

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

**THURSDAY, APRIL 15, 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 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]

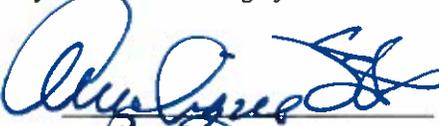
4. Discussion and Action

- 4.1. Approve Minutes of January 21, 2021 Regular Meeting.
- 4.2. Approve Minutes of March 2, 2021 Special Meeting.
- 4.3. Discussion and action regarding the proposed replat of "Lots 11A & 11B, King Resubdivison" to create one lot: "Lot 11C". (168
- 4.4. Discussion and action regarding the proposed replat of "Lots 3A, 3B & 3C Block 175, Padre Beach Subdivision, Section XI" to create two lots: "Lots 3 & 4".

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 9TH DAY OF APRIL 2021


Angelique Soto, 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 **APRIL 9, 2021**, AT/OR BEFORE 5:00 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 THE BUILDING DEPARTMENT AT (956)761-8104.

Agenda: APRIL 15, 2021



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

MEETING DATE: April 15, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Approve Minutes of January 21, 2021 Regular Meeting.

ITEM BACKGROUND

Approve January 21, 2021 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, JANUARY 21, 2021

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, January 21, 2021 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, Howard Avery, Gordon Garlock, Chris Huffman, Joseph Praster, and Dina Rich.

City staff members present were: Public Works Director C. Alejandro Sanchez and Administrative Assistant Marta Martinez. Also present was Council Member Ken Medders.

2. PLEDGE OF ALLEGIANCE

Chairman Olle led the Pledge of Allegiance.

3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN.

Commissioner Fletcher made a motion, seconded by Commissioner Garlock to nominate Gary Olle for Chairman and Gordon Garlock for Vice-Chairman. Motion carried unanimously.

4. PUBLIC COMMENTS AND ANNOUNCEMENTS

Members introduced themselves.

5. DISCUSSION AND ACTION.

5.1 APPROVE MINUTES OF NOVEMBER 19, 2020 REGULAR MEETING.

Commissioner Garlock made a motion, seconded by Commissioner Fletcher to approve the November 19, 2020 regular meeting minutes as submitted. Motion carried unanimously.

5.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOT 4 BLOCK 143, PADRE BEACH SUBDIVISION, SECTION X” TO CREATE TWO LOTS: “LOTS 4A & 4B”. (105A & 105B E CONSTELLATION DR)

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lot 4, Block 143, Padre Beach Subdivision, Section X” to create two lots, “Lots 4A & 4B”. Motion carried unanimously.

6. ADJOURN

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

Marta Martinez, Secretary

Gary Olle, Chairman

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

MEETING DATE: April 15, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Approve Minutes of March 2, 2021 Special Meeting.

ITEM BACKGROUND

Approve March 2, 2021 Minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

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

TUESDAY, MARCH 2, 2021

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Special Meeting on Tuesday, March 2, 2021 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, Howard Avery, Gordon Garlock, Joseph Praster, and Dina Rich. Member with an excused absence was Chris Huffman.

City staff members present were: Public Works Director C. Alejandro Sanchez, City Manager Randy Smith, Shoreline Director Kristina Boburka, and Administrative Assistant Marta Martinez. Also present was Council Member Ken Medders.

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 21, 2021 REGULAR MEETING.

Commissioner Fletcher made a motion, seconded by Commissioner Garlock to approve the January 21, 2021 regular meeting minutes as submitted. Motion carried unanimously.

4.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 1 – 20 SEAHORSE HARBOR SUBDIVISION” TO CREATE THREE LOTS: “LOTS 1 – 3”.

Public works Director gave a brief presentation regarding the replat of Lots 1 – 20 Seahorse Harbor Subdivision. Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lots 1 – 20 Seahorse Harbor Subdivision” to create three lots, “Lots 1, 2 and 3”. Motion carried unanimously.

5. ADJOURN

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

Marta Martinez, Secretary

Gary Olle, Chairman

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

MEETING DATE: April 15, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 11A & 11B, King Resubdivision" to create one lot: "Lot 11C".

ITEM BACKGROUND

Roy Development Three Inc, owner of subject property, request to replat Lots 11A & 11B King Resubdivision, to create one lot: Lot 11C. The subject property is located in the Kings Subdivision and is zoned "B"

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 AND BOUNDS DESCRIPTION

A 0.357 ACRE TRACT (15,549 SQ. FT.) OF LAND MORE OR LESS BEING ALL OF LOTS ELEVEN-A (11-A) AND ELEVEN-B (11-B), KING RESUBDIVISION, CITY OF SOUTH PADRE ISLAND, TEXAS, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT 2408-A, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.357 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT ONE HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11A AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF KING'S COURT DRIVE (30 FT. PRIVATE ROAD), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 11A AND 11B, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID KING'S COURT DRIVE, WEST, A DISTANCE OF 71.00 FEET TO A ONE HALF INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11B, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 11B, NORTH, AT A DISTANCE OF 150.00 FEET A ONE HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF 219.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11A, FOR THE NORTHWEST CORNER OF THIS TRACT;

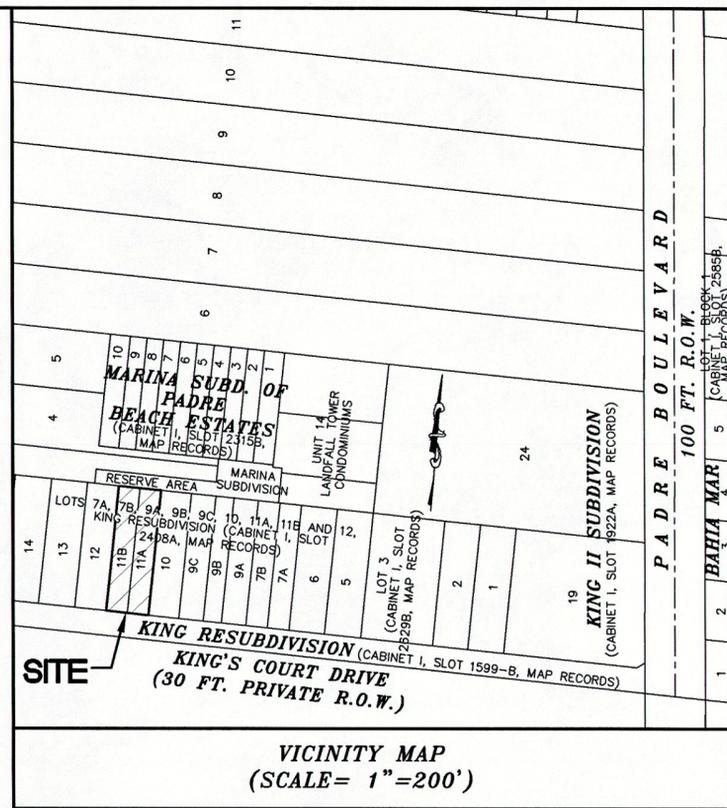
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 11A AND 11B, EAST, A DISTANCE OF 71.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11B, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 11A, SOUTH, AT A DISTANCE OF 69.00 FEET, A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 219.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.357 ACRE OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF KING'S COURT DRIVE WAS HELD FOR THE 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 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "B-2" RESIDENTIAL & MULTI-FAMILY ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. SET-BACKS ARE BASED ON SECTION 20-7.1, DISTRICT "B-2" PER CHAPTER 20 OF THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
25 FT. FRONT YARD SETBACK
5 FT. SIDE YARD SETBACK
20 FT. REAR YARD SETBACK



MARINA SUBDIVISION OF PADRE BEACH ESTATES

(CABINET I, SLOT 2315-B, MAP RECORDS)

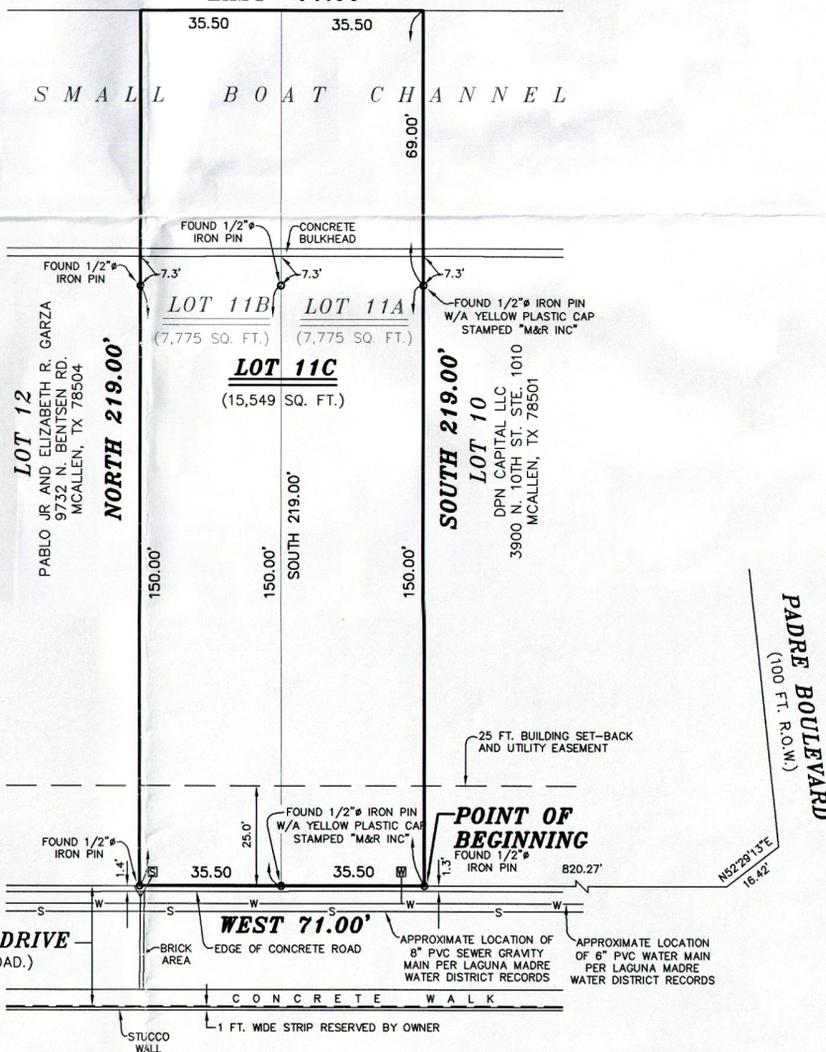
MARINA SPI LLC

PO BOX 2225

SOUTH PADRE ISLAND, TX 78597

"RESERVE AREA"

EAST 71.00'



MERIDIAN OF KING RESUBDIVISION

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

**PRELIMINARY PLAT OF
"LOT 11C, KING RESUBDIVISION"**

BEING A REPLAT OF

LOTS ELEVEN-A (11-A) AND ELEVEN-B (11-B), KING RESUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT 2408-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=30'
SURVEYED FOR:

**BENJAMIN DISMORE &
STACY MILES DISMORE**



The undersigned hereby certifies that the survey described hereon was made on the ground on MARCH 12, 2021; 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

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:
ROY DEVELOPMENT THREE INC.
PO BOX 32386
DETROIT, MI 48232

G.F. NO. N/A JOB NO. 21382
KEILA POSADA

METES AND BOUNDS DESCRIPTION
 A 0.357 ACRE TRACT (15,549 SQ. FT.) OF LAND MORE OR LESS BEING ALL OF LOTS ELEVEN-A (11-A) AND ELEVEN-B (11-B), KING RESUBDIVISION, CITY OF SOUTH PADRE ISLAND, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT 2408-A, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.357 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT ONE HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11A AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF KING'S COURT DRIVE (30 FT. PRIVATE ROAD), FOR THE SOUTHEAST CORNER AND OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 11A AND 11B, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID KING'S COURT DRIVE, WEST, A DISTANCE OF 71.00 FEET TO A ONE HALF INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11B, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 11B, NORTH, AT A DISTANCE OF 150.00 FEET A ONE HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF 219.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11A, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 11A AND 11B, EAST, A DISTANCE OF 71.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11B, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 11A, SOUTH, AT A DISTANCE OF 69.00 FEET, A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, A TOTAL DISTANCE OF 219.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.357 ACRE OF LAND, MORE OR LESS.

NOTES:

- MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF KING'S COURT DRIVE WAS HELD FOR THE BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018.
- THIS TRACT LIES IN ZONING CLASSIFICATION "B-2" RESIDENTIAL & MULTI-FAMILY ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
- SET-BACKS ARE BASED ON SECTION 20-7.1, DISTRICT "B-2" PER CHAPTER 20 OF THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
 25 FT. FRONT YARD SETBACK
 5 FT. SIDE YARD SETBACK
 20 FT. REAR YARD SETBACK

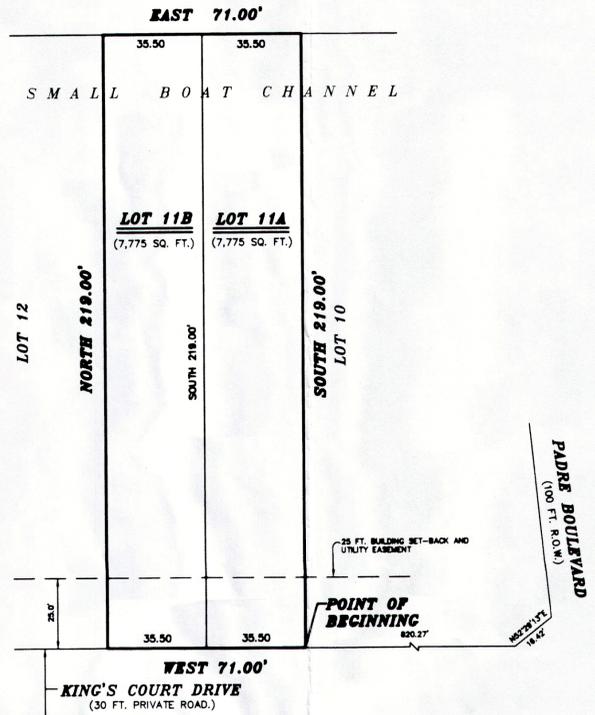
SURVEYOR'S CERTIFICATION:

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

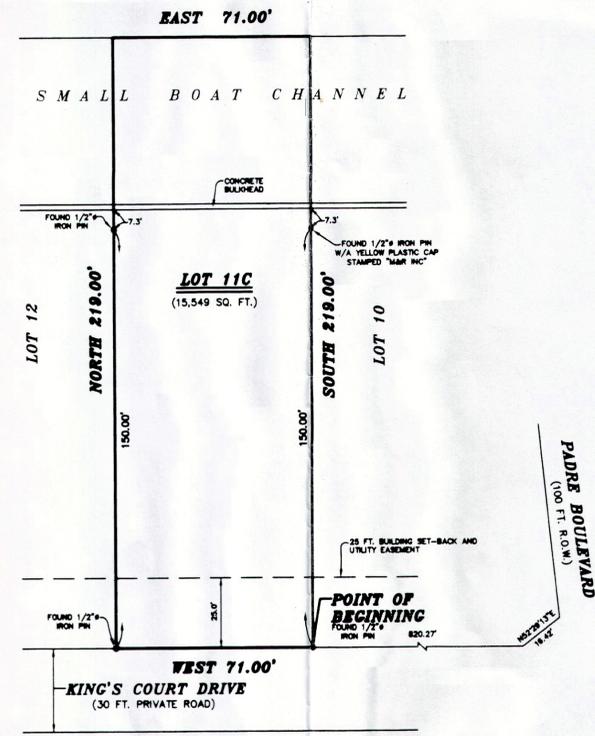


MARINA SUBDIVISION OF PADRE BEACH ESTATES
 (CABINET 1, SLOT 2315-B, MAP RECORDS)
 "RESERVE AREA"



PROPERTY PRIOR TO THIS REPLAT

MARINA SUBDIVISION OF PADRE BEACH ESTATES
 (CABINET 1, SLOT 2315-B, MAP RECORDS)
 "RESERVE AREA"



REPLAT

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 LOTS ELEVEN-A (11-A) AND ELEVEN-B (11-B), KING RESUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOT 2408-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tony Yzaguirre, Jr.* 4/7/2021
 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. 04/07/2021
 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 _____ 2021.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

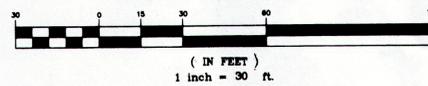
STATE OF TEXAS
COUNTY OF CAMERON

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 _____, 2021 at _____ o'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy

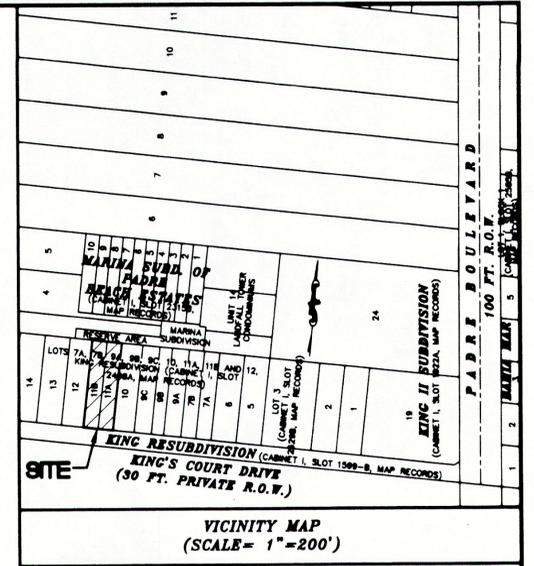
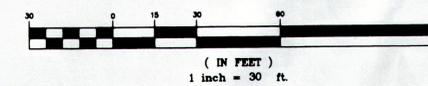
MERIDIAN OF KING RESUBDIVISION

GRAPHIC SCALE



MERIDIAN OF KING RESUBDIVISION

GRAPHIC SCALE



VICINITY MAP
 (SCALE = 1" = 200')

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, TROY GILES, AUTHORIZED AGENT FOR ROY DEVELOPMENT THREE INC. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 11C, KING RESUBDIVISION", 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.

Troy Giles
 TROY GILES
 AUTHORIZED AGENT FOR ROY DEVELOPMENT THREE INC.

4.7.2021
 DATE

STATE OF TEXAS
COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7 DAY OF April 2021.

Lisa M. Gonzales
 LISA M. GONZALES
 NOTARY PUBLIC
 CAMERON COUNTY



FINAL PLAT OF
"LOT 11C, KING RESUBDIVISION"

BEING A REPLAT OF

LOTS ELEVEN-A (11-A) AND ELEVEN-B (11-B), KING RESUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT 2408-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'
 PREPARED FOR:

BENJAMIN DISMORE & STACY
MILES DISMORE
 MARCH 12, 2021

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@gmail.com

OWNER:
 ROY DEVELOPMENT THREE INC.
 PO BOX 32386
 DETROIT, MI 48232

G.F. NO. N/A JOB NO. 21382
 KEILA FORADA

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

MEETING DATE: April 15, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 3A, 3B & 3C Block 175, Padre Beach Subdivision, Section XI" to create two lots: "Lots 3 & 4".

ITEM BACKGROUND

Gabriel Vanounou, owner of subject properties, requests to replat Lots 3A, 3B & 3C Block 175 Padre Beach Subdivision, Section XI, to create two lots: Lots 3 & 4 Block 175. The subject properties are located on the north side of W Cora Lee Dr. and Lot 3 is zoned "NT" Neighborhood Transition Character Zone and Lot 4 is zoned "PBN" Padre Boulevard North 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:

Copy of record plat is 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.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF CAMERON

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS REPLAT No.1 OF LOTS 3-A, 3-B, AND 3-C, OF BLOCK 175, PADRE BEACH SECTION XI, WITHIN THE CITY SOUTH PADRE ISLAND TEXAS OR ITS E.T.I., 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

MEGA CUSTOM HOMES INC. (SIGN/REPRESENTATIVE) DATE

STATE OF TEXAS COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__

NOTARY PUBLIC CAMERON COUNTY DATE

LIEN HOLDER ACKNOWLEDGMENT
STATE OF TEXAS COUNTY OF CAMERON

I, _____ OF FIRST COMMUNITY BANK, NATIONAL ASSOCIATION, HOLDER OF LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS REPLAT No.1 OF LOTS 3-A, 3-B, AND 3-C, OF BLOCK 175, PADRE BEACH SECTION XI, DO HEREBY IN ALL, SUBORDINATE MY INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND DEDICATIONS SHOWN HEREIN CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____ DATE: _____

PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS COUNTY OF CAMERON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF FIRST COMMUNITY BANK, NATIONAL ASSOCIATION KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF ____ 20__

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF CAMERON

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

APPROVED: _____ PLANNING AND ZONING ACTING CHAIR PUBLIC WORKS DIRECTOR

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 REPLAT No.1 OF LOTS 3 & 4 OF BLOCK 175, PADRE BEACH SECTION XI, CAMERON, COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: _____ TONY YZAGUIRRE, JR. ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY DATE

STATE OF TEXAS COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ CLERK OF THE COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF ____ 20__ AT O'CLOCK ____ IN THE MAP RECORDS OF CAMERON, TEXAS, DOCUMENT No. _____

BY: _____ DEPUTY

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.

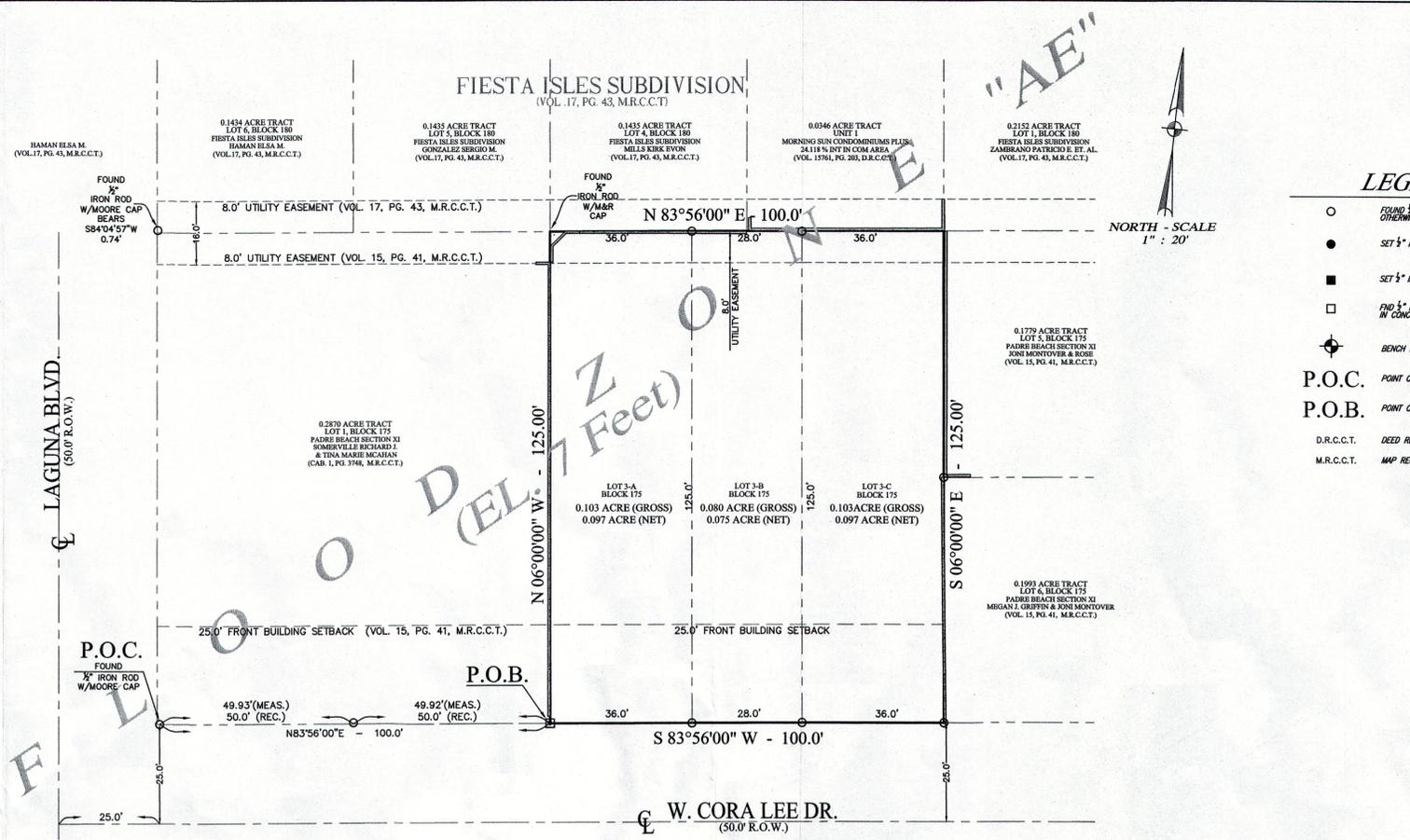
CARLOS J. GALVAN GENERAL MANAGER LAGUNA MADRE WATER DISTRICT DATE

STATE OF TEXAS COUNTY OF CAMERON

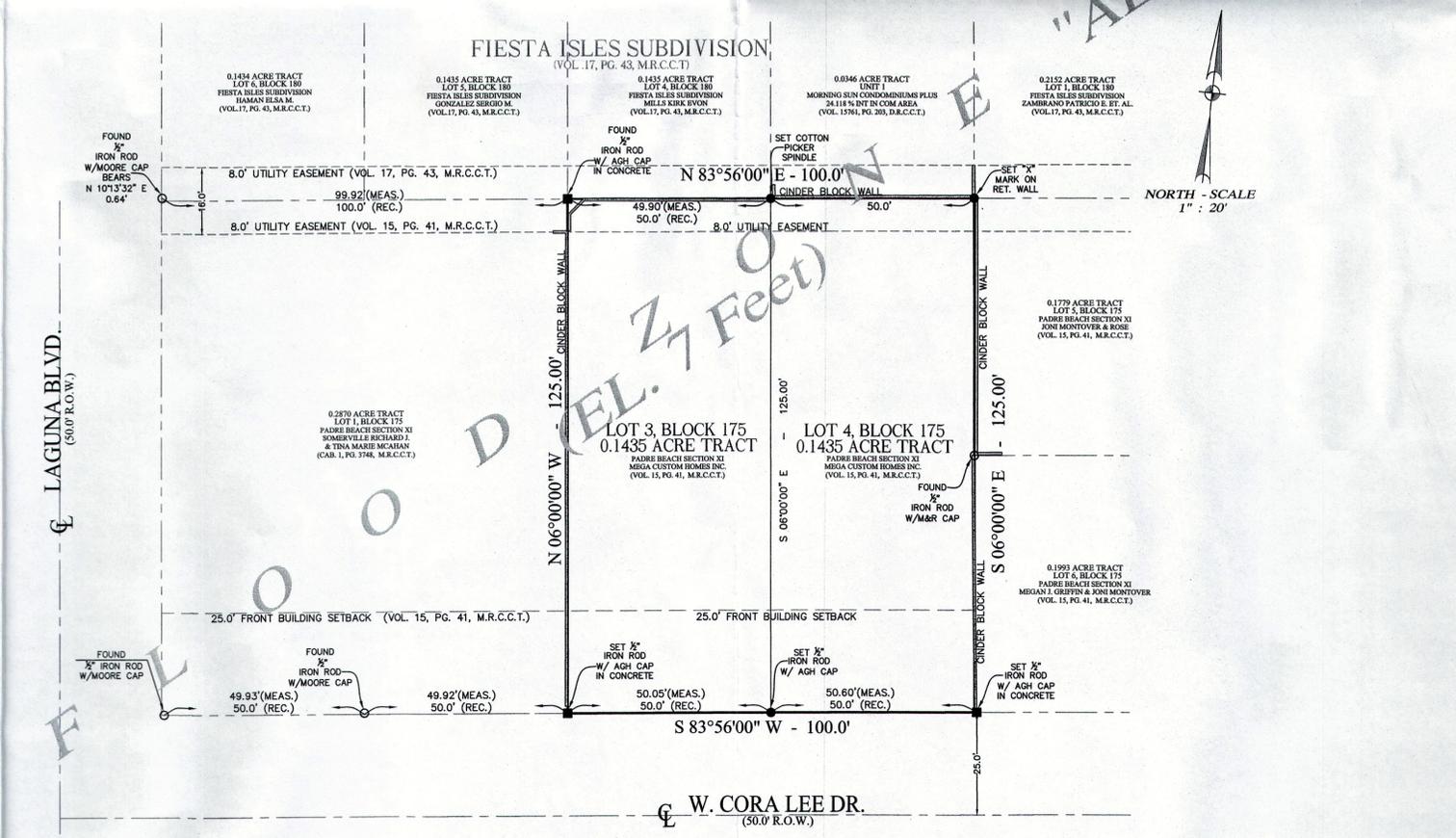
I, ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ALL DISTANCES ARE IN FEET.

ALFREDO G. HERNANDEZ, R.P.S.S. REG. NO. 6046 DATE 4/9/21

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 6046 ALFREDO G. HERNANDEZ



PROPERTY PRIOR TO RE-PLAT
SCALE= 1:20



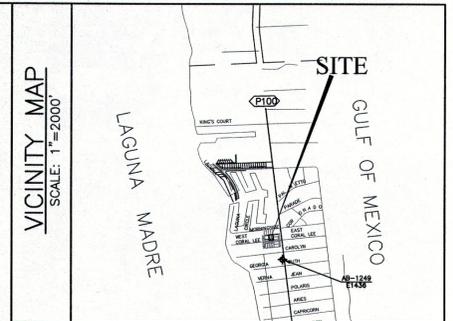
RE-PLAT
SCALE= 1:20

LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- SET 1/2" IRON ROD WITH A.G.H. CAP
- SET 1/2" IRON ROD IN CONCRETE
- FOUND 1/2" IRON ROD W/ AGH CAP IN CONCRETE
- ⊕ BENCH MARK

P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING

D.R.C.C.T. DEED RECORDS, CAMERON COUNTY, TEXAS
M.R.C.C.T. MAP RECORDS, CAMERON COUNTY, TEXAS



METES & BOUNDS

BEING A 0.287 ACRE TRACT, COMPRISED OF LOTS NUMBERED THREE-A (3-A), THREE-B (3-B), AND THREE-C (3-C), BLOCK 175, PADRE BEACH SECTION XI, IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN DOCUMENT NUMBER 13863, MAP RECORDS OF CAMERON COUNTY TEXAS, SAID 0.287 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A FOUND 1/2" IRON ROD WITH MOORE CAP, TO A SOUTHWEST CORNER OF LOT 1, BLOCK 175, PADRE BEACH SECTION XI, AS RECORDED IN CABINET 1, PAGE 3748, MAP RECORD, CAMERON COUNTY, TEXAS;

THENCE, NORTH 83 DEGREES, 56 MINUTES, 00 SECONDS EAST, AT A DISTANCE OF 100.0 FEET, TO A FOUND 1/2" IRON ROD IN CONCRETE WITH A.G.H. CAP, FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE EAST LINE OF THE SAID LOT 1, BLOCK 175, AND THE WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 06 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 125.0 FEET, TO A FOUND 1/2" IRON ROD IN CONCRETE WITH A.G.H. CAP, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE SOUTH LINE OF LOT 4, BLOCK 175, FIESTA ISLES SUBDIVISION, AS RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS, CAMERON COUNTY, TEXAS, AND NORTH LINE OF THE TRACT HEREIN DESCRIBED, NORTH 83 DEGREES, 56 MINUTES, 00 SECONDS EAST, AT A DISTANCE OF 36.0 FEET PASSING A FOUND 1/2" IRON ROD WITH AGH CAP FOR THE NORTHEAST CORNER OF SAID LOT 3-A, AND CONTINUING AT A DISTANCE OF 14.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 175, OF FIESTA ISLES SUBDIVISION, AS RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND CONTINUING AT A DISTANCE OF 14.00 FEET FOR A TOTAL DISTANCE OF 28.00 FEET, TO A FOUND 1/2" IRON ROD WITH AGH CAP FOR THE NORTHEAST CORNER OF LOT 3-B, AND FURTHERMORE CONTINUING AT A DISTANCE OF 36.00 FEET TO A FOUND 1/2" IRON ROD WITH AGH CAP IN CONCRETE FOR THE SOUTHEAST CORNER OF THE 0.0346 ACRE TRACT, UNIT MORNING SUN CONDOMINIUMS PLUS, AS RECORDED IN VOLUME 15761, PAGE 203, DEED RECORDS, CAMERON COUNTY, TEXAS, AND CONTINUING AT A DISTANCE OF 62.50 FEET PASSING A FOUND 1/2" IRON ROD, AND CONTINUING AT A DISTANCE OF 62.50 FEET, FOR A TOTAL DISTANCE OF 125.0 FEET, TO A FOUND 1/2" IRON ROD WITH MOORE CAP, FOR THE SOUTHWEST CORNER OF SAID LOT 6, AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH RIGHT OF WAY LINE OF THE WEST CORA LEE DR. (50.0 FEET R.O.W.), AND THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 83 DEGREES, 56 MINUTES, 00 SECONDS WEST, AT A DISTANCE OF 100.0 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF WEST CORA LEE DR. AND POINT OF BEGINNING AND CONTAINING 0.287 ACRE TRACT OF LAND MORE OR LESS.

GENERAL NOTES

1. THIS SUBDIVISION IS A MINOR PLAT.
2. THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND;
3. THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE PADRE BEACH SECTION XI, IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.
4. THIS PROPERTY LIES IN FLOOD ZONE "AE" TL-7 FEET, ACCORDING WITH THE FLOOD MAP NUMBER 48061C00P, EFFECTIVE ON FEBRUARY 16, 2018, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 48015.
5. THIS PROPERTY LIES IN DISTRICT "PBN" PADRE BOULEVARD NORTH CHARACTER ZONE, AND "N1" NEIGHBORHOOD TRANSITION. THE BUILDING SETBACKS SHALL COMPLY ACCORDING WITH THE CITY OF SOUTH PADRE ISLAND CODE ORDINANCE, SEC.20-8.6, APPENDIX "Z".
6. BENCH MARK AB1249, DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 4.6 KM (2.85 MI) NORTH FROM SOUTH PADRE ISLAND, 4.6 KM (2.85 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND AT A LARGE POWER POLE NUMBER 52, ABOUT HALF-WAY BETWEEN GEORGIA RUTH AND CAROLYN STREETS, ACROSS THE HIGHWAY FROM A SMALL SHOPPING CENTER, 15.2 METERS (50.0 FT) WEST OF THE CENTERLINE OF THE HIGHWAY (PADRE BOULEVARD), 40.5 METERS (133.0 FT) NORTH-NORTHWEST OF THE CENTER OF A METAL CATCH BASIN OF THE NORTH SIDE OF GEORGIA RUTH STREET, 37.4 METERS (122.0 FT) SOUTH OF A LIGHT POLE ON THE SOUTH SIDE OF CAROLYN STREET, 46.3 METERS (152.0 FT) EAST OF A POWER POLE WITH GUIDE CABLE AT THE DEAD END OF A POWER LINE, 0.9 METER (3.0 FT) NORTH-NORTHWEST OF THE LARGE POWER NUMBER 36, AND 0.6 METER (2.0 FT) EAST OF A NO PARKING SIGN POST. THE MARK IS 0.6 METERS FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH HIGHWAY.
7. ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
8. LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
9. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
10. UTILITY PROVIDERS FOR WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
11. THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOUR PRIOR TO COMMENCING WORK.
12. SIDEWALK SHALL BE CONSTRUCTED OR FEES PAID, IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND.
13. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
14. SETBACKS AS PER CITY OF SOUTH PADRE ISLAND CITY CODE OF ORDINANCE.

**LOTS 3 & 4, BLOCK 175
PADRE BEACH SECTION XI
BEING A REPLAT
(THREE TOWNHOUSE LOTS)**

OF A 0.287 ACRE TRACT, COMPRISED OF LOTS NUMBERED 3-A, 3-B, AND 3-C, BLOCK 175, PADRE BEACH SECTION XI, IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 3863, MAP RECORDS OF CAMERON COUNTY TEXAS.

SCALE: 1"=20'

OWNER(S):
MEGA CUSTOM HOMES INC.
5308 PADRE BLVD.
SOUTH PADRE ISLAND,
TX 78597-7322

ENGINEER/SURVEYOR:
A.G.H. ENGINEERING AND SURVEYING
8305 PAREDES LINE ROAD
BROWNSVILLE, TEXAS 78526
PHONE: (956) 574-8300
FAX: (956) 574-8305

FEBRUARY, 2021 A.G.H. No. 2021-0039

AGH ENGINEERING & SURVEYING

6305 Paredes Line Road Brownsville, Texas 78526
Tel. (956) 574-8300 FAX. (956) 574-8305

TBPE FIRM No. E-5197
TBLF FIRM No. 100840-00