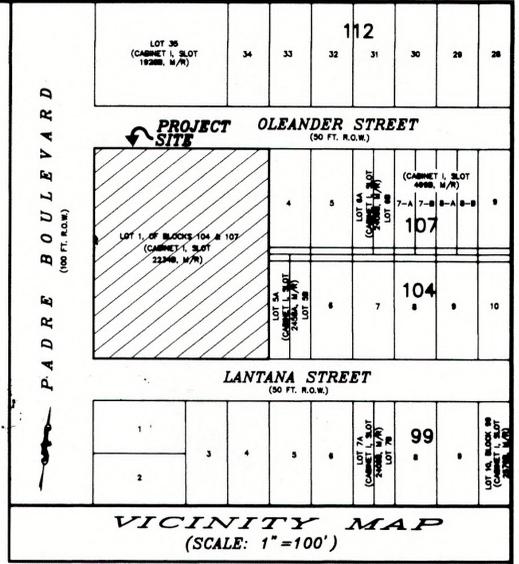
AL VILLARREAL, PRESIDENT/CEO INTERNATIONAL BANK OF COMMERCE DATE 10/30/20

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AL VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th DAY OF October 2020.

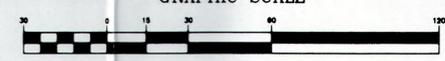
NOTARY PUBLIC
Cameron
COUNTY



**FINAL PLAT OF
"LOTS 1, 2 & 3, BLOCKS 104 & 107, PADRE BEACH SECTIONS VII AND VIII"
BEING A REPLAT OF**

LOT NUMBER ONE (1), OF BLOCKS NUMBERED ONE HUNDRED FOUR (104) AND ONE HUNDRED SEVEN (107) OF PADRE BEACH SECTIONS VII & VIII, BEING A REPLAT OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK ONE HUNDRED FOUR (104), PADRE BEACH SECTION VII, AND LOTS ONE (1), TWO (2), THREE (3), BLOCK NUMBER ONE HUNDRED SEVEN (107), PADRE BEACH SECTION VIII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 1, SLOT 2234-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'
PREPARED FOR:
LANTANA ENTERPRISES LLC
AUGUST 8, 2020



Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngmail.com

OWNER:
LANTANA ENTERPRISES LLC
815 PADRE BOULEVARD
SOUTH PADRE ISLAND, TX 78597

G.P. NO. N/A
21155PLAT.DWG

JOB NO. 21155
RELA FORADA

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

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 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

0.143 ACRE (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 0.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN FOUND, AT THE NORTHWEST CORNER OF LOT 9, BLOCK 173, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, SOUTH 06 DEGREES 00 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE NORTHEAST CORNER OF LOT 21, BLOCK 173, FOR THE SOUTHEAST CORNER OF THIS TRACT;

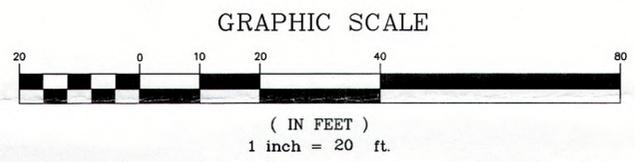
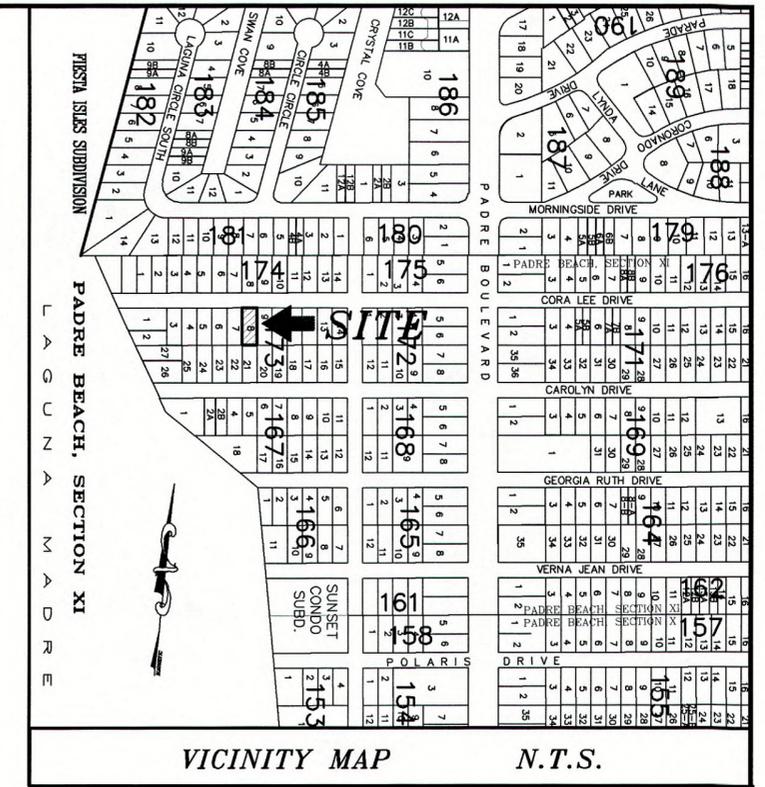
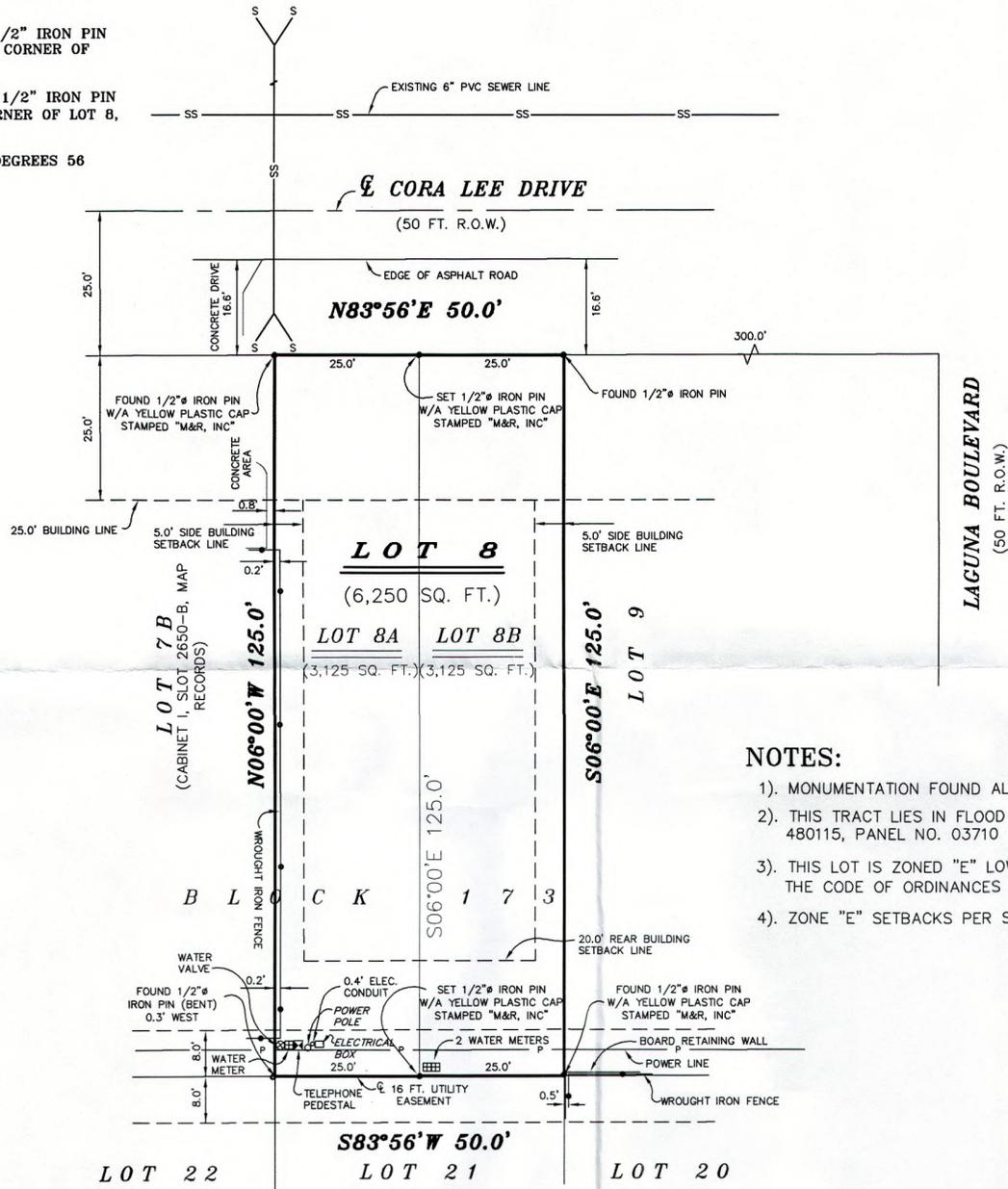
THENCE, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 50.0 FEET TO A 1/2" IRON PIN FOUND, AT THE NORTHWEST CORNER OF LOT 21, BLOCK 173, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 06 DEGREES 00 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE NORTHWEST CORNER OF LOT 8, BLOCK 173, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CORA LEE DRIVE, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.143 ACRES, MORE OR LESS.

MERIDIAN OF PADRE BEACH SECTION XI SUBDIVISION



- NOTES:**
1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CORA LEE DRIVE WAS HELD FOR BASIS OF BEARING.
 2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 03710 F, EFFECTIVE FEBRUARY 16, 2018.
 3. THIS LOT IS ZONED "E" 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 "E" 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" = 20'
PREPARED FOR:
MARY G. NEWTON
OCTOBER 19, 2020

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@engmail.com

OWNER:
MARY G. NEWTON
223 E. MAXAN ST., PMB 100
PORT ISABEL, TEXAS 78578
(916) 397-2746 PHONE
(956) 544-3068 FAX

The undersigned hereby certifies that the survey described hereon 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 overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

G.F. NO. N/A JOB NO. 21250 S.TROWBRIDGE

METES & BOUNDS DESCRIPTION

0.143 ACRE (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 0.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN FOUND, AT THE NORTHWEST CORNER OF LOT 9, BLOCK 173, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, SOUTH 06 DEGREES 00 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, AT THE NORTHEAST CORNER OF LOT 21, BLOCK 173, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 56 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;

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- 2). THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 03710 F, EFFECTIVE FEBRUARY 16, 2018.
- 3). THIS LOT IS ZONED "E" 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 "E" SETBACKS PER SECTION 20-10. OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

E. H. Mejia
EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900



**STATE OF TEXAS
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 8, BLOCK 173, PADRE BEACH, SECTION XI", DEPICTED HEREON.

APPROVED: *Tony Yzaguirre, Jr.* DATE 10/20/2020
TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.



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. DATE Nov. 2, 2020
CARLOS J. GALVAN, JR. - GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS
COUNTY OF CAMERON**

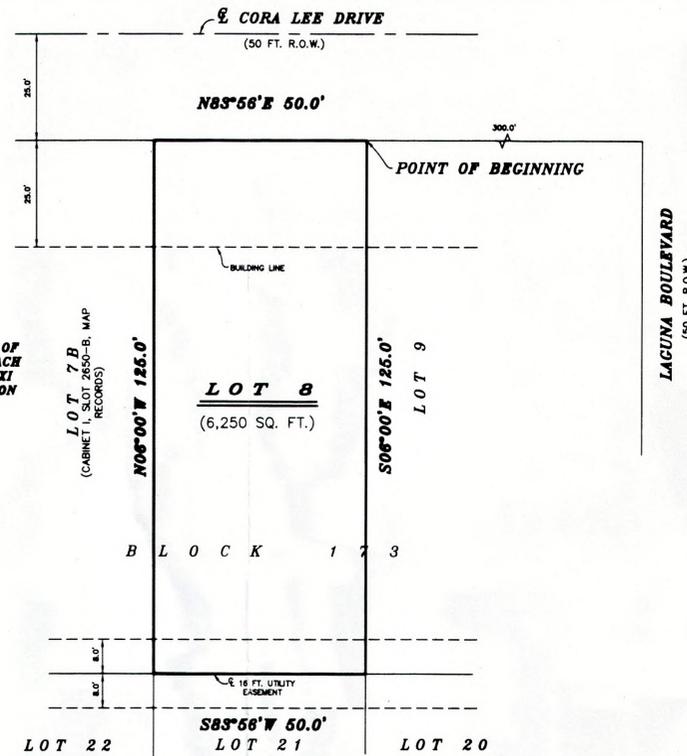
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 20____

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

**STATE OF TEXAS
COUNTY OF CAMERON**

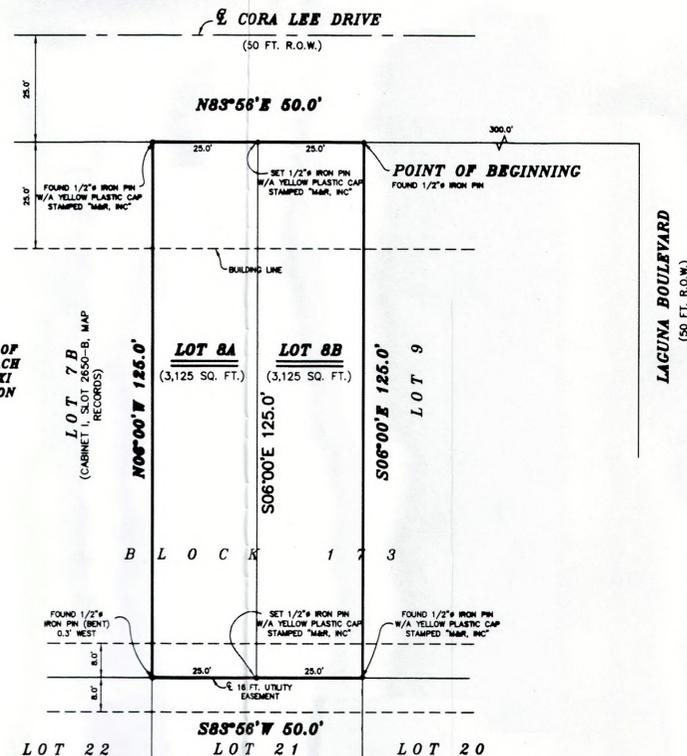
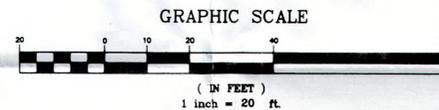
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of _____, 2020 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



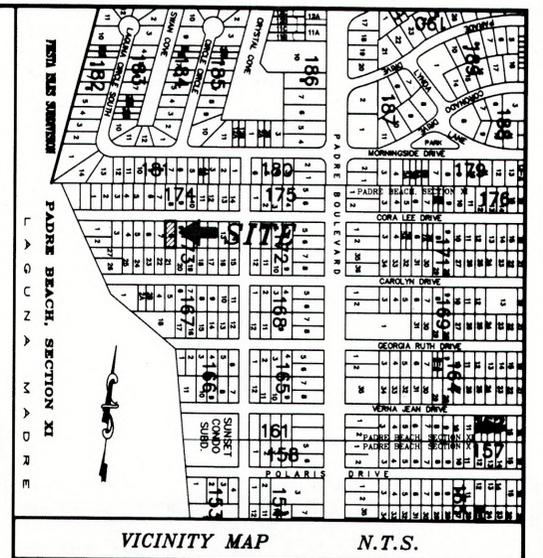
PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 20')



REPLAT

(SCALE: 1" = 20')



STATE OF TEXAS
COUNTY OF CAMERON
I, THE UNDERSIGNED, MARY G. NEWTON, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 8A AND 8B, BLOCK 173, PADRE BEACH, SECTION XI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

Mary G. Newton DATE 11-5-2020
MARY G. NEWTON, OWNER

STATE OF TEXAS
COUNTY OF CAMERON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARY G. NEWTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5 DAY OF November, 2020

NOTARY PUBLIC
Camaron
COUNTY



**FINAL 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" = 20'
PREPARED FOR:

MARY G. NEWTON
OCTOBER 19, 2020

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrino@cngmail.com

OWNER:
MARY G. NEWTON
223 E. MAXAN ST., PMB 100
PORT ISABEL, TEXAS 78578
(916) 397-2748 PHONE
(956) 544-3068 FAX

G.F. NO. N/A JOB NO. 21250
S.TROWBRIDGE