

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

THURSDAY, DECEMBER 16, 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 November 18, 2021 Regular Meeting.
 - 4.2. Discussion and action regarding the proposed replat of "Lots 1, 2 & 3, Block 71, Padre Beach Subdivision, Section VI" to create one large lot: "Lot 1A". (3112 Padre Blvd)
 - 4.3. Discussion and action regarding the proposed replat of "Lot 9, Block 143, Padre Beach Subdivision, Section X" to create two lots: "Lot 9A & 9B". (115A & 115B E. Constellation Dr.)
 - 4.4. Discussion and action regarding the proposed replat of "Lot 20, Block 27, Padre Beach Subdivision, Section III" to create two lots: "Lots 20A & 20B". (108A & 108B E. Tarpon 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 9TH DAY OF DECEMBER 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 **DECEMBER 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.



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: December 16, 2021

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of the November 18, 2021 Regular Meeting.

ITEM BACKGROUND

Approve November 18, 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, NOVEMBER 18, 2021

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, November 18, 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 Howard Avery, Joseph Praster, and Dina Rich. Members with an excused absence were Gordon Garlock and Chris Huffman.

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 OCTOBER 21, 2021 REGULAR MEETING.

Commissioner Praster made a motion, seconded by Commissioner Avery to approve the October 21, 2021 revised regular meeting minutes as submitted. The motion carried unanimously.

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.)

Commissioner Praster made a motion, seconded by Commissioner Avery to approve the replat of “Lots 1, 2, 3 & 6, Block 7, Padre Beach Subdivision, Section I” to create one large lot, “Lot 1A” subject to obtaining all required signatures. The motion carried unanimously.

5. ADJOURN

There being no further business to discussion; Chairman Olle adjourned the meeting at 3:02 p.m.

Marta Martinez, Planning Coordinator

Gary Olle, Chairman

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

MEETING DATE: December 16, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 1, 2 & 3, Block 71, Padre Beach Subdivision, Section VI" to create one large lot: "Lot 1A". (3112 Padre Blvd)

ITEM BACKGROUND

Yehuda Azoulay property owner of subject properties, requests to replat Lots 1, 2 & 3, Block 71, Padre Beach Subdivision, Section VI" to create one large lot: "Lot 1A". The subject properties are located on the corner of Acapulco Street and Padre Boulevard and are zoned Pare Boulevard Central 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. Tis 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.

GULF BOULEVARD

20
21
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23
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27
28
29
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30A
31
31A
32
33
34
35
36
37
38

STREET

18	19	20
		21A
		21B
17-B		22
17-A		
16-B		23
16-A		
15		24
14		25A
		25B
13		26A
		26B
12		27
11		28
10		29
9		30A
		30B
7		31
		32
6		33
5		34
4		35
		36
1		37
		38

STREET

19	1	19
18		18
17		17
16		16
15		15
14		14
13		13
12		12
11		11
10		10
9		9
8		8
7		7
6		6
5		5
4		4
3		3
2		2
1		1

STREET

16A	18
15	
14	
13	
12	
11	28
10	29B
	29A
9	30A
	30B
8	31
7	32A
	32B
6	33
5	34
4	
3	
1	

STREET

19
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17B
17A
16
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12
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B-2

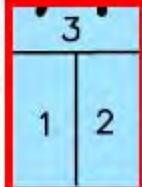
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63

6

68

71



PADRE BOULEVARD

7
8
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11
12

CAMPECHE

5	6
4	
3	
2	11
1	12

ACAPULCO

4	5
3	4
2	3
1	2

KINGFISH

4	7	8
3	10	9
2	11	
1	12	

DOLPHIN

5	6
4	
3	
2	
1-A	
7	

LAGUNA BOULEVARD

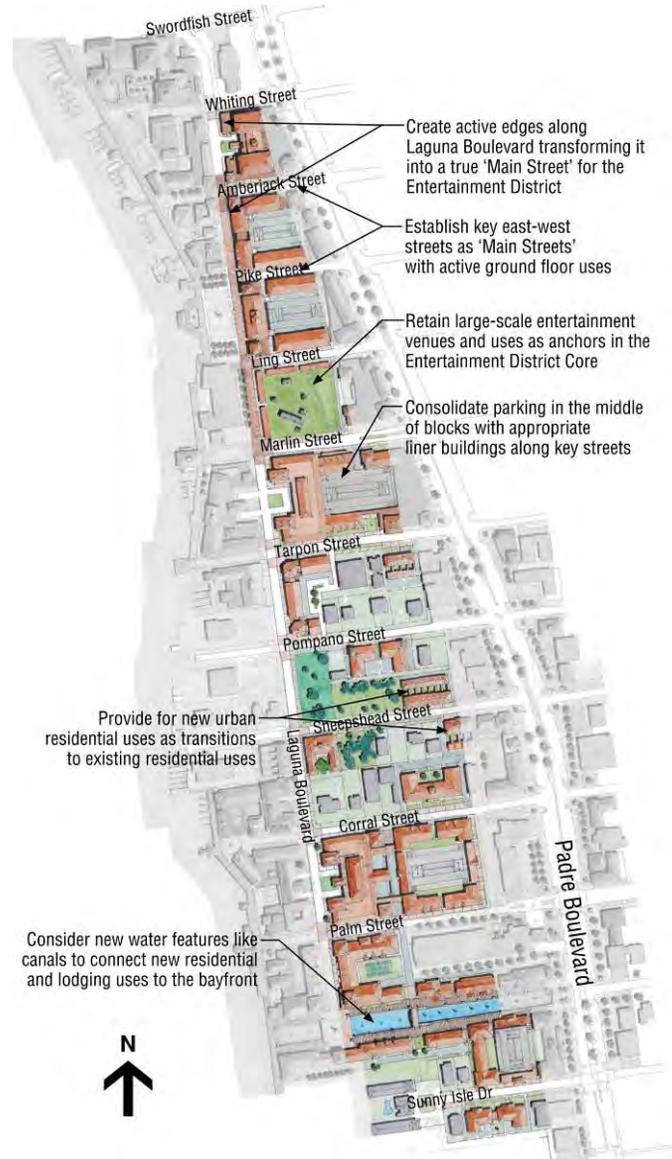
75

72 67

64

6

SECTION 20-8.1 APPENDIX “Z” PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE



Padre Boulevard and Entertainment District Form-Based Code

September, 2015

Originally Prepared by
Gateway Planning Group, Inc.

Revised by
Department of Development Services



V. Schedule of Permitted Uses

5.1 Permitted Uses. Due to the emphasis on urban form over land uses in the District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table 5.1), but are substantially similar, may be permitted upon approval of the City Manager or designee, subject to City Council appeal.

Table 5.1 – Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)								
Retail Sales with no drive through facility_(includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchandise; pharmacy; cigarette & cigar sales; hardware stores, etc.) Excluded from this category are retail sales and service establishments geared towards the automobile.	P	P	P	P	P	P	NP	P
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bong, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	P/C
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	P
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	P
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	P	NP	P
Bar or drinking place	P	P	P	P	P	P	NP	P
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	P
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Retail bait stands	P	P	NP	NP	P	NP	NP	P
Pet and animal sales or service	P	P	P	P	P	P	NP	P
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	P/C
Arts, Entertainment, and Recreation Uses								
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP	P
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	NP	P
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	P	NP	P
Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only	P	P	P	P	P	P	NP	P
Art, dance & music schools	P	P	P	P	P	P	NP	P
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Boat docks	P	NP	P	NP	P	P	NP	P
Museums and other special purpose recreational institutions	P	P	NP	P	P	P	NP	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Performing arts, theater, cinema, dance or music establishment	P	P	P	P	P	P	NP	P
Educational, Public Administration, Health Care and Other Institutional Uses								
Business associations and professional membership organizations	P	P	P	P	P	P	NP	P
Child day care and preschools	P	P	P	P	P	P	P	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Schools, libraries, and community halls	P	P	P	P	P	P	NP	P
Universities and Colleges	P	P	P	P	P	P	NP	P
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	P
Hospitals (General and Special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	P
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Civic uses	P	P	P	P	P	P	NP	P
Social and fraternal organizations	P	P	P	P	P	P	NP	P
Social services and philanthropic organizations	P	P	P	P	P	P	NP	P
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	P
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	NP	P
Residential Uses								
Home Occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	SE	SE	SE	SE	SE	P
Multi-family residential (including apartment and condominiums)								
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Upper floors	P	P	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P
Accessory residential unit (accessory building not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	NA
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	P
Mixed use structure (with uses allowed in the district)	P	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P
Other Uses								
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use)	NP	NP	NP	NP	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	P
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	P
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	P
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	P
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	P/C
Temporary commercial parking*	P	P	P	P	P	P	NP	P

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	P	NP	P
Private attached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Private detached garage	P/A	P/A	NP	NP	NP	NP	P/A	P/A
Impound lot	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP	NP	NP
Heliport landing/take-off pads	NP	NP	NP	NP	NP	NP	NP	NP
Community garden	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Special Event	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Temporary buildings for construction (shall be removed upon completion or abandonment of construction work)	P	P	P	P	P	P	P	P

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

P/A/C: Permitted as an accessory use with design criteria per Table 5.2

P/SUP: Permitted with a Specific Use Permit

SUP shall meet standards in Chapter 20-24 of the City Code of Ordinances

A: Accessory use to not exceed 25% of the primary use building square footage

SE: Special Exception

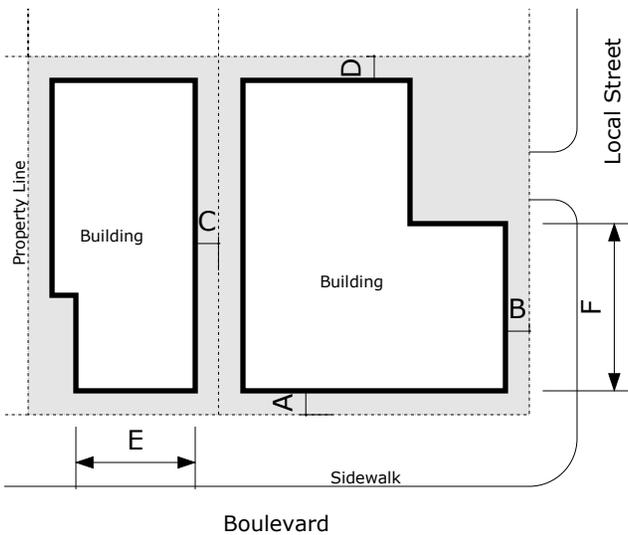
NA: Not applicable

NP: Not permitted

*All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE**

6.6.1 Building Placement



- (i) Build-to-Zone (From property line)

Boulevard	10'-75'	A
Local Street	5' min.	B
Pedestrian Priority St.	5'-25'	B

* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback

Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D

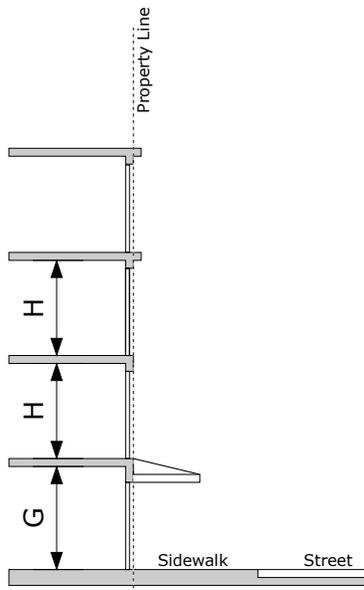
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage

Boulevard	25% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

6.6.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

6.6.2 Building Height



- (i) Max. Building Height: None (Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

METES AND BOUNDS DESCRIPTION

BEING A 0.499 ACRE (21,750 SQ. FT.) OF LAND, BEING ALL OF LOTS NUMBERED ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER SEVENTY ONE (71), PADRE BEACH SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.499 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE SOUTH RIGHT-OF-WAY LINE OF ACAPULCO STREET (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ACAPULCO STREET, NORTH 83 DEG. 56 MIN. EAST, AT DISTANCE OF 15.0 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 173.60 TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID ACAPULCO STREET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, SOUTH 06 DEG. 22 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER OF THIS TRACT;

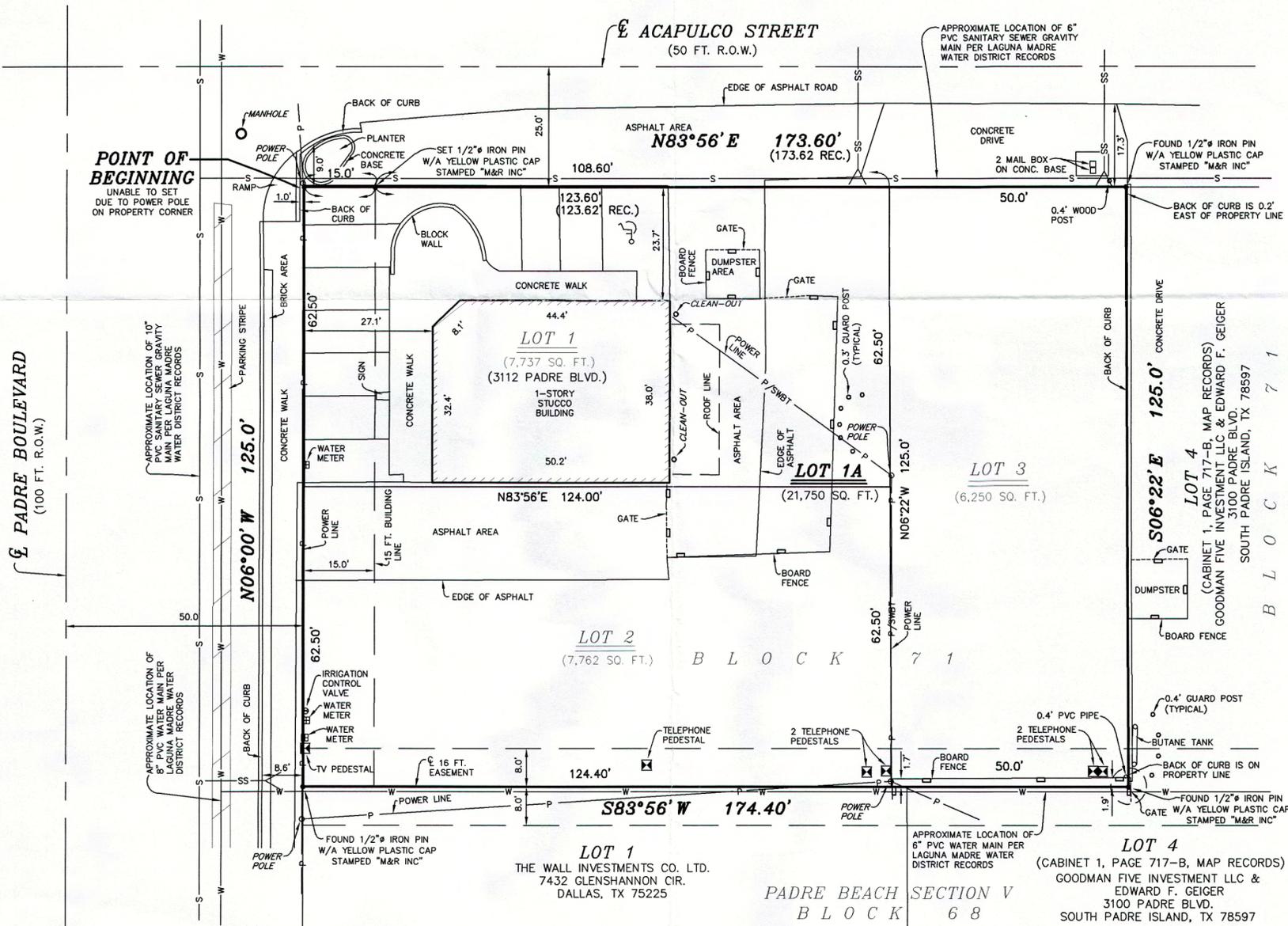
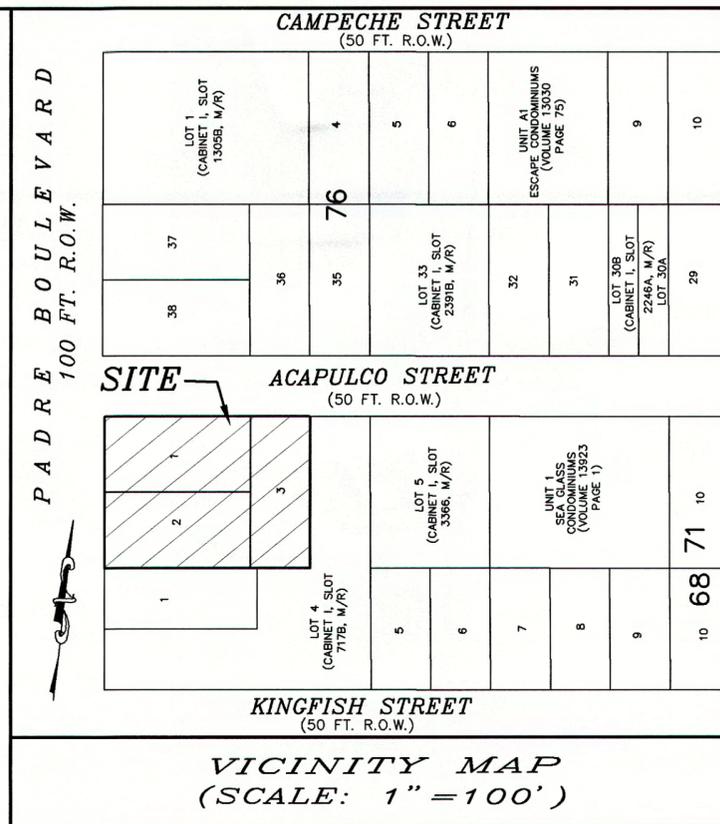
THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3 AND LOT 2, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 174.40 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, BEING THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST OF THIS TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD AND THE WEST BOUNDARY LINE OF SAID LOT 2 AND LOT 1, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

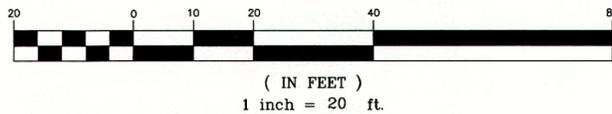
CONTAINING 0.499 ACRE OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ACAPULCO STREET 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. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT IN ZONE "PBC" PADRE BOULEVARD CENTRAL CHARACTER ZONE PER CHAPTER 6.6 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE.
4. SETBACKS ARE BASED ON SECTION 6.6.1. BUILDING PLACEMENT PER THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM BASED CODE.
BOULEVARD - 10 FT. - 75 FT.
LOCAL STREET - 5 FT. MIN.
REAR TOWARD A SINGLE FAMILY RESIDENTIAL LOT - 10 FT. MIN.



GRAPHIC SCALE



MERIDIAN OF PADRE BEACH SECTION VI

PRELIMINARY PLAT OF "LOT 1A, BLOCK 71, PADRE BEACH SECTION VI" BEING A REPLAT OF

LOT NUMBER ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER SEVENTY ONE (71), PADRE BEACH SECTION VI IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
SURVEYED FOR:

YEHUDA AZOULAY

OWNER:
YEHUDA AZOULAY
3112 PADRE BLVD.
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@cngmail.com

G.F. NO. N/A

JOB NO. 21642
KEILA POSADA

METES AND BOUNDS DESCRIPTION

BEING A 0.499 ACRE (21,750 SQ. FT.) OF LAND, BEING ALL OF LOTS NUMBERED ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER SEVENTY ONE (71), PADRE BEACH SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.499 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE SOUTH RIGHT-OF-WAY LINE OF ACAPULCO STREET (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ACAPULCO STREET, NORTH 83 DEG. 56 MIN. EAST, AT DISTANCE OF 153.60 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 173.60 TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID ACAPULCO STREET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, SOUTH 06 DEG. 22 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3 AND LOT 2, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 174.40 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, BEING THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST OF THIS TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD AND THE WEST BOUNDARY LINE OF SAID LOT 2 AND LOT 1, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.499 ACRE OF LAND, MORE OR LESS.

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 DISTANCE ARE IN FEET AND DECIMALS THEREOF.

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 LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), BLOCK NUMBER SEVENTY ONE (71), PADRE BEACH SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: _____ DATE: _____
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. - 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.

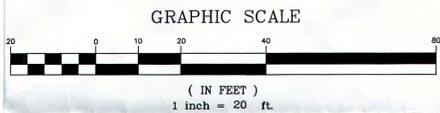
PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

**STATE OF TEXAS
COUNTY OF CAMERON**

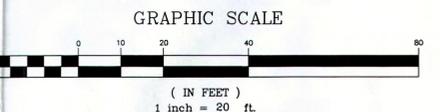
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____ 2021 AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

By: _____ Deputy

MERIDIAN OF PADRE BEACH SECTION VI

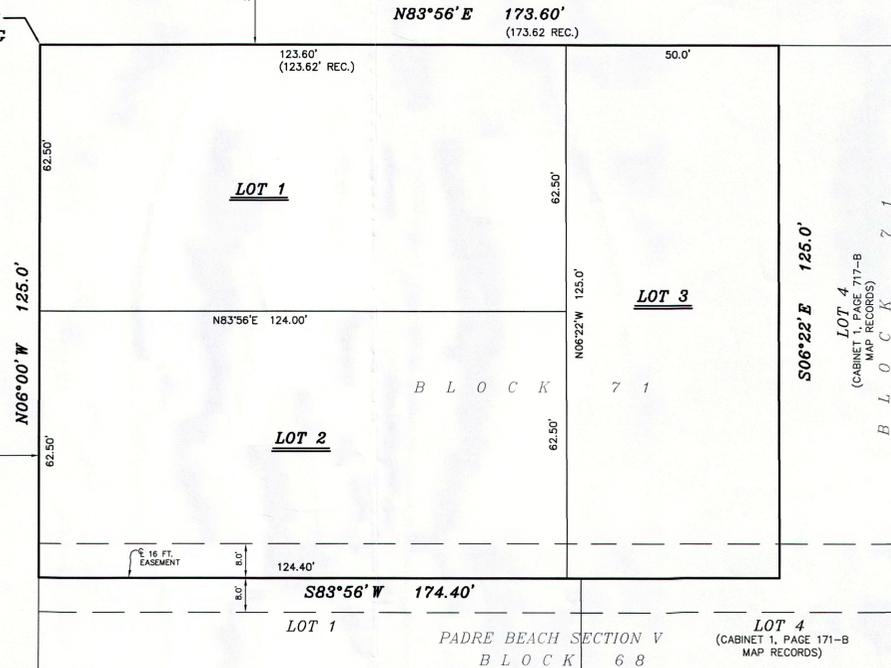


MERIDIAN OF PADRE BEACH SECTION VI



POINT OF BEGINNING

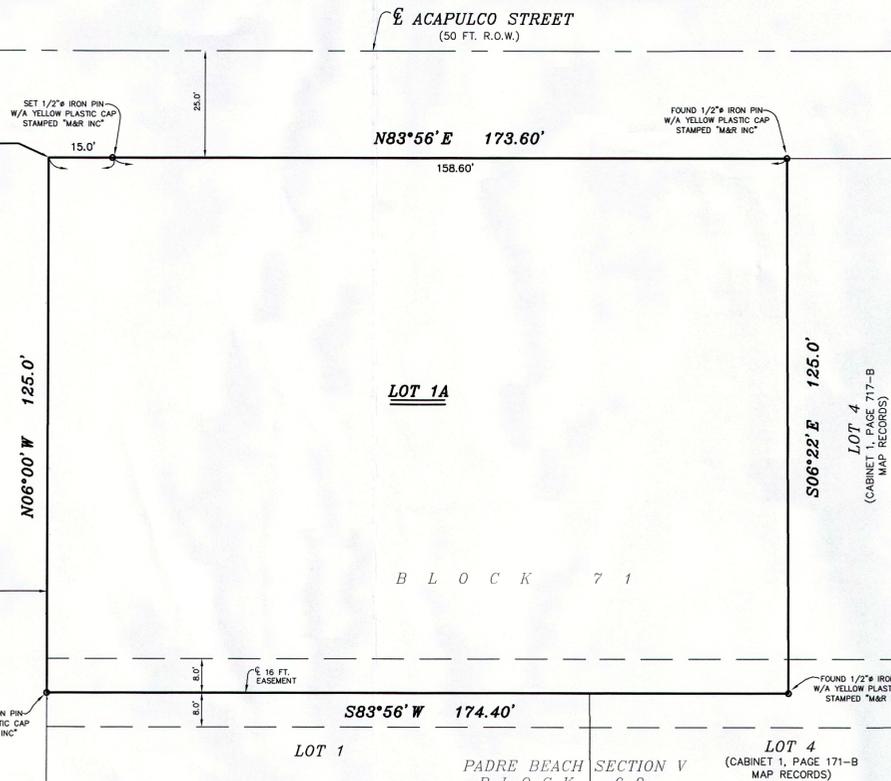
100 FT. R.O.W.
PADRE BOULEVARD



PROPERTY PRIOR TO REPLAT

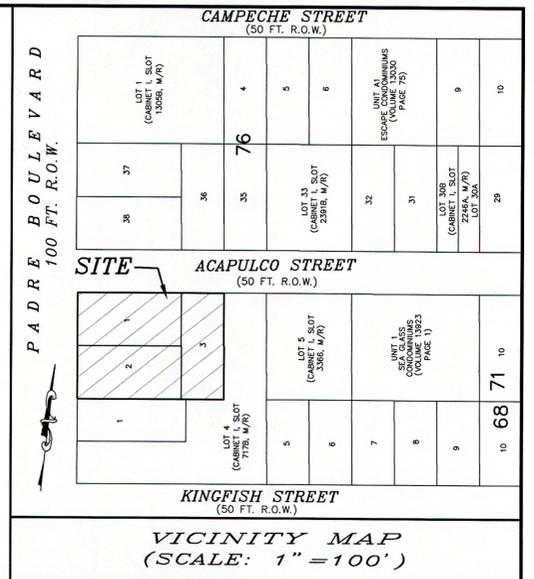
POINT OF BEGINNING
UNABLE TO SET
DUE TO POWER POLE
ON PROPERTY CORNER

100 FT. R.O.W.
PADRE BOULEVARD



REPLAT

- NOTES:
- MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ACAPULCO STREET WAS HELD FOR BASIS OF BEARING.
 - 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. 0510-F, EFFECTIVE FEBRUARY 15, 2018.
 - 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.



**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, YEHUDA AZOULAY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1A, BLOCK 71, PADRE BEACH SECTION VI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

YEHUDA AZOULAY OWNER DATE: _____

**STATE OF TEXAS
COUNTY OF CAMERON**

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

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

NOTARY PUBLIC

COUNTY

**FINAL PLAT OF
"LOT 1A, BLOCK 71, PADRE BEACH SECTION VI"**

BEING A REPLAT OF
LOT NUMBER ONE (1), TWO (2) AND THREE (3),
BLOCK NUMBER SEVENTY ONE (71), PADRE BEACH
SECTION VI IN THE CITY OF SOUTH PADRE ISLAND,
CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP
THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP
RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:

YEHUDA AZOULAY
NOVEMBER 11, 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: mandrine@cngmail.com

OWNER:
YEHUDA AZOULAY
3112 PADRE BLVD.
SOUTH PADRE ISLAND, TX 78589

G.F. NO. N/A
21642PLAT.DWG

JOB NO. 21642
KEILA POSADA

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

MEETING DATE: December 16, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lot 9, Block 143, Padre Beach Subdivision, Section X" to create two lots: "Lot 9A & 9B". (115A & 115B E. Constellation Dr.)

ITEM BACKGROUND

Doug R. Johnson and Kathy J. Johnson, owners of subject property, requests to replat "Lot 9, Block 143, Padre Beach Subdivision, Section X" to create two lots: "Lots 9A & 9B". The subject property is located on the south side of E. Constellation Drive and is zoned District "E" Low Density Residential Single Family and Townhouse Dwelling District. The proposed lot meets the City's minimum requirements for lot frontage, depth, and area.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

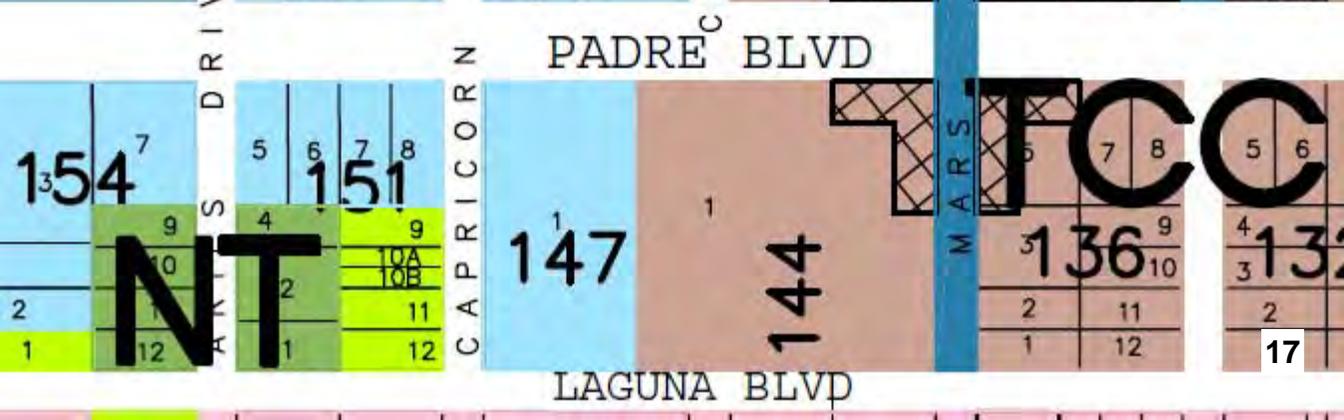
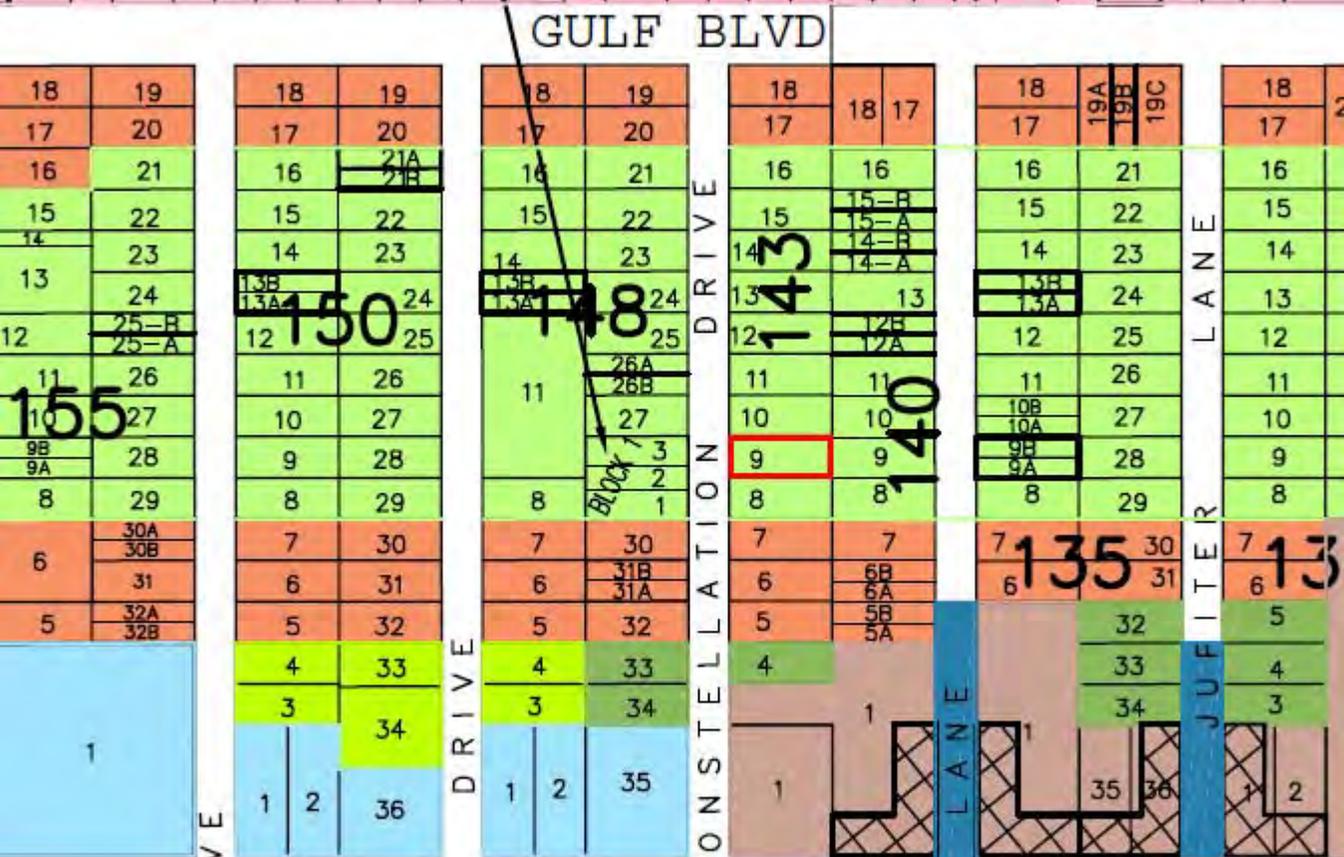
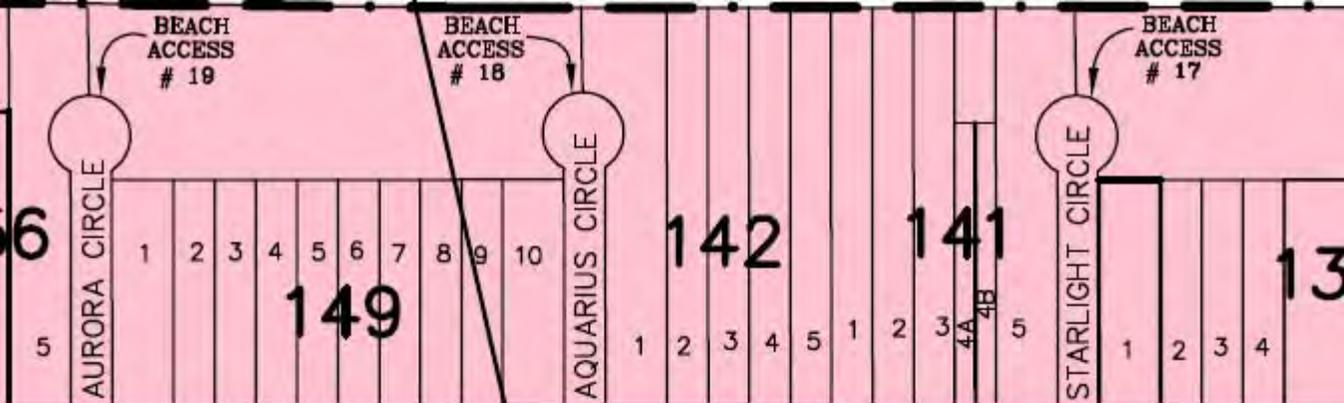
LEGAL REVIEW

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 both preliminary and record plat.



Sec. 20-10. District "E"—Low Density Residential—Single-Family and Townhouse Dwelling District.

- (A) *Purpose.* This district is composed of those areas of the City whose principal use is and ought to be single-family dwellings and single-family attached Townhouse dwellings. This district is characterized by dwelling units with separate and distinct owners who own and reside within the dwelling units or rent these units. This district is intended to create and preserve areas of essentially single-family residential character, and promote a single-family residential neighborhood environment.
- (B) *Use Regulations:*
- (1) Dwellings, one family.
 - (2) Townhouses.
 - (3) Accessory buildings, including private garage and bona fide servants' quarters, not for rent. When the accessory building is directly attached to the main building it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway may be considered a part of the accessory building. The floor area of all accessory buildings on the lot shall not exceed fifty percent (50%) of the gross floor area of the principal structure.
 - (4) Temporary buildings to be used for construction purposes only, and which shall be removed upon the completion or abandonment of the construction work.
 - (5) Field offices for the sale of real estate for the specified development which shall be used for temporary offices only, to be removed after sales are closed, and to be used on the site only. A building permit is required for the installation of a field office and shall be valid for a one (1) year period, renewable upon expiration if sales are still active.
 - (6) Special Exceptions: Public Service Facility; Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership
- (C) *Height Regulations.* No building shall exceed forty-five (45) feet, when measured vertically from the center line of the street to the highest point of the building.
- (D) *Area Regulations:*
- (1) *Front yards:*
 - (a) There shall be a frontyard having a depth of twenty-five (25) feet.
 - (b) Where lots have double frontage, running through from one street to another, the required front yard shall be provided upon both streets.
 - (c) Corner lots shall provide the minimum frontyard setback along both streets, with the exception of corner lots on Laguna and Gulf Boulevards. The frontyard setback for both the Laguna and Gulf Boulevard frontages or corner lots shall be ten (10) feet.
 - (2) *Side yards:*

-
- (a) There shall be a side yard on each side of the lot having a clear width of not less than five (5) feet, including projections of the side of the building such as eaves, cornices, porches, stairways, carports, etc.
 - (b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than ten (10) feet.
 - (c) Where canals, bay front, beach front, and/or yacht basins occur at the side of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (3) *Rear yards.* Same as District "A" (minimum of 20 feet), except:
- (a) The structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the twenty (20) feet rear yard setback within ten (10) feet of the rear property line as provided for herein, shall be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
 - (b) Where canals, bay front, beach front, and/or yacht basins occur at the rear of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (4) *Area of lot:*
- (a) For a single-family dwellings the minimum area of a lot shall be 5,000 square feet, or as recorded in the County Courthouse as of November 7, 1979.
 - (b) For attached single-family Townhouse dwellings, the minimum area of a lot shall be 2,500 square feet per dwelling unit.
- (5) *Width of lot:*
- (a) For a single-family dwelling, the minimum width of a lot shall be fifty (50) feet.
 - (b) For attached single-family Townhouse dwellings, the minimum width of a lot shall be twenty-five (25) feet.
- (6) *Depth of lot.* The minimum depth of a lot shall be one hundred (100) feet.
- (7) *Sanitation.* There shall be no sewage disposal without water carriage. Chemical toilets may be erected on a temporary basis during construction only.
- (8) *Special Area Requirements.* In no instance shall more than four (4) single-family attached Townhouses be connected as a single unit.
- (9) *Driveways.* All driveways shall be limited to a maximum of twenty-six (26) lineal feet in width. No driveway shall extend beyond the required five (5) foot sideyard setback on either side of

the residence. For Townhouse uses, an additional minimum open space area of one (1) foot on each Townhouse lot shall be required between the driveways of each adjoining Townhouse along the length of the common, interior property line for the length of the driveway.

- (10) Reserved.
- (11) Any condominium building which existed on August 3, 1994 that does not conform to the height limitations of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.
- (12) Any structure which exists on August 3, 1994 that does not conform to the standards of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.
- (13) Any land use that exists on August 3, 1994 that does not conform to the standards of the District "E" shall be deemed a conforming use and may continue the use as it was on August 3, 1994.

METES AND BOUNDS DESCRIPTION

0.143 ACRE (6,250 SQ. FT.) BEING ALL OF LOT NUMBER NINE (9), BLOCK NUMBER ONE HUNDRED FORTY (143), PADRE BEACH SECTION X, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.143 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" FOUND, AT THE NORTHWEST CORNER OF SAID LOT 9, AND BEING ON THE SOUTH RIGHT-WAY LINE OF CONSTELLATION DRIVE (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

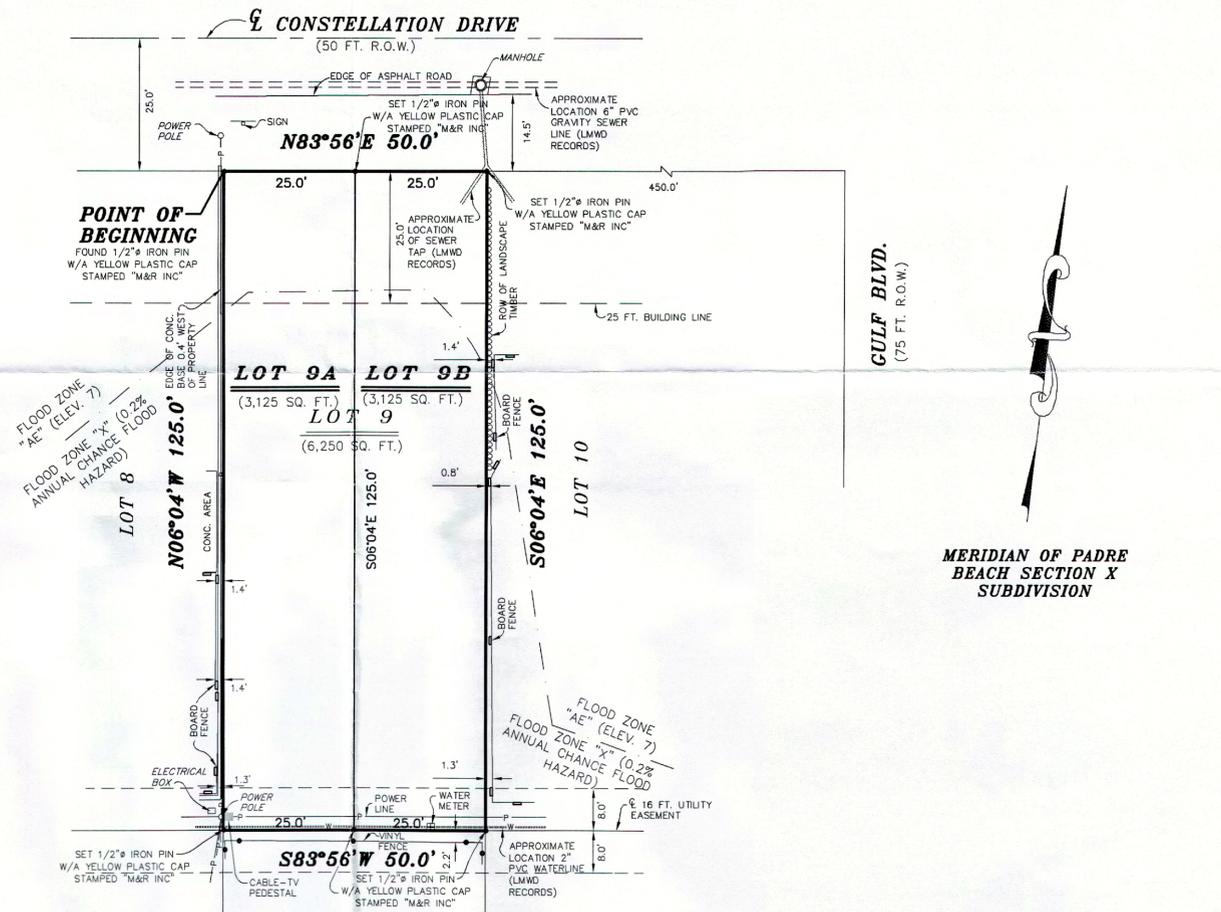
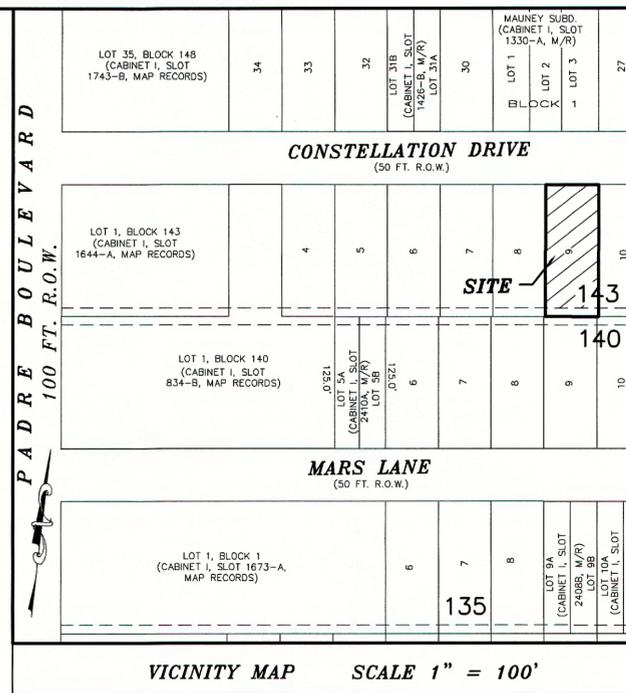
THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CONSTELLATION DRIVE, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET, TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHEAST CORNER OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, 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, AT THE SOUTHEAST CORNER OF SAID LOT 9, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 9, SOUTH 83 DEG. 56 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, AT THE SOUTHWEST CORNER OF SAID LOT 9, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.



- NOTES:**
1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CONSTELLATION DRIVE WAS HELD FOR BASIS OF BEARING.
 2. THIS TRACT LIES IN FLOOD ZONES "X" (0.2% ANNUAL CHANCE FLOOD HAZARD), AND FLOOD ZONE "AE" (ELEV. 7) AS SHOWN PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
 3. THIS TRACT LIES IN ZONE "E" (LOW DENSITY RESIDENTIAL) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING CODE.
 4. SETBACKS FOR ZONE "E" ARE AS FOLLOWS:
 FRONT YARD SETBACK 25.0'
 SIDE YARD SETBACK 5.0'
 REAR YARD SETBACK 20.0'

**PRELIMINARY PLAT OF
 "LOTS 9A AND 9B, BLOCK 143, PADRE BEACH SECTION X SUBDIVISION"
 BEING A REPLAT OF**

LOT NUMBER NINE (9), BLOCK NUMBER ONE HUNDRED FORTY (143), PADRE BEACH SECTION X, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:
DOUG R. JOHNSON
 AND
KATHY J. JOHNSON

OWNER:
 DOUG R. JOHNSON & KATHY J. JOHNSON, 4600 N. 5TH ST. MCALLEN, TX 78504

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
 G.F. NO. N/A JOB NO. 21611
 Gene G. Orive Jr.

The undersigned hereby certifies that the survey described hereon was made on the ground on OCTOBER 27, 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



METES AND BOUNDS DESCRIPTION

0.143 ACRE (6,250 SQ. FT.) BEING ALL OF LOT NUMBER NINE (9), BLOCK NUMBER ONE HUNDRED FORTY (143), PADRE BEACH SECTION X, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.143 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" FOUND, AT THE NORTHWEST CORNER OF SAID LOT 9, AND BEING ON THE SOUTH RIGHT-WAY LINE OF CONSTELLATION DRIVE (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CONSTELLATION DRIVE, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET, TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHEAST CORNER OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, 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, AT THE SOUTHEAST CORNER OF SAID LOT 9, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 9, SOUTH 83 DEG. 56 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, AT THE SOUTHWEST CORNER OF SAID LOT 9, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CONSTELLATION DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONES "X" (0.2% ANNUAL CHANCE FLOOD HAZARD), AND FLOOD ZONE "AE" (ELEV. 7) AS SHOWN PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480715, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 15, 2018.
3. THESE LOTS ARE HEREBY DEDICATED AS TOWNHOUSE LOTS.
4. THIS TRACT LIES IN ZONE "E" (LOW DENSITY RESIDENTIAL) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING CODE.
5. SETBACKS FOR ZONE "E" ARE AS FOLLOWS:
FRONT YARD SETBACK 25.0'
SIDE YARD SETBACK 5.0'
REAR YARD SETBACK 20.0'

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJA, 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 DISTANCE ARE IN FEET AND DECIMALS THEREOF.

EDUARDO H. MEJA
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 NINE (9), BLOCK ONE HUNDRED SEVENTY-ONE (143), PADRE BEACH SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS, CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: _____ DATE: _____
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. - GENERAL MANAGER _____ DATE: _____
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS
COUNTY OF CAMERON**

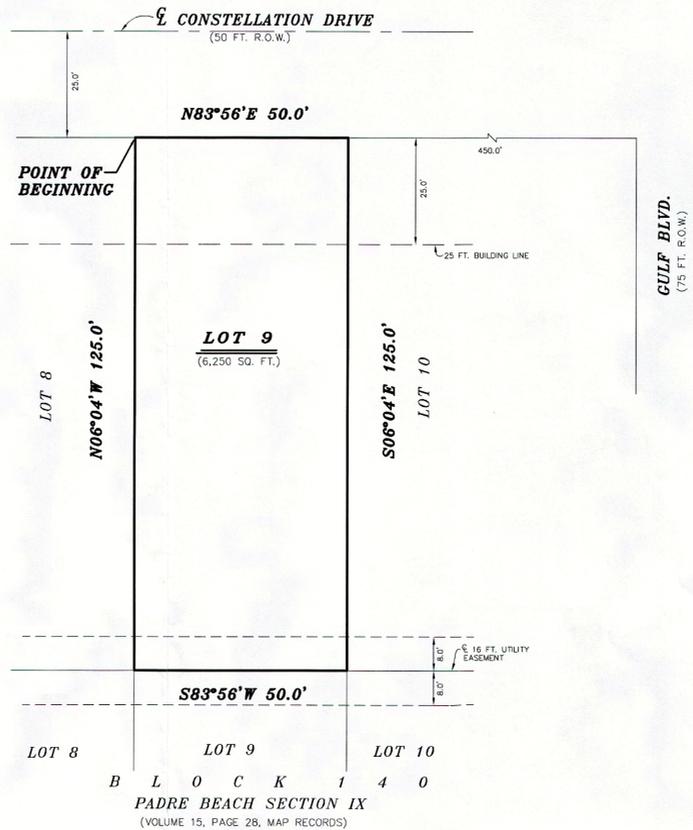
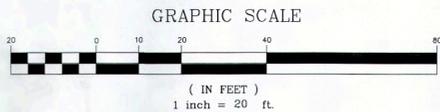
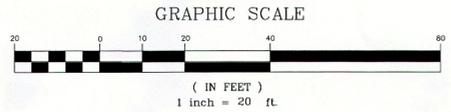
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2021.

PLANNING AND ZONING COMMISSION CHAIR _____ PUBLIC WORKS DIRECTOR _____

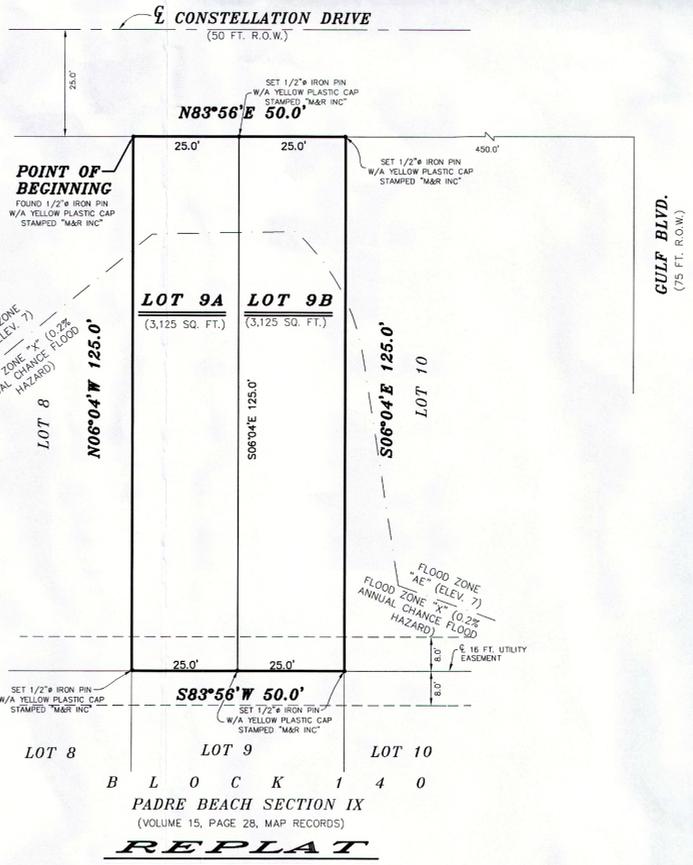
**STATE OF TEXAS
COUNTY OF CAMERON**

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. _____

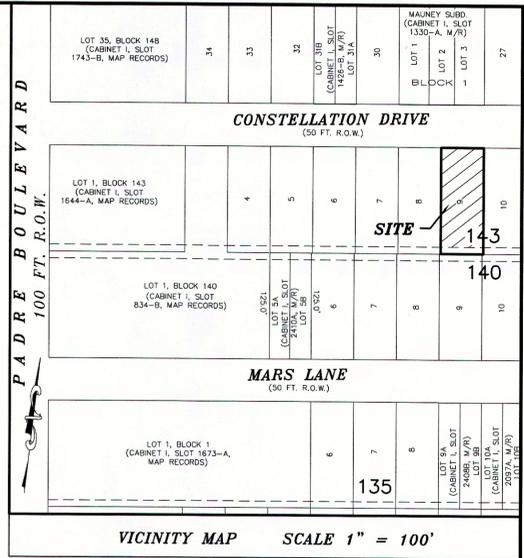
By: _____ Deputy



PROPERTY PRIOR TO REPLAT



REPLAT



**STATE OF TEXAS
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, DOUGLAS R. JOHNSON AND KATHY J. JOHNSON, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 9A AND 9B, BLOCK 143, PADRE BEACH SECTION X", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATES 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.

DOUGLAS R. JOHNSON
OWNER _____ DATE: _____

KATHY J. JOHNSON
OWNER _____ DATE: _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DOUGLAS R. JOHNSON AND KATHY J. JOHNSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC _____

COUNTY _____

**FINAL PLAT
OF
"LOTS 9A AND 9B, BLOCK 143, PADRE BEACH SECTION X SUBDIVISION"
BEING A REPLAT
OF**

LOT NUMBER NINE (9), BLOCK NUMBER ONE HUNDRED FORTY (143), PADRE BEACH SECTION X, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:
DOUGLAS R. JOHNSON
AND
KATHY J. JOHNSON
OCTOBER 27, 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:
DOUG R. JOHNSON & KATHY J. JOHNSON, 4500 N. 5TH ST. MCALLEN, TX 78504

G.F. NO. N/A JOB NO. 21611
21611 PLAT.DWG Gene G. Orive Jr.

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

MEETING DATE: December 16, 2021

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lot 20, Block 27, Padre Beach Subdivision, Section III" to create two lots: "Lots 20A & 20B". (108A & 108B E. Tarpon St.)

ITEM BACKGROUND

Joel J. Gutierrez, owner of property, requests to replat of "Lot 20, Block 27, Padre Beach Subdivision, Section III" to create two lots: "Lots 20A & 20B". The subject property is located on the north side of E. Tarpon Street and is zoned District "B-2" Residential & Multi-family Dwelling District.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

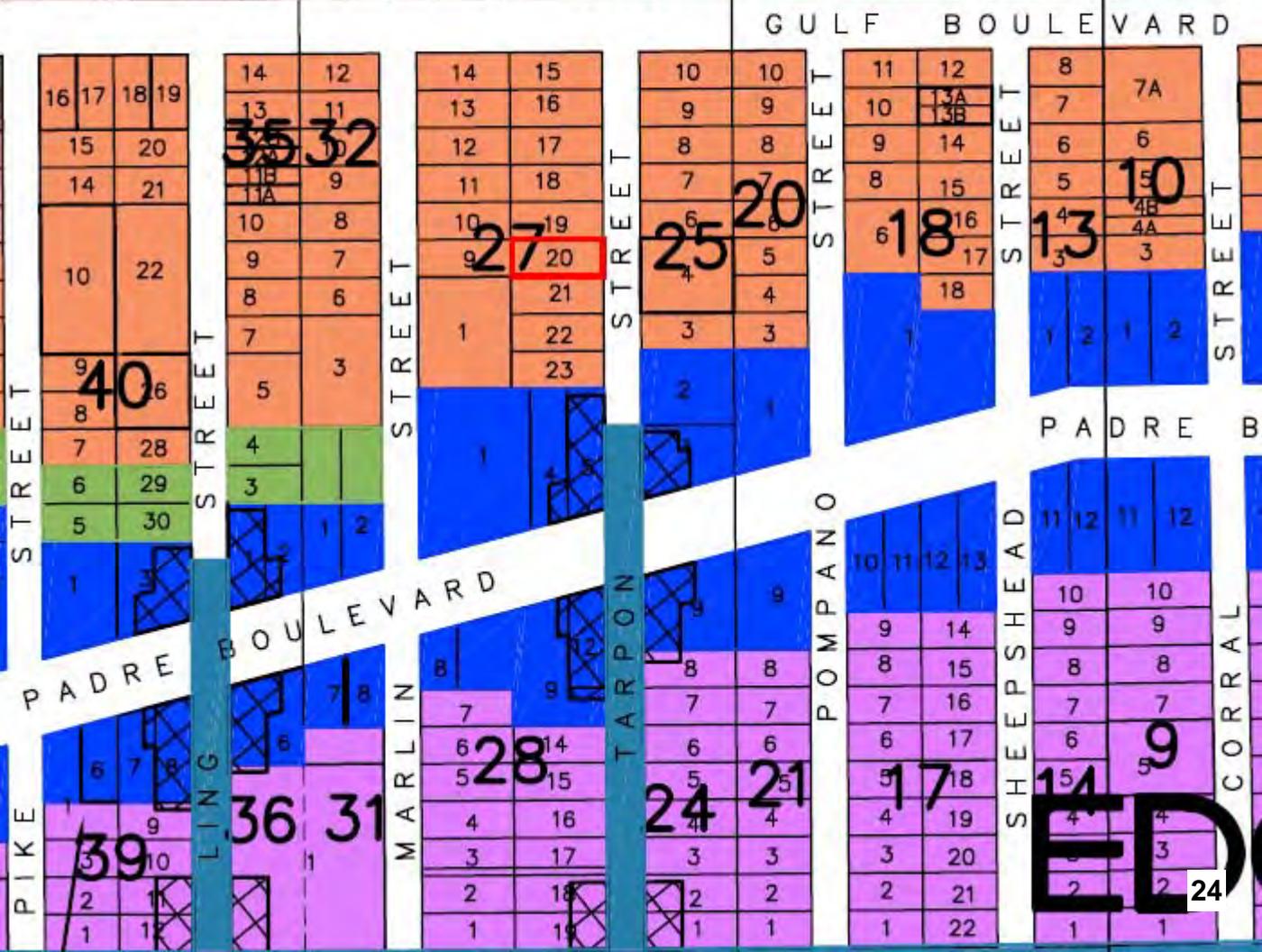
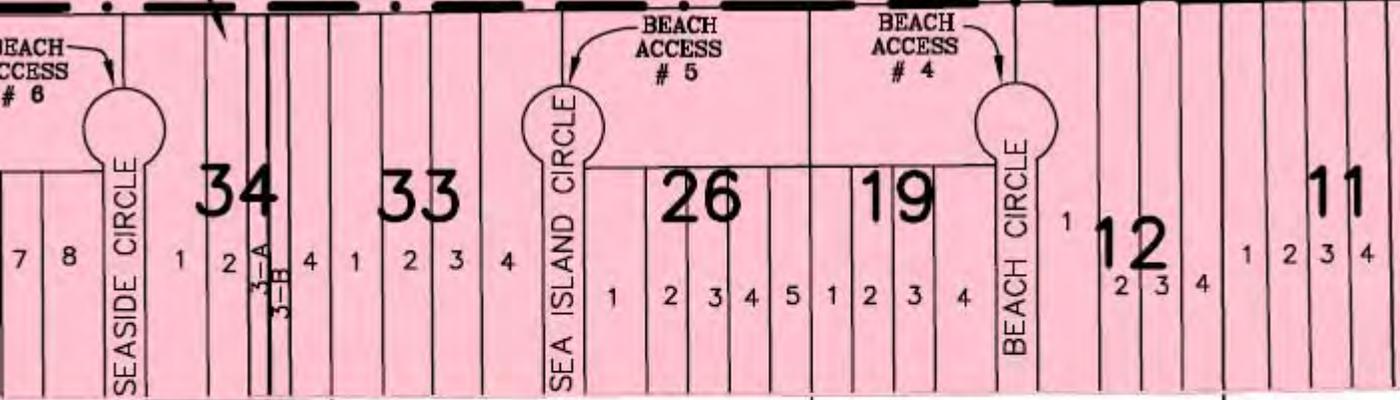
LEGAL REVIEW

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 both preliminary and record plat.

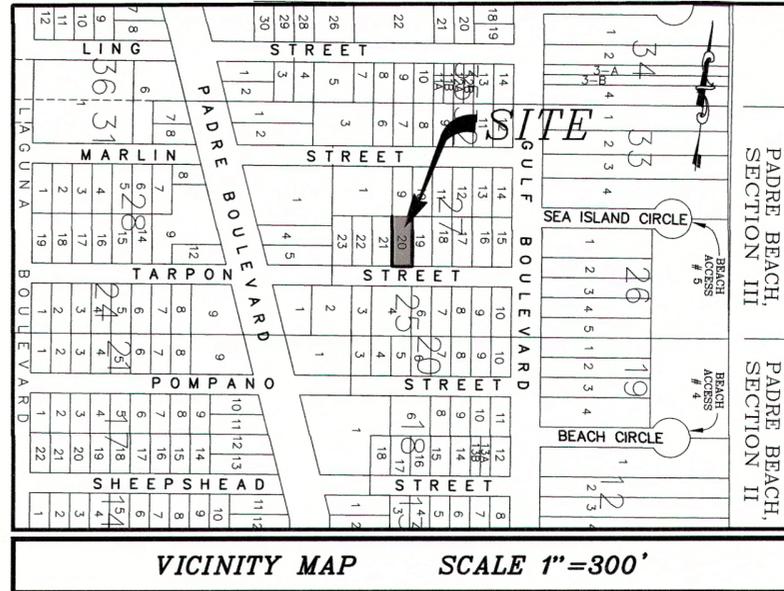


Sec. 20-7.1. District "B-2"—Residential & Multi-family Dwelling District.

- (A) Area, width, and depth of lots, sanitation and temporary building provisions are the same as District "A", except townhouse lots must have a minimum frontage of twenty five (25) feet; a minimum width of twenty-five (25) feet; a minimum depth of one hundred (100) feet; and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
- (B) Use Regulations. In District "B-2", no land shall be used and no buildings shall be erected for or converted to any use other than:
- (1) Single family dwellings, multi-family dwellings; apartment buildings, condominiums and Townhomes.
 - (2) Incidental uses to any of the above specified uses include, but are not limited to, customary home occupations when engaged in by the private dwelling occupant. Said incidental use, however, shall never be permitted as a principal use, but only as a secondary use when indispensably necessary to the enjoyment of the premises by the private dwelling occupant.
 - (3) Special Exceptions: Public Service Facility.
 - (4) Specific Use Permit: Off-site parking spaces in excess of required spaces from a different zoning district.
- (C) Height regulations. No building shall exceed three stories. The height shall be restricted to fifty (50) feet above the FEMA Base Flood Elevation.
- (D) Area regulations:
- (1) *Front yards.* Same as District "A" (minimum of 25 feet), except that all lots fronting the west side right-of-way line of Gulf Boulevard may have a front yard setback of ten (10) feet from the property line abutting the west Gulf Boulevard right-of-way line.
 - (2) *Side Yards.* Same as District "A" (minimum of 5 feet).
 - (3) *Rear yards.* Same as District "A" (minimum of 20 feet), except that the structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have such enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the 20 feet rear yard setback within 10 feet of the rear property line as provided for above, shall only be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
 - (4) *Size of structure.* The minimum size of structure is twelve hundred (1,200) square feet.
- (E) Any condominium building which exists on Feb 1, 2010 that does not conform to the height limitations of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on Feb 1, 2010.

-
- (F) Any structure which exists on Feb 1, 2010 that does not conform to the standards of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on Feb 1, 2010.
 - (G) Any land use that exists on Feb 1, 2010 that does not conform to the standards of the B-2 District shall be deemed a conforming use and may continue the use as it was on Feb 1, 2010.

MERIDIAN OF PADRE BEACH SECTION III



METES AND BOUNDS DESCRIPTION

BEING A 0.143 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT TWENTY (20), BLOCK TWENTY SEVEN (27), PADRE BEACH SECTION III, A SUBDIVISION IN SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 32, MAP RECORDS, CAMERON COUNTY, TEXAS; SAID 0.143 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "MOORE" FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 27, PADRE BEACH SECTION III SAME POINT BEING ON THE NORTH RIGHT OF WAY LINE OF TARPON ST (50 FT WIDE RIGHT OF WAY) FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT OF WAY LINE OF SAID TARPON ST AND CONTIGUOUS WITH THE WEST BOUNDARY LINE OF SAID LOT 20, NORTH 06 DEG., 22 MIN., WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "M&R, INC."; FOUND FOR THE NORTHWEST CORNER OF SAID LOT 20 AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 20 AND CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID LOT 20, NORTH 83 DEG., 38 MIN., EAST, A DISTANCE OF 50.0 FEET TO A NAIL WITH A ID WASHER STAMPED "RIOS", FOUND FOR THE NORTHEAST CORNER OF SAID LOT 20 AND BEING THE NORTHEAST CORNER OF THIS TRACT;

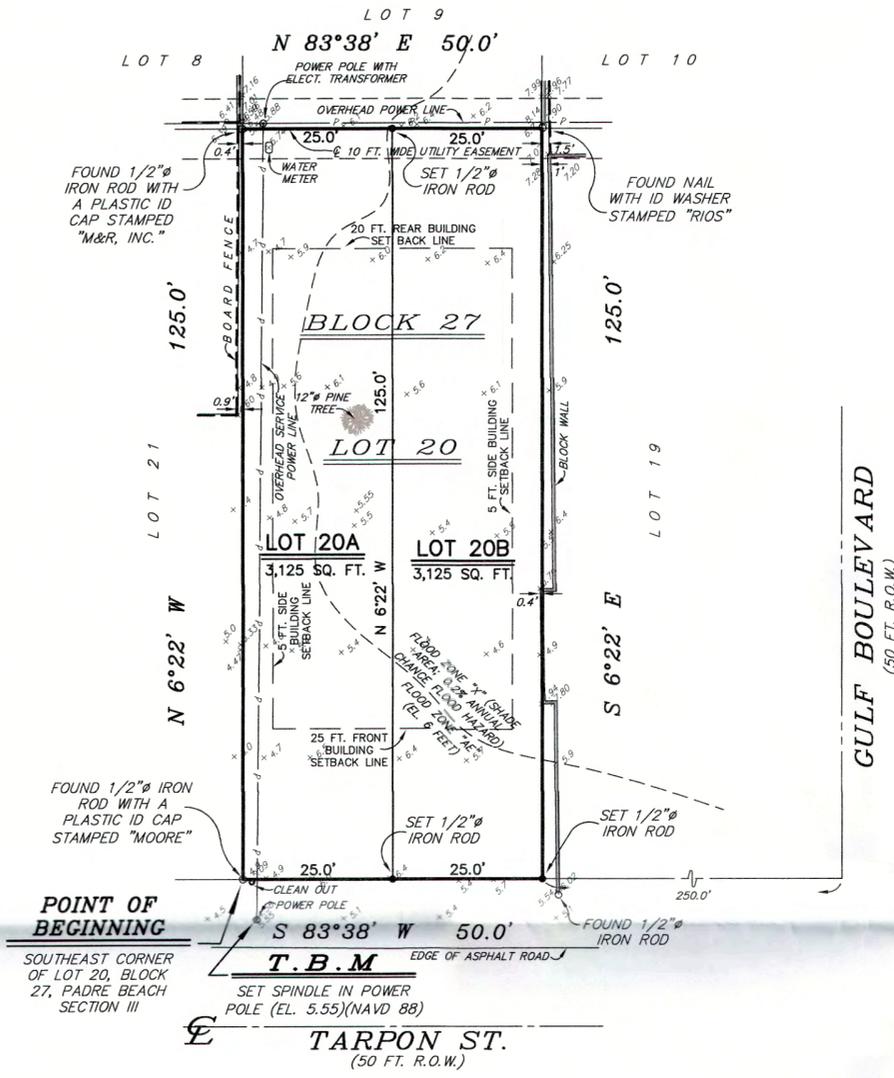
THENCE, LEAVING THE NORTH BOUNDARY LINE OF SAID LOT 20 AND CONTIGUOUS WITH THE EAST BOUNDARY LINE OF SAID LOT 20, SOUTH 06 DEG., 22 MIN., EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET, ON THE NORTH RIGHT OF WAY LINE OF SAID TARPON ST. FOR THE SOUTHEAST CORNER OF SAID LOT 20 AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, CONTIGUOUS WITH THE NORTH RIGHT OF WAY LINE OF SAID TARPON ST, SOUTH 83 DEG., 38 MIN., WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.143 ACRES OF LAND, MORE OF LESS.

OWNER'S INFORMATION:

JOEL J. GUTIERREZ
4021 TYLER AVE.
MCALLEN, TEXAS 78503



NOTES:

- HELD MONUMENTATION FOUND ALONG THE SOUTH RIGHT OF WAY LINE OF TARPON ST. FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONES BY GRAPHICAL PLOTTING, ZONE "X" (SHADED AREA) (0.2% ANNUAL CHANCE OF FLOOD HAZARD), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND FLOOD ZONE "AE" (EL. 6 FEET) SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY; MAP NUMBER 48061C0510F EFFECTIVE FEBRUARY 16, 2018.
- SOME IMPROVEMENTS ALONG THE BOUNDARY LINES HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
- ALL IRON RODS SET HAVE A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739".
- THIS SURVEY IS THE PROPRIETARY WORK PRODUCT OF VASQUEZ SURVEYING INC., AND IS FOR A SINGLE TRANSACTION ONLY. USE OF THIS SURVEY OTHER THAN THE ENTITY FOR WHICH IT WAS SURVEYED FOR, IS STRICTLY PROHIBITED, REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF VASQUEZ SURVEYING, INC. WILL BE SUBJECT TO CLAIMS AND DAMAGES.
- IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.18 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282C, VERNON'S ANNOTATED CIVIL STATUTES.

PRELIMINARY PLAT OF
"LOTS 20A AND 20B, BLOCK 27,
PADRE BEACH SECTION III"

BEING A RE-PLAT OF

LOT TWENTY (20), BLOCK TWENTY-SEVEN (27), PADRE BEACH SECTION III, A SUBDIVISION IN SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 32, MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR:

Jojama Properties, LLC, Joel J. Gutierrez

The undersigned hereby certifies that the survey described hereon was made on the ground on November 16, 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 NULL AND VOID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO MEASURES OR ADDITIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5739

SCALE: 1" = 20'

ALL DIMENSIONS ARE IN DECIMAL OF A FOOT UNLESS OTHERWISE NOTED.

VASQUEZ SURVEYING INC.
FIRM NO. 10084100
4000 BOCA CHICA BLVD.
BROWNSVILLE, TEXAS 78521 Cell: (956) 466-9680
Phone: (956) 541-9826 Fax: (956) 544-4177
G.F. NO. N/A JOB NO. 21 5876

METES AND BOUNDS DESCRIPTION

BEING A 0.143 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT TWENTY (20), BLOCK TWENTY SEVEN (27), PADRE BEACH SECTION III, A SUBDIVISION IN SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 32, MAP RECORDS, CAMERON COUNTY, TEXAS; SAID 0.143 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "MOORE" FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 20, BLOCK 27, PADRE BEACH SECTION III SAME POINT BEING ON THE NORTH RIGHT OF WAY LINE OF TARPON ST (50 FT WIDE RIGHT OF WAY) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT OF WAY LINE OF SAID TARPON ST AND CONTIGUOUS WITH THE WEST BOUNDARY LINE OF SAID LOT 20, NORTH 06 DEG., 22 MIN., WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "M&R, INC." FOUND FOR THE NORTHWEST CORNER OF SAID LOT 20 AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 20 AND CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID LOT 20, NORTH 83 DEG., 38 MIN., EAST, A DISTANCE OF 50.0 FEET TO A NAIL WITH A ID WASHER STAMPED "RIGOS", FOUND FOR THE NORTHEAST CORNER OF SAID LOT 20 AND BEING THE NORTHEAST CORNER OF THIS TRACT;

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THENCE, CONTIGUOUS WITH THE NORTH RIGHT OF WAY LINE OF SAID TARPON ST, SOUTH 83 DEG., 38 MIN., WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.143 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, J. L. VASQUEZ, 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 THIS PLAT. ALL DISTANCES ARE IN FEET.

J. L. VASQUEZ, R.P.L.S. DATE
REG. NO. 5739



TAX ASSESSOR & COLLECTOR:

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 YEAR _____ FOR THE AREA INSIDE THE BOUNDARIES OF LOT 20, BLOCK 27, PADRE BEACH SECTION III, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.

WITNESS MY HAND ON THIS _____ DAY OF _____ 2021.

TONY YZAGUIRRE, JR. DEPUTY
ASSESSOR AND COLLECTOR OF TAXES
CAMERON COUNTY, TEXAS

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

STATE OF TEXAS, COUNTY OF CAMERON:
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 DATE
LAGUNA MADRE WATER DISTRICT

PLANNING AND ZONING

STATE OF TEXAS, COUNTY OF CAMERON:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS _____ DAY OF _____ 2021.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

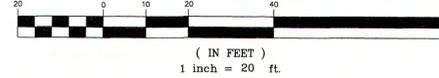
COUNTY CLERK

STATE OF TEXAS, COUNTY OF CAMERON:

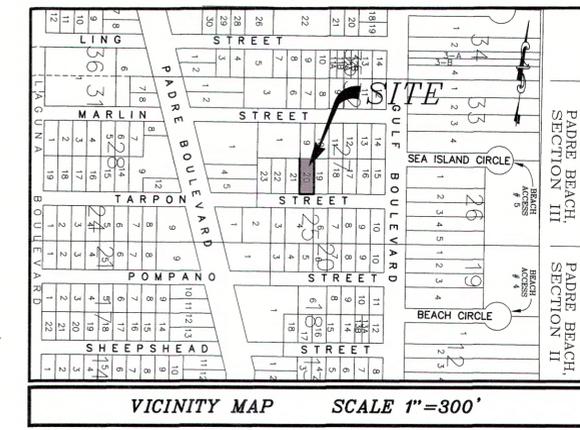
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____ 2021 AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

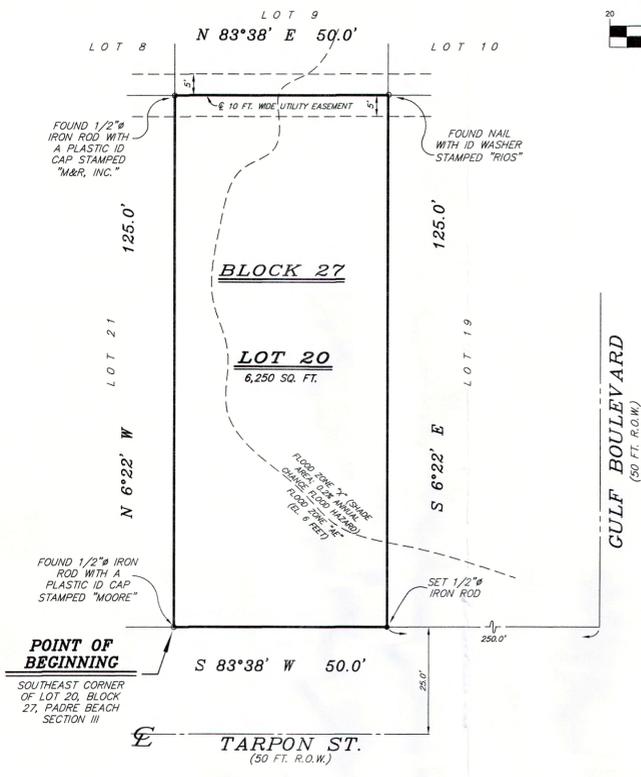
GRAPHIC SCALE



MERIDIAN OF PADRE BEACH SECTION III

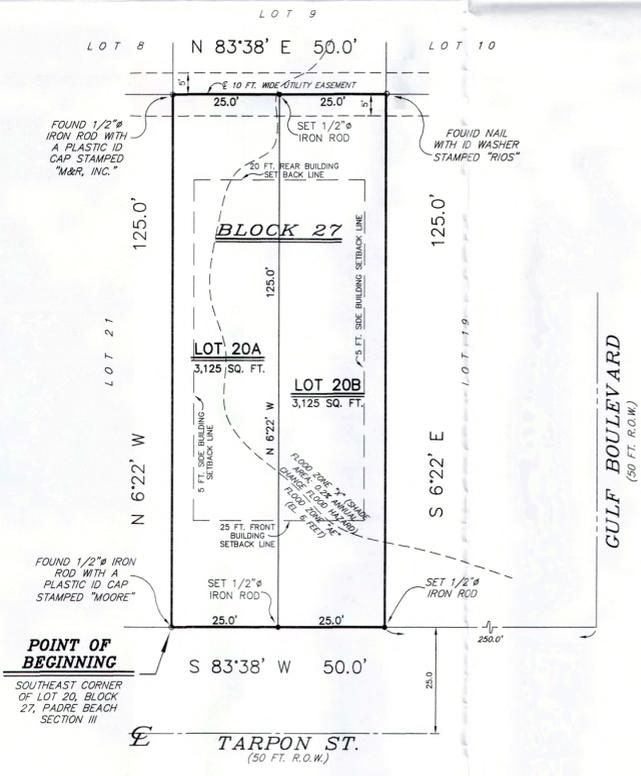


VICINITY MAP SCALE 1"=300'



LOTS PRIOR TO REPLAT

SCALE: 1" = 20'



REPLAT

SCALE: 1" = 20'

GENERAL NOTES:

- HELD MONUMENTATION FOUND ALONG THE SOUTH RIGHT OF WAY LINE OF TARPON ST. FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONES BY GRAPHICAL PLOTTING, ZONE "X" (SHADED AREA) (0.2% ANNUAL CHANCE OF FLOOD HAZARD), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND FLOOD ZONE "AE" (EL. 6 FEET) SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY; MAP NUMBER 48061C0510F EFFECTIVE FEBRUARY 16, 2018.
- THESE LOTS ARE HEREBY DEDICATED AS RESIDENTIAL/TOWNHOUSE LOTS.
- REFERENCE NOS BENCH MARK C 1438 1982 (ELEV. 4.82) (NAVD 1988) DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 1.3 KM (0.8 MI) NORTH FROM SOUTH PADRE ISLAND, 1.3 KM (0.8 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, SET AT THE JUNCTION OF STATE PARK ROAD 100 NORTH (PADRE BOULEVARD) AND MARISOL DRIVE AT A TEXACO GAS STATION AND ABOUT HALF-WAY BETWEEN THE TEXACO SIGN AND A STREET LIGHT POLE, 15.8 METERS (52.0 FT) EAST OF THE CENTERLINE OF THE HIGHWAY, 8.5 METERS (28.0 FT) SOUTH OF THE CENTER OF MARISOL DRIVE, 18.7 METERS (61.5 FT) NORTHWEST OF THE NORTHWEST CORNER OF THE TEXACO SERVICE STATION BUILDING, 0.8 METER (2.5 FT) EAST OF THE LIGHT POLE, 1.8 METERS (6.0 FT) WEST OF THE TEXACO SIGN, AND 0.9 METER (3.0 FT) SOUTH OF A PALM TREE. THE MARK IS ABOVE LEVEL WITH HIGHWAY.
- THESE LOTS LIES IN ZONING CLASSIFICATION "DISTRICT B-2" OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
- PER "SECTION 20-7.1 OF THE DISTRICT "B-2" RESIDENTIAL & MULTI-FAMILY DWELLING DISTRICT",
SIDE YARD SETBACK-5 FT.; ADJACENT STREET SIDE YARD SETBACK-10 FT.
REAR SETBACK TOWARD A SINGLE FAMILY RESIDENTIAL LOT--20 FT.
FRONT SETBACK--25 FT.
- PROPOSED LAND USE: RESIDENTIAL
- ALL IRON ROD SET HAVE A YELLOW PLASTIC CAP STAMPED "VASQUEZ SURV RPLS 5739".
- BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE
- THE SUBDIVIDER DO HEREBY CERTIFY THAT BY COMPLETING THE IMPROVEMENTS DESCRIBED IN THE PRELIMINARY PLAT, WILL COMPLY WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE: 233.032 AND THAT:
(A) WATER QUALITY AND CONNECTIONS TO THE LOT MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOT MEET OR WILL MEET, THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT MEET OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER'S INFORMATION:

JOEL J. GUTIERREZ
4021 TYLER AVE.
MCALLEN, TEXAS 78503

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

STATE OF TEXAS, COUNTY OF CAMERON:
I CHARLES ROGAN, FIRST NATIONAL BANK OF SOUTH PADRE ISLAND, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS "LOTS 20A AND 20B, BLOCK 27, PADRE BEACH SECTION III", SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020-38518 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS) OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

CHARLES ROGAN DATE
PRESIDENT

STATE OF TEXAS, COUNTY OF CAMERON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES ROGAN KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____

_____ COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

OWNER'S ACKNOWLEDGMENT:

I, JOEL J. GUTIERREZ REPRESENTING THE OWNER(S) OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 20A AND 20B, BLOCK 27, PADRE BEACH SECTION III", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS E.T.J., 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.

JOEL J. GUTIERREZ DATE

STATE OF TEXAS, COUNTY OF CAMERON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEL J. GUTIERREZ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____
_____ COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT OF

"LOTS 20A AND 20B, BLOCK 27, PADRE BEACH SECTION III"

BEING A RE-PLAT OF

LOT TWENTY (20), BLOCK TWENTY-SEVEN (27), PADRE BEACH SECTION III, A SUBDIVISION IN SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 32, MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR:

Jojama Properties, LLC, Joel J. Gutierrez

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