

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

THURSDAY, AUGUST 18, 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 Commission relating to agenda or non-agenda items. Speakers are required to address the Commission at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission to discuss debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Planning and Zoning Commission meeting]*
4. Discussion and Action
 - 4.1. Discussion and action to approve minutes of July 21, 2022 Regular Meeting
 - 4.2. Discussion and action regarding the proposed replat of "Lot 6, Block 94, Padre Beach Subdivision, Section VII" to create two lots: "Lots 6A & 6B". (211A & 211B W Mezquite 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 11TH DAY OF AUGUST 2022


Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **AUGUST 11, 2022**, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Angelique Soto, City Secretary

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

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

MEETING DATE: August 18, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of July 21, 2022 Regular Meeting

ITEM BACKGROUND

Approve July 21, 2022 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, JULY 21, 2022

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, July 21, 2022 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Chris Huffman called the meeting to order at 3:01 p.m. A quorum was present: Commission Member Gary Olle, Dina Rich, and James Gaughran. Commission Members with an excused absence were Gordon Garlock and Joseph Praster. Commission Member with an unexcused absence was Howard Avery,

City staff members present were Public Works/City Engineer 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
JUNE 16, 2022 REGULAR MEETING.**

Commissioner Rich made a motion, seconded by Commissioner Olle to approve the June 16, 2022 regular meeting minutes as submitted. The motion carried unanimously.

**4.2. DISCUSSION AND ACTION REGARDING THE
PROPOSED REPLAT OF “LOTS 13 & 14, BLOCK 102,
PADRE BEACH SUBDIVISION, SECTION VII” TO
CREATE FOUR LOTS: “LOTS 13A, 13B, 14A, AND 14B”.
(204A, 204B, 202A, & 202B W LANTANA STREET)**

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works/City Engineer C. Alejandro Sanchez gave a brief presentation regarding the proposed replat and stated that staff recommends approval. Commissioner Gaughran made a motion, seconded by Chairman Huffman to approve the replat of “Lots 13 & 14, Block 102, Padre Beach Subdivision, Section VII” to create four lots, “Lots 13A, 13B, 14A, and 14B”. The motion carried unanimously.

5. ADJOURN

There being no further business to discussion; Chairman Huffman adjourned the meeting at 3:04 p.m.

Marta Martinez, Planning Coordinator

Chris Huffman, Chairman

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

MEETING DATE: August 18, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lot 6, Block 94, Padre Beach Subdivision, Section VII" to create two lots: "Lots 6A & 6B". (211A & 211B W Mezquite Street)

ITEM BACKGROUND

Casaverde SPI LLC, property owners of subject lot, request to replat 6, Block 94, Padre Beach Subdivision, Section VII to create two lots: "Lots 6A & 6B". The subject lots are located on the south side of W Mezquite Street. Lot 6 is zoned District "E" - Low Density Residential - Single-Family and Townhouse Dwelling District. The proposed lot meets the City's minimum requirements for lot frontage, depth, and area.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/AC

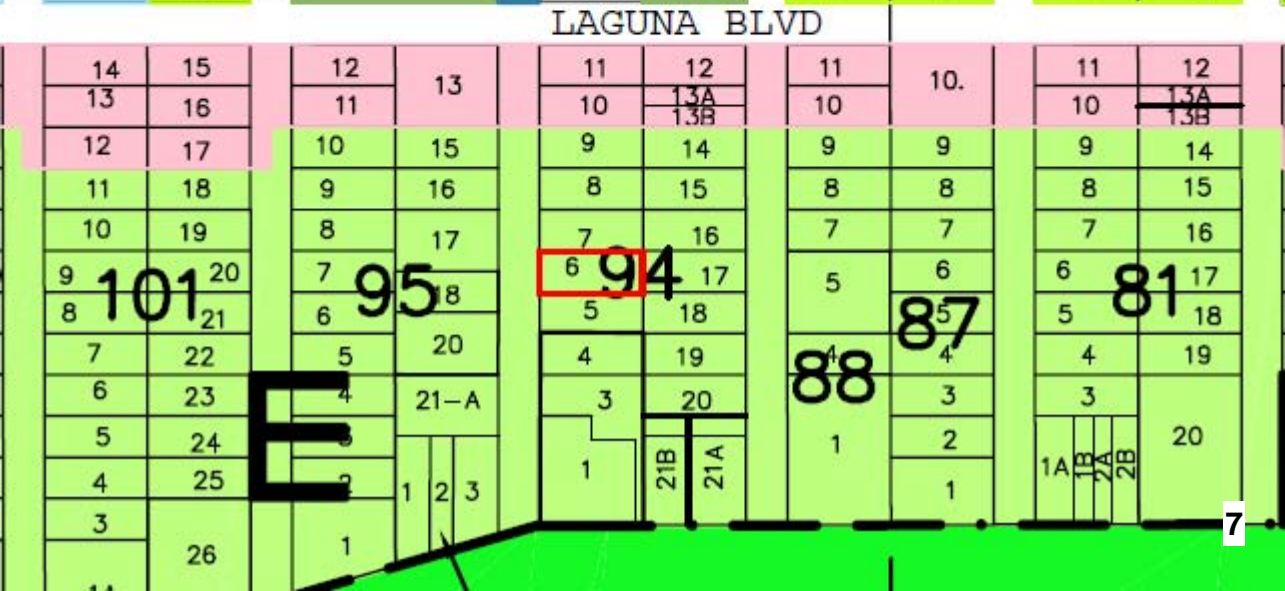
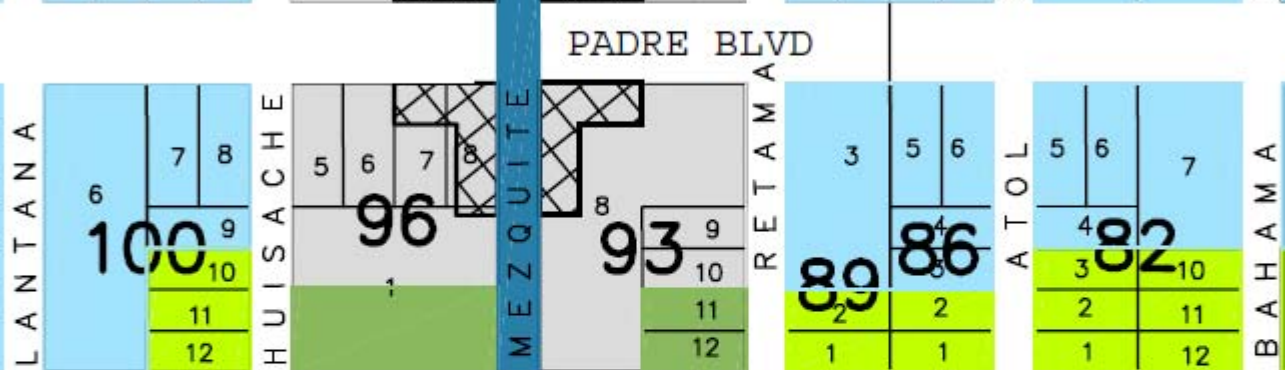
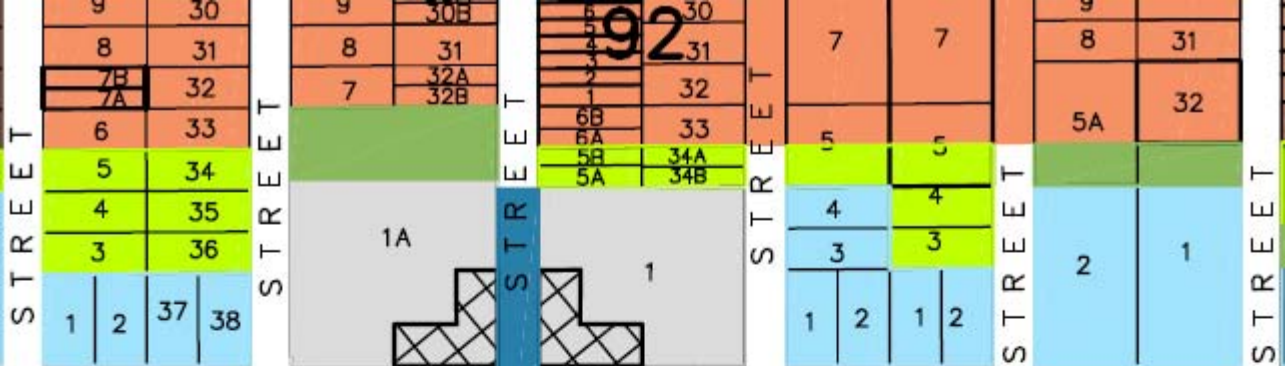
LEGAL REVIEW

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.

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- (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.

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- (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 & BOUNDS

BEING A 0.1435 ACRE TRACT (6,250.00 SQ.FT.), COMPRISED OF ALL OF LOT SIX (6), BLOCK NINETY-FOUR (94), PADRE BEACH SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NUMBER 2022-8725, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. SAID 0.1435 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING, AT A FOUND 1/2" IRON ROD IN CONCRETE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 94, PADRE BEACH SECTION VII, AS RECORDED IN CABINET 1, PAGE 2275B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF MEZQUITE STREET (50.0' R.O.W.), NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 150.00 FEET, TO A FOUND 1/2" IRON ROD, FOR THE NORTHEAST OF LOT 5 BLOCK 94, PADRE BEACH SUBDIVISION, SECTION VII AS DESCRIBED IN AN INSTRUMENT NUMBER 2021-20385, OFFICIAL RECORDS OF CAMERON COUNTY AND NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND A POINT OF BEGINNING.

THENCE, ALONG THE SOUTH RIGHT OF WAY OF SAID MEZQUITE STREET AND NORTH LINE OF THE TRACT HEREIN DESCRIBED NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST AT A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF LOTS 7 AND 8, BLOCK 94, OF SAID PADRE BEACH SUBDIVISION SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY TEXAS, AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, ALONG THE WEST LINE OF SAID LOTS 7 AND 8 AND EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 06 DEGREES 00 MINUTES 00 SECONDS EAST AT A DISTANCE OF 125.00 FEET TO A SET 1/2" IRON ROD WITH AGH CAP FOR THE SOUTHWEST CORNER OF SAID LOTS 7 AND 8 AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, ALONG THE NORTH LINE OF LOT 17, BLOCK 94, PADRE BEACH SUBDIVISION SECTION VII, AS DESCRIBED IN VOLUME 9367, PAGE 139, DEED RECORDS OF CAMERON COUNTY, TEXAS AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED SOUTH 83 DEGREES 56 MINUTES 00 SECONDS WEST AT A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 06 DEGREES 00 MINUTES 00 SECONDS WEST AT A DISTANCE OF 125.00 FEET TO A POINT OF BEGINNING AND CONTAINING 0.1435 ACRE TRACT (6,250.00 SQ.FT.), MORE OR LESS.

LEGEND

- FOUND IRON ROD
- SET IRON ROD
- POWER POLE
- CABLE
- CHAIN LINK FENCE
- WOODEN FENCE
- OVERHEAD ELECTRIC LINE

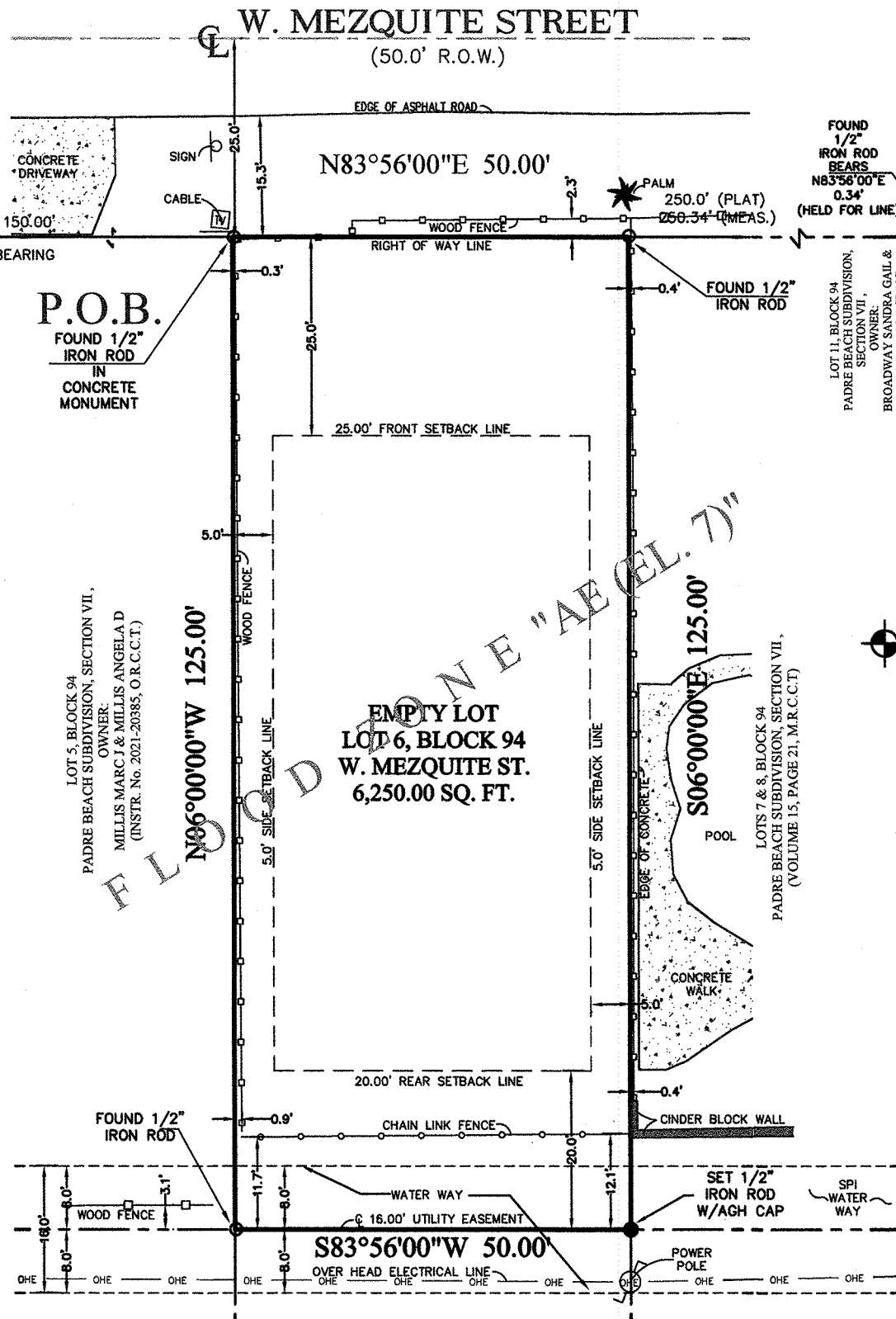
I, ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN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

ALFREDO G. HERNANDEZ, R.P.L.S.
REG. No. 6046

DATE SIGNED



COPY OF THIS SURVEY WITHOUT AN ORIGINAL SIGNATURE AND SEAL IS NOT VALID

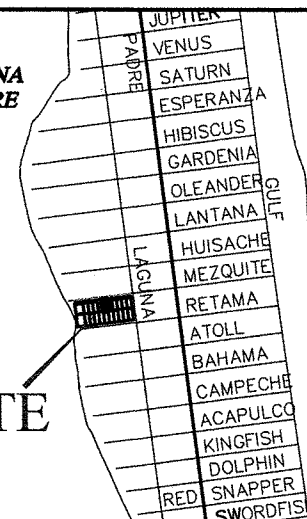


VICINITY MAP

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

LAGUNA MADRE

SITE



NORTH

GULF OF MEXICO

SOUTH

GENERAL NOTES

- THIS SUBDIVISION IS A MINOR PLAT.
- THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND;
- THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE PADRE BEACH SUBDIVISION, SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.
- THIS PROPERTY LIES IN FLOOD ZONE "AE" EL. 7 FEET., SPECIAL FLOOD HAZARD WITH A BASE FLOOD ELEVATION, ACCORDING WITH THE FLOOD MAP NUMBER 48061C0510F EFFECTIVE ON FEBRUARY 16, 2018, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 480115.
- SETBACKS SHALL COMPLY WITH CITY OF SOUTH PADRE ISLAND, ZONING ORDINANCE
- BENCH MARK (AB1249): DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 4.6 KM (2.85 MI) NORTH FROM SOUTH PADRE ISLAND. 4.6 KM (2.85 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND AT A LARGE POWER POLE NUMBER 52, ABOUT HALF-WAY BETWEEN GEORGIA RUTH AND CAROLYN STREETS, ACROSS THE HIGHWAY FROM A SMALL SHOPPING CENTER, 15.2 METERS (50.0 FT) WEST OF THE CENTERLINE OF THE HIGHWAY (PADRE BOULEVARD), 40.5 METERS (133.0 FT) NORTH NORTHWEST OF THE CENTER OF A METAL CATCH BASIN OF THE NORTH SIDE OF GEORGIA RUTH STREET, 37.4 METERS (123.0 FT) SOUTH OF A LIGHT POLE ON THE SOUTH SIDE OF CAROLYN STREET, 46.3 METERS (152.0 FT) EAST OF A POWER POLE WITH GUIDE CABLE AT THE DEAD END OF A POWER LINE, 0.9 METER (3.0 FT) NORTH NORTHWEST OF THE LARGE POWER NUMBER 38, AND 0.6 METER (2.0 FT) EAST OF A NO PARKING SIGN POST. THE MARK IS 0.6 METERS FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH HIGHWAY.
- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
- LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
- UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOUR PRIOR TO COMMENCING WORK.
- SIDEWALK SHALL BE CONSTRUCTED OR FEES PAID, IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND
- NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- THE CURRENT ZONING FOR EACH LOT IS AS FOLLOWS"
LOT 6A, BLOCK 94 , ZONED "E" LOW DENSITY RESIDENTIAL - SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT
LOT 6B, BLOCK 94 , ZONED "E" LOW DENSITY RESIDENTIAL - SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT

PRELIMINARY PLAT OF LOT 6 A & LOT 6 B, BLOCK 94, PADRE BEACH, SECTION VII

BEING A 0.1435 ACRE TRACT (6,250.00 SQ.FT.), COMPRISED OF ALL OF LOT SIX (6), BLOCK NINETY-FOUR (94), PADRE BEACH SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NUMBER 2022-8725, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'

JULY, 2022

A.G.H. No. 2022-0173

AGH ENGINEERING & SURVEYING

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

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

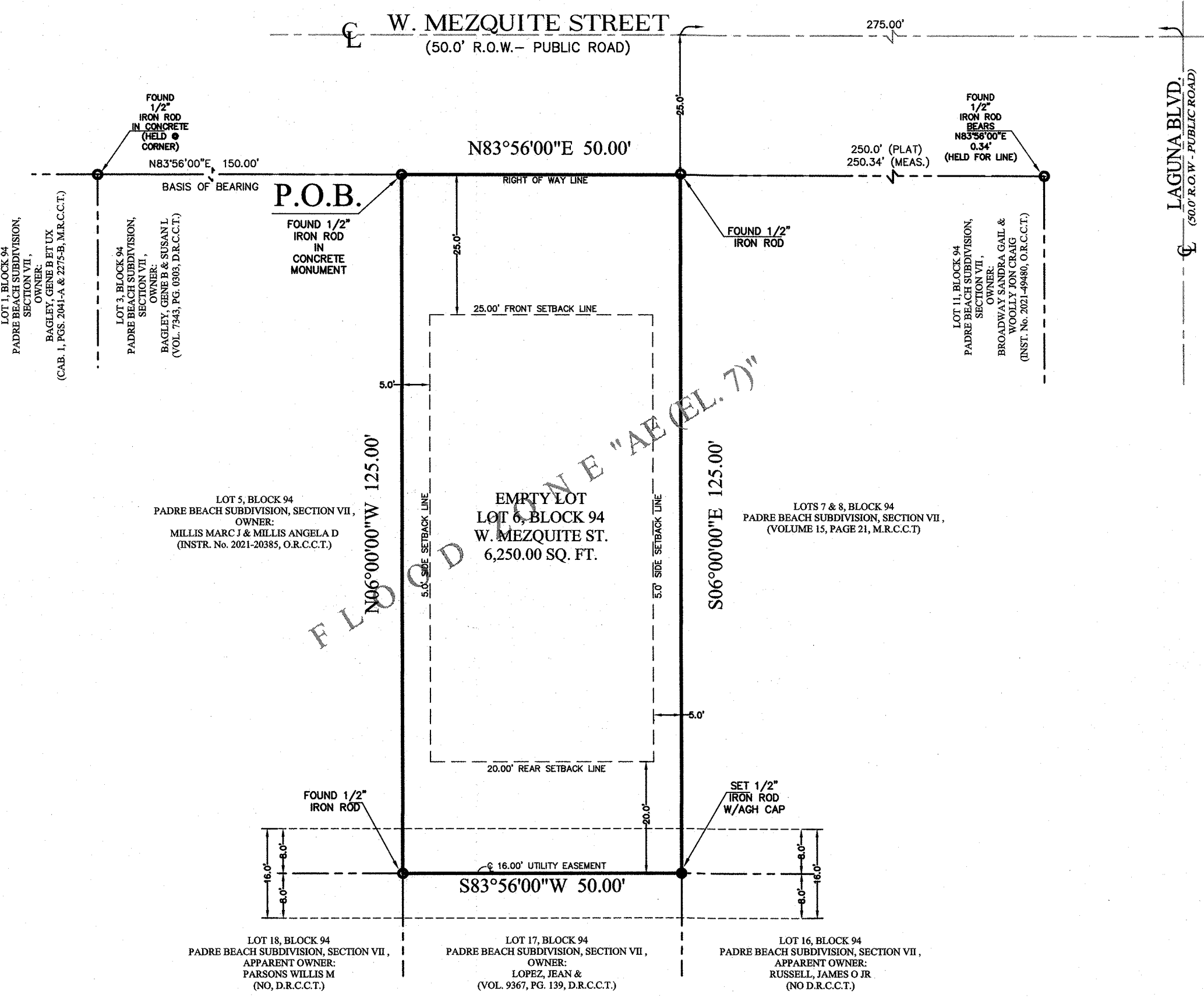
Brownsville, Texas 78526
FAX: (956) 574-8305

SHEET

OF

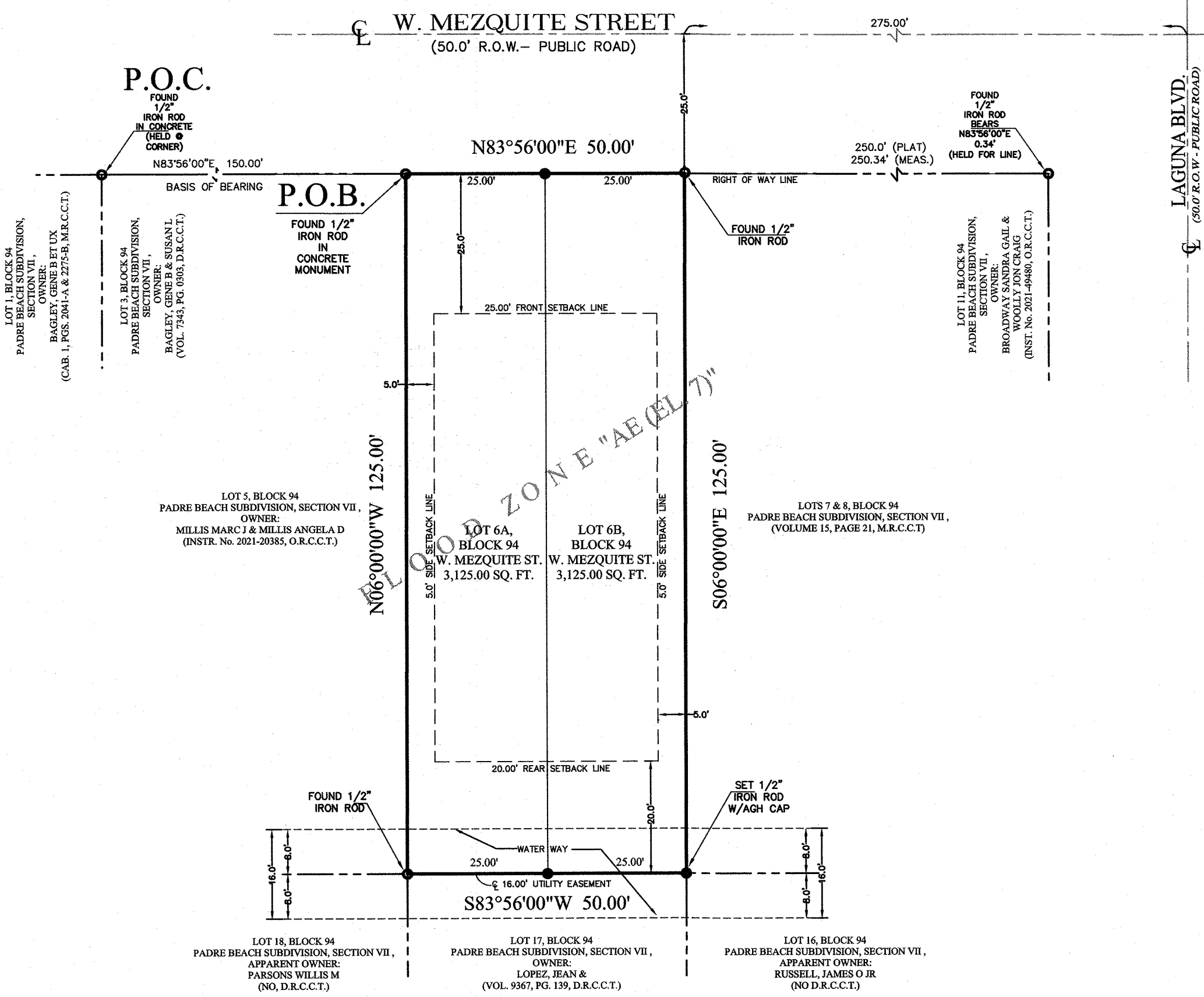
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DRAW BY: EDGARDO GARCIA



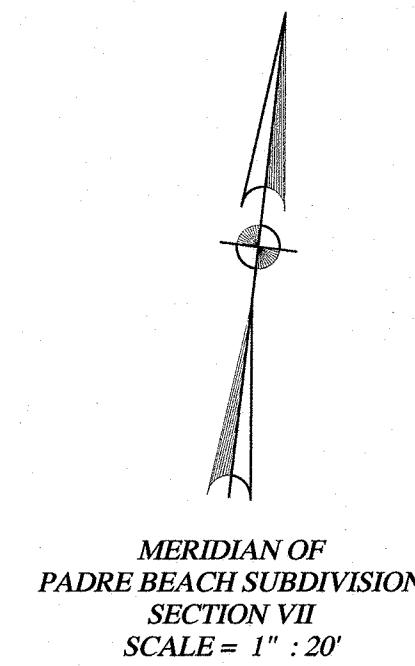
PROPERTY PRIOR TO RE-PLAT

SCALE= 1" : 20'



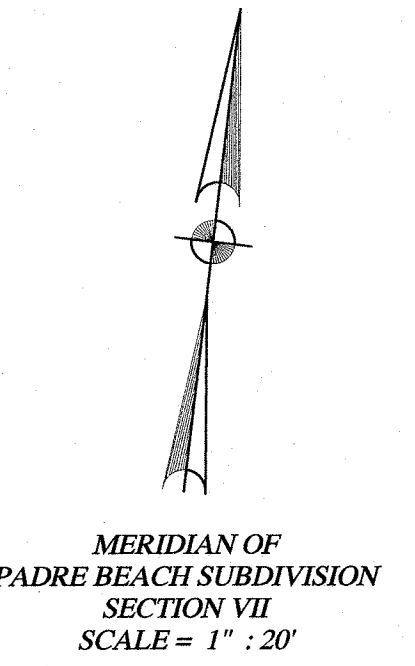
RE-PLAT

SCALE= 1" : 20'



LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- SET 1/2" IRON ROD IN CONCRETE W/AGH CAP
- SET 1/2" IRON ROD W/AGH CAP
- ⊕ BENCH MARK
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.C.C.T. DEED RECORDS, CAMERON COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, CAMERON COUNTY, TEXAS
- MEAS. MEASURE



LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- SET 1/2" IRON ROD IN CONCRETE W/AGH CAP
- SET 1/2" IRON ROD W/AGH CAP
- ⊕ BENCH MARK
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.C.C.T. DEED RECORDS, CAMERON COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, CAMERON COUNTY, TEXAS
- MEAS. MEASURE

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF CAMERON

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS "REPLAT OF LOT 6A & 6B, BLOCK 94, PADRE BEACH SECTION VII", WITHIN THE CITY SOUTH PADRE ISLAND TEXAS OR ITS E.T.J., AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

CASA VERDE SPI LLC,
(PRESIDENT)

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 202__

NOTARY PUBLIC
CAMERON COUNTY

DATE

STATE OF TEXAS
COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS _____ DAY OF _____, 202__

APPROVED: _____ PLANNING AND ZONING ACTING CHAIR
PUBLIC WORKS DIRECTOR

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 6A & 6B, BLOCK 94, PADRE BEACH SECTION VII" CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: _____ DATE

TONY YZAQUIRRE, JR.
ASSESSOR AND COLLECTOR
OF TAXES, CAMERON COUNTY

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 202__ AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF CAMERON, TEXAS, DOCUMENT No. _____

BY: _____ DEPUTY

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

CARLOS J. GALVAN JR.
GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

DATE

STATE OF TEXAS
COUNTY OF CAMERON

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

Alfredo G. Hernandez
REGISTERED PROFESSIONAL LAND SURVEYOR
6648
STATE OF TEXAS
COUNTY OF CAMERON

DATE 8/4/22

OWNER(S):
CASAVERDE SPI LLC,
P.O. BOX 2941
SOUTH PADRE ISLAND
TEXAS 78597
ADOLFO JAVIER PEREIRA
211 W. MEZQUITE
SOUTH PADRE ISLAND
TEXAS 78597

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

AUGUST, 2022 A.G.H. No. 2022-0173

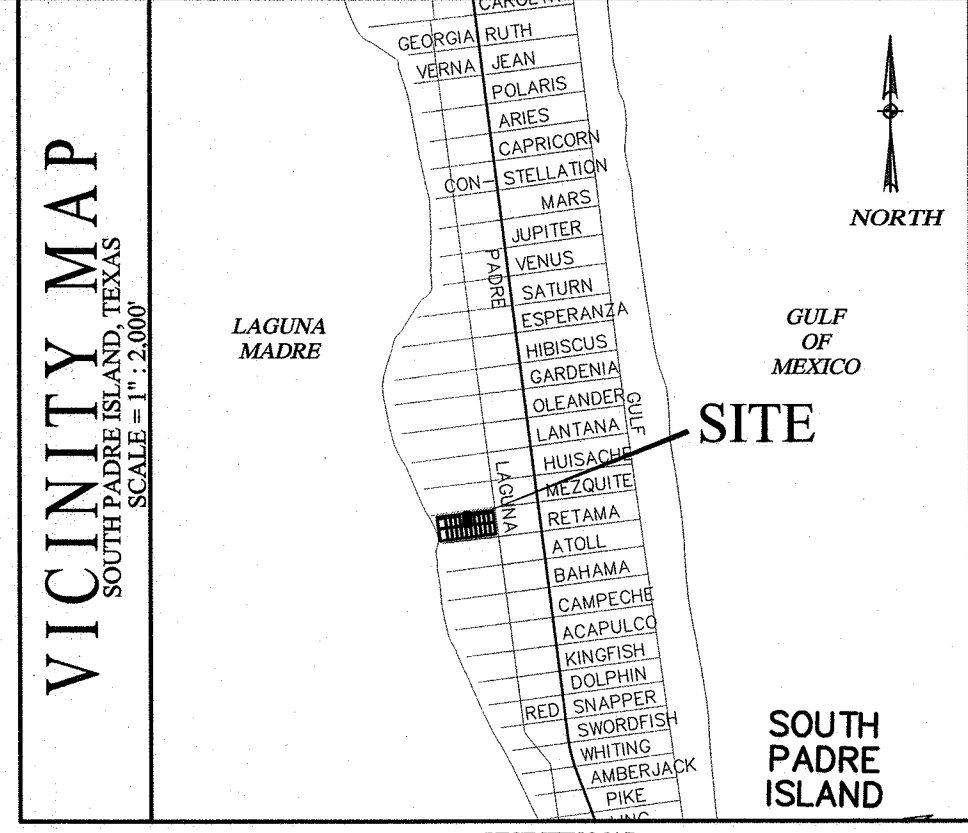
AGH ENGINEERING & SURVEYING

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FINAL PLAT
OF LOT 6A & LOT 6B, BLOCK 94,
PADRE BEACH SECTION VII

BEING A 0.1435 ACRE TRACT, COMPRISED OF ALL OF LOT SIX (6), BLOCK NINETY-FOUR (94), PADRE BEACH SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NUMBER 2022-8725, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'



METES & BOUNDS

BEING A 0.1435 ACRE TRACT (6,250.00 SQ.FT.), COMPRISED OF ALL OF LOT SIX (6), BLOCK NINETY-FOUR (94), PADRE BEACH SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NUMBER 2022-8725, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.1435 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2" IRON ROD IN CONCRETE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 94, PADRE BEACH SECTION VII, AS RECORDED IN CABINET 1, PAGE 22759, MAP RECORDS OF CAMERON COUNTY, TEXAS.

THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF MEZQUITE STREET (50.0' R.O.W.), NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 150.00 FEET, TO A FOUND 1/2" IRON ROD, FOR THE NORTHEAST OF LOT 6, BLOCK 94, PADRE BEACH SUBDIVISION SECTION VII AS DESCRIBED IN AN INSTRUMENT NUMBER 2021-20385, OFFICIAL RECORDS OF CAMERON COUNTY AND NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND A POINT OF BEGINNING.

THENCE, ALONG THE SOUTH RIGHT OF WAY OF SAID MEZQUITE STREET AND NORTH LINE OF THE TRACT HEREIN DESCRIBED NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST AT A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOTS 7 AND 8, BLOCK 94, OF SAID PADRE BEACH SUBDIVISION SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY TEXAS, AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, ALONG THE WEST LINE OF SAID LOTS 7 AND 8 AND EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 08 DEGREES 00 MINUTES 00 SECONDS EAST AT A DISTANCE OF 125.00 FEET TO A SET 1/2" IRON ROD WITH AGH CAP FOR THE SOUTHWEST CORNER OF SAID LOTS 7 AND 8 AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, ALONG THE NORTH LINE OF LOT 17, BLOCK 94, PADRE BEACH SUBDIVISION SECTION VII, AS DESCRIBED IN VOLUME 9367, PAGE 139, DEED RECORDS OF CAMERON COUNTY, TEXAS AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED SOUTH 83 DEGREES 56 MINUTES 00 SECONDS WEST AT A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 08 DEGREES 00 MINUTES 00 SECONDS WEST AT A DISTANCE OF 125.00 FEET TO A POINT OF BEGINNING AND CONTAINING 0.1435 ACRE TRACT (6,250.00 SQ.FT.), MORE OR LESS.

GENERAL NOTES

- THIS SUBDIVISION IS A MINOR PLAT.
- THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND.
- THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE PADRE BEACH SUBDIVISION, SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.
- THIS PROPERTY LIES IN FLOOD ZONE "AE" EL. 7 FEET, SPECIAL FLOOD HAZARD WITH A BASE FLOOD ELEVATION, ACCORDING WITH THE FLOOD MAP NUMBER 48060505G EFFECTIVE ON FEBRUARY 16, 2018, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 480115.
- SETBACKS SHALL COMPLY WITH CITY OF SOUTH PADRE ISLAND, ZONING ORDINANCE
- BENCH MARK (A21248), DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 4.8 KM (2.99 MI) NORTH FROM SOUTH PADRE ISLAND, 4.6 KM (2.85 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND AT A LARGE POWER POLE NUMBER 52, ABOUT HALF-WAY BETWEEN GEORGIA RUTH AND CAROLYN STREETS, ACROSS THE HIGHWAY FROM A SMALL SHOPPING CENTER, 15.2 METERS (50.0 FT) WEST OF THE CENTERLINE OF THE HIGHWAY (PADRE BOULEVARD), 40.5 METERS (133.0 FT) NORTH-NORTHWEST OF THE CENTER OF A METAL CATCH BASIN OF THE NORTH SIDE OF GEORGIA RUTH STREET, 37.4 METERS (123.0 FT) SOUTH OF A LIGHT POLE ON THE SOUTH SIDE OF CAROLYN STREET, 46.3 METERS (152.0 FT) EAST OF A POWER POLE WITH GUIDE CABLE AT THE DEAD END OF A POWER LINE, 0.9 METER (3.0 FT) NORTH-NORTHWEST OF THE LARGE POWER NUMBER 36, AND 0.6 METER (2.0 FT) EAST OF A NO PARKING SIGN POST. THE MARK IS 0.6 METERS FROM A WITNESS POST, THE MARK IS ABOVE LEVEL WITH HIGHWAY.
- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
- LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
- UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOUR PRIOR TO COMMENCING WORK.
- SIDEWALK SHALL BE CONSTRUCTED OR FEES PAID, IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND.
- NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- THE CURRENT ZONING FOR EACH LOT IS AS FOLLOWS"
LOT 6A, BLOCK 94 - ZONED "T" LOW DENSITY RESIDENTIAL - SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT
LOT 6B, BLOCK 94 - ZONED "E" LOW DENSITY RESIDENTIAL - SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT