

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

THURSDAY, JUNE 16, 2022

3:00 PM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order
2. Pledge of Allegiance
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to the Commissioners relating to agenda or non-agenda items. Speakers are required to address the Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Planning and Zoning Commission meeting]*
4. Discussion and Action
 - 4.1. Discussion and action to approve minutes of May 19, 2022 Regular Meeting.
 - 4.2. Discussion and action regarding a variance request by Zeev Tafel from Chapter 15 Signs, Section 15-2 Definitions, Section 15-2.1 Rules and procedures governing art in public spaces, Section 15-7 Sign Standard of the City's Code of Ordinances. The applicant is requesting to add a mural to the south side wall of the building located at 2216 Padre Boulevard. (Lot 1 Block 27, Padre Beach Subdivision, Section III)
 - 4.3. Discussion and action regarding the proposed replat of "Lots 11 & 12, Block 95, Padre Beach Subdivision, Section VII" to create one large lot: "Lot 11A". (203 W Huisache St)
 - 4.4. Discussion and action regarding the proposed replat of "Lots 17A & 17B, Block 74, Padre Beach Subdivision, Section VI" to create one lot: "Lot 17" (210 W Acapulco Street)
 - 4.5. Discussion and action regarding the proposed replat of "Lots 1, 2, 3, Block 5, Sunny Isle Subdivision, and Lots 6, 7, 8, Block 3 Padre Beach Subdivision, Section I" to create twelve townhouse lots: "Lots 1A, 1B, 2A, 2B, 3A, 3B, 6A, 6B, 7A, 7B, 8A, & 8B of Costa Azul Subdivision". (114A&B, 112A&B, 110A&B E Marisol Street and 109A&B, 111A&B, 113A&B E Palm Street)
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 10TH DAY OF JUNE 2022




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 **JUNE 10, 2022**, 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: June 16, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of May 19, 2022 Regular Meeting.

ITEM BACKGROUND

Approve May 19, 2022 regular meeting minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

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

THURSDAY, MAY 19, 2022

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, May 19, 2022 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Chris Huffman called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, James Gaughran, Howard Avery, Dina Rich, Joseph Praster, and Gordon Garlock.

City staff members present were: City Manager Randy Smith, Public Works Director C. Alejandro Sanchez, and Planning Coordinator Marta Martinez. Also present was Council Member Ken Medders.

2. PLEDGE OF ALLEGIANCE

Chairman Huffman led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

None

4. DISCUSSION AND ACTION.

4.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF MARCH 24, 2022 SPECIAL MEETING.

Commissioner Garlock made a motion, seconded by Commissioner Gaughran to approve the March 24, 2022 special meeting minutes as submitted. The motion carried unanimously Commissioner Praster abstained.

5. DISCUSSION AND ACTION REGARDING A VARIANCE REQUEST BY ZEEV TAFEL FROM CHAPTER 15 SIGNS, SECTION 15-2 DEFINITIONS, SECTION 15-2.1 RULES AND PROCEDURES GOVERNING ART IN PUBLIC SPACES, SECTION 15-7 SIGN STANDARDS OF THE CITY’S CODE OF ORDINANCES. THE APPLICATION IS REQUESTING TO ADD A MURAL TO THE SOUTH SIDE WALL OF THE BUILDING LOCATED AT 2216 PADRE BOULEVARD. (LOT 1, BLOCK 27, PADRE BEACH SUBDIVISION, SECTION III)

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation. After much discussion Commissioner Garlock made a motion, seconded Commissioner Praster to deny the new mural art to be painted on the south side wall of the building. The motion carried unanimously. Commissioner Gaughran voted in opposition.

5. ADJOURN

There being no further business to discussion; Chairman Huffman adjourned the meeting at 3:20 p.m.

Marta Martinez, Planning Coordinator

Chris Huffman, Chairman

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

MEETING DATE: June 16, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding a variance request by Zeev Tafel from Chapter 15 Signs, Section 15-2 Definitions, Section 15-2.1 Rules and procedures governing art in public spaces, Section 15-7 Sign Standard of the City's Code of Ordinances. The applicant is requesting to add a mural to the south side wall of the building located at 2216 Padre Boulevard. (Lot 1 Block 27, Padre Beach Subdivision, Section III)

ITEM BACKGROUND

The applicant went before the Development Standards Review Task Force on Tuesday, December 14, 2022 and was denied the request of having the south side wall to be pink and the mural art.

The applicant went before the Planning and Zoning Commission on Thursday, May 19, 2022 and was denied the request a different mural art (that was presented at the Dec. DSRTF Meeting) on the south side wall.

The Applicant is now back requesting approval of the original mural art (that was parented and denied at the DSRTF meeting in Dec.) to be painted on the south side wall of the building. The applicant is appealing the Task Force decision and in the Form Based Code outline the appeals come to the Planning and Zoning Commission for review and recommendation. Attached is the applicants original request for reviewal and approval by the Commission.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

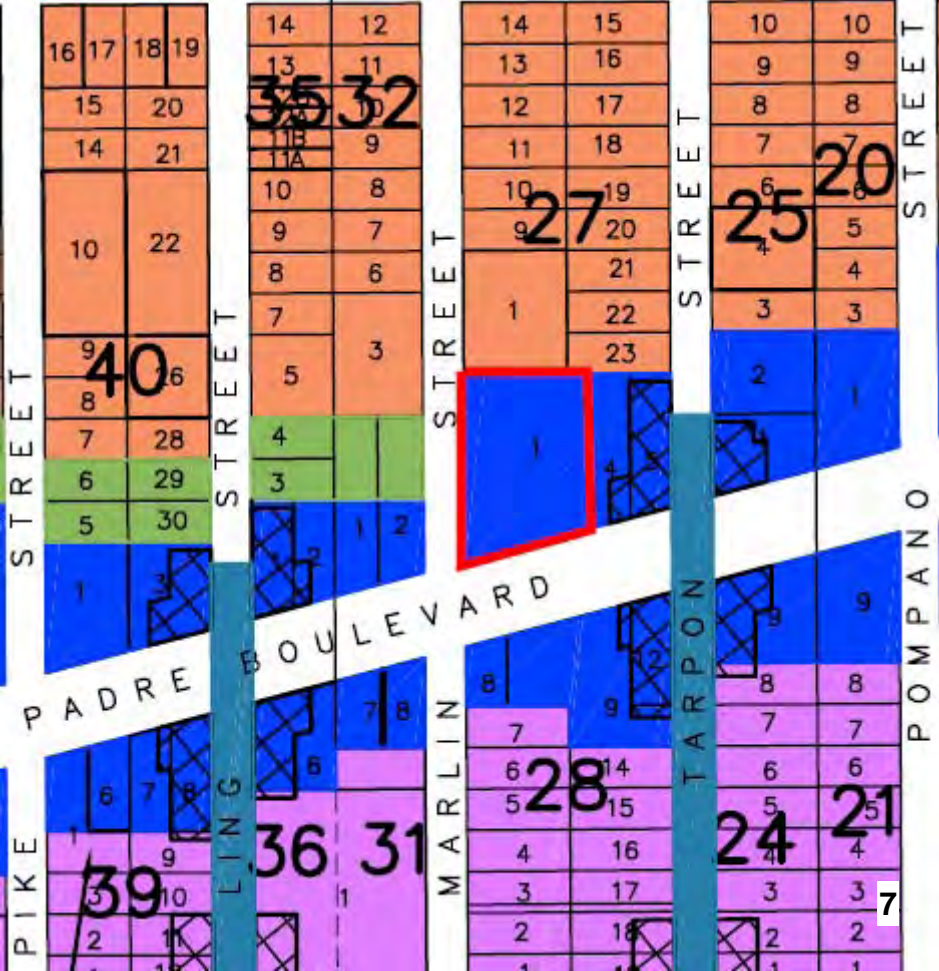
N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



Chapter 15

SIGNS

Sec. 15-2. Definitions.

For purposes of this Ordinance, the following definitions shall apply:

Abandoned Sign means a sign which no longer correctly directs or exhorts any person, advertises a bona fide business or service provided, lessor, owner, project, activity conducted, or product available on the premises where the sign is displayed. (A temporary closing of a business, not to exceed 90 days, shall not be considered an abandoned sign.)

Airborne Sign means sign on a balloon, flag, pennant, or inflatable sign.

Altered means a change of copy, logo, or other means in which the message is changed or enlarged, changing shape or location.

Animated Sign means any sign which includes action or motion.

Art includes, but is not limited to, a sculpture, monument, mural, fresco, painting, fountain, mosaic, ceramic, carving, but does not include landscaping, architectural ornamentation, or any type of sign.

Art in Public Spaces means Art located in places easily seen by the public, but which has no direct commercial connection to the structure or location in which the Art is located.

Average Grade means the grade of the finished ground level at the midpoint of each exterior surface of a sign, or a structure, in the event that the sign is attached to the structure. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the newly established grade after construction, exclusive of any filing, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure of the zone lot, whichever is lower.

Banner means a temporary sign made of fabric, plastic, paper, or other light, pliable, or non-rigid material, not enclosed in a rigid frame (not including a "fabric sign" as defined herein).

Billboard means any sign that is freestanding or attached to or part of a building and is an off-premises sign.

Building Face or Wall means all window and wall area of a building in one plane or elevation.

Business Information Sign means a sign that is permanently and professionally attached to a door or window at the entrance of a business that contains information that may include the Business Name, Address, Phone Numbers, Hours of Operation, and Trade Associations the Business is a member of, e.g. FDIC, SBA, etc. All of the information must be located within the maximum Area of Sign for Business Information Sign as defined in Table 15-1. A Business Information Sign is not a Window Sign or a Wall Sign.

Canopy means any structure attached to a building at the inner end or a free-standing structure, with one or more supports, meant to provide shelter from the weather.

Changeable Copy Sign (Manual) means a sign on which copy is changed manually in the field, i.e., reader boards with changeable letters or changeable pictorial panels.

Changeable Copy Sign (Automatic) means a sign such as an electronically or electrically controlled public service time, temperature and date sign, message center, or reader board where different copy changes are shown on the same lamp bank.

Charitable Project or Benefit means proceeds must be for a qualified 501C entity pursuant to the Internal Revenue Code.

Commercial Art means art on commercially-used structures which draws attention from the ROW and which identifies or advertises a product or business. Since this type of art is intentionally located and chosen to draw attention to the store and/or store products, the square footage of the art will be counted towards maximum signage area requirements.

Commercial Sign means a sign other than a real estate "For Sale" or "For Lease" sign, "Open House" sign, political sign, residential nameplate sign, public information sign, traffic control sign, temporary new business opening sign, or exempted sign, which directs the attention of the general public to a business, product, service, or other commercial or business activity.

Conforming Sign means signs built and maintained in accordance with the terms of this Ordinance.

Contractor's Sign means a sign intended to identify a contractor or subcontractor on the site of a construction project where the contractor or subcontractor is conducting work.

Copy means the wording or graphics on a sign surface.

Erect means to build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix, and also includes the painting of wall signs, murals or super graphics, or any physical operations on the premises which are required for the construction of a sign including excavation, site clearance, landfill an the like.

Fabric Sign means a sign made of fabric or other non-rigid material, enclosed in a permanent frame and erected as a permanent, on-site sign for a business, service, product, or person.

Facade means the front or main part of a building facing a street.

Face of Sign means the entire area of a sign on which copy could be placed. The area of a sign which is visible from one direction as projected on a place.

Flashing Sign means any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or an extremely mounted intermittent light source.

Freestanding Sign means any sign which is not attached to or on the walls, face, or exterior of a building.

Future Project Development Signs means those temporary signs announcing a future business or development on the site which the sign is located. Future Project Development Signs should be allowed only on the site which the project will be located and for only one (1) year. After which time the owner

may apply for an extension (but only one extension) of the sign permit for one (1) additional year, but only if the permit holder shows progress in the development of the site.

Grand Opening means the initial opening of an entirely new business.

Ground level means the immediate surrounding grade.

Height of Sign means the vertical distance measured from the surrounding grade to the highest point on the sign or sign structure.

High Rise Building means a structure of more than Six (6) stories in height.

Illegal Sign means signs existing on the effective date of the adoption of this Ordinance which are not registered in accordance with the terms of Subsection 15-3A shall be categorized as illegal.

Image Sign means a two dimensional picture/poster used in lieu of models or actual merchandise displays, displayed through a window, and which has no wording other than trademark or brand name/brand logo. For example means portraits and brand name posters/product pictures portraying models wearing/using products; model wearing Nike swimming apparel or a model using a boogie board.

Indirect Lighting means a light source separated from the surface and illuminating the sign surface by means of spot lights or similar fixtures.

Joint Directory Sign means a sign which consists of a composite of several individual signs identifying the businesses located in a commercial or office complex.

Landscaping for the purposes of this Ordinance, landscaping shall include any combination of shrubs, vines, hedge plantings, plants, trees or palms located in a planting area at the base of the sign. For the purposes of this chapter, the term "landscaping" shall not mean solely turf or grass, or the total absence of vegetable matter.

Legally Non-Conforming means signs existing on the effective date of the adoption of this Ordinance which are not in conformance with the Ordinance but which are registered with the Building Department in accordance with the terms of Section 15-3, shall be categorized as legally non-conforming.

Legally Non-conforming Art and Art in Public Spaces means "Art" and "Art in Public Spaces," as defined herein, lawfully existing on the effective date of this Ordinance, which do not fully comply or do not conform with the Ordinance.

Logo means a letter, character, or symbol used to represent a person, corporation, or business enterprise.

Lot means a parcel, tract, plot or area of land accessible by means of a street or other permanently reserved principal means of access. It may be a single parcel separately described in a deed or plat, or it may include parts of or a combination of such parcels when adjacent to one another and used as a whole.

Major Corporate Sponsor means the sponsor of a public event, listed on all advertising and other public promotions, resulting from the contribution of funds, equipment, products, and/or in-kind services to the event.

Marquee means any permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.

Minimum Sight Triangle means a triangular area bounded by the right-of-way lines of a corner lot and a line connecting the two points on the right-of-way lines measured twenty (20) feet from the point of intersection of the right-of-way lines. For ingress/egress points and private roads, the minimum sight triangle shall be determined using the intersection of the curb line or edge of pavement for the ingress/egress point or private road and the public right-of-way.

Monument Sign means a freestanding sign, other than a pole sign, which has a skirt, dressed base, or other means of enclosing the structural members which support the sign, and which skirting or dressing has been approved by the Development Standards Review Task Force base must equal at least Fifty Percent (50%) of sign width and not to exceed One Hundred Twenty Percent (120%) of the width of the sign for signs up to Eight (8) feet in height. For signs proposed to be taller than Eight (8) feet in height, the width of the approved skirting or dressing must equal a minimum of Fifty Percent (50%) of the sign width, but shall in no case exceed Four (4) feet in width. For the purposes of this Ordinance, the terms "skirting" and/or "dressing" shall mean the enclosing of the structural members which support the sign with materials such as decorative masonry, natural and decorative stone, masonry with a stucco finish, and decorative wood such as redwood or cedar when appropriately finished to prevent decay and discoloration; no skirting may be made from metal or plastic materials. No signage is permitted on the skirting except street address.

Multi-Pole, Single Pole Sign means a sign whose only structural support consists of exposed poles, posts, beams, or other devices mounted in the ground.

Office Complex/Multi-Tenant Shopping Center means two (2) or more offices or stores sharing customer parking area, regardless of whether said offices or office establishments occupy separate structures or are under separate ownership.

Official Sign means any sign erected by or at the direction of any governmental body.

Off-Premises Sign means any sign other than an on-premises sign.

On-Premises Sign means a sign which advertises only goods, services, facilities, events or attractions available on the premises where located, or identifies the owner or occupant or directs traffic on the premises. All other signs are off-premises signs.

Owner means a person recorded as such on official records and including duly authorized agent, notary, purchaser, lessee, devisee, or judiciary; anyone having a vested or contingent interest in the property or business in question.

Painting means the application of paint in the course of normal maintenance which in no way shall alter the message or group of works or letters.

Parasite Sign means any sign not exempted by the sign code, for which no permit has been issued, and which is hung from, attached to, or added onto an existing sign.

Permanent Multi-Family or Subdivision Identification Sign means a sign which designates the name of a project, subdivision, or other residential district, and which is located at or in close proximity to the main entrance.

Person means any natural person, firm, partnership, association, corporation or organization of any kind.

Place of Business means one enclosed structure with a Certificate of Occupancy regardless of the number of commercial uses within. For the purposes of this chapter regulating signage, each place of business must be separated from other places of business with non-penetrable walls in such a manner that the public must enter and/or exit the business through an exterior door.

Political Sign means any sign which is designated to influence the action of voters for the passage or defeat of a measure appearing on the ballot in connection with any national, state or local election.

Portable Sign means any sign not permanently affixed to a building, structure or the ground, and designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. This definition includes, but is not limited to, A-frame signs, sandwich signs, curb signs, sail flag signs, feather flag signs and signs on trailers with or without wheels or on other vehicles which are primarily used as signs.

Premises means an area of land, with its appurtenances and buildings, which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

Project Development Sign means a temporary sign for a commercial or multi-family tract during the construction of the proposed development which may identify a project under construction and includes the project's name and address, general contractor, architect, financing, and contact agent, with appropriate phone numbers. These signs should not be allowed until or unless the property owner receives a Building Permit for the site, and should be removed either immediately after receipt of the Certificate of Occupancy or immediately after the expiration or revocation of a Building Permit. (see also Future Project Development Sign)

Projecting Sign means a wall-mounted sign, erected in lieu of the permitted, free-standing monument sign, which projects from the face of a structure, meeting the following requirements:

- (1) The sign shall be pinned away from the wall of the structure a minimum of six (6) inches.
- (2) The sign shall not extend over any adjacent right-of-way or property line.
- (3) Projecting signs shall be designed as an integral architectural element of the building to which it principally relates. The mounting brackets of such signs will be an integral part of the sign and complementary to the design of the sign. No projecting sign shall be entirely supported by an unbraced parapet wall.
- (4) No unshielded lights will be permitted. All lighting fixtures shall be placed in such a way as they will not be struck or otherwise damaged by the sign in the event of high wind.
- (5) Projecting signs shall be designed to meet the wind resistance requirements of Section 15-10.

Public City Art means Art as reviewed and approved by the Development Standards Review Task Force, which is created by a recognized artist and displayed in or on property owned or leased by the City of South Padre Island.

Public Information Sign means any sign or banner which is intended to identify community, civic and social events, special events, facilities, no-trespassing areas and is not a commercial sign or official sign as defined herein.

Reader Board means a sign that has changeable or removable lettering.

Real Estate "For Sale," "For Lease," or "Open House" Sign means a temporary sign designating that the premises upon which it is erected is for sale, rent, or lease or that an open house is being held on the day on which the sign is displayed.

Reflective Surface means any material or device which has the effect of intensifying reflected light, including, but not limited to, scotch light, day glow, glass beads and luminous paint.

Required Signs means any sign required by law for the protection of the general health, safety and welfare of the public. For the purposes of this Ordinance, numbers attached to the front plane of a facing and visible from the adjacent public right-of-way or private ingress/egress for the purpose of identifying the street address of the structure shall be considered a required sign. Such numbers shall be a minimum of four (4) inches in height, shall be of a color in distinct contrast to the color of the wall to which it is attached, and shall be plainly visible from the adjacent public right-of-way or private ingress/egress.

Residential Nameplate Sign means a sign permitted for the sole purpose of identifying the inhabitant residing therein, the house name, or identifying the address of the house. The sign may contain no advertising of any kind.

Roof Line means the highest point of the coping on a flat roof, false mansard, or parapet wall; the deckline of a true mansard roof; the ridge line between the upper and lower slopes of a gambrel roof; or the mean height level between the eaves and the ridge of a gable or hip roof.

Roof Sign means a sign attached to, and wholly or partially dependent upon, the roof of a structure for support, or attached to the roof in any way, but not extending above the roof line, as defined by this Ordinance. Such signs will be completely enclosed between the sign and the corresponding roof, and shall be designed to meet the wind resistance requirements of Section 15-10.

Sign means anything of visual appearance primarily used for, or having the effect of, attracting attention from the streets, sidewalks, curbside or any other public areas including waterways for identification purposes, whether illuminated or non-illuminated. An identification logo, description, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land, and which directs attention to a product, place, activity, person, service, institution or business, whether illuminated or non-illuminated. For the purposes of removal, the definition of "sign" shall include all of the sign structure. For the purposes of this Ordinance, this definition shall also include paintings directly upon a building, other structure or vehicle and any manufacture incorporated or added to a building or property that is not a normal structural or architectural component of a building shall be considered a "sign" (i.e. to attract attention from public right-of-way) and must comply with all the commercial sign regulations of this Chapter pertaining to either a monument sign or a projecting sign. (Ord. 02-14; Nov. 20, 2002) The basic intent behind this definition is not to discourage product displays, design, or art from epitomizing simplicity, good taste, and compatibility with the community's desired image.

Sign Area means the area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from one point.

When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces. For buildings that are not on public rights-of-way and/or near to property boundaries (e.g. building structures on a pier), sign areas shall be calculated on the basis of the most visible building frontage.

Sign Structure means the sign and all parts associated with its construction.

Snipe Sign means a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, utility poles, stakes, or fences or to other objects, and whose message is not associated with the premises upon which such sign is located.

Suspended Sign means a sign, other than a parasite sign, that is suspended from and supported by the underside of an awning, a marquee, a fascia, an umbrella, or a building overhang.

Temporary Signage means a sign erected for a special purpose and for a specifically stated short term of duration, as regulated by Sections 15-6(G), 15-7, and 15-12. Temporary signage may include such otherwise prohibited forms of signage as portable signs [Section 15-5(E)] and banners [Section 15-5(F)].

Traffic Control Sign means a permitted sign for the purpose of identifying parking areas and directing the flow of traffic on private property.

Umbrella means a device, often round or square in shape that is supported by a center pole that provides shade or protection. For purposes of this article, any device, structure, canopy, etc. that is handheld, or that is totally or partially enclosed, or that projects from or is connected to a building shall not be deemed to be an umbrella.

Umbrella Sign means a sign that is painted, installed, or otherwise applied to or located directly on an umbrella at an establishment. The sign, which is a combination of letter and/or logo, height is limited to 8 inches. Signage may only be displayed on the flap of the umbrella that is maximum 8 feet in diameter and 8 feet in height. Umbrella that is larger than the size limit shall not have any signs on it. The copy on an umbrella sign is limited to the name and/or logo of a single appurtenant business/residential establishment. For purposes of this article, signs that are suspended from umbrellas (suspended signs) shall not be considered to be umbrella signs. Suspended signs are prohibited.

Wall Sign means a sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plan parallel to the face of the wall and not projecting more than Nine (9) inches from the face of the wall at any point.

Window Sign means a sign-printed, painted, neon or otherwise—no greater than thirty-two (32) square feet, displayed in or through a window or glass door and which can be seen from the front property line/right-of-way line. All windows signs except open or closed, name of store or business and national product logos (Image signs are permitted) are prohibited after February 1, 2012.

(Ord. No. 10-02; Ord. No. 04-03, 3-17-2004; Ord. No. 05-13; Ord. No. 20-09 , §§ 1, 2, 4, 10-21-2020)

Sec. 15-2.1. Rules and procedures governing art in public spaces.

(A) All applications for approval to install, erect, or in any manner display art in public spaces must comply with all Rules and Regulations listed below.

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- (1) The proposed art must not be attached to any type of structure and must be a minimum of five (5) feet from any type of structure.
 - (2) The total maximum size of the proposed art, including any base or stand shall be eight (8) feet in height, three feet (3) in width with a maximum depth of three (3) feet.
 - (3) All proposed Art must be a minimum of five (5) feet from any City, State, or any other right-of-way.
 - (4) All proposed Art must comply with all other City Codes.
 - (5) All applications for Art in Public Spaces must be reviewed by City Staff and approved by the Development Standards Review Task Force, with appeal rights, if denied, as outlined in Section 15-14. The Development Standards Review Task Force has the authority to grant variances in accordance with Section 15-14.
 - (6) All proposed Art in Public Spaces must be directly related to, and compatible with the local area theme and the immediate local environment.
 - (7) All proposed Art in Public Spaces must comply and meet the definition of "Art" in Section 15-2.
 - (8) All proposed Art in Public Spaces shall be created by a recognized artist.
 - (9) All applicants and all persons or entities shall be limited to one display of Art in Public Spaces per location.
 - (10) All proposed Art in Public Spaces shall not be allowed to involve or contain any kind of movement or vibration of any kind, and must be stationary.
 - (11) All proposed Art in Public Spaces shall not involve or contain any type of lighting, illumination, or lasers, except for some type of spot lighting to allow the display to be visible in the dark.
- (B) (1) Approved Art in Public Spaces shall not be counted towards maximum signage area requirements.
- (2) Art in Public Spaces shall not have any direct commercial connection to the structure or location in which the Art is located and cannot be used for any type of advertising.
 - (3) The Development Standards Review Task Force shall have the discretion to approve or deny an application to display Art in Public Spaces and has the authority to grant variances in accordance with Section 15-14.

(Ord. No. 20-09 , § 3, 10-21-2020)

Sec. 15-7. Sign standard.

- (A) General:
1. All signs, temporary or permanent, must appear to be professionally made and/or printed.
 2. No sign that appears to be hand printed will be allowed.
 3. No awning, wall and/or roof signage may be used for advertising prices of products or services.
 4. The following tables contain standards which are applicable to all signs permitted under the terms of this Ordinance.

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5. The provisions of Tables 15-3A & 15-3B become effective midnight December 1, 2004.
 6. Backlit signs with removable letters shall be allowed only on monument-style signs. In such cases, no more than 70% of the sign face can be used for marquee/removable letter area, and the remaining 30% or greater area may be used only for background color, the business name and/or logo.
 7. Wall signs cannot be painted directly on the walls or surfaces of any structure and can include only the name of the on-premises business, business logo, business byline, and/or business products and services.

Sec. 15-14. Appeals and variances.

Any person aggrieved by any decision of the City Manager or his designee in the administration of this Chapter may appeal such decision to the Development Standards Review Task Force. The Development Standards Review Task Force shall:

- (A) Hear and decide appeals that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Chapter,
- (B) Grant variances from the strict enforcement of the requirements of this Chapter due to special conditions, a literal enforcement of this Chapter would result in unnecessary hardship, and so that the spirit of Chapter 15 is observed and substantial justice is done,
- (C) Provide recommendations to the City Council regarding ordinance revisions and changes to this chapter to better address the Town's desired direction for aesthetic improvement.

Any person aggrieved by the decision of the Development Standards Review Task Force in granting approval or denial of a sign permit may appeal such decision to the City Council, requesting a determination by that body. A Notice of Appeal must be filed in the Office of the Town Secretary within ten (10) calendar days following the decision by the Development Standards Review Task Force. The appeal will specifically state how the application, as filed or subsequently modified, meets or fails to meet the applicable criteria set forth in these regulations. No appeals will be accepted after the tenth calendar day following the decision of sign permit approval/denial. However, if an appeal is submitted, the aggrieved party shall be placed on the agenda for the next regular meeting of the City Council for a final decision.

(Ord. No. 20-09, §§ 4, 5, 10-21-2020)



CITY OF SOUTH PADRE ISLAND

Development Standards Review Task Force Application

Meeting date on the 2nd Tuesday of every month.

To be considered a complete application this form must be COMPLETELY filled out and ten (10) copies of the form and supporting documentation must be submitted two (2) weeks before the meeting date. **\$250 application fee per variance request.**

SITE LOCATION FOR REQUEST:

Physical Address (Street Name & Number): 2216 Padre Blvd

Legal Description (Lot/Block/Subdivision): Lot 1 Block 27 Padre Beach Sub Sec III

Is this property part of a shopping center (i.e. one tenant of many?) [] YES / [X] NO

Linear footage of any walls facing a street: _____

I hereby request the following from the Development Standards Review Task Force: _____

the sidewalk will be allowed to be pink
with butterfly and cancer ribbon dedicated to
breast cancer awareness.

*SIGNS & STRUCTURES: person pulling sign permit is required to have a \$10,000 license and permit bond made out to the City of South Padre Island.

PROPERTY OWNER: Zeev Tafel

OWNER MAILING ADDRESS: 904 Padre Blvd

CITY, STATE, ZIP: S. Padre Island TX 78597

PHONE NUMBER: 956-459-4549 (E-mail address) ztinc1@gmail.com

Zeev Tafel
Signature of Property Owner (required) _____ Date 11-09-21

APPLICANT: Zeev Tafel

APPLICANT MAILING ADDRESS: 904 Padre Blvd

CITY, STATE, ZIP: South Padre Island TX 78597

PHONE NUMBER: 761-8775 Marbella (E-mail address) _____

Signature of Applicant (if different from owner) _____ Date _____





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

MEETING DATE: June 16, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 11 & 12, Block 95, Padre Beach Subdivision, Section VII" to create one large lot: "Lot 11A". (203 W Huisache St)

ITEM BACKGROUND

Charmaine Development, LLC, property owners of subject property, request to replat Lots 11 & 12, Block Block 95, Padre Beach Subdivision, Section VII to create one large lot: "Lot 11A". The subject properties are located on the corner of west Laguna Boulevard and south side of Huisache Street. The subject properties are zoned District "B" Multi-family dwelling apartment, motel, hotel, condominium, townhouse district. 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:

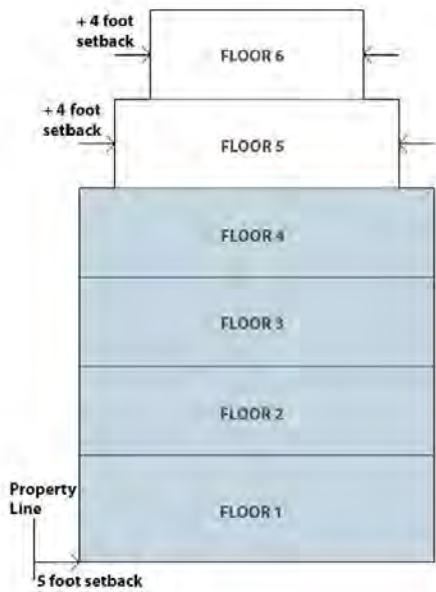
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

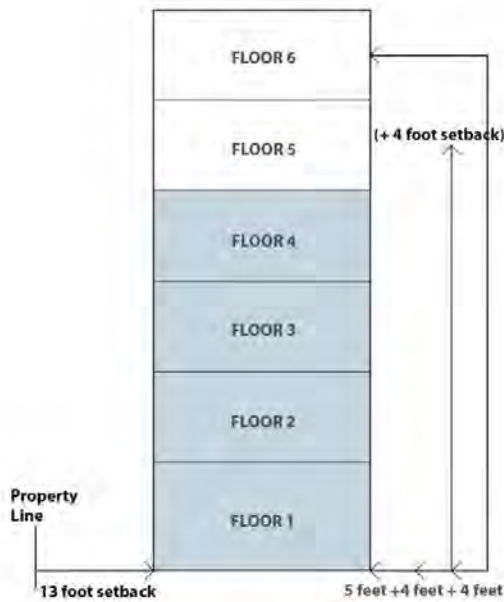
Copy of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Tract Process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.

Sec. 20-7. District "B"—Multi-family dwelling, apartment, motel, hotel, condominium, townhouse 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", 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, children's nurseries, hotels, motels, condominiums and Townhouses. Only condominiums, hotels and motels with more than twelve (12) units may have included within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses if such business is for the convenience of the occupants of the building and is definitely an integral part of the services of such hotel, condominium or motel.
 - (2) Private clubs, fraternities, sororities and lodges, that operate solely for the benefit of their members; a church; public school; a private or parochial school having a curriculum equivalent to a public elementary or high school.
 - (3) Townhouses.
 - (4) 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 Examples are : a dressmaker, the office of a physician, surgeon or dentist, a musician or artist studio. 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.
 - (5) Special Exceptions: Public Service Facility.
 - (6) Specific Use Permits: Substance Abuse Treatment Facilities, General Hospitals, Special Hospitals, Primary Care Physicians Office, Urgent Care Centers, Dental Clinics may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.
- (C) Height regulations: Up to four (4) standard stories. [see Section 20-7(D)(2) for additional floors authorized]
- (D) Area regulations:
- (1) Front yards: Same as District "A" (minimum of 25 feet) except all lots facing the Gulf of Mexico on the east side and lots fronting the west side right-of-way line of Gulf Boulevard from Section I through Section XII, Padre Beach Subdivision, and all lots in Sunny Isle and Haas Subdivision, may have a front yard depth of not less than ten (10) feet from lot line on the west Gulf Boulevard right-of-way line. The minimum front yard shall be increased one (1) foot for each two (2) feet in height if a building exceeds six (6) standard stories.
 - (2) Side Yards:
 - (a) Same as District "A", excluding lots adjacent to beach access cul-de-sac.
 - (b) Additional Floors Authorized—Additional floors above four standard stories may be permitted if additional setbacks are provided as follows:



5 foot setback from property line for four standard stories. Add four feet to the setback requirement for each additional floor above four standard stories



5 foot setback from property line for four standard stories. Add four feet to the setback on all floors for each floor.

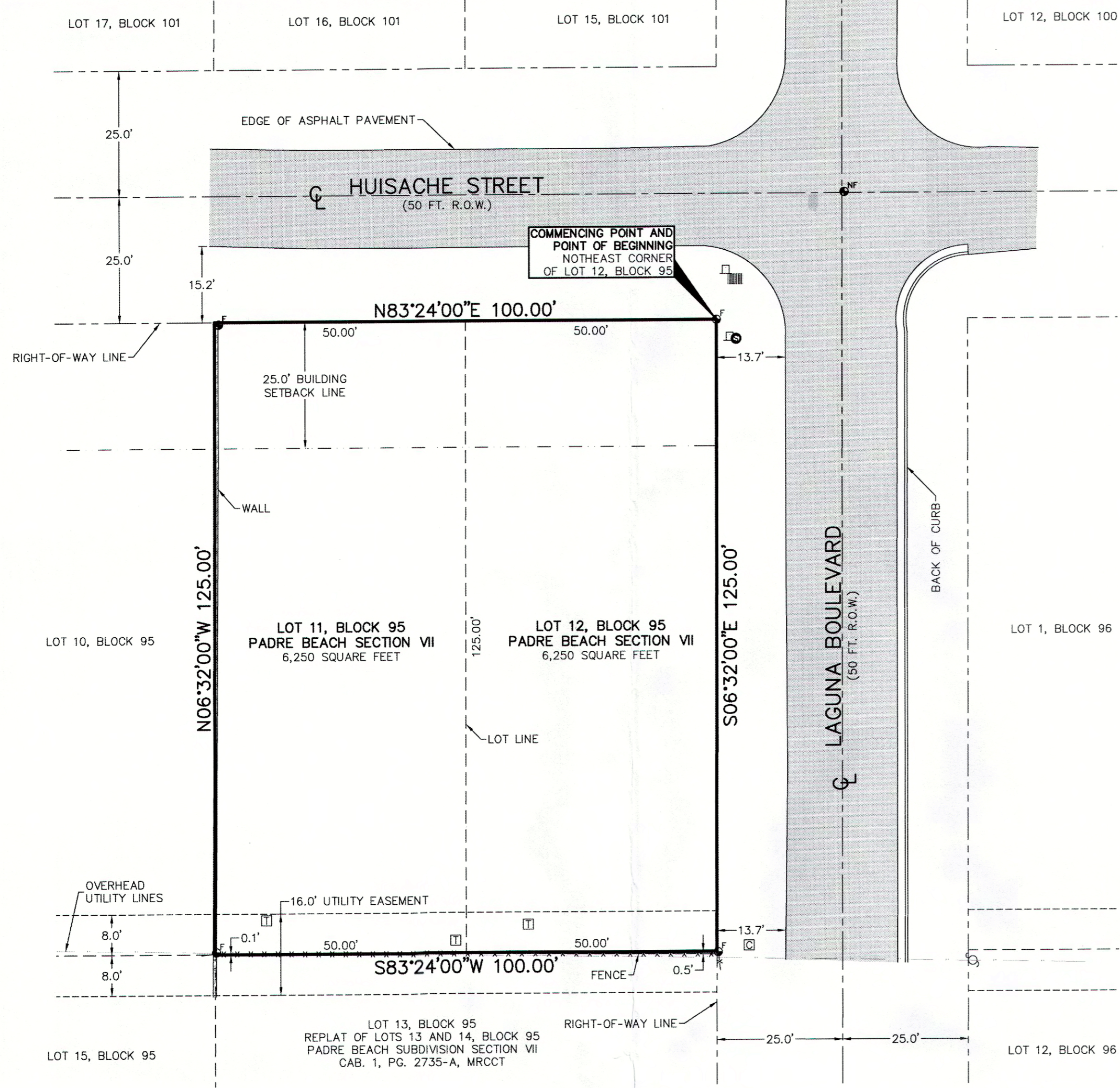
(3) Rear yards:

- (a) 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

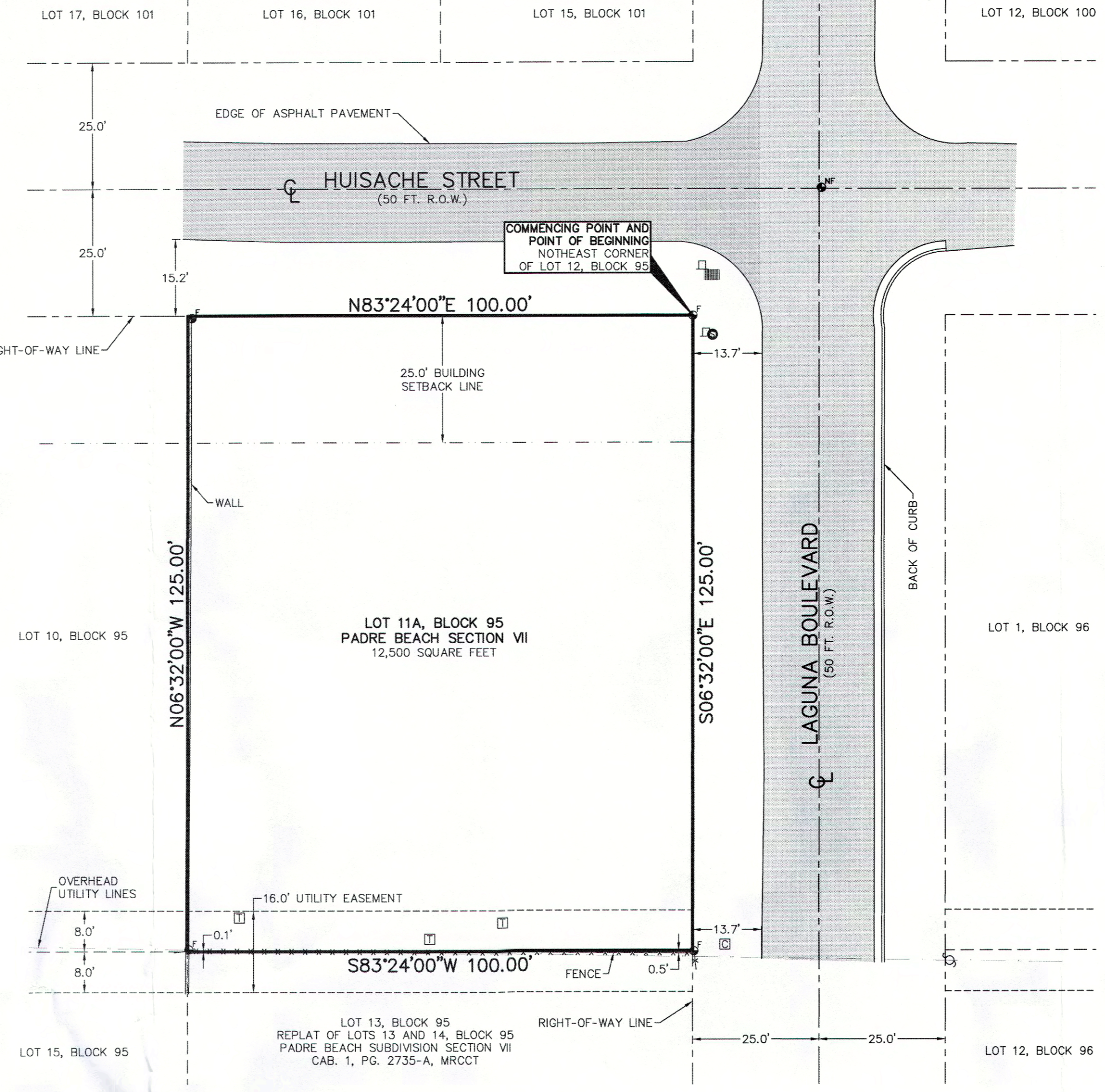
building practice. Any open deck or patio that undertakes to extend beyond the 20 feet rear yard setback within 10 feet of the rear property line as provided for above, shall only be erected or placed in such a manner after a permit specifically therefor is issued by the Building Inspector. The open 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) Minimum rear yard depth 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 is six hundred (600) square feet, except within Padre Beach Section XII, which shall be twelve hundred (1,200) square feet except Blocks 178, 191, and 192 which shall be 2,000 square feet.

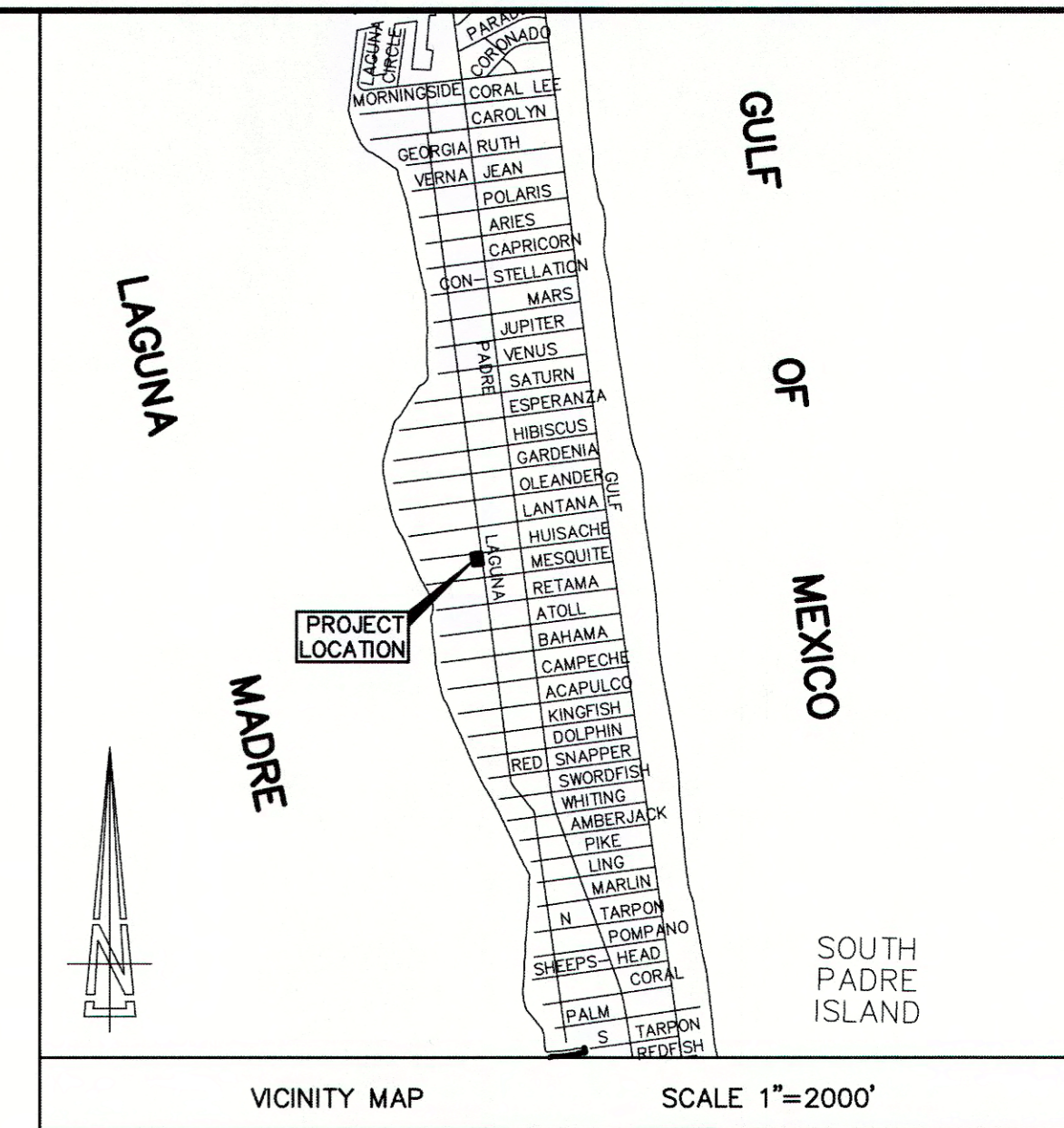
(Ord. No. 77E; Ord. No. 96-05, 10-2-1996; Ord. No. 98-04; Ord No. 16-24, 12-7-2016)



VACATING PLAT

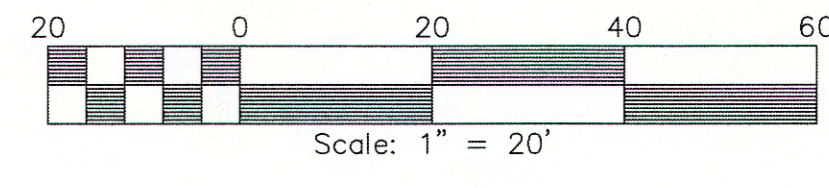


RE-PLAT



LEGEND

⊕	IRON ROD FOUND
⊕	IRON ROD SET WITH CAP STAMPED "MOORE-6370"
⊕	NAIL FOUND
⊕	TELEPHONE PEDESTAL
⊕	MANHOLE
⊕	GRATE INLET
⊕	SIGN
⊕	CABLE PEDESTAL
⊕	POWER POLE



METES AND BOUNDS DESCRIPTION

BEING 0.29 ACRES OF LAND COMPRISED OF LOTS 11 AND 12, BLOCK 95, PADRE BEACH, SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.29 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, BEING THE SOUTH RIGHT OF WAY OF HUISACHE STREET (HAVING 50 FEET OF RIGHT OF WAY), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE LEAVING THE SOUTH RIGHT OF WAY OF HUISACHE STREET AND ALONG THE WEST RIGHT OF WAY OF LAGUNA BOULEVARD, THENCE SOUTH 08 DEG. 32 MIN. 00 SEC. EAST A DISTANCE OF 125.00 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 13, BLOCK 95, REPLAT OF LOTS 13 AND 14, BLOCK 95, PADRE BEACH SUBDIVISION SECTION VII, RECORDED IN CABINET 1, PAGE 2735-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE LEAVING THE WEST RIGHT OF WAY OF LAGUNA BOULEVARD AND ALONG THE NORTH BOUNDARY OF LOT 13, BLOCK 95, SOUTH 83 DEG. 24 MIN. 00 SEC. WEST A DISTANCE OF 100.00 FEET TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 13, BLOCK 95, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE LEAVING THE NORTH BOUNDARY OF LOT 13, BLOCK 95 AND ALONG THE WEST BOUNDARY OF LOT 11, NORTH 06 DEG. 32 MIN. 00 SEC. WEST A DISTANCE OF 125.00 FEET TO AN IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF HUISACHE STREET, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE LEAVING THE WEST BOUNDARY OF LOT 11 AND ALONG THE SOUTH RIGHT OF WAY OF HUISACHE STREET, NORTH 83 DEG. 24 MIN. 00 SEC. EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.29 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

**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 YEAR 20__ FOR THE AREA INSIDE THE BOUNDARIES OF RE-PLAT OF LOTS 11 AND 12, BLOCK 95, PADRE BEACH, SECTION VII.

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 20__.

TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR

BY: _____ DEPUTY

**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 _____ 20__ AT ____ O'CLOCK ____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

**STATE OF TEXAS
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RE-PLAT OF LOTS 11 AND 12, BLOCK 95, PADRE BEACH, SECTION VII, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS ALLEYS, PARKS, WATERCOURSE, DRAIN, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

CHARMAINE DEVELOPMENT, LLC _____ DATE

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

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

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ PUBLIC WORKS DIRECTOR

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

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

NOTES

1. FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE AE (EL. 7') AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0510, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.
2. BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
3. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SOUTH PADRE ISLAND.
4. BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE.
5. THIS PROPERTY LIES IN ZONING CLASSIFICATION DISTRICT "B"-MULTI-FAMILY DWELLING, APARTMENT, MOTEL, HOTEL, CONDOMINIUM, TOWNHOUSE DISTRICT.

**STATE OF TEXAS
COUNTY OF CAMERON**

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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

DATE _____

PRELIMINARY PLAT

**LOT 11A, BLOCK 95,
PADRE BEACH SECTION VII**

BEING A RE-PLAT OF:

**LOTS 11 AND 12, BLOCK 95,
PADRE BEACH, SECTION VII,**

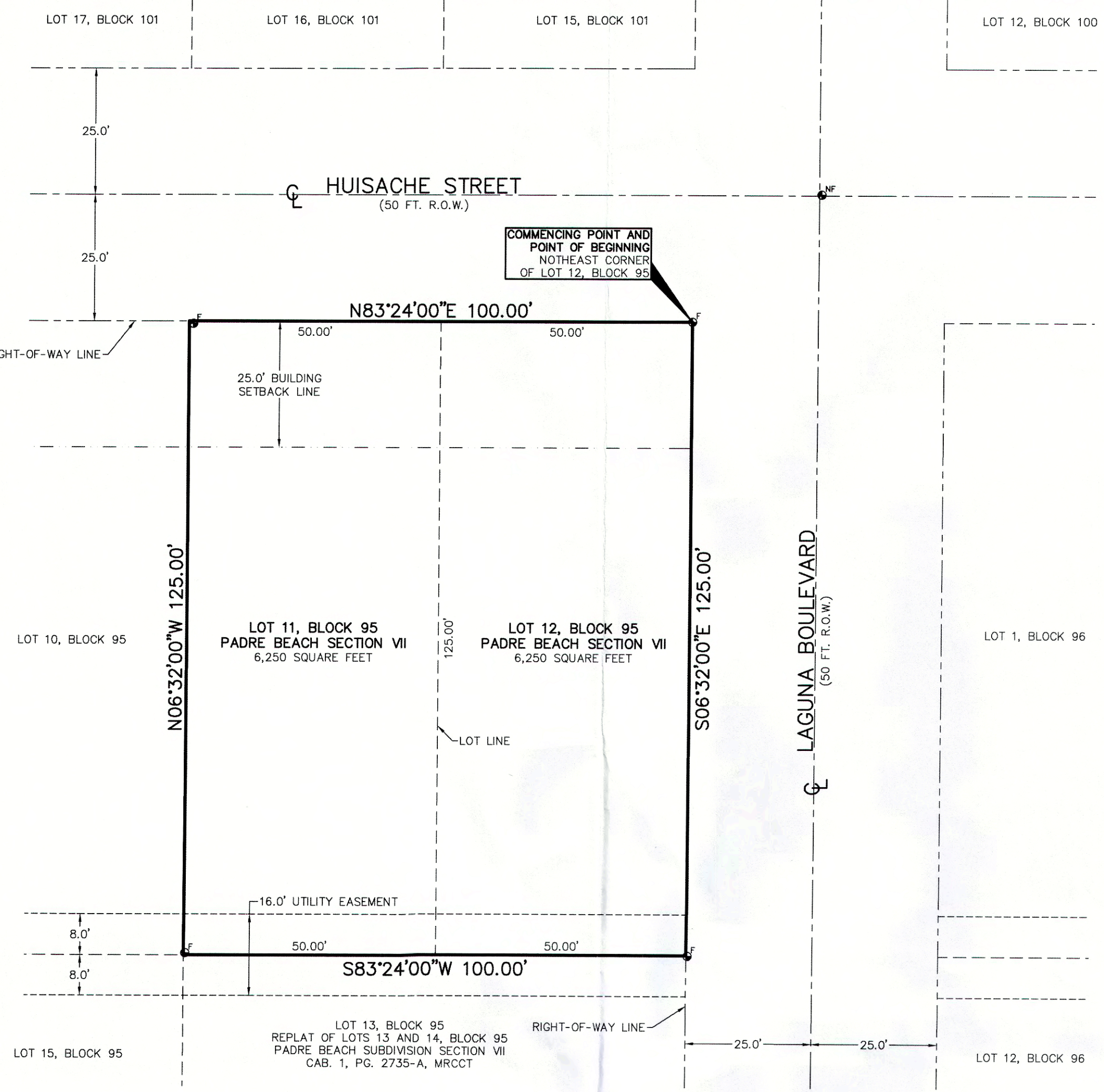
IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS.

CHARMAINE DEVELOPMENT, LLC
PREPARED FOR: 1173 CENTRAL BLVD.
BROWNSVILLE, TX 78520

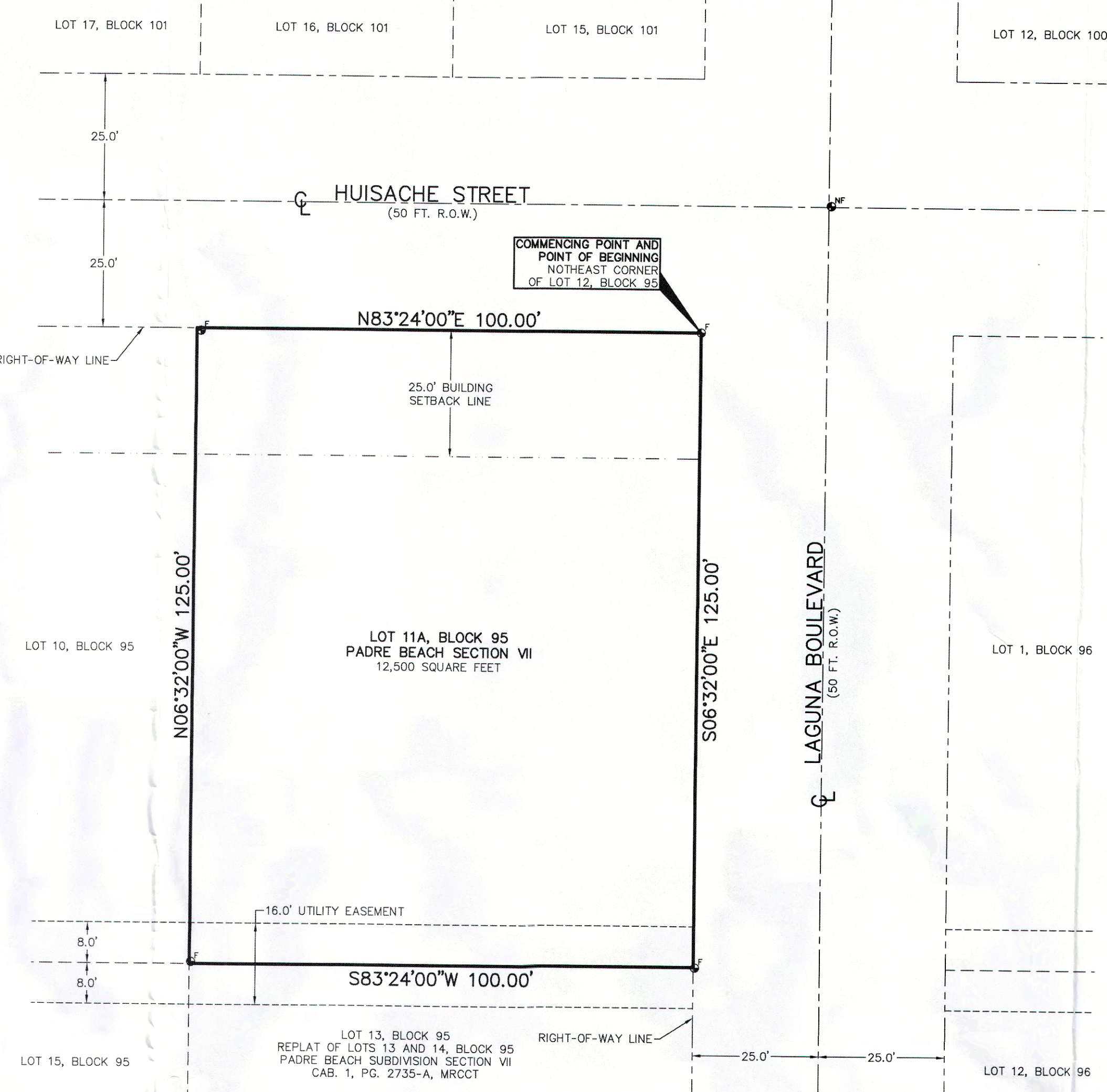
PLOT DATE: 25 MAY 2022 JOB NO: 163005

**Moore Land
Surveying, LLC**

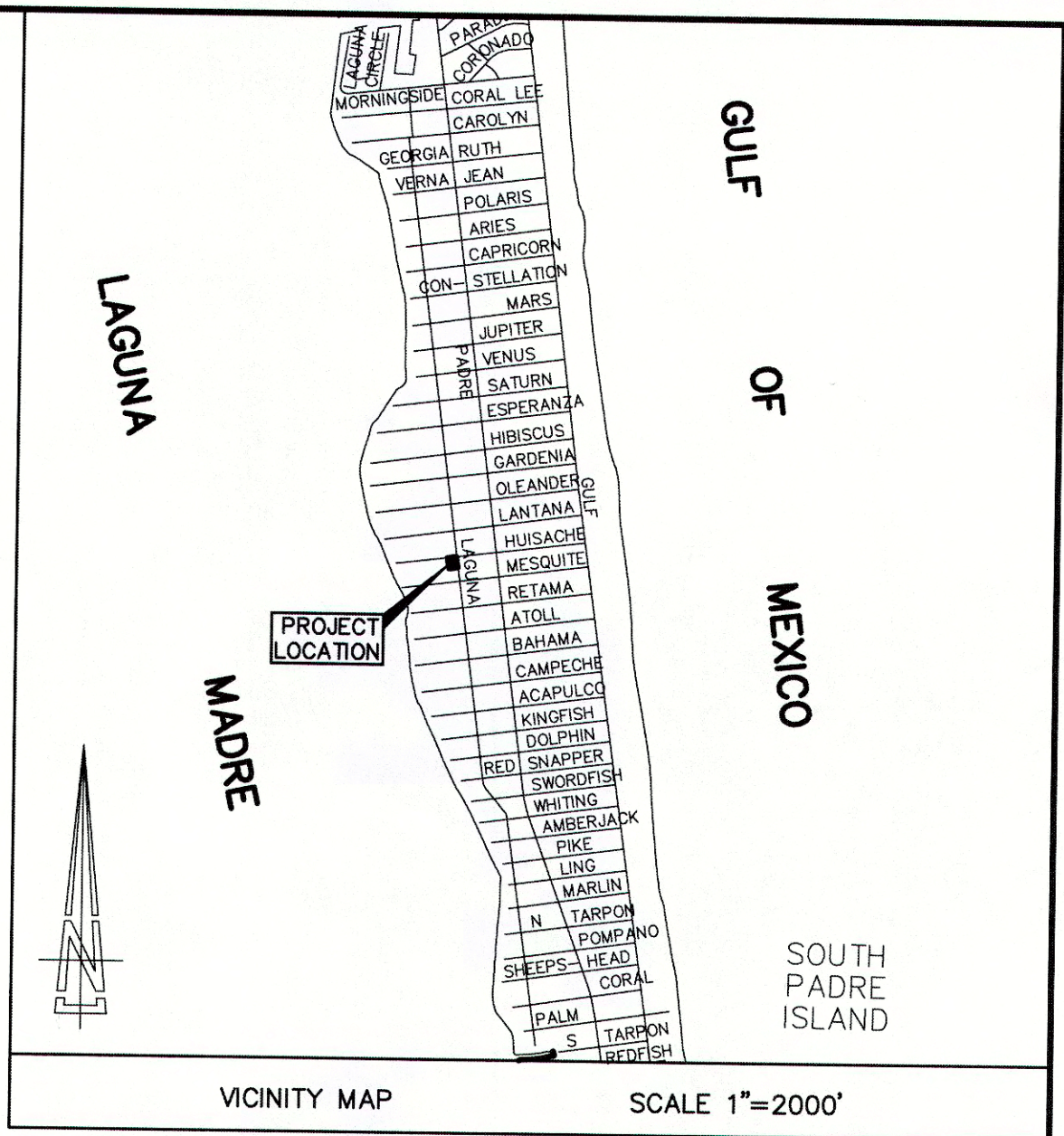
14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186



VACATING PLAT

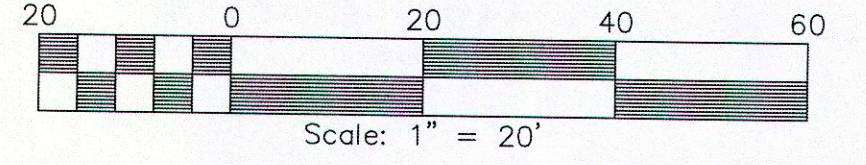


RE-PLAT



LEGEND

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



METES AND BOUNDS DESCRIPTION

BEING 0.29 ACRES OF LAND COMPRISED OF LOTS 11 AND 12, BLOCK 95, PADRE BEACH, SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.29 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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**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 YEAR 20__ FOR THE AREA INSIDE THE BOUNDARIES OF **RE-PLAT OF LOTS 11 AND 12, BLOCK 95, PADRE BEACH, SECTION VII.**

WITNESS MY HAND ON THIS THE ___ DAY OF ___, 20__.

TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR

BY: _____ DEPUTY

**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 ___, 20__ AT ___ O'CLOCK ___ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

**STATE OF TEXAS
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **RE-PLAT OF LOTS 11 AND 12, BLOCK 95, PADRE BEACH, SECTION VII**, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS E.T.U. AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS ALLEYS, PARKS WATERCOURSE, DRAIN, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

CHARMAINE DEVELOPMENT, LLC _____ DATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF ___, 20__.

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ PUBLIC WORKS DIRECTOR

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

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

NOTES

1. FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE AE (EL. 7') AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0510, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.
2. BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
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4. BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE.
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**STATE OF TEXAS
COUNTY OF CAMERON**

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THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

DATE _____

LOT 11A, BLOCK 95,
PADRE BEACH SECTION VII
BEING A RE-PLAT OF:

LOTS 11 AND 12, BLOCK 95,
PADRE BEACH, SECTION VII,

IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR: CHARMAINE DEVELOPMENT, LLC
1173 CENTRAL BLVD.
BROWNSVILLE, TX 77820
PLOT DATE: 25 MAY 2022 JOB NO: 163005

**Moore Land
Surveying, LLC**

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186

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

MEETING DATE: June 16, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 17A & 17B, Block 74, Padre Beach Subdivision, Section VI" to create one lot: "Lot 17" (210 W Acapulco Street)

ITEM BACKGROUND

Patricia Ann Shipley, property owner of subject property, request to replat Lots 17A & 17B, Block 74, Padre Beach Subdivision, Section VI to create one lot: "Lot 17". The subject property is located on the north side of W. Acapulco Street and is zoned District "E" Low Density Residential Single-Family and Townhouse Dwelling. 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

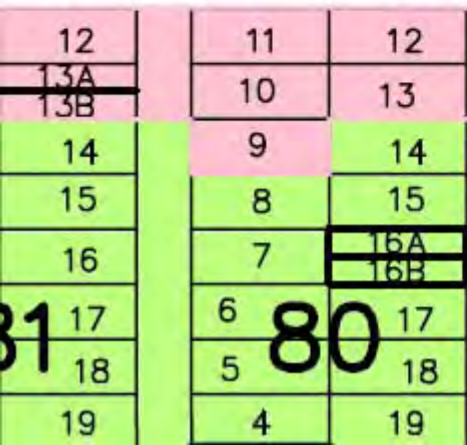
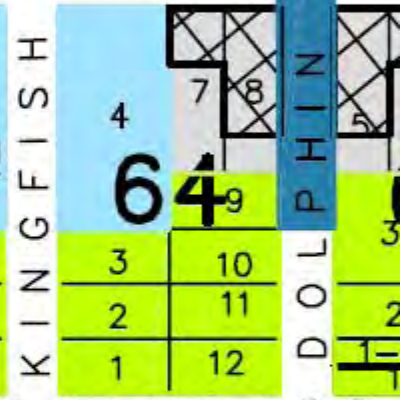
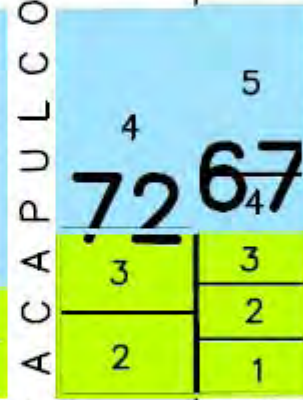
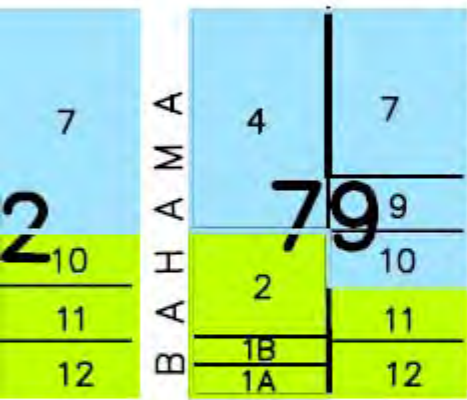
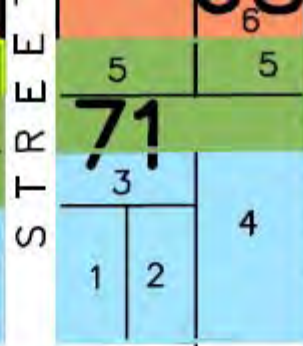
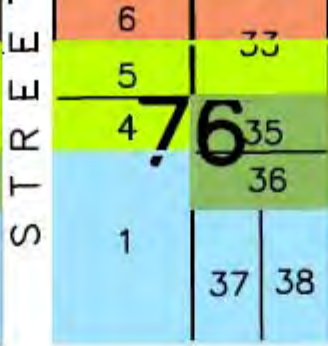
LEGAL REVIEW

Sent to Legal:

Approved by Legal:

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.



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.) AND BEING ALL OF LOTS NUMBERED SEVENTEEN-A (17A) AND SEVENTEEN-B (17B), BLOCK NUMBER SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT 3657, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.143 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 17A AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF ACAPULCO STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACAPULCO STREET, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN W/A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 17B, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 17B, NORTH 06 DEG. 00 MIN. WEST, 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 NORTHWEST CORNER OF SAID LOT 17B, FOR THE NORTHWEST CORNER OF THIS TRACT;

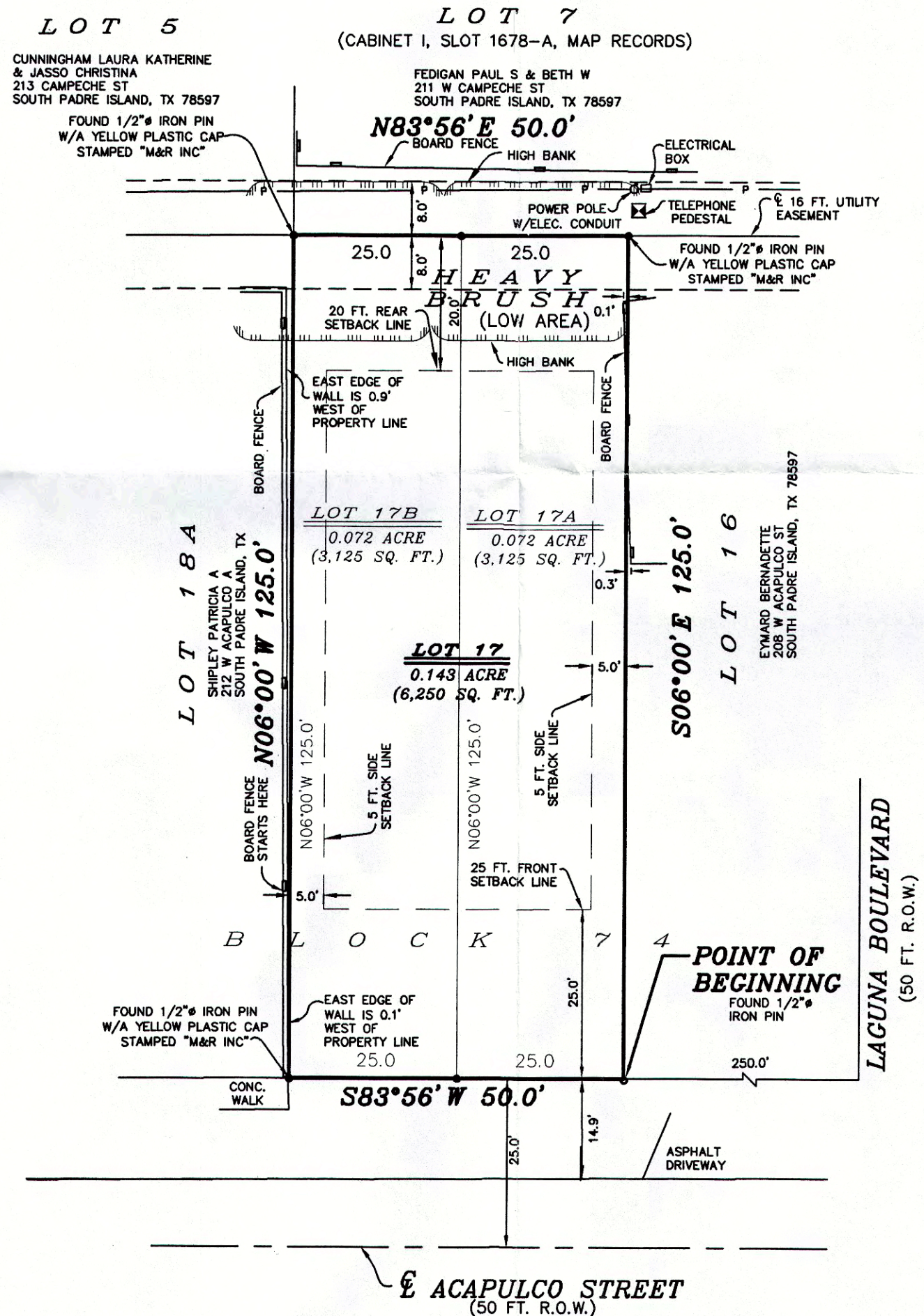
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 17A AND 17B, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHEAST CORNER OF SAID LOT 17A, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 17A, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

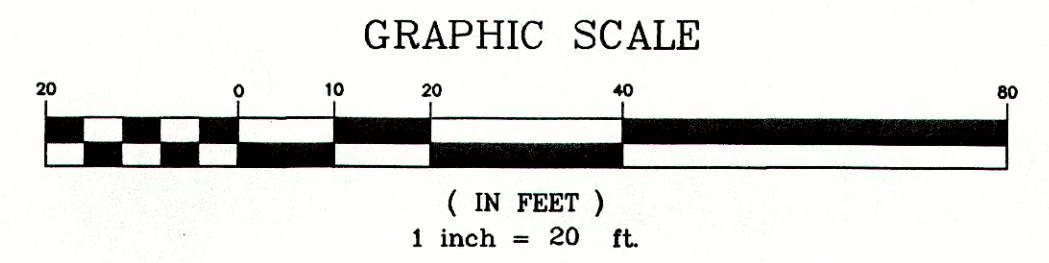
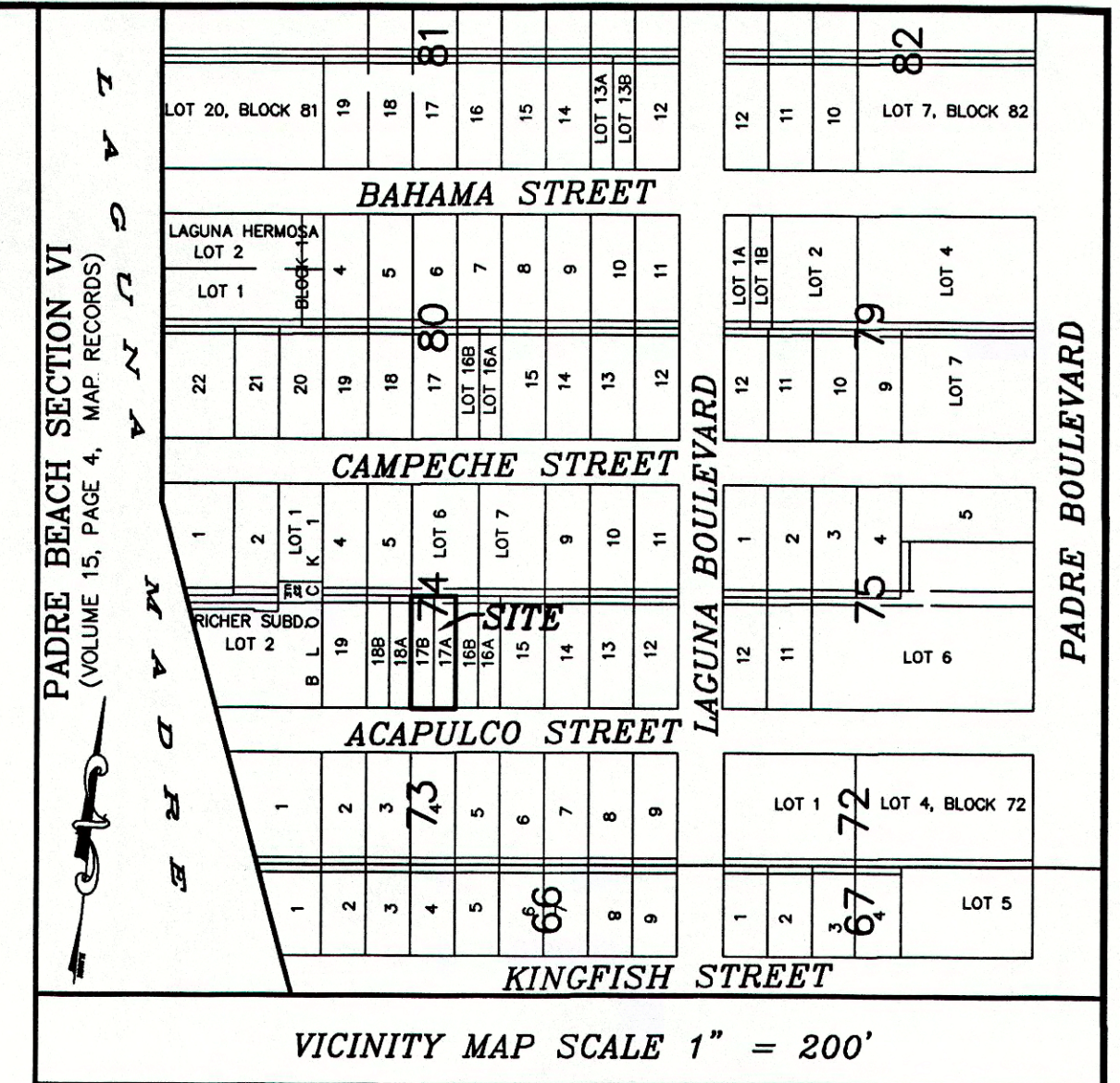
CONTAINING 0.143 ACRE (6,250 SQ. FT.) MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE NORTH 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, 2022.
3. THIS TRACT IS ZONED "E"- LOW DENSITY RESIDENTIAL-SINGLE-FAMILY AND TOWNHOUSE DWELLING DISTRICT PER SECTION 20 OF THE CITY OF SOUTH PADRE ISLAND CODES OF ORDINANCES.
4. ZONE "E" BUILDING SETBACKS PER SECTION 20-10 OF ZONING CODE PER THE CITY OF SOUTH PADRE ISLAND CODES OF ORDINANCES.



MERIDIAN OF PADRE BEACH SECTION VI SUBDIVISION



PRELIMINARY PLAT OF "LOT 17, BLOCK 74, PADRE BEACH SECTION VI"

BEING A REPLAT OF LOTS NUMBERED SEVENTEEN-A (17A) AND SEVENTEEN-B (17B), BLOCK NUMBER SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGE 3657, MAP RECORDS OF CAMERON COUNTY, TEXAS.
SCALE: 1" = 20'
PREPARED FOR:

PATRICIA ANN SHIPLEY

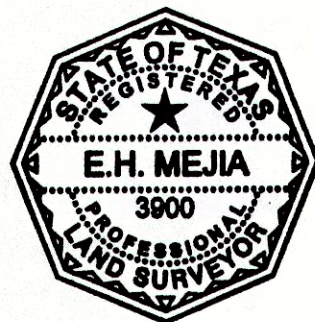
Mejia & Rose, Incorporated

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

OWNER:
PATRICIA ANN SHIPLEY
212 W. ACAPULCO ST., UNIT A,
SOUTH PADRE ISLAND, TX., 78597

G.F. NO. N/A JOB NO. 21828
Gene G. Orive Jr.

The undersigned hereby certifies that the survey described hereon was made on the ground on MAY 16, 2022; 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.) AND BEING ALL OF LOTS NUMBERED SEVENTEEN-A (17A) AND SEVENTEEN-B (17B), BLOCK NUMBER SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT 3657, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.143 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 17A AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF ACAPULCO STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

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THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 17B, NORTH 06 DEG. 00 MIN. WEST, 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 NORTHWEST CORNER OF SAID LOT 17B, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 17A AND 17B, 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" FOUND AT THE NORTHEAST CORNER OF SAID LOT 17A, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 17A, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.143 ACRE (6,250 SQ. FT.) 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 DISTANCES ARE IN FEET AND DECIMALS THEREOF.

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



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. 06/08/2022
CARLOS J. GALVAN JR.,
GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT
DATE

**STATE OF TEXAS
COUNTY OF CAMERON**

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

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR
CHAIR

**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 LOTS 17A AND 17B, BLOCK 74, PADRE BEACH SUBDIVISION, SECTION VI, DEPICTED HEREON.

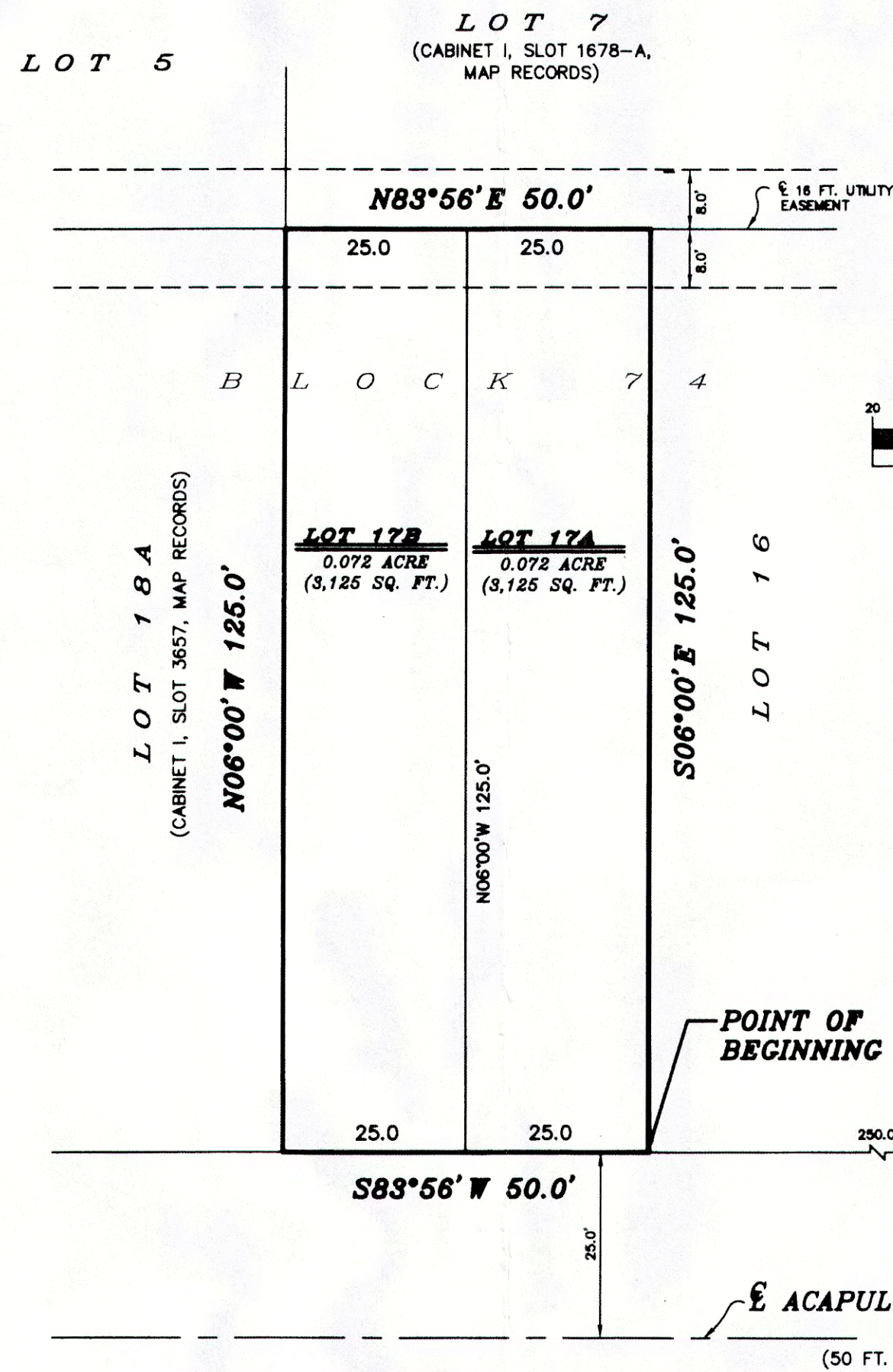
APPROVED: *Tony Laguirre Jr.* 6/3/22
TONY LAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.
DATE



**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. _____.

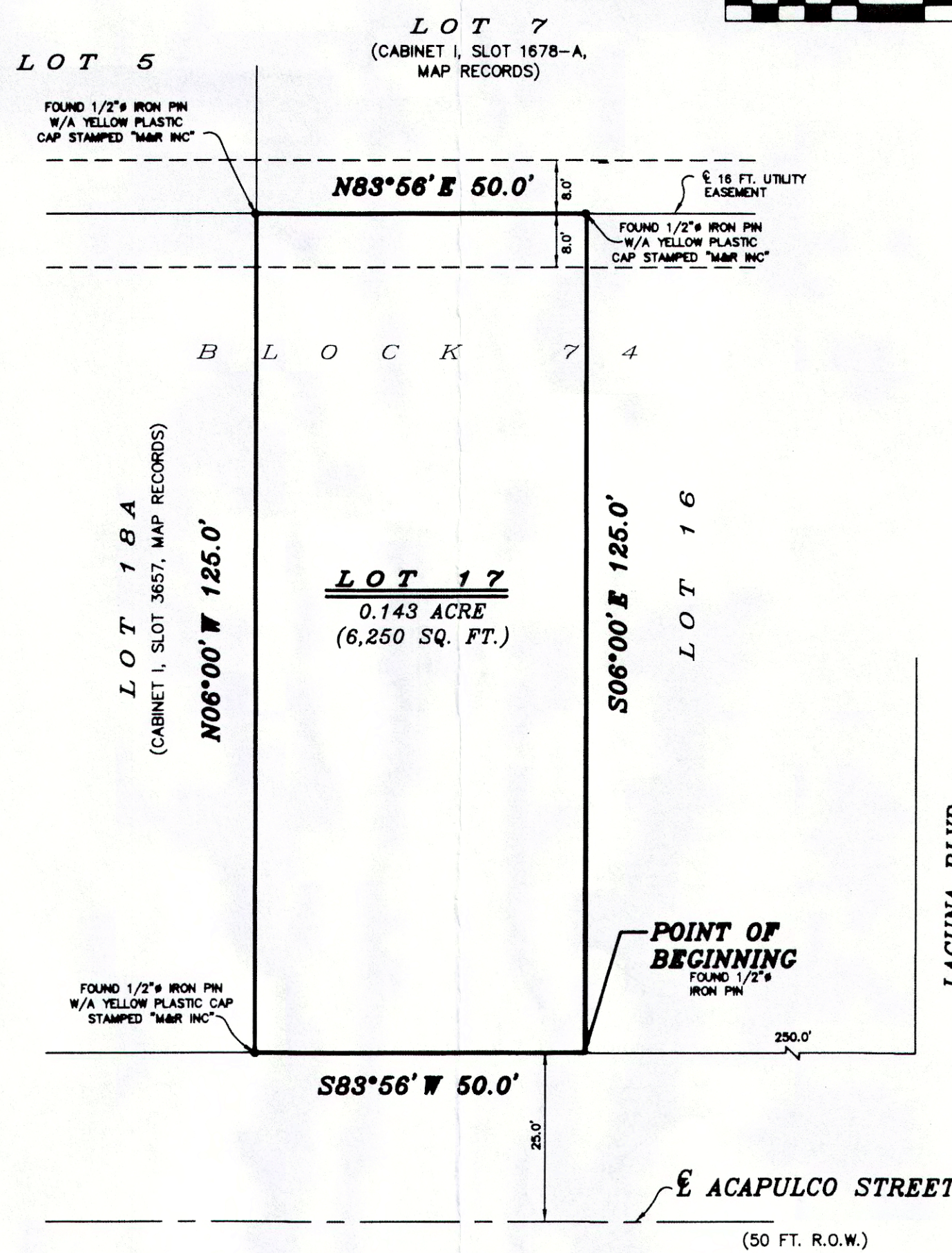
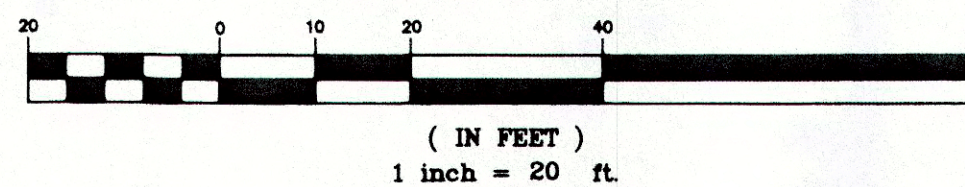
By: _____ Deputy



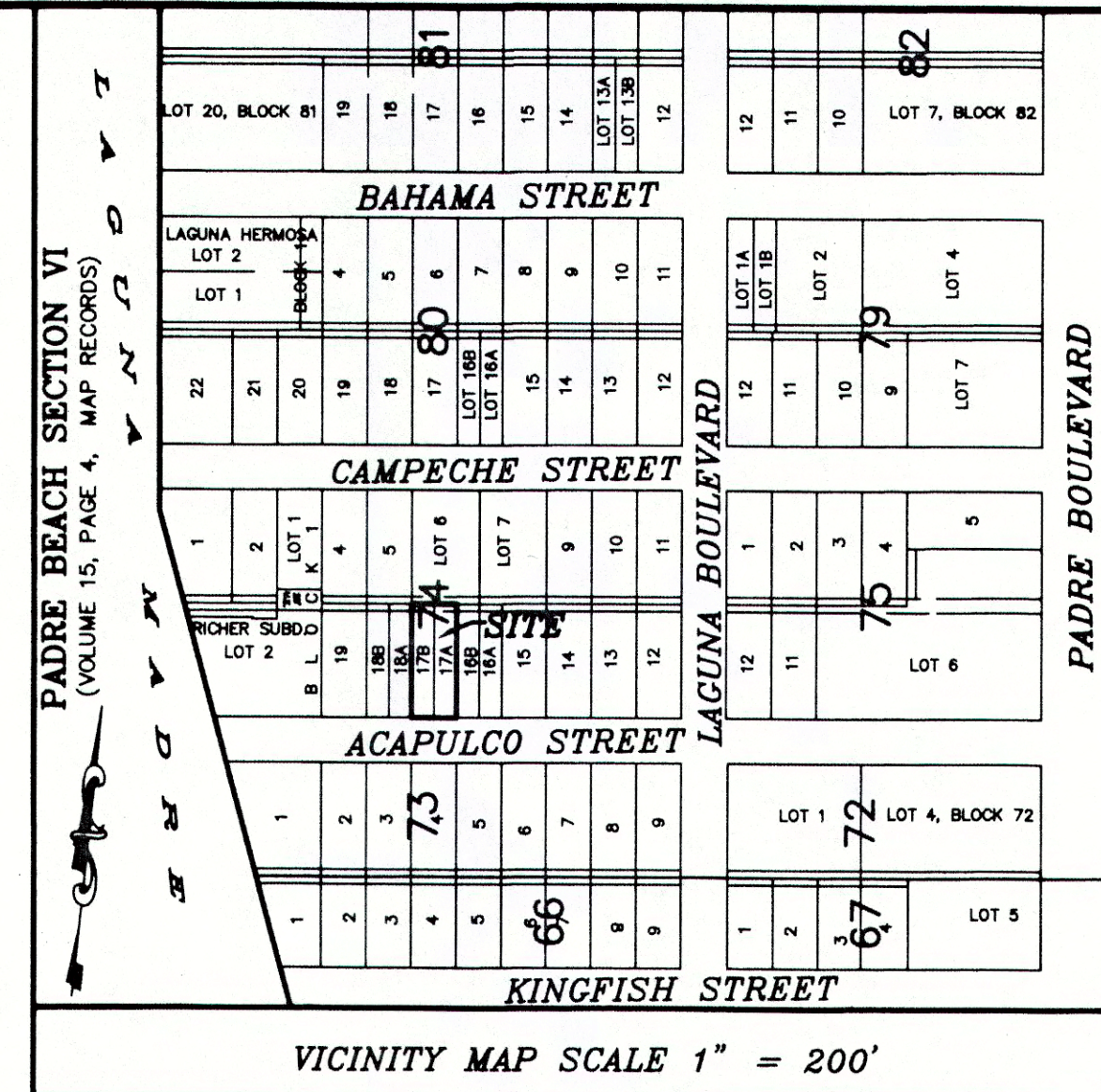
NOTES:

- MONUMENTATION FOUND ALONG THE NORTH 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. 0001-D, EFFECTIVE FEBRUARY 16, 2022.
- THIS TRACT IS ZONED "E" - LOW DENSITY RESIDENTIAL-SINGLE-FAMILY AND TOWNHOUSE DWELLING DISTRICT PER SECTION 20 OF THE CITY OF SOUTH PADRE ISLAND CODES OF ORDINANCES.
- ZONE "E" BUILDING SETBACKS PER SECTION 20-10 OF ZONING CODE PER THE CITY OF SOUTH PADRE ISLAND CODES OF ORDINANCES.

GRAPHIC SCALE



REPLAT



**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, PATRICIA ANN SHIPLEY, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LOT 17, BLOCK 74, PADRE BEACH, SECTION VI, SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

Patricia Ann Shipley
PATRICIA ANN SHIPLEY, OWNER
6/6/2020
DATE

**STATE OF TEXAS
COUNTY OF CAMERON**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 6 DAY OF June, 2022.

Gene J. Drive Jr.
NOTARY PUBLIC, STATE OF TEXAS



"LOT 17, BLOCK 74, PADRE BEACH SECTION VI"

BEING A REPLAT OF

LOTS NUMBERED SEVENTEEN-A (17A) AND SEVENTEEN-B (17B), BLOCK NUMBER SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGE 3657, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:

PATRICIA ANN SHIPLEY

Mejia & Rose, Incorporated

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

OWNER:
PATRICIA ANN SHIPLEY
212 W. ACAPULCO ST., UNIT A,
SOUTH PADRE ISLAND, TX., 78597

G.F. NO. N/A JOB NO. 21828
21828 PLAT.DWG Gene G. Drive Jr.

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

MEETING DATE: June 16, 2022

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 5, Sunny Isle Subdivision, and Lots 6, 7, 8, Block 3 Padre Beach Subdivision, Section I" to create twelve townhouse lots: "Lots 1A, 1B, 2A, 2B, 3A, 3B, 6A, 6B, 7A, 7B, 8A, & 8B of Costa Azul Subdivision". (114A&B, 112A&B, 110A&B E Marisol Street and 109A&B, 111A&B, 113A&B E Palm Street)

ITEM BACKGROUND

Costa Azul Development, LLC (Arturo Nelson), property owners of subject properties, request to replat Lots 1, 2, 3, Block 5, Sunny Isle Subdivision, and Lots 6, 7, 8, Block 3 Padre Beach Subdivision, Section I to create twelve townhouse lots: "Lots 1A, 1B, 2A, 2B, 3A, 3B, 6A, 6B, 7A, 7B, 8A, & 8B of Costa Azul Subdivision". Lots 1, 2, 3, Block 5 are located on the north side of E. Marisol Street and Lots 6, 7, 8, Block 3 are located on the south side of E. Palm Street. The subject properties are zoned District "B-2" Residential & Multi-Family Dwelling District.

Costa Azul Development went before the Board of Adjustments & Appeals Zoning on June 7, 2022 for a variance request from Chapter 20 Zoning, Section 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.) of the City's Code of Ordinance. Lots 1 & 2 (proposed Lots 1A, 2A, 2B) Sunny Isle Subdivision and Lots 7 & 8 (proposed Lots 7A, 7B, 8A) Padre Beach Subdivision, Section I were approved for a with of 23.75 feet instead of the required width of 25 feet of lot.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

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

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.



Planning Department • 4601 Padre Boulevard • South Padre Island, Texas 78597
Office • 956.761.8112 • Fax 956.761.3898

June 9, 2022

Costa Azul Development, LLC
Attn. Arturo Nelson
1040 Ratliff Street
San Benito, TX 78586

Re: Lots 1 & 2 Block 5, Sunny Isle Subdivision and Lots 7 & 8 Block 3, Padre Beach Subdivision, Section I.

Dear Mr. Nelson,

At their June 7, 2022 Regular Meeting the Board of Adjustment and Appeals (Zoning) reviewed your request from Chapter 20 Zoning, Section 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.) of the City's Code of Ordinance.

Your request for a variance to have Lots 1 & 2 Block 5, Sunny Isle Subdivision and Lots 7 & 8 Block 3, Padre Beach Subdivision, Section I a width of 23.75 feet instead of the required width of 25 feet of lot was approved by the Board.

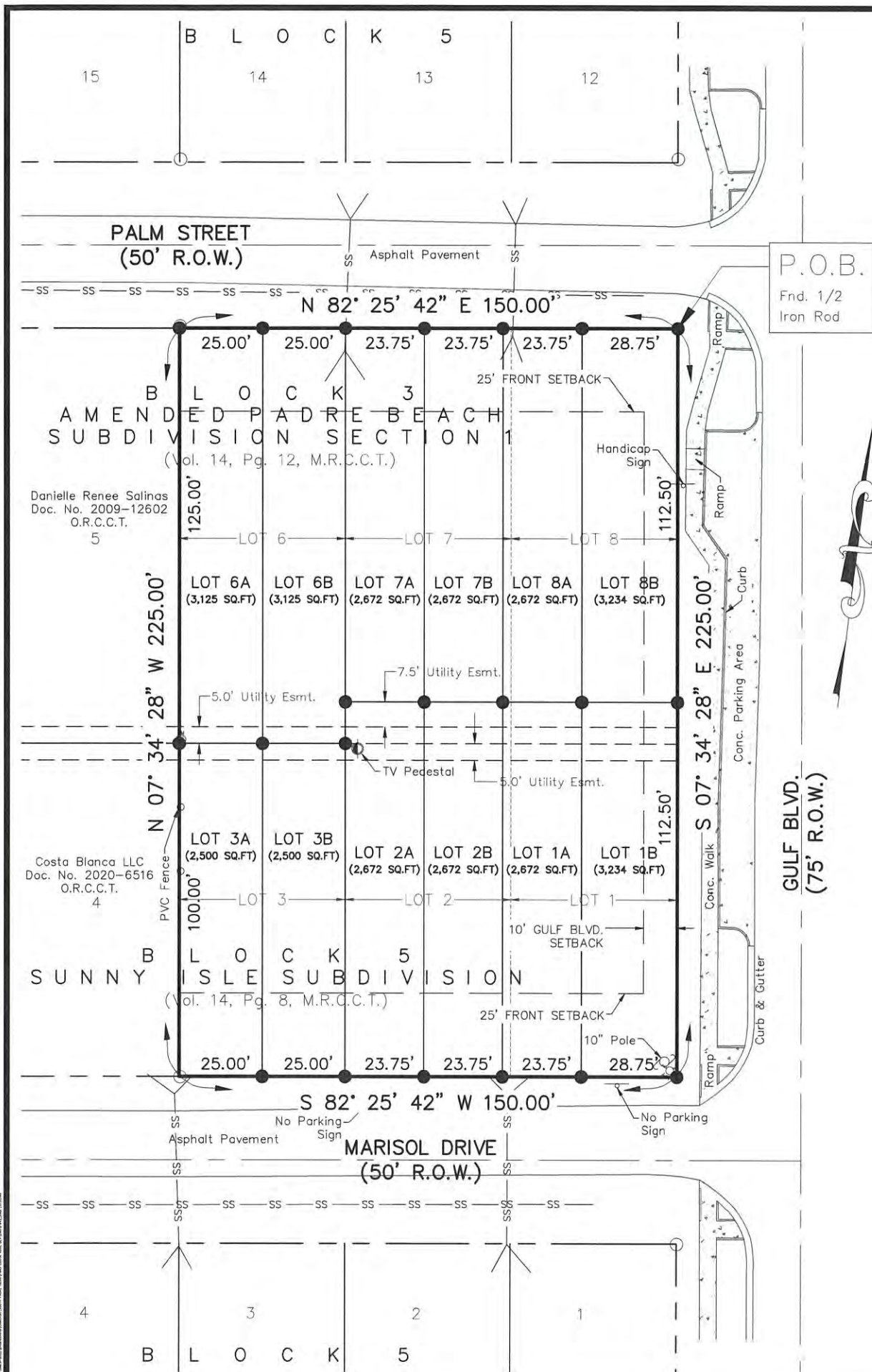
Should you have any further questions, please contact our office Monday through Friday from 8:00 a.m. to 5:00 p.m.

Sincerely

CITY OF SOUTH PADRE ISLAND

C. Alejandro Sanchez
City Engineer

C: File



GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: 'X', AS PER COMMUNITY PANEL NUMBER 480115 0510 F, EFFECTIVE DATE: FEBRUARY 16, 2018. 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.
2. BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83.
3. THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR CONFLICTS EXCEPT AS OTHERWISE SHOWN.
4. THIS TRACT LIES IN ZONING CLASSIFICATION "B-2" (RESIDENTIAL AND MULTI-FAMILY DWELLING DISTRICT) PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
5. BLOCK 3 LOTS WILL HAVE ACCESS TO PALM STREET. BLOCK 5 LOTS WILL HAVE ACCESS TO MARISOL DRIVE. ACCESS TO AND FROM GULF BLVD. TO ADJACENT PROPERTY ON THE WEST SIDE IS PROHIBITED.
6. EASEMENTS AND RESTRICTIONS OF RECORD PER SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (POLICY NO. 2744243-225243031 - DATE OF POLICY SEPTEMBER 29, 2021) ONLY ITEMS LISTED IN SCHEDULE B WERE CONSIDERED, THUS OTHER INTERESTS MAY EXIST.
7. SETBACKS: 25' FRONT
 - 5' SIDE, EXCEPT TOWN HOME
 - 20' REAR
 - 10' GULF BLVD.

ITEMS 6.A, 6.B, 6.C, 6.D, 6.E, 6.F, 6.G, 6.H, 6.I, 6.M, 6.N, 6.O. ARE NOT SURVEY RELATED.
 ITEM 6.J. FIVE (5') FOOT EASEMENT ALONG THE REAR OF SAID LOTS, ACCORDING TO MAP OR PLAT OF PADRE BEACH SUBDIVISION, SECTION ONE (1), RECORDED IN VOLUME 14, PAGE 12 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS. (TRACT 1). AFFECTS SURVEY. EASEMENT PLOTTED HERETO.
 ITEM 6.K. FIVE (5') FOOT EASEMENT ALONG THE REAR OF SAID LOT, ACCORDING TO THE RECORDED PLAT IN VOLUME 14, PAGE 8, MAP RECORDS CAMERON COUNTY, TEXAS. (TRACT 2). AFFECTS SURVEY. EASEMENT PLOTTED HERETO.
 ITEM 6.L. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF LAGUNA MADRE WATER DISTRICT AND MAY BE SUBJECT TO STANDBY FEES AND TAX ASSESSMENTS BY SAID DISTRICT. BLANKET UTILITY EASEMENT. AFFECTS PROPERTY.
 ITEM 6.P. ZONING REGULATIONS, RULES AND ORDINANCES PROMULGATED BY THE COMMISSIONER'S COURT OF CAMERON COUNTY, TEXAS AND THE TOWN OF SOUTH PADRE ISLAND, TEXAS. ZONING CLASSIFICATION IS STATED IN GENERAL NOTE 4.
 ITEM 6.Q. EXCEPT TO THAT CERTAIN 10" POLE, TOGETHER WITH ANY APPURTENANT SERVICE LINE, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE SURVEY PREPARED BY GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC., CARLOS C. AGUILAR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4997, LAST DATED AUGUST 10, 2021. SAID POLE IS LOCATED ON THE PROPERTY. OWNERSHIP AND FUNCTION IS NOT DISCERNIBLE DURING FIELD SURVEY.

METES & BOUNDS DESCRIPTION

A 0.77 ACRE TRACT OF LAND, OF WHICH 0.43 OF AN ACRE (18,750 SQ.FT.) IS OUT OF LOTS SIX (6), SEVEN (7), AND EIGHT (8), BLOCK THREE (3), AMENDED PADRE BEACH SUBDIVISION SECTION 1, AS RECORDED IN VOLUME 14, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS, (M.R.C.C.T.), AND 0.34 ACRE (15,000 SQ.FT.) IS OUT OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK FIVE (5), SUNNY ISLE SUBDIVISION, AS RECORDED IN VOLUME 14, PAGE 8, (M.R.C.C.T.), SAID 0.77 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROD THAT MARKS THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 3, SAME BEING THE WEST RIGHT-OF-WAY LINE OF GULF BLVD. (75' R.O.W.) AND THE SOUTH RIGHT-OF-WAY LINE OF PALM STREET (50' R.O.W.), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 07° 34' 28" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GULF BLVD. AT A DISTANCE OF 125.00 FEET PASS THE COMMON CORNER OF SAID LOT 8, BLOCK 3 AND LOT 1, BLOCK 5, CONTINUING FOR A TOTAL DISTANCE OF 225.00 FEET TO A SET 1/2 INCH IRON ROD THAT MARKS THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 5, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF MARISOL DRIVE (50' R.O.W.), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 82° 25' 42" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MARISOL DRIVE, A DISTANCE OF 150.00 FEET TO A FOUND 1/2 INCH IRON ROD AT THE COMMON CORNER OF SAID LOT 3, BLOCK 5 AND LOT 4, BLOCK 5, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07° 34' 28" W, ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, BLOCK 5, AT A DISTANCE OF 100.00 FEET PASS THE COMMON CORNER OF SAID LOT 3, BLOCK 5 AND LOT 6, BLOCK 3, FOR A TOTAL DISTANCE OF 225.00 FEET TO A SET 1/2 INCH IRON ROD THAT MARKS THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 3, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID PALM STREET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 82° 25' 42" E, ALONG SOUTH RIGHT-OF-WAY LINE OF SAID PALM STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 OF AN ACRE OF LAND, MORE OR LESS.

I, CARLOS C. AGUILAR, TEXAS R.P.L.S. NO. 4997 IN THE STATE OF TEXAS, SURVEYOR FOR GUZMAN & MUNOZ ENGINEERING AND SURVEYING, CERTIFY THAT THIS SKETCH ACCURATELY REPRESENTS A SURVEY DONE ON THE GROUND UNDER MY SUPERVISION SHOWING ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY.

R.P.L.S. REG. NO. 4997

SEPT. 13, 2021
DATE SURVEYED

Copy of this survey without an original signature and seal is not valid.



VICINITY MAP
SCALE 1"=1000'

SCALE: 1"=40'

LEGEND	
●	1/2" Iron Pin Set
○	1/2" Iron Pin Found
⊕	Water Meter
—SS—	Approximate Location of San. Sewer Lines as per Laguna Madre Water District
O.R.C.C.T.	Official Records Cameron County Texas
M.R.C.C.T.	Map Records Cameron County Texas

**PRELIMINARY PLAT
OF
COSTA AZUL SUBDIVISION**

BEING A RE PLAT
OF TRACT 1
LOTS SIX (6), SEVEN (7) AND EIGHT (8),
BLOCK THREE (3), AMENDED PADRE BEACH
SUBDIVISION SECTION 1,
CAMERON COUNTY, TEXAS
RECORDED IN VOLUME 14, PAGE 12,
OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.
& TRACT 2
LOTS ONE (1), TWO (2) AND THREE (3),
BLOCK FIVE (5), SUNNY ISLE SUBDIVISION,
IN THE TOWN OF SOUTH PADRE ISLAND,
CAMERON COUNTY, TEXAS
RECORDED IN VOLUME 14, PAGE 8, OF THE
MAP RECORDS OF CAMERON COUNTY, TEXAS.



2020 E. Expressway 83
Mercedes, Texas 78570
Phone: (956) 565-4637
Fax: (956) 565-4636
Texas Registered Engineering Firm F-8017
TBPLS Firm Registered No. 10087700
JOB NO. P943

OWNER'S ACKNOWLEDGMENT.
STATE OF TEXAS
COUNTY OF CAMERON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS (LEGAL DESCRIPTION OF PROPERTY) WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ET AL, 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.

OWNER _____ DATE _____

STATE OF TEXAS
COUNTY OF CAMERON

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

NOTARY PUBLIC _____ DATE _____

COUNTY _____

NOTARIZED LIEN HOLDER'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF CAMERON

I (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS (LEGAL DESCRIPTION) WITHIN THE CITY OF SOUTH PADRE ISLAND, TEXAS OR ITS ET AL, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

(SIGNATURE(S) OF SECURITY INTEREST HOLDER(S)) _____

STATE OF TEXAS
COUNTY OF CAMERON

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

NOTARY PUBLIC _____ DATE _____

COUNTY _____

CERTIFICATION BY THE CITY AUTHORITY:

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

CHAIRMAN, PLANNING & ZONING COMMISSION _____ PUBLIC WORKS DIRECTOR _____

CERTIFICATION OF THE SURVEYOR RESPONSIBLE FOR SURVEYING THE SUBDIVISION AREA, ATTESTING TO ITS ACCURACY:
STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR _____ DATE _____

ENGINEER'S CERTIFICATION:

I, JOSE LUIS MUÑOZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JOSE LUIS MUÑOZ, P.E. _____ DATE _____

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

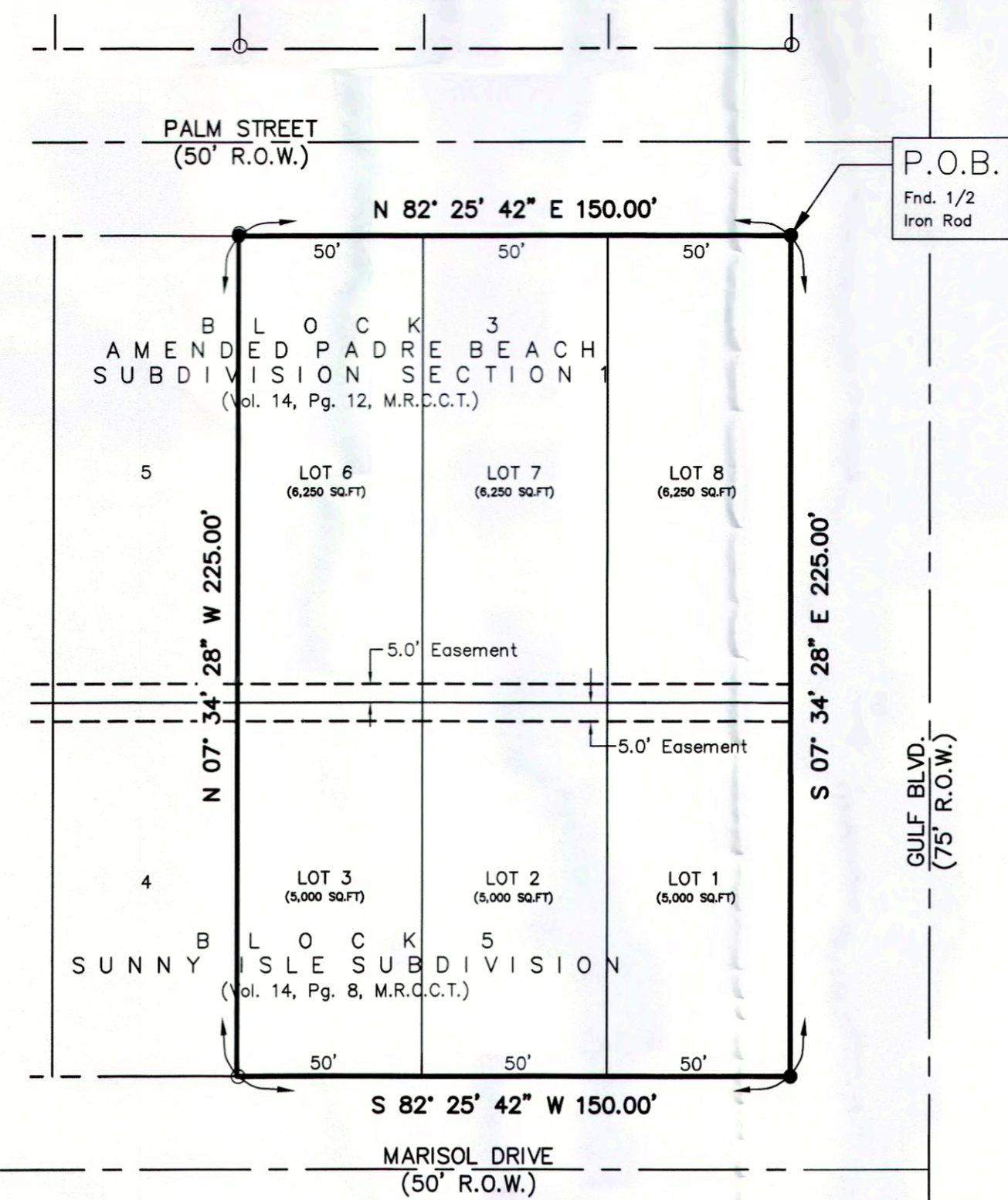
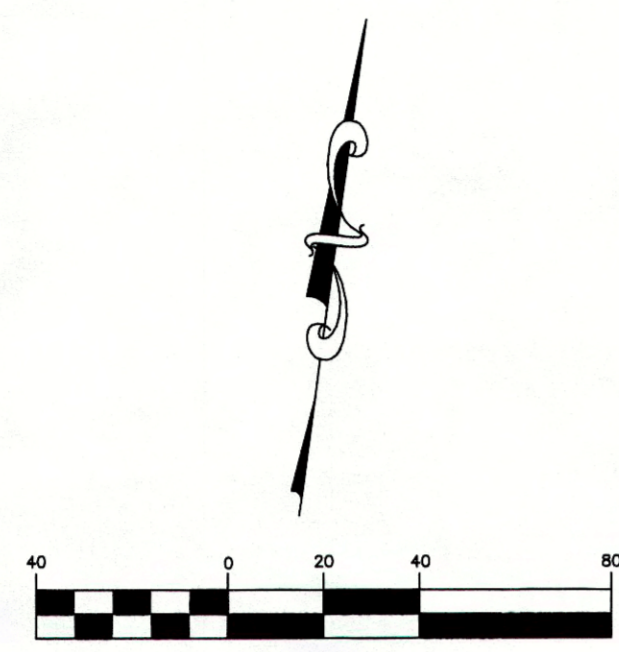
CARLOS J. GALVAN, JR. _____ DATE _____
GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS
COUNTY OF CAMERON

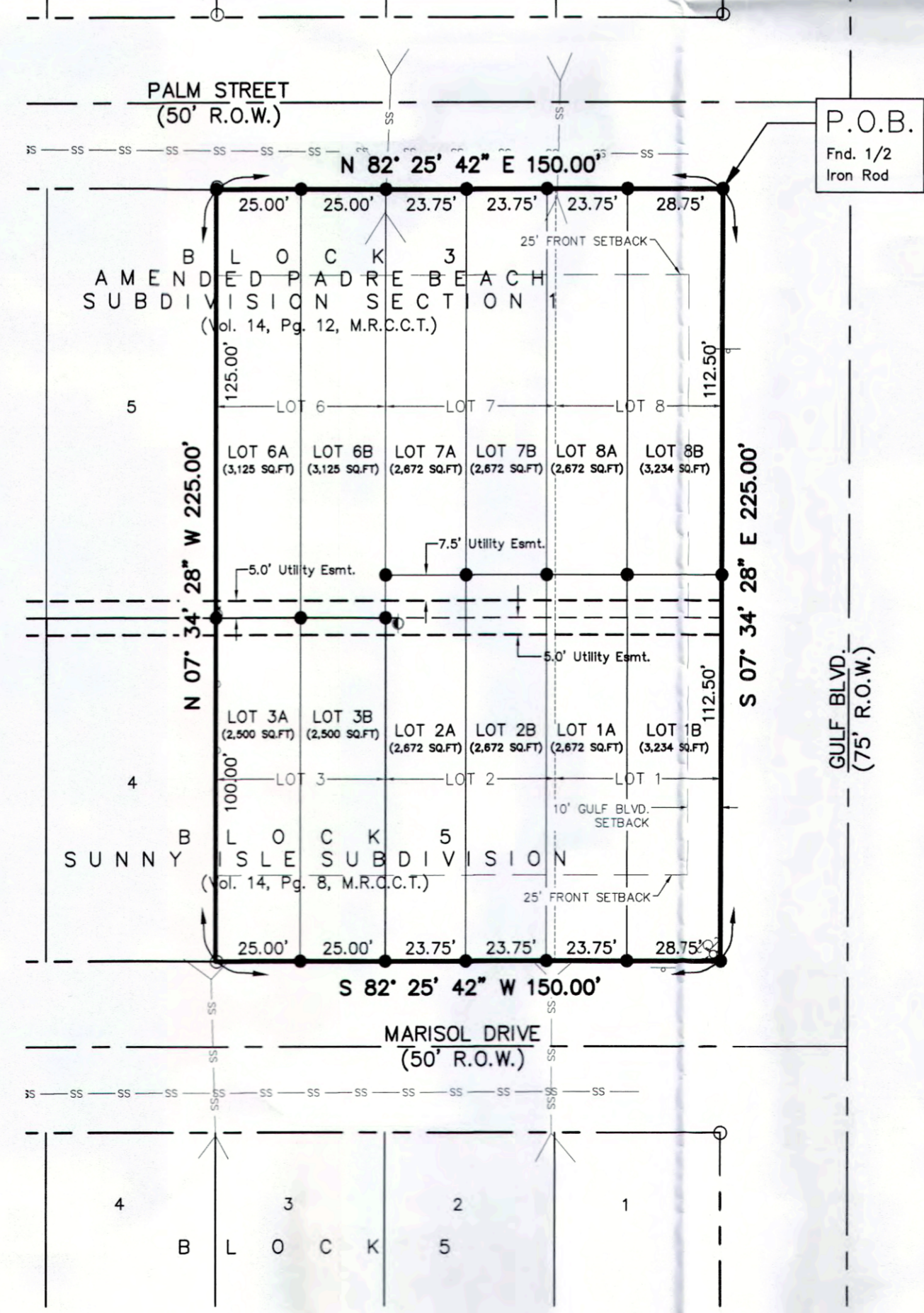
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWNED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF _____ (THE LEGAL DESCRIPTION OF PROPERTY) _____ DEPICTED HEREON.

APPROVED: _____ DATE _____
NAME: _____
ASSESSOR AND COLLECTOR OF TEXAS, CAMERON COUNTY

APPROVED: _____ DATE _____
NAME: _____
ASSESSOR AND COLLECTOR OF TAXES
POINT ISABEL INDEPENDENT SCHOOL DISTRICT TAX OFFICE



PROPERTY PRIOR TO REPLAT



REPLAT

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5' SIDE, EXCEPT TOWN HOME
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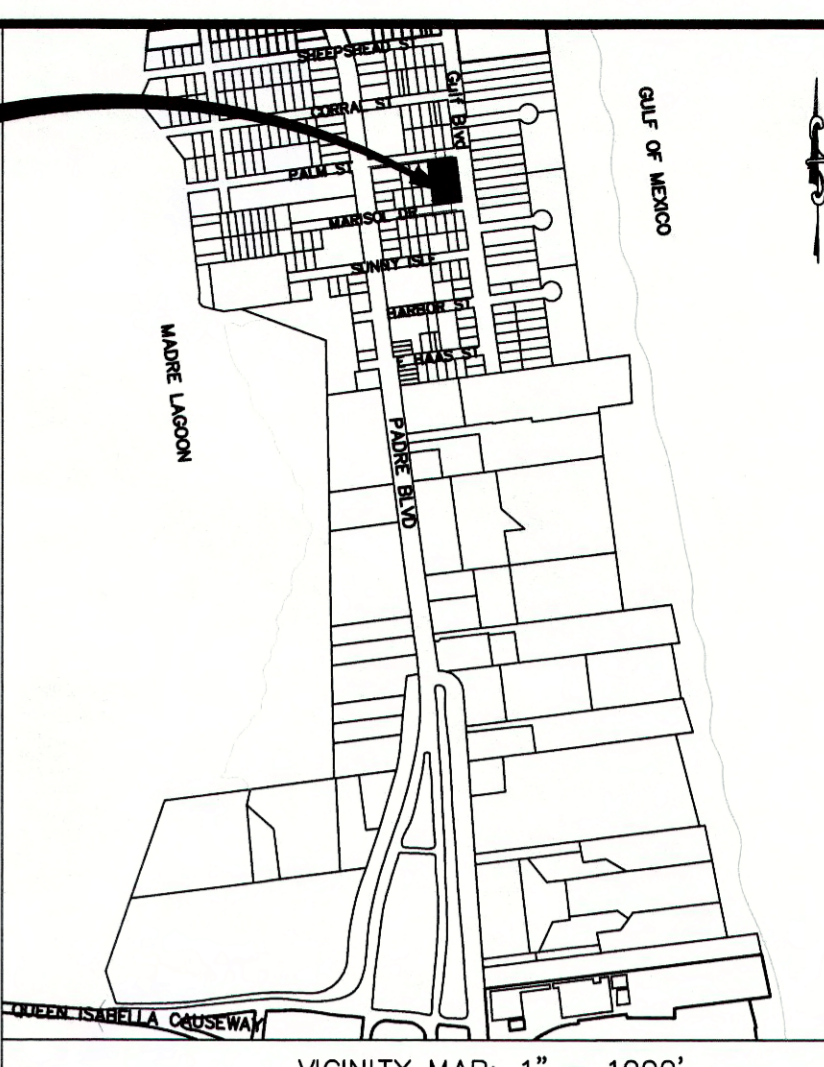
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COSTA AZUL SUBDIVISION



PREPARED BY:
GMES, INC.
2020 E. EXPWY 83
MERCEDDES, TEXAS

DATE PREPARED: DECEMBER 15, 2021
DATE SURVEYED: NOVEMBER 4, 2021

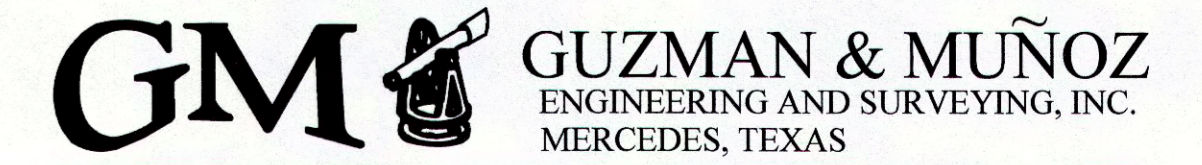
LEGEND

○	1/2" Iron Rod Found
●	1/2" Iron Rod Set
○	P.O.B. Point of Beginning
○	P.O.C. Point of Commencing
	M.R.C.C.T. Map Records Cameron County Texas

FINAL PLAT

COSTA AZUL SUBDIVISION

BEING A RE PLAT OF TRACT 1 OF LOTS SIX (6), SEVEN (7) AND EIGHT (8), BLOCK THREE (3), AMENDED PADRE BEACH SUBDIVISION SECTION 1, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 14, PAGE 12, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND TRACT 2 LOTS ONE (1), TWO (2) AND THREE (3), BLOCK FIVE (5), SUNNY ISLE SUBDIVISION, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 14, PAGE 8, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.



2020 E. Expressway 83
Mercedes, Texas 78570

Phone: (956) 565-4637
Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017
TBPLS FIRM REGISTRATION NO. 10087700 JOB NO. P-943

FILE NAME: C:\Users\jmunoz\Documents\Projects\COSTA AZUL SUBDIVISION\REPLAT_FINAL_PLAT.dwg PLOT DATE: JAN 4, 2022

No.	Sheet	Revision	Date	Approved

OWNERS:
ENGINEER:
SURVEYOR:

NAME
COSTA AZUL DEVELOPMENT, LLC
JOSE LUIS MUÑOZ, P.E.
CARLOS C. AGUILAR, R.P.L.S.

ADDRESS
1014 RATLIFF STREET
220 E. EXPRESSWAY 83
220 E. EXPRESSWAY 83

CITY & ZIP CODE
SAN BENITO, TEXAS. 78586
MERCEDDES, TEXAS. 78570
MERCEDDES, TEXAS. 78570

PHONE
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(956) 565-4637
(956) 565-4637

FAX
(956) 565-4636
(956) 565-4636

PRINCIPAL CONTACTS: