

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

FRIDAY, JANUARY 28, 2022

2:00 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. Discussion and action to approve minutes of the January 20, 2022 Regular Meeting.

4.2. Discussion and action regarding the proposed replat of "Lot 4, Block 107, Padre Beach Subdivision, Section VIII" to create two lots: "Lots 4A & 4B". (105A & 105B E Oleander St.)

5. Adjourn

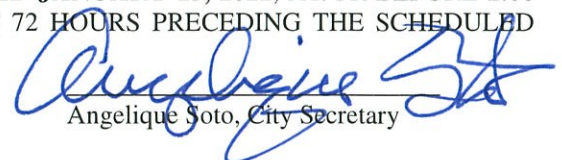
NOTE:

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 25TH DAY OF JANUARY 2022


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 **DATED JANUARY 25, 2022**, AT/OR BEFORE 2:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


Angelique Soto, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, GEORGE MARTINEZ AT (956)761-8103.



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

MEETING DATE: January 28, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of the January 20, 2022 Regular Meeting

ITEM BACKGROUND

Approve regular meeting minutes for January 20, 2022.

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 20, 2022

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, January 20, 2022 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, Chris Huffman, Gordon Garlock, and Dina Rich.

City staff members present were: Public Works Director C. Alejandro Sanchez and Planning Coordinator Marta Martinez.

2. PLEDGE OF ALLEGIANCE

Chairman Olle led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

None

4. DISCUSSION AND ACTION.

4.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF THE DECEMBER 16, 2021 REGULAR MEETING.

Commissioner Praster made a motion, seconded by Commissioner Avery to approve the December 16, 2021 regular meeting minutes as submitted. The motion carried unanimously.

4.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF "LOT 4, BLOCK 109, PADRE BEACH SUBDIVISION, SECTION VIII" TO CREATE TWO LOTS: "LOTS 4A & 4B".

Public Works Director C. Alejandro Sanchez gave a brief presentation regarding the proposed replat and recommends approval. Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of "Lot 4, Block 109, Padre Beach Subdivision, Section VIII" to create two lots, "Lots 4A & 4B". The motion carried unanimously.

4.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF "LOTS 15 & 16, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I" TO CREATE ONE LARGE LOT: "LOT 15A".

Public Works Director C. Alejandro Sanchez gave a brief presentation regarding the proposed replat and recommends approval. Commissioner Huffman made a motion, seconded by Commissioner Praster to approve the replat of “Lots 15 & 16, Block 17, The Shores Subdivision, Marina Village Phase, Section I” to create one large lot, “Lot 15A”. The motion carried unanimously.

5. ADJOURN

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

Marta Martinez, Planning Coordinator

Gary Olle, Chairman

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

MEETING DATE: January 28, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lot 4, Block 107, Padre Beach Subdivision, Section VIII" to create two lots: "Lots 4A & 4B". (105A & 105B E Oleander St.)

ITEM BACKGROUND

Victor M Pardo President of Dolphin 116 Real Estate Property LLC, request to replat of Lot 4, Block 107, Padre Beach Subdivision, Section VIII to create two lots: "Lots 4A & 4B". The subject properties are located on the south side of E Oleander Street and are zoned District "C" Business District Fire Zone. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: No

Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

Copy of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Tract Process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.

[illegible]

Sec. 20-8. District "C"—Business district—Fire Zone.

- (A) Area, width and depth of lots, sanitation and temporary building provisions are the same as District "A."
- (B) Allowed Uses: The purpose and intent the "C" District is composed of those activities of the City whose principal use is and ought to be general business activities which provides basic and necessary goods and services for the community and its visitors and the following are the allowed uses in the district:

(1) Any use authorized in the "B" Zoning District.

(2) The following:

Dental Clinics, General and Special Hospitals, Primary Care Physician's Offices, Urgent Care Centers.

Commercial Parking Facility. A vehicle parking facility that is operated as a business enterprise by charging a fee for parking which must provide Streetscape and Perimeter Landscaping for Commercial Parking Facilities (Not applicable to Temporary Commercial Parking Facilities) with the following requirements:

- (a) Provide a landscaped area at least 3 feet in width between surface parking and all property lines.
- (b) Edge treatments along streets and other public spaces should visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.
- (c) For parking lot edges adjacent to streets, parks or other public open space, provide the following:
 - at least one row of shade trees, spaced evenly at 5 feet to 6 feet intervals (or as appropriate to the selected species) for the length of the parking lot edge
 - screening, consisting of continuous planting, alone or in combination with a low decorative fence/wall or a landscaped berm. Typically, keep shrubs, fences or walls to a maximum height of thirty inches.
- (d) Set back screening at least 1 foot from the edge of public street right-of-way. Screening should not encroach into the public street right-of-way.
- (e) Install a permanent irrigation system in all landscaped areas. Where possible, collect rainwater from rooftops and other surfaces for plant irrigation. Identify hose bibs, sprinkler outlets, storage reservoirs, and other applicable irrigation elements on the Building Permit. Locate valves and other maintenance controls in discrete, yet accessible areas.
- (f) Where landscaping might impact motorist pedestrian sight distance, keep shrubs below 24" in height and prune trees so that the lowest branches will be at least 6 feet above ground level.

(g) Ensure overhanging branches of trees or shrubs adjacent to pedestrian pathways maintain a clear headspace of at least 8 feet.

(h) Coordinate tree planting with the location of light standards and other utilities.

General Office Uses. A place of business that generally provides services instead of goods and entails, desks, files, paperwork, mail, computer, phones, etc. that would include most professional services (i.e. attorney offices; travel agencies; consultants, engineers, and architects; general building contractor and subcontractor services; title companies, banks, mortgage and other financial service companies; real estate businesses; drafting/graphic design businesses; art studios; post offices and other governmental buildings)

Retail stores. Any place of business where the customer/general public can purchase goods, generally for off sight use and/or consumption. (i.e. antiques; arts and crafts and art galleries; apparel and accessories and alterations; books and curio shops; bicycle, vehicle, and water sport sales and rental; pharmacy, dry goods and general merchandise; liquor, cigarette, and cigar stores; newsstands; hardware stores; office supply and printing; photography development and supply; gasoline service stations, etc.)

Food and Beverage Service Providers. Places of business where food and beverages can be purchased for on or off site consumption. (i.e. Grocery stores, restaurants, bars/nightclubs, cafés, specialty food shops/bakeries, and caterers.)

Personal Services. Places of business where the general public can go to receive general body and grooming services. (i.e. Barber and beauty shops, nail grooming services; tanning, massage and spa facilities.) However, tattoo and body piercing studios/facilities are specifically not allowed uses within this district.

Repair Services. Business that provide small-scale repair services for items of the general public (i.e. watch, clock and jewelry repair; TV/VCR repair; shoe and apparel alteration facilities; bicycle and vehicle repair; household appliance and general electric repair; reupholstery and furniture repair; etc.)

Meeting Location Facilities. Indoor facilities that provide opportunities for organized education, and/or the assembly of people (i.e. Primary, secondary, vocation/technical, and university level educational facilities; drivers education facilities; art, dance and music schools/studios; religious places of worship; civic, social, and fraternal organizations; etc.)

Miscellaneous. Businesses that serve the City and its visitors, that generate moderate levels of car and pedestrian traffic but which do not provide extensive pollution, noise, light, or other negative impacts on the immediate area (i.e. Dry cleaners and coin-operated laundry facilities; car washes; indoor movie and stage theaters; convenience storage facilities; libraries; day care centers; etc.) and the following specific entertainment facilities: amusement centers, recreational centers, miniature golf, and tennis courts.

Temporary Commercial Parking Facility. A temporary commercial parking facility that is operated as a business enterprise by charging a fee for parking and as permitted by City of South Padre Island Ordinance 10-23 (Section 13-22.3 City of South Padre Island Code of Ordinances).

(3) Special Exceptions:

-
- (a) Impound Lot, subject to compliance with the requirements of subsection 20-8(B)(4) of this Chapter;
 - (b) Permanent Makeup Application, but only when applied by an individual licensed by the Texas Department of Health or by the Texas State Board of Medical/Dental Examiners who performs such application within either an establishment which also provides "Personal Services", or within a "Medical Facility", as such terms are defined in subsection 20-8 (B)(2).
 - (c) Public Service Facility.
- (4) No impound lot shall be approved nor continue to operate as a Special Exception unless, in addition to all other applicable requirements, or conditions as required by the Board of Adjustments and Appeals, such facility: 1) is enclosed by a solid wood (excluding plywood or scrap wood), masonry, block, or manufactured vinyl fence not less than seven (7) feet in height, which may not be located within the front yard setback area, and in no instance shall barbed wire or the like be used; 2) is paved to City standards for required parking; 3) prohibits the storage therein of any vehicle for more than thirty (30) consecutive days; 4) prohibits the performance therein of any mechanical work on stored vehicles; 5) is not located within 100 ft. of Padre Blvd.; 6) is not located within fifty (50) feet of Laguna Boulevard or the "A", "B" , or "E" Zoning Districts; 7) shall provide a minimum of two (2) off-street customer parking spaces or such greater number as may be required by this code; and 8) shall be accessed by a paved access entrance no greater than eighteen (18) feet in width.
- (5) Specific Use Permits: Substance Abuse Treatment Facilities may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.
- (C) Single family dwellings. If a single family dwelling is erected in the "C" District such structure shall conform to all minimum requirements of a single family dwelling in "A" District, unless the single family dwelling has been converted from previously built structure which has been used commercially, in which case the structure will not need to be modified to meet "A" District setback requirements.
- (D) Mixed Use Structure. If a residence is maintained in a structure part of which is also used for business purposes in the "C" District, such structure shall at a minimum meet the minimum front, side or rear yard setback requirements of the "C" District.
- (E) Height regulations. No building shall exceed six (6) standard stories in height, unless the setback from all street lines is one (1) foot for each two (2) feet of its height above such six (6) standard story limit. In no case shall the height of the building exceed the total of the street right-of-way width it faces, plus the depth of the front yard.
- (F) Area regulations:
- (1) *Front yard.* For off-street parking there shall be a front yard having a minimum depth of twenty-five (25) feet.
 - (a) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
 - (b) Minimum front yard shall be increased one (1) foot for each two (2) feet in height if building exceeds six (6) standard stories.

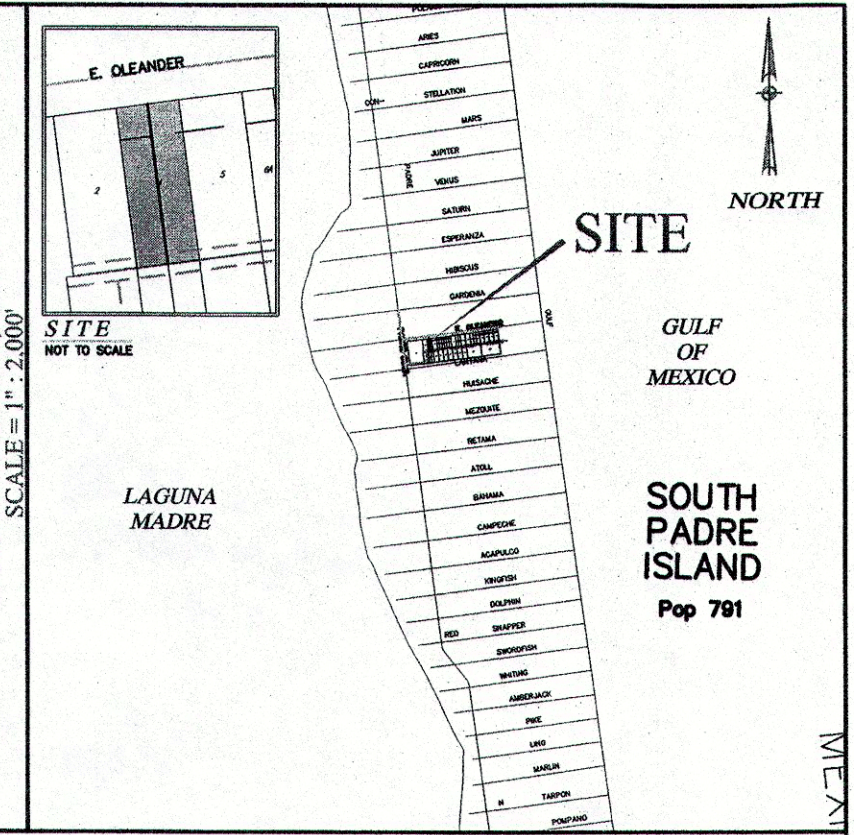
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- (2) *Side yards.* No side yard shall be required for a business use, except on a corner lot. In all cases where the side yard is adjacent to a street, the side yard shall be not less than ten (10) feet in depth. Any building exceeding three (3) standard stories shall have a side yard of four (4) feet for each additional story.
 - (3) *Rear yard.* No structure of any classification shall be erected any closer than ten (10) feet of the rear lot line. The minimum rear yard shall be increased one (1) foot for each two (2) feet in height if the building exceeds six (6) standard stories.
 - (4) *Size of structure.* The minimum size of structure shall be six hundred (600) square feet.
 - (5) *Amusement centers:*
 - (a) No amusement center shall have any machine which projects photographic or film imagery.
 - (b) No amusement center, as that term is herein defined, shall serve alcoholic beverages of any nature, nor shall alcoholic beverages be consumed upon the premises.
 - (c) All amusement centers shall be required to locate their machines at least eighteen inches (18") apart and provide proper and adequate passageways, so that the public may pass behind the person using said machines without interfering with the person playing or utilizing said machine.
 - (d) Any business that has more than three (3) machines which require the deposit of money to be activated for an individual's entertainment, is subject to their gross receipts being audited by the officials of the City to determine whether or not fifty percent (50%) or more of their income is derived from said machines, then said business shall be declared an amusement center, as herein defined, and subject to all the rules and regulations of the City.

(Ord. No. 2E, 7-21-1976; Ord. No. 96-05, 10-2-1996; Ord. No. 02-06, § 3, 6-19-2002)

LEGEND

○	FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE	□	WOOD FENCE
■	SET 1/2" IRON ROD IN CONCRETE W/AGH CAP	⊕	TELEPHONE PEDESTAL
●	SET 1/2" IRON ROD W/AGH CAP	Ⓛ	ELECTRICAL BOX
⊕	BENCH MARK	D.R.C.C.T.	DEED RECORDS, CAMERON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING	M.R.C.C.T.	MAP RECORDS, CAMERON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING	MEAS.	MEASURE
		CPS	COTTON PICKER SPINDLE
		CALC.	CALCULATE

VICINITY MAP
SOUTH PADRE ISLAND, TEXAS
SCALE = 1" = 2,000'



GENERAL NOTES

- THIS SUBDIVISION IS A MINOR PLAT.
- THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND;
- THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE PADRE BEACH SUBDIVISION, SECTION VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.
- THIS PROPERTY LIES IN TWO DIFFERENT FLOOD ZONE. FLOOD ZONE "AE" EL. 7 FEET., SPECIAL FLOOD HAZARD WITH A BASE FLOOD ELEVATION, AND ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ACCORDING WITH THE FLOOD MAP NUMBER 48061C0510F EFFECTIVE ON FEBRUARY 16, 2018, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 480115.
- SETBACKS SHALL COMPLY WITH CITY OF SOUTH PADRE ISLAND, ZONING ORDINANCE
- 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 (123.0 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.
- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
- LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
- 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.
- UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
- 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.
- SIDEWALK SHALL BE CONSTRUCTED OR FEES PAID, IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND
- NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- THE CURRENT ZONING FOR EACH LOT IS AS FOLLOWS"
LOT 4A, BLOCK 107, ZONED "C" (BUSINESS DISTRICT-FIRE ZONE)
LOT 4B, BLOCK 107, ZONED "C" (BUSINESS DISTRICT-FIRE ZONE)

METES & BOUNDS

BEING A 6250.00 SQ. FT. (0.1435 ACRE) TRACT, COMPRISED OF ALL OF LOT FOUR (4), BLOCK ONE HUNDRED SEVEN (107) PADRE BEACH SUBDIVISION, SECTION VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS. SAID 0.1435 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

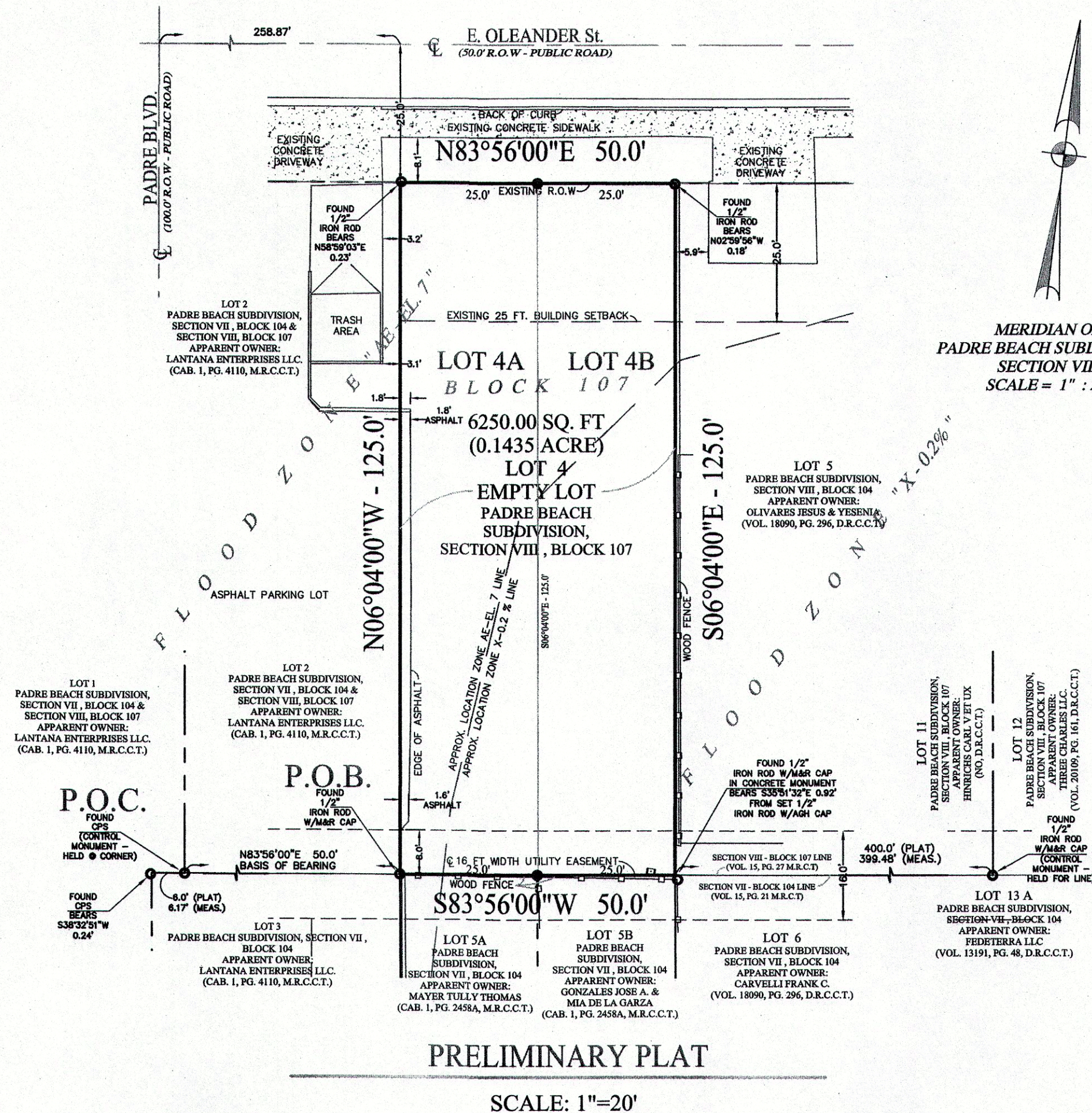
COMMENCING, AT A FOUND COTTON PICKER SPINDLE (CPS) AT THE SOUTHWEST CORNER OF LOT 2, PADRE BEACH SECTION VII BLOCK 104 & SECTION VII BLOCK 107, AS RECORDED IN CABINET 1, PAGE 4110, MAP RECORDS OF CAMERON COUNTY, TEXAS; THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 50.0 FEET, TO A FOUND 1/2" IRON ROD WITH M&R CAP, FOR THE A POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE EAST LINE OF SAID LOT 2 AND WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 06 DEGREES 04 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 125.00 FEET, TO A SET 1/2" IRON ROD WITH A.G.H. CAP IN CONCRETE, FOR THE NORTHEAST CORNER OF SAID LOT 2 AND NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF E. OLEANDER STREET (50' R.O.W. - PUBLIC ROAD) AND NORTH LINE OF THE TRACT HEREIN DESCRIBED, NORTH 83 DEGREES 56 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 50.0 FEET, TO A SET 1/2" IRON ROD WITH A.G.H. CAP IN CONCRETE FOR THE NORTHWEST CORNER OF LOT 5 PADRE BEACH SECTION VII, BLOCK 104, AS DESCRIBED IN VOLUME 18090, PAGE 296, DEED RECORDS, CAMERON COUNTY, TEXAS, AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE WEST LINE OF SAID LOT 5 AND EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 06 DEGREES 04 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 125.00 FEET, TO A SET 1/2" IRON ROD WITH A.G.H. CAP IN CONCRETE, FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH LINE OF LOTS 5A AND 5B PADRE BEACH SECTION VII, AS DESCRIBED IN CABINET 1, PAGE 2485-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 83 DEGREES 56 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 125.0 FEET, TO A POINT OF BEGINNING, CONTAINING 6250.00 SQ. FT. (0.1435 ACRE) TRACT, MORE OR LESS.

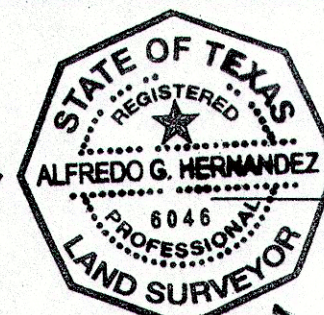


PRELIMINARY PLAT

SCALE: 1"=20'

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.



1/22/22

DATE

ALFREDO G. HERNANDEZ, R.P.S.
REG. NO. 6046

OWNER(S):
DOLPHIN 116 REAL ESTATE
PROPERTY LLC
VICTOR M. PARDO/PRESIDENT
2404 ANTIGUA DR.
MISSION, TEXAS 78572

ENGINEER/SURVEYOR:
A.G.H. ENGINEERING AND
SURVEYING
6305 PAREDES LINE ROAD
BROWNSVILLE, TEXAS 78526
PHONE: (956) 574-8300
FAX: (956) 574-8305

(C - BUSINESS DISTRICT - FIRE ZONE) PRELIMINARY PLAT OF RE-PLAT OF LOT 4 A & LOT 4 B, BLOCK 107, PADRE BEACH, SECTION VIII

BEING A 0.1435 ACRE TRACT, LOT FOUR (4), BLOCK ONE HUNDRED SEVEN (107) PADRE BEACH SUBDIVISION, SECTION VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'

JANUARY, 2022

A.G.H. No. 2021-0272

AGH

ENGINEERING
& SURVEYING

6305 Paredes Line Road
Tel. (956) 574-8300

TBPE FIRM No. F-5197
TBLS FIRM No. 100840-00

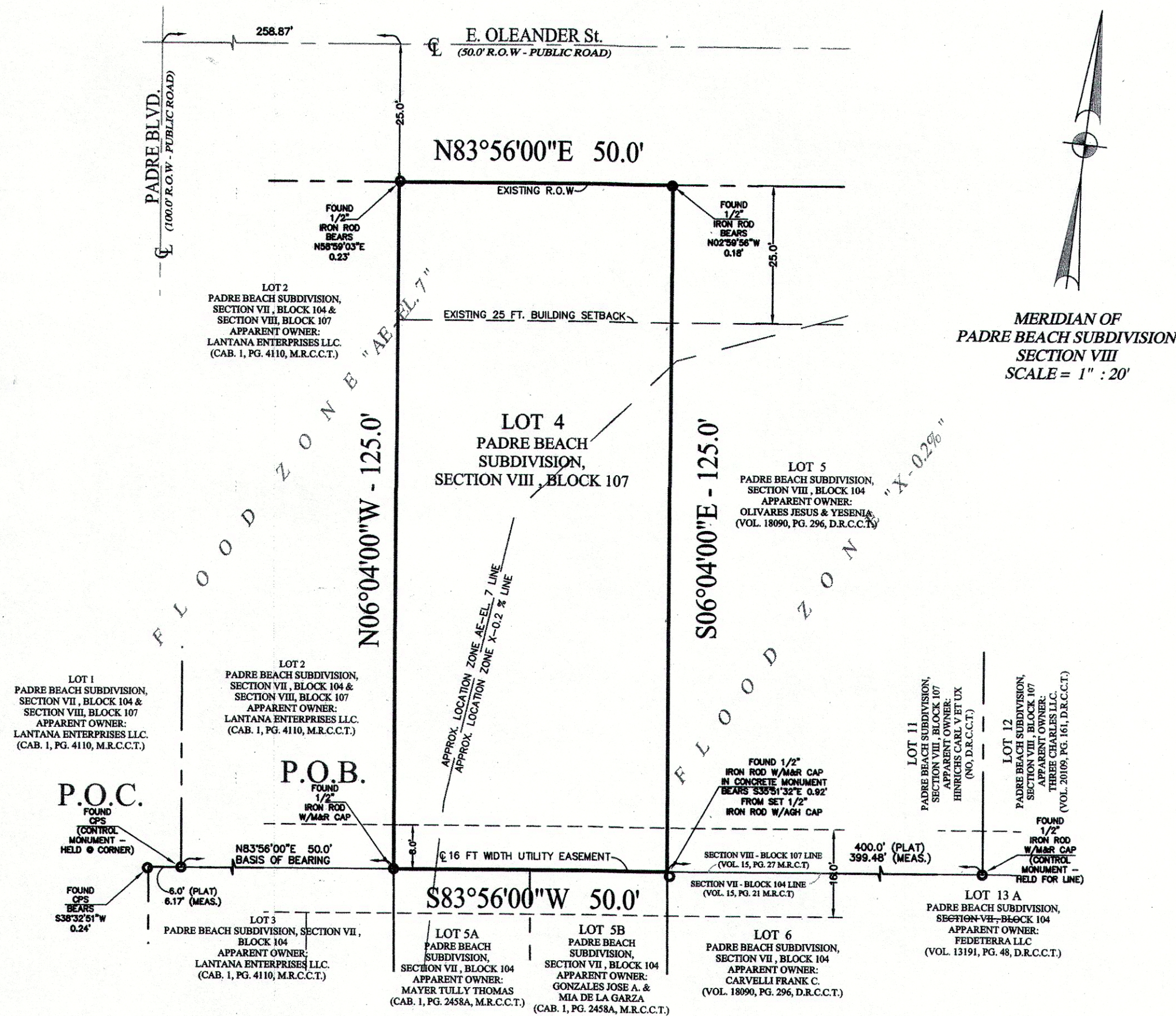
Brownsville, Texas 78526
FAX: (956) 574-8305

SHEET

OF 1

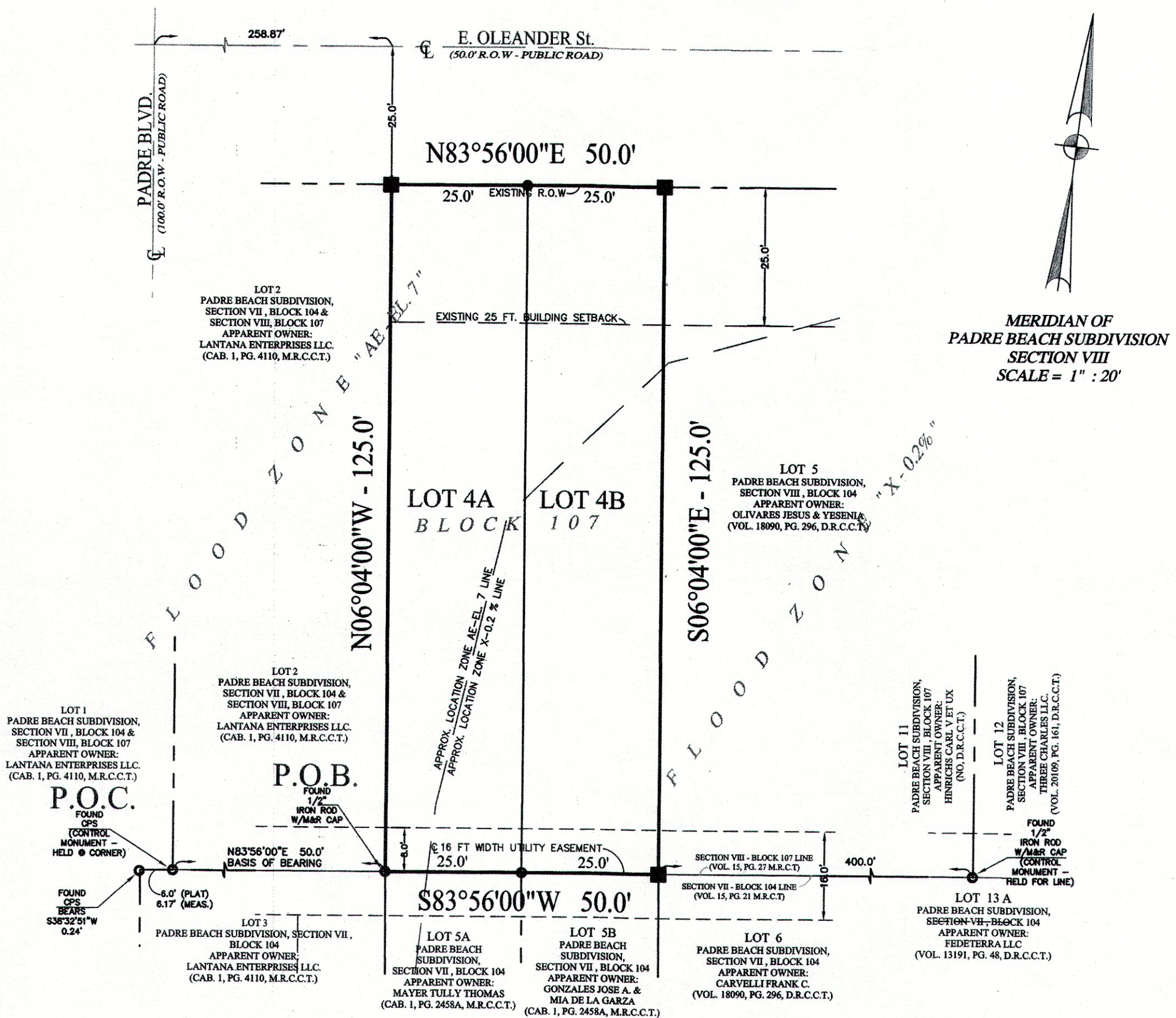
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DRAW BY: E. GARCIA



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 IN CONCRETE W/AGH CAP
●	SET 1/2" IRON ROD W/AGH CAP
⊕	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
MEAS.	MEASURE
CPS	COTTON PICKER SPINDLE
CALC.	CALCULATE

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 OF LOT 4A & 4B, BLOCK 107, PADRE BEACH SUBDIVISION, SECTION VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.1435 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1/11/2022
DATE

DOLPHIN 116 REAL ESTATE PROPERTY LLC
VICTOR M. PARDO
(PRESIDENT)

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR M. PARDO KNOWN TO ME TO BE THE 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 11 DAY OF JANUARY, 2022

NOTARY PUBLIC
CAMERON COUNTY

STATE OF TEXAS
COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS _____ DAY OF _____, 2022.

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 OF LOT 4A & 4B, BLOCK 107, PADRE BEACH SUBDIVISION, SECTION VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: 1/13/2022
TONY ZAGURRE, ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY

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 _____, 2022, AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

By: _____ DEPUTY

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

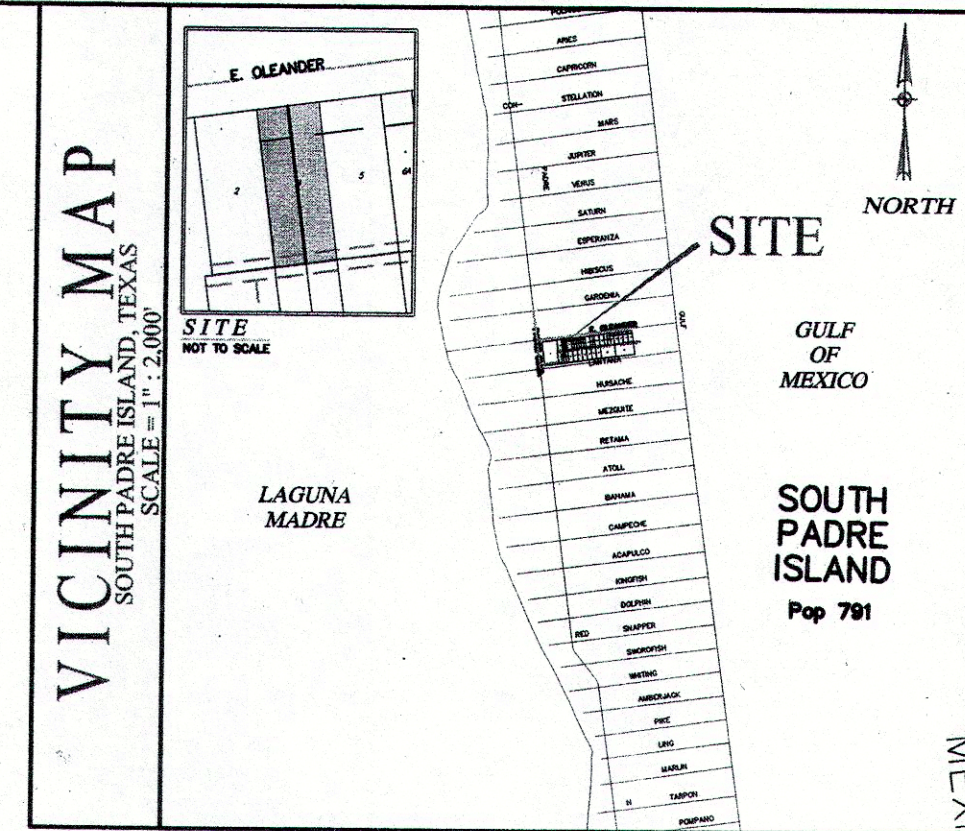
THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

1/19/2022
CARLOS J. GARCIA JR., GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

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.

11/2/21
ALFREDO G. HERNANDEZ, R.P.L.S.
REG. NO. 604



METES & BOUNDS

BEING A 0.1435 ACRE TRACT, COMPRISED OF ALL OF LOT FOUR (4), BLOCK ONE HUNDRED SEVEN (107) PADRE BEACH SUBDIVISION, SECTION VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.1435 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND COTTON PICKER SPINDLE (CPS) AT THE SOUTHWEST CORNER OF LOT 2, PADRE BEACH SUBDIVISION, SECTION VII, BLOCK 104, AS RECORDED IN CABINET 1, PAGE 4410, MAP RECORDS OF CAMERON COUNTY, TEXAS, THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 50.0 FEET, TO A FOUND 1/2" IRON ROD WITH W/AGH CAP, FOR THE A POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE EAST LINE OF SAID LOT 2 AND WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 06 DEGREES 04 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 125.0 FEET, TO A SET 1/2" IRON ROD WITH W/AGH CAP IN CONCRETE, FOR THE NORTHEAST CORNER OF SAID LOT 2 AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF E. OLEANDER STREET (50' R.O.W. - PUBLIC ROAD) AND NORTH LINE OF THE TRACT HEREIN DESCRIBED, NORTH 83 DEGREES 56 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 50.0 FEET, TO A SET 1/2" IRON ROD WITH W/AGH CAP IN CONCRETE FOR THE NORTHEAST CORNER OF LOT 5, PADRE BEACH SUBDIVISION, BLOCK 104, AS DESCRIBED IN VOLUME 18090, PAGE 286, DEED RECORDS, CAMERON COUNTY, TEXAS, AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, ALONG THE WEST LINE OF SAID LOT 5 AND EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 06 DEGREES 04 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 125.0 FEET, TO A SET 1/2" IRON ROD WITH W/AGH CAP IN CONCRETE, FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, ALONG THE NORTH LINE OF LOTS 5A AND 5B PADRE BEACH SUBDIVISION, AS DESCRIBED IN CABINET 1, PAGE 2485-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 83 DEGREES 56 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 125.0 FEET, TO A POINT OF BEGINNING, CONTAINING 0.1435 ACRE TRACT, MORE OR LESS.

GENERAL NOTES

- THIS SUBDIVISION IS A MINOR PLAT.
- THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND.
- THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE PADRE BEACH SUBDIVISION, SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.
- THIS PROPERTY LIES IN TWO DIFFERENT FLOOD ZONE. FLOOD ZONE "AE" EL. 7 FEET, SPECIAL FLOOD HAZARD WITH A BASE FLOOD ELEVATION, AND ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. ACCORDING WITH THE FLOOD MAP NUMBER 48061C0501 EFFECTIVE ON FEBRUARY 16, 2018, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 480115.
- SETBACKS SHALL COMPLY WITH CITY OF SOUTH PADRE ISLAND, ZONING ORDINANCE.
- BENCH MARK (AR1249), 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 22, ABOUT HALF-WAY BETWEEN GEORGIA RUTH AND CAROLIN 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 (123.0 FT) SOUTH OF A LIGHT POLE ON THE SOUTH SIDE OF CAROLIN 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.
- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
- LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
- 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 AT ALL TIMES.
- UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
- 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 HOURS PRIOR TO COMMENCING WORK.
- SIDEWALK SHALL BE CONSTRUCTED OR FEES PAID, IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND.
- NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- THE CURRENT ZONING FOR EACH LOT IS AS FOLLOWS:
LOT 4A, BLOCK 107, ZONED "C" (BUSINESS DISTRICT-FIRE ZONE)
LOT 4B, BLOCK 107, ZONED "C" (BUSINESS DISTRICT-FIRE ZONE)

(B-2 RESIDENTIAL & MULTI-FAMILY) RE-PLAT OF LOT 4A & LOT 4B, BLOCK 107, PADRE BEACH, SECTION VIII

BEING A 0.1435 ACRE TRACT, LOT FOUR (4), BLOCK ONE HUNDRED SEVEN (107) PADRE BEACH SUBDIVISION, SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'

DECEMBER, 2021

A.G.H. No. 2021-0272

AGH

**ENGINEERING
& SURVEYING**

OWNER(S):
DOLPHIN 116 REAL ESTATE
PROPERTY LLC
2404 ANTILIA DR.
MISSION, TEXAS 78572

ENGINEER/SURVEYOR:
A.G.H. ENGINEERING AND
SURVEYING
6305 PAREDES LINE ROAD
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Brownsville, Texas 78526
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SHEET

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CC.