

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


**THURSDAY, MAY 18, 2023**

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 Council relating to agenda or non-agenda items. Speakers are required to address Council at the podium and give their name before addressing their concerns. [Note: State law will not permit the City Council 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 City Council meeting]*
4. Discussion and Action
  - 4.1. Discussion and action to approve minutes of April 20, 2023 regular meeting.
  - 4.2. Discussion and action regarding the proposed replat of "Lot 1 Block 19, The Shores Subdivision, Marina Village Phase, Section 2" to create six lots: "Lots 1 , 2, 3, 4, 5, & 6". (Shore Drive)
  - 4.3. Discussion and action regarding the proposed replat of "Lots 7 & 8 Block 162, Padre Beach Subdivision, Section XI" to create one large lot: "Lot 7A". (111 E. Verna Jean Dr.)
  - 4.4. Discussion and action regarding the proposed replat of "Lots 3 & 4 Block 168, Padre Beach Subdivision, Section XI" to create one large lot: "Lot 4A". (103 W. Carolyn Drive)
  - 4.5. Discussion and action regarding the proposed replat of "Lots 9 & 10 Block 79, Padre Beach Subdivision, Section VI" to create one large lot: "Lot 10A". (104 W. Campeche Street)
  - 4.6. Discussion and action regarding the proposed replat of "Lots 8 & 9 Block 87, Padre Beach Subdivision, Section VI" to create four lots: "Lots 8A, 8B, 9A, & 9B". (206A, 206B, 204A, & 204B W Atol Street)
5. Adjourn

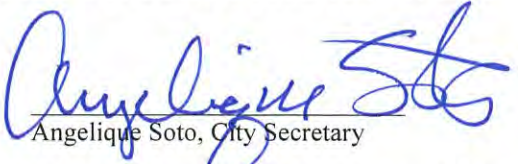
NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED THIS THE 12TH DAY OF MAY 2023

  
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 **MAY 12, 2023**, 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:** May 18, 2023

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action to approve minutes of April 20, 2023 regular meeting.

**ITEM BACKGROUND**

Approve Regular Meeting Minutes for April 20, 2023.

**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, APRIL 20, 2023**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, April 20, 2023 at the Municipal Complex Building, 2<sup>nd</sup> 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 Gordon Garlock, Norma Turkington, Howard Avery, and James Gaughran. Commission Members with an excused absence were Joseph Praster and Dina Rich.

City staff members present were City Manager Randy Smith, Building Official George Martinez, Public Works/City Engineer C. Alejandro Sanchez, Shoreline Director Kristina Boburka, City Secretary Angelique Soto, Administration/Claims Coordinator Hilda Delgado, and Planning Coordinator Marta Martinez. Also present were Council Member Ken Medders and Kerry Schwartz.

**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  
FEBRUARY 16, 2023 REGULAR MEETING.**

Commissioner Gaughran made a motion, seconded by Commissioner Avery to approve the February 16, 2023 regular meeting minutes. The motion carried unanimously.

**4.2 DISCUSSION AND ACTION TO APPROVE MINUTES OF  
FEBRUARY 23, 2023 SPECIAL MEETING.**

Commissioner Avery made a motion, seconded by Chairman Huffman to approve the February 23, 2023 special meeting minutes. The motion carried unanimously.



#### **4.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 7 & 8 BLOCK 9, PADRE BEACH SUBDIVISION, SECTION I” TO CREATE ONE LARGE LOT: “LOT 8A”. (W. CORRAL 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 staff recommends approval. Commissioner Garlock made a motion, seconded by Commissioner Gaughran to approve the proposed replat of “Lots 7 & 8, Block 9, Padre Beach Subdivision, Section I” to create one large lot, “Lot 8A”. The motion carried unanimously.

#### **4.4 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 1 & 2, BLOCK 1, THE PALACE SUBDIVISION” TO CREATE TWO LOTS: “LOTS 1A & 2A”. (PADRE BOULEVARD)**

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 staff recommends approval. Commissioner Garlock made a motion, seconded by Commissioner Avery to approve the proposed replat of “Lots 1 & 2, Block 1, The Palace Subdivision” to create two lots, “Lots 1A & 2A Isla Del Padre Subdivision”. The motion carried unanimously.

#### **4.5 DISCUSSION AND ACTION REGARDING FORWARDING RECOMMENDATIONS TO THE CITY COUNCIL RELATED TO ARTICLE VII – SHORT TERM RENTALS ORDINANCE RELATED TO THE FOLLOWING:**

##### **A. TO POSSIBLY REQUIRE ONE (1) PARKING SPACE PER BEDROOM EFFECTIVE (DATE) FOR ALL NEWLY REGISTERED SHORT-TERM RENTALS.**

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 parking spaces. Chairman Huffman then opened it up for discussion by the Commissioners. Commissioners express their comments/concerns regarding this mater. After some discussion, Commissioner Garlock made a motion, seconded by Commissioner Gaughran to recommend to the City Council that they require (1) parking space per bedroom effective (DATE) for all newly registered Short-Term Rentals. The motion carried unanimously.

**B. TO POSSIBLY REQUIRE A SIGN TO BE PLACED OUTSIDE OF EACH SHORT-TERM RENTAL UNIT THAT HAS THE PERMIT #, MAX OCCUPANCY LIMITS, AND THE MANAGER'S CONTACT INFORMATION.**

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 and showed some samples regarding the sign. Chairman Huffman then opened it up for discussion by the Commissioners. Commissioners express their comments/concerns regarding this mater. After some discussion, Commissioner Garlock made a motion, seconded by Commissioner Gaughran to recommend to the City Council that each single-family short-term rental home shall be equipped with no more than one identification sign of 11" X 17". No other advertising signs promoting or identifying short-term rentals shall be permitted. The required identification sign shall be installed on the property in a location clearly visible from the street and shall clearly state the following information in lettering of sufficient size and font to be easily read.

Line #1 – The City issued permit number.

Line #2 – The name of the managing agency, agent, property manager or owner of the unit.

Line #3 – The telephone number at which that party may be reached.

Line #4 – The maximum number of occupants permitted to stay in the unit.

Line #5 – The maximum number of vehicles allowed to be parked on the property.

The motion carried unanimously.

**4.6 DISCUSSION AND ACTION REGARDING FORWARDING RECOMMENDATIONS TO THE CITY COUNCIL RELATED TO THE CODE OF ORDINANCES, CHAPTER 20 ZONING, SECTION 20-14 (B) RELATED TO THE FOLLOWING: (COMMISSIONER GARLOCK)**

**A. TO POSSIBLY REQUIRE RETAIL BUSINESSES TO PROVIDE THE REQUIRED NUMBER OF PARKING SPACES AND NOT USE THESE SPACES FOR RENTAL EQUIPMENT, EFFECTIVELY REDUCING AVAILABLE PARKING.**

Chairman Huffman announced the item from the agenda and opened it up for discussion Commissioners express their comments/concerns regarding this mater. After some discussion, Chairman Huffman made a motion, seconded by Commissioner Avery to take no action on this agenda item. The motion carried unanimously.

**B. TO POSSIBLY ESTABLISH PARKING RULES FOR BUSINESS VENUES THAT DO NOT HAVE A BUILDING OR JUST A SMALL BUILDING ON SITE.**

Chairman Huffman announced the item from the agenda and opened it up for discussion Commissioners express their comments/concerns regarding this mater. After some discussion, Commissioner Gaughran made a motion, seconded by Commissioner Turkington to take no action on this agenda item. The motion carried unanimously.

**4.7 DISCUSSION AND ACTION REGARDING FORWARDING RECOMMENDATIONS TO THE CITY COUNCIL RELATED TO THE CODE OF ORDINANCES, CHAPTER 18 ZONING, SECTION 18-19 PARKING GENERAL RELATD TO THE FOLLOWING: (COMMISSIONER GARLOCK).**

**A. TO POSSIBLY RESTRICT UNATTACHED TRAILERS PARKING OVERNIGHT ON CITY STREETS.**

Chairman Huffman announced the item from the agenda and opened it up for discussion Commissioners express their comments/concerns regarding this mater. After some discussion, Commissioner Gaughran made a motion, seconded by Commissioner Turkington to take no action on this agenda item. The motion carried unanimously.

**B. TO POSSIBLY RESTRICT ATTACHED TRAILERS PARKING OVERNIGHT ON CITY STREETS.**

Chairman Huffman announced the item from the agenda and opened it up for discussion Commissioners express their comments/concerns regarding this mater. After some discussion, Commissioner Gaughran made a motion, seconded by Commissioner Turkington to take no action on this agenda item. The motion carried unanimously.

**5. ADJOURN**

There being no further business to discussion; Chairman Huffman adjourned the meeting at 4:25 p.m.

---

Marta Martinez, Planning Coordinator

---

Chris Huffman, Chairman

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

**MEETING DATE:** May 18, 2023

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lot 1 Block 19, The Shores Subdivision, Marina Village Phase, Section 2" to create six lots: "Lots 1 , 2, 3, 4, 5, & 6". (Shore Drive)

**ITEM BACKGROUND**

The Shores Development, Inc property owners of subject lots, request to replat Lot 1 Block 19, The Shores Subdivision, Marina Village Phase, Section 2 to create six lots: "Lots 1 - 6". The subject lots are located on the south side of W Shoe Drive, and are zoned "PDD" Planned Development 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

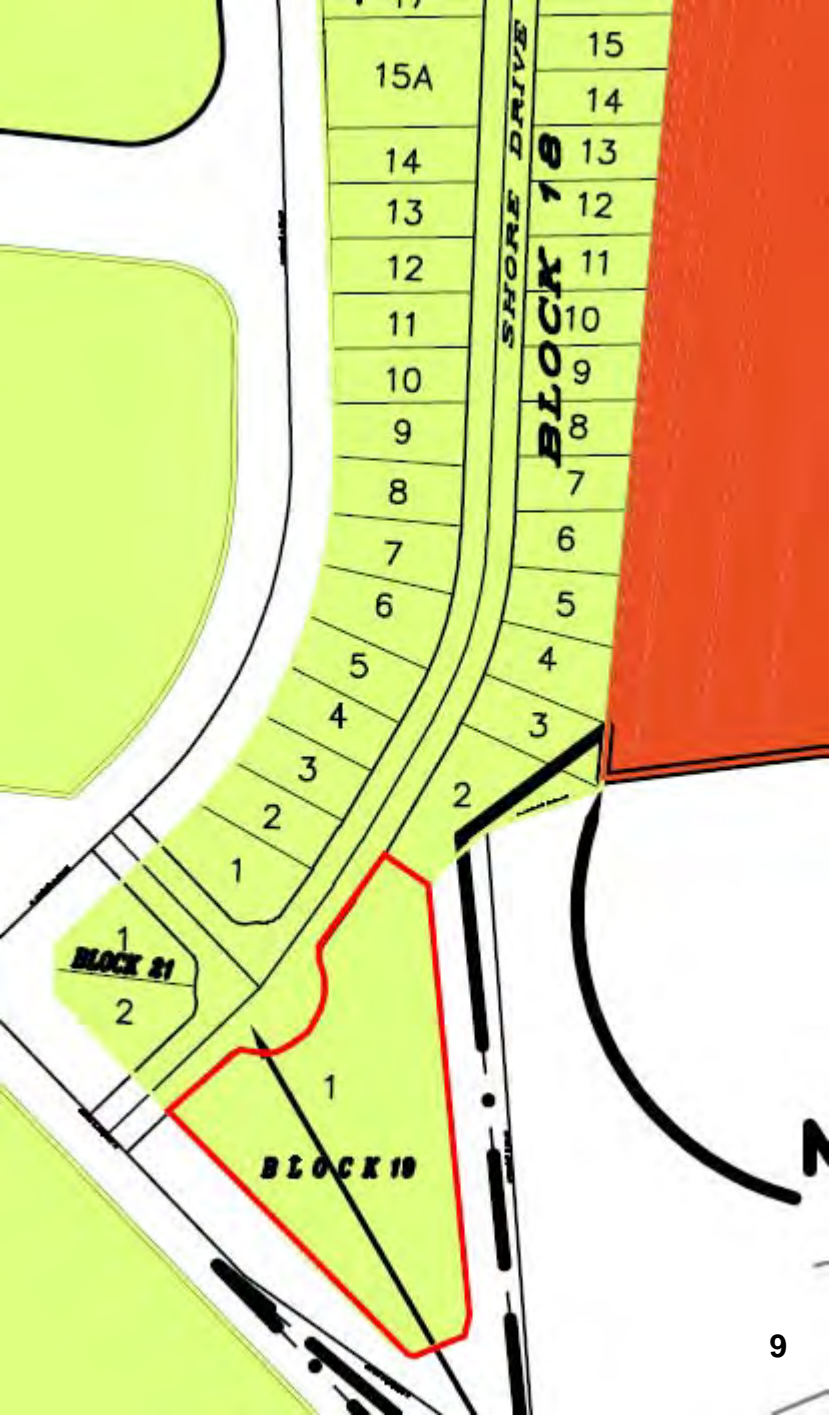
**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

Copy of record plat is 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 record plat.



15A

14

13

12

11

10

9

8

7

6

5

4

3

2

1

1

**BLOCK 21**

2

1

**BLOCK 10**

SHORE DRIVE

**BLOCK 10**

15

14

13

12

11

10

9

8

7

6

5

4

3

2

## 2.4 **The Shores Subdivision Zoning Plan**

### 2.4.1 **(PDD) Zoning Use Districts Categories**

The Zoning regulations and districts provided for in this article and in the Design Code shall be known and be cited and referred to as “The Shores Subdivision Zoning Plan”.

### 2.4.2 **Zoning Districts**

The Shores subdivision on South Padre Island, Cameron County, Texas, is hereby divided into four (4) types of “Zoning Districts”. These Districts shall be known as:

- (A) **R-1** Single Family Residential (including one outbuilding)
- (B) **R-2** Low-rise Multiple Family Dwellings, Apartments, Condominium, Townhouse District
- (C) **R-3** High-rise Multiple Family Dwelling, Apartments, Condominium District, and
- (D) **C** Commercial District, including hotels, retail, office and restaurant development.

Refer to Exhibit in Next Page

### 2.4.3 **Lot Types**

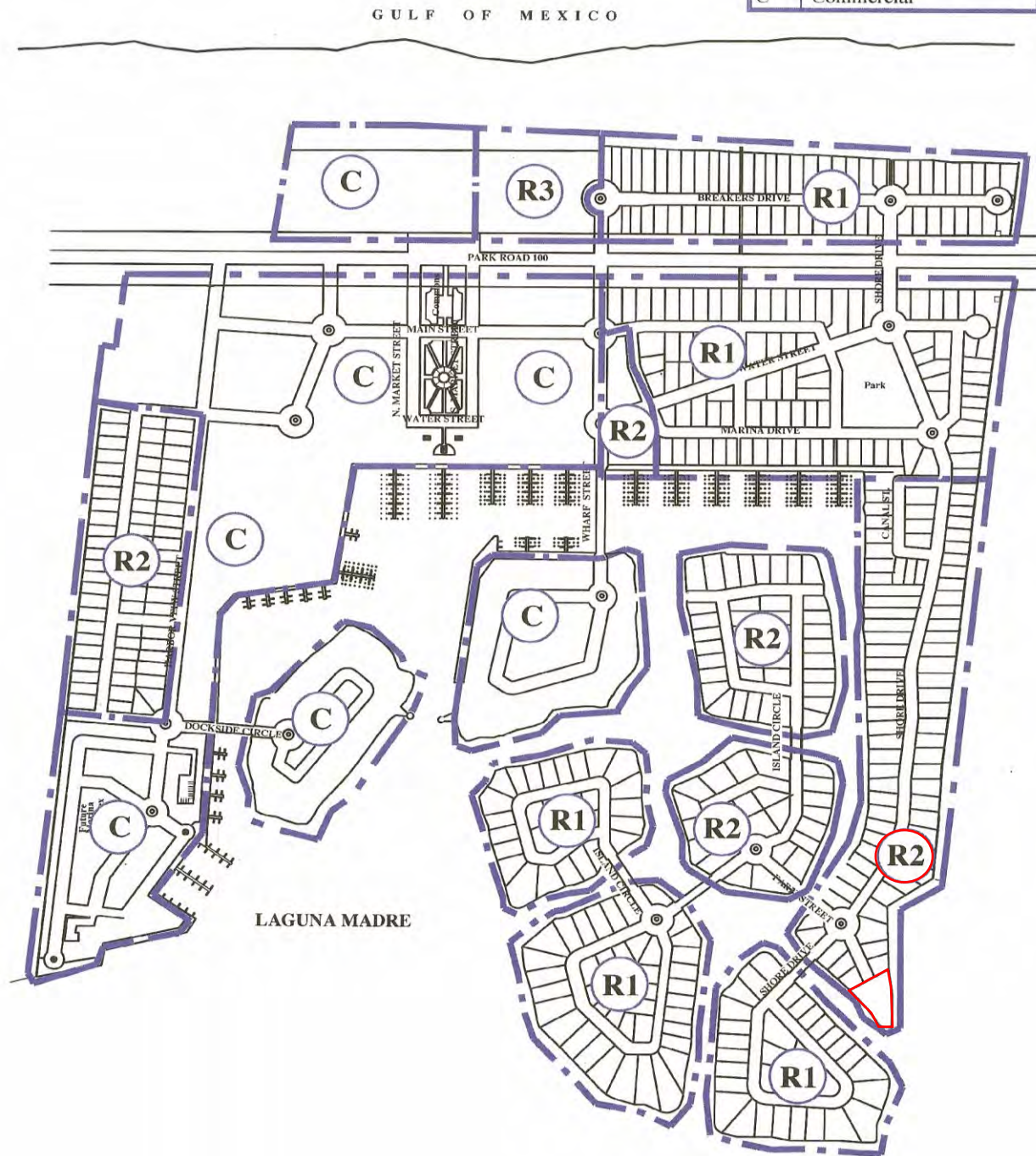
Within the zoned areas there are eight types of lots. The lot type sets construction requirements such as setbacks, height, etc.

- (A) **Lot Type I** Beachfront
- (B) **Lot Type II** Second Tier
- (C) **Lot Type III** Standard Interior
- (D) **Lot Type IV** Waterfront - Bayside
- (E) **Lot Type V** Interior R-2
- (F) **Lot Type VI** Island Interior
- (G) **Lot Type VII** Mixed-use
- (H) **Lot Type VIII** Waterfront R-2

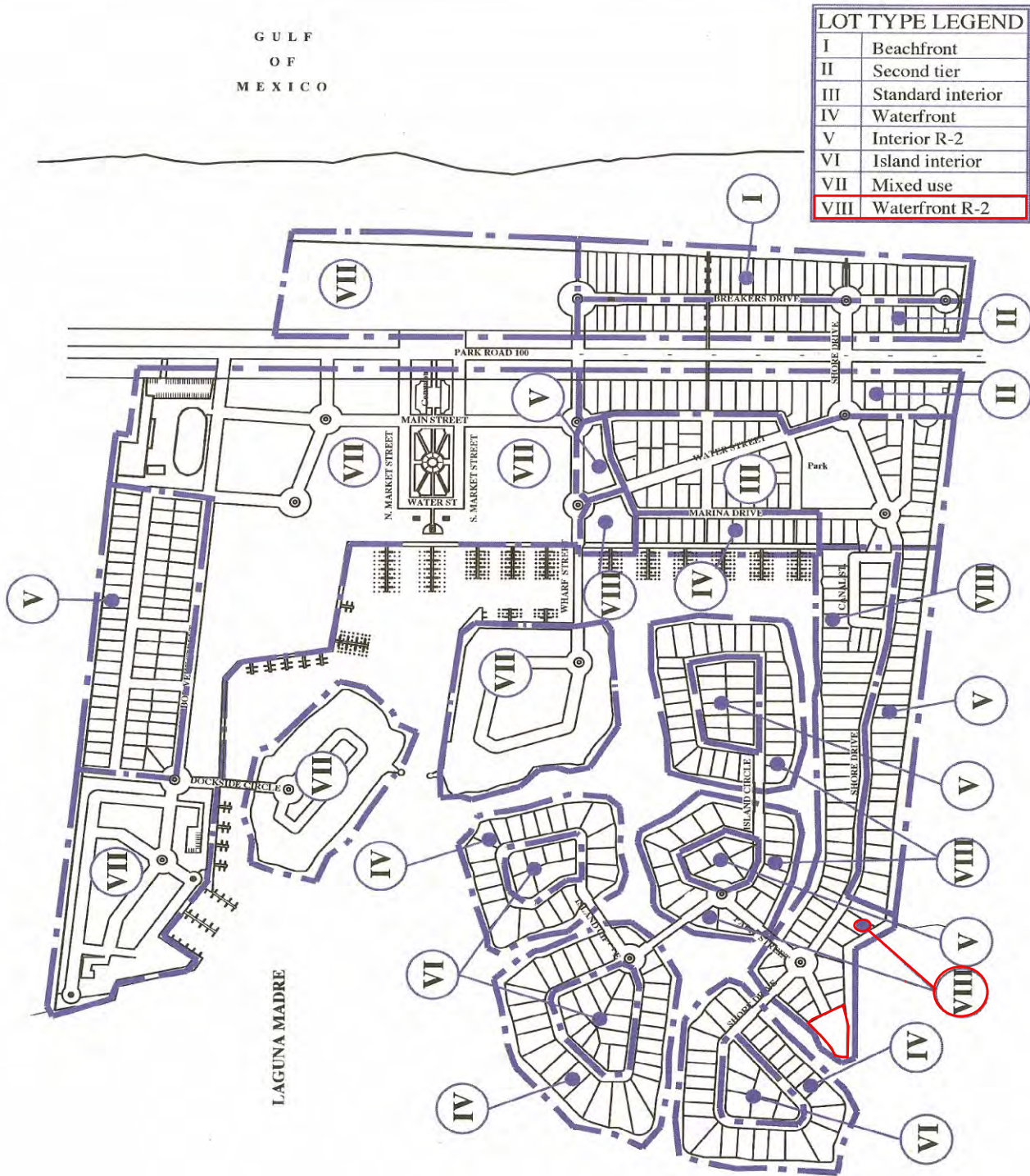
Refer to Exhibit in Next Page



ZONING LEGEND	
R1	Single-Family Residential
R2	Multi-Family Residential
R3	High-Rise Multi-Family
C	Commercial







## 2.6 **R-2 -Low-rise Multiple Family Residential, Apartments, Condominium, Townhouse District**

(A) **Use regulations:** Low-rise Multiple Family Residential, Apartments, Condominiums, Townhouse District; no lot shall be used and no buildings shall be erected or converted to any use other than:

1. Any use authorized in an “R-1” (must follow guidelines for that district).
2. When single-family dwelling is constructed, it must be built to meet all single-family requirements (See R-1).
3. Low-rise multiple-family residential, with a maximum of 3 stories which include:
  - (a) Apartments
  - (b) Condominiums
  - (c) Townhouses
4. All units within the building envelope (Townhouse sharing a common wall all or other multi unit buildings) must be built in their entirety at the same time.

### (B) **Lot Types Allowed in R-2 District**

1. Lot Type V
2. Lot Type VIII

### (C) **Maximum Size of Structures**

1. **The Maximum Impervious Area** on any residential lot may not exceed 65% of the area of the lot.
2. **Site Coverage** must be calculated to include the number of square feet of all heated and cooled space at all floors as they project down to the site and create a footprint. Roof projections from the exterior wall or porch beams are not included. For example, when heated and cooled space is located above unheated cool space or above a porch, the calculation of the heated and cooled space (above) must be included as part of the footprint below when calculating the Maximum Site Coverage. When a balcony or a porch at an upper level projects over an open space below, that area must be included in the site coverage when calculating the Maximum Site Coverage (Including Porches)
3. **Townhouse:** Maximum of four (4) units can be attached as one townhouse building.
4. **Condominiums and Apartments:** The maximum number of units per floor in a condominium or apartment project is five (5) units, maximum per building ten (10) units.

5. When a project contains two or more buildings, the minimum space between buildings is ten (10) feet.
6. The maximum density for a townhouse, condominium or apartment project shall be determined by Shores Development Inc. and the Design Review Board.
7. Maximum Height: Three (3) Stories (Plus Tower)
8. Primary Structure: Two (2) Unit Building (Only)  
*Two or Three Story Structure*  
 Maximum Site Coverage 40% of the Lot area (Excluding Porches)  
 53% of the Lot Area (Including Porches)
9. Primary Structure: Three (3) Or More Unit Building  
*Two or Three Story Structure*  
 Maximum Site Coverage 28% of the Lot area (Excluding Porches)  
 38% of the Lot Area (Including Porches)
10. Outbuilding:  
*One Story Structure:*  
 Maximum Footprint 550 Square Feet  
 (Including Porches: Porches not required)  
*Two Story Structure:*  
 Maximum Footprint 450 Square (Excluding Porches)  
 550 Square Feet (Including Porches)
11. Garages (Outbuildings): (One Story: Maximum Footprint Area: 550 square feet)  
Carports (Outbuildings): (Maximum Area: 500 square feet)
12. Maximum Size:  
 Garden Structure: (Maximum Area: 300 square feet)  
 Storage Building: (Maximum Area: 120 square feet)  
 Deck: (Maximum Area: 400 square feet)  
 Patios: (Maximum Area: 400 square feet)  
 Swimming Pools: (No Maximum Size)  
 Boathouse: (Maximum Footprint: 600 square feet)  
 Pergolas: (Maximum Area: 300 square feet)  
 Gazebos: (Maximum Area: 150 square feet)  
 Tower: (Maximum Area: 225 square feet)

(D) **Setback Requirements**

- Measurement: All setbacks must be measured from the property line to the exterior of a structure. However, in any instance where a street or sidewalk lies within a lot, the setback for such lot shall be measured from the exterior

edge of the street or sidewalk. Additionally, in an instance where a marina or water front lot's property line is located in the water, the setback shall be measured from the bulkhead line. Roofs, bay windows above first floor, and balconies are permitted to overhang the required setback a maximum of 3'-0" but must be a minimum of 3' from the property line. Chimneys and upper floor projections are considered part of the structure and are not permitted to protrude into the required setback. Steps, trash enclosures, and outdoor showers may protrude into the required setbacks to within 3'-0" of the side property line.

- Required: Primary Residential structure must be located on front yard setback. Alternatives to this requirement must be approved by the Design Review Board and require addressing the street. See Note 2.
- When a residence, townhouse, apartment, or condominium is constructed on two or more lots, side yard setback requirements are increased proportionately by the number of lots which are being built on.
- Eaves Requirement: All buildings must have an eave (Roof Projection or overhang) with a minimum dimension of 12" from the exterior face of the exterior wall to the exterior face of the Eaves.

## **Setbacks**

### **Lot Type V Interior R-2**

		<u>2 unit</u> <u>bldg Side</u>	<u>3 + unit</u> <u>bldg Side</u>	<u>Rear</u>
	<u>Front</u>			
Primary Residence	20'-24' Note 2	5'	10'	15'
Towers	30'	5'	10'	20'
Outbuildings / Garage	20'-24'	5'	10'	15'
Garden Structure	10'-20'	3'	3'	3'
Storage Buildings	40' min	3'	3'	3'
Deck	30' min	3'	3'	3'
Patios	30' min	3'	3'	3'
Swimming Pools/Spas	25' min	3'	3'	3'

### **Lot Type VIII Waterfront R-2**

	<u>Front</u>	<u>2 unit</u> <u>bldg</u> <u>Side</u>	<u>3 or more unit</u> <u>Bldg</u> <u>Side</u>	<u>Rear</u>
Primary Residence	20'-24' Note 2	5'	10'	20'
Towers	30' min	5'	10'	20'
Outbuildings / Garage	20'-24'	5'	10'	20'
Garden Structure	10'-20'	3'	3'	3'
Storage Buildings	40' min	3'	3'	20'

Deck	20' min	3'	3'	0'
Patios	20' min	3'	3'	0'
Swimming Pools/Spas	25' min	3'	3'	20' *
Boathouses	N/A	30'	30'	0'

## Notes

\* Note: On Marina Lots, a swimming pool may be built within 3' of the rear lot line if bulkhead (seawall) tiebacks are reengineered with piling or other means of support for bulkhead, designed by a professional engineer and approved by the Shores Design Review Board. On water front lots, a swimming pool may be built within 10' of the rear bulkhead under the same term as on a "Marina Lot".

Note 2: On Type I, II, III, IV, V, VI, VII & VIII Lots, if approved by Shores DRB, the Primary Residence may be located on or near the rear setback line. If the Primary Residence is located to the rear of the front yard setback (street side) then, the front (street side) must be **addressed** in one of the following ways:

(a) with a garden structure: When a garden structure is constructed, it must be a minimum of 100 square feet in area, have a deck to allow seating, be a minimum of 18" above finish grade, and must have a roof or an open pergola roof structure.

(b) with a two story outbuilding: When a two-story outbuilding is constructed on the required front setback, it must have a street facing porch or balcony a minimum of 48 square feet. The minimum depth of an Outbuilding porch or balcony is 6'.

(c) with a one car garage: When a one-car garage is constructed, the garage opening may face the street provided that decorative garage door approved by the DRB is used.

(d) with a two car garage: If a two car garage is constructed, the garage opening may not face the street. When the garage is part of a two-story outbuilding it must comply with Note 2(b) above. When it is only one story, a minimum of 50% of the facade facing the street must be comprised of fenestrations (windows or doors).

Note 3: Double Fronting Lots and Corner Lots:

Lots having a double frontage (running from street to street) must have a front yard setback on both streets.

Lots having a double frontage and being located on a corner must place the widest side yard setback on the corner street side; however, in all cases where the side yard is adjacent to a street, the side yard shall not be less than ten (10) feet in depth.



(E) **Height Regulations Lot Type V, VIII**

**Maximum Height**

Primary Residence	60' (Above Mean Sea Level)
Towers	70' (Above Mean Sea Level)
Outbuildings	40' (Above Mean Sea Level)
Garages	27' (Above Mean Sea Level)
Carports	23' (Above Mean Sea Level)
Garden Structure	23' (Above Mean Sea Level)
Boathouse	32' (Above Mean Sea Level) (Where Permitted)
Storage Building	23' (Above Mean Sea Level)
Deck	2' (Above Grade)
Patios	2' (Above Grade)

1. Measurement: Building Heights of all structures must be measured from the highest point of the roof, excluding chimneys and finials.
2. Floors to Ceiling Heights: Primary residences must have a minimum 10'-0" floor-to- ceiling height at the first living level and a minimum of 10'-0" at the second living ground level as measured from finish floor to finish ceiling. Outbuildings must have a minimum of 9'-0" floor to ceiling height.
3. First Floor Level: The top of the finish floor of the first floor (ground level) level of a primary residence, outbuilding or garage must be a minimum of one foot above crown of the street directly in front of the residence. If the first floor of the Primary Residence, Outbuilding or garage contains a bathroom, the top of the finish floor of the bathroom and living area must comply with FEMA Regulations; however, in no case will it be less than 10 feet above mean sea level (MSL) East of Highway #100 and 9 feet above "MSL" West of Highway #100.

Note: The owner is responsible for complying with the requirements of FEMA and the Town of South Padre Island Building Regulations.

(F) **Uses of First Floor of Residence**

See (N) for maximum a/c area.

1. Garage
2. Entry foyer (including elevator & stairs)
3. Bathroom \*
4. Storage
5. Servant's quarters (including the bath) not to exceed 225 sq. ft. \*
6. Recreational Area
7. Living Area\*

\* Must comply with FEMA and Town Flood Hazard Ordinance.

(G) **Required Parking**

1. Condominiums, apartments, multifamily and town houses shall provide two (2) off-street parking spaces for each unit in the building plus an additional space for each bedroom over 3 bedrooms.
2. **Size:** The minimum size of a parking space is to be 9 feet by 18 feet. For all lots, the hard surfaced portion of driveways is limited to a maximum of 12 feet wide. Each Residential lot shall be allowed one driveway from the street with maximum fence cut of 12 feet. Residences with a two-car garage (side by side) shall be allowed one driveway from the street with a maximum fence cut of 14 feet.
3. **Location:** Driveways for lots located on traffic circles must be placed on the adjacent street and not in the circle.
4. **Material:** Driveway, walks, garages, and on-site parking must be constructed of concrete pavers. Concrete is prohibited. Paver types, patterns and colors shall be submitted to DRB for review and approval.

(H) **Area of Lot:** The minimum area of a lot shall be 5,000 square feet.

(I) **Width of Lot:** The minimum width of a lot shall be thirty-five (35) feet. *Note: the front yard of an irregular shaped lot is measured at the front yard setback when determining the lot width.*

(J) **Depth of Lot:** The minimum depth of a lot shall be as required to meet the 5,000 square feet lot size.

(K) **Front Door:** The Primary Residences must have the front door visible from the street.

(L) **Garage Door:** Decorative garage doors are required. Garage door openings that are vertical (taller than wide) are encouraged; however, at a minimum, garage door openings must be square. A Primary Residence may have a maximum of two (2) garage doors facing the street if the front door is prominent and also faces the street. An Outbuilding may have a maximum of one (1) garage door facing the street. All garage doors must be under a balcony.

(M) **Garage Floor Elevation:** The required elevation of the garage floor above the crown of the street in a R-1 or R-2 zoned district is as follows:

Garage floor must be elevated above the crown of the street of .6 of an inch for each foot of distance between the property line at the street and the front of house and garage door.

Example:

20' = 12"	/ required elevation of garage floor above crown of street
24' = 14.4"	/ required elevation of garage floor above crown of street
60' = 36"	/ required elevation of garage floor above crown of street

(N)    **Townhouse Lots**

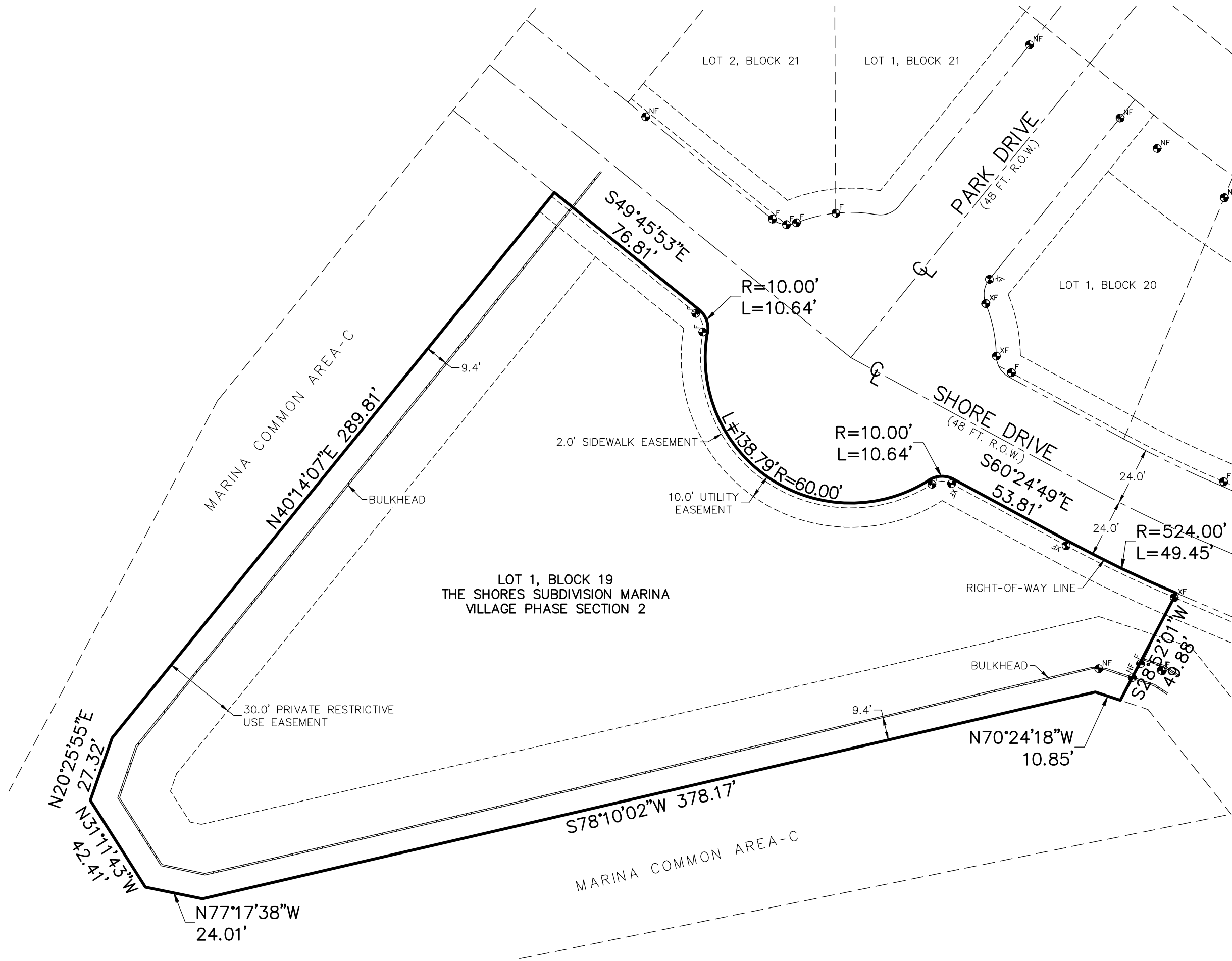
1. Minimum area of 2,500 square feet
2. Minimum width of 25 feet
3. Minimum depth of 100 feet

(O)    **Lot Contour:** Yard areas must contour around House and driveway and may not be inappropriately elevated.

All lots must drain to the street or waterway.

(P)    **Other Requirements**

General Requirements	Section 2.4.4A
Architectural Guidelines	Section 2.9
Site Improvements	Section 2.10
Miscellaneous Guidelines	Section 2.11
Landscape Guidelines	Section 2.12
Shores DRB Approval Process	Section 2.13



PROPERTY PRIOR TO REPLAT

METES AND BOUNDS DESCRIPTION

BEING 1.41 ACRE OF LAND OUT OF LOT 1, BLOCK 19, THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION 2, IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, RECORDED IN CABINET 1, SLOT 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 1.41 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEAST CORNER OF LOT 1, BLOCK 19 AND BEING ON THE SOUTH RIGHT OF WAY OF SHORE DRIVE (HAVING 48 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 SHORE DRIVE, SOUTH 28 DEG. 52 MIN. 01 SEC. WEST, PASSING A DISTANCE OF 2.00 FEET FOR AN "X" MARK FOUND, PASSING A DISTANCE OF 39.38 FEET FOR A NAIL FOUND, A TOTAL DISTANCE OF 49.88 FEET TO A POINT, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE NORTH 70 DEG. 24 MIN. 18 SEC. WEST A DISTANCE OF 10.85 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE SOUTH 78 DEG. 10 MIN. 02 SEC. WEST A DISTANCE OF 378.17 FEET TO A POINT, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE NORTH 77 DEG. 17 MIN. 38 SEC. WEST A DISTANCE OF 24.01 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE NORTH 31 DEG. 11 MIN. 43 SEC. WEST A DISTANCE OF 42.41 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE NORTH 20 DEG. 25 MIN. 55 SEC. EAST A DISTANCE OF 27.32 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 7) THENCE NORTH 40 DEG. 14 MIN. 07 SEC. EAST A DISTANCE OF 289.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SHORE DRIVE, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 8) THENCE ALONG THE SOUTH RIGHT OF WAY OF SHORE DRIVE, SOUTH 49 DEG. 45 MIN. 53 SEC. EAST A DISTANCE OF 76.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 9) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF SHORE DRIVE OF SAID CURVE WITH A RADIUS OF 10.00 FEET AN ARC LENGTH OF 10.64 FEET AND A CENTRAL ANGLE OF 60 DEG. 56 MIN. 27 SEC., HAVING A CHORD BEARING OF SOUTH 19 DEG. 17 MIN. 40 SEC. EAST AND A CHORD DISTANCE OF 10.14 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 10) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF SHORE DRIVE OF SAID CURVE WITH A RADIUS OF 60.00 FEET AN ARC LENGTH OF 136.79 FEET AND A CENTRAL ANGLE OF 132 DEG. 31 MIN. 49 SEC. HAVING A CHORD BEARING OF SOUTH 55 DEG. 05 MIN. 13 SEC. EAST AND A CHORD DISTANCE OF 109.85 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 11) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF SHORE DRIVE OF SAID CURVE WITH A RADIUS OF 10.00 FEET AN ARC LENGTH OF 10.64 FEET AND A CENTRAL ANGLE OF 60 DEG. 56 MIN. 27 SEC. HAVING A CHORD BEARING OF SOUTH 89 DEG. 05 MIN. 27 SEC. EAST AND A CHORD DISTANCE OF 10.14 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 12) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF SHORE DRIVE, SOUTH 60 DEG. 24 MIN. 49 SEC. EAST 53.81 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 13) THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF SHORE DRIVE OF SAID CURVE WITH A RADIUS OF 524.00 FEET AN ARC LENGTH OF 49.45 FEET AND A CENTRAL ANGLE OF 05 DEG. 24 MIN. 25 SEC. HAVING A CHORD BEARING OF SOUTH 63 DEG. 07 MIN. 03 SEC. EAST AND A CHORD DISTANCE OF 49.43 FEET TO THE POINT OF BEGINNING, CONTAINING 1.41 ACRE 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 2011 FOR THE AREA INSIDE THE BOUNDARIES OF RE-PLAT OF LOT 1, BLOCK 19, THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2.

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 LOT 1, BLOCK 19, THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2, 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.

SHORES DEVELOPMENT, INC. BY \_\_\_\_\_ DATE \_\_\_\_\_  
RICHARD J. FRANK, SR., PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RICHARD J. FRANK, SR. 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 8) AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0370, 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. MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED IN THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS, SPECIFICATION AND ZONING FOR THE SHORES SUBDIVISION OF SOUTH PADRE ISLAND.
5. THIS TRACT IS ZONED PDD (PLANNED DEVELOPMENT 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.

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

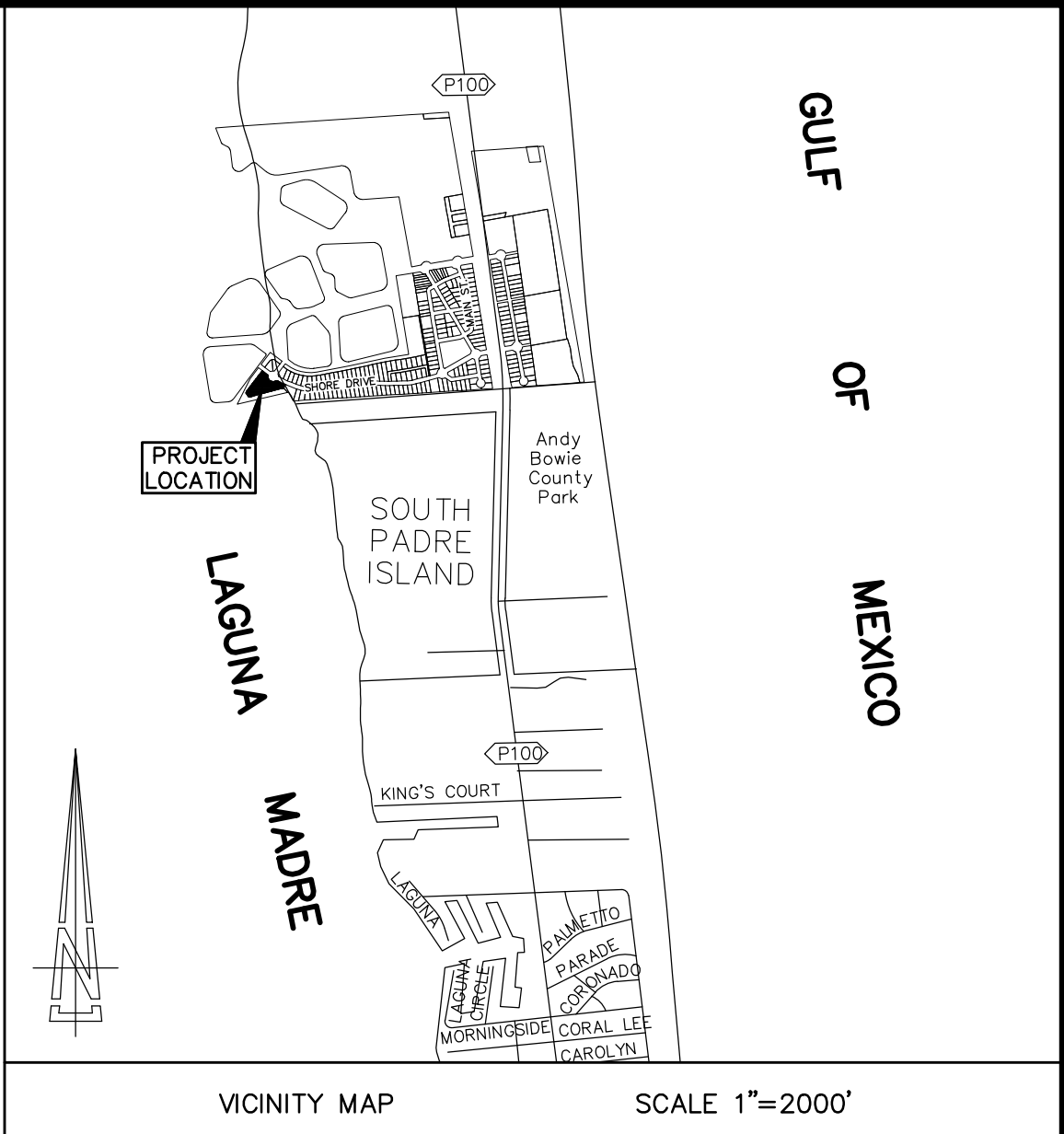
DATE

THE SHORES SUBDIVISION  
MARINA VILLAGE PHASE, SECTION 2,  
REPLAT LOT 1, BLOCK 19

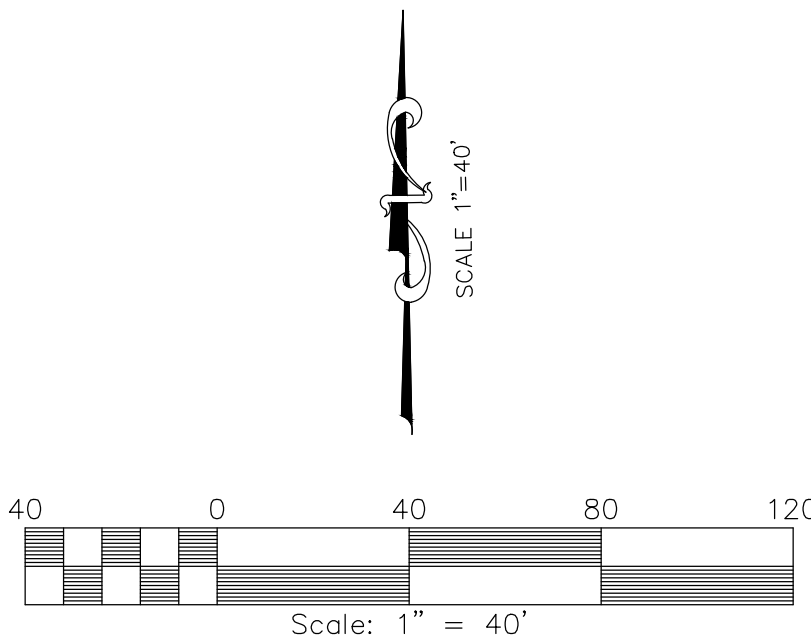
BEING A REPLAT OF LOT 1, BLOCK 19, THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2, IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1 SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

Moore Land  
Surveying, LLC

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



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



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

**MEETING DATE:** May 18, 2023

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 7 & 8 Block 162, Padre Beach Subdivision, Section XI" to create one large lot: "Lot 7A". (111 E. Verna Jean Dr.)

**ITEM BACKGROUND**

Charles and Deborah Maddox property owners of subject lots, request to replat Lots 7 & 8 Block 162, Padre Beach Subdivision, Section XI" to create one large lot: "Lot 7A". The subject lots are located on the south side of E Verna Jean Drive, and are zoned District "B-2" Residential Multi-family Dwelling 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

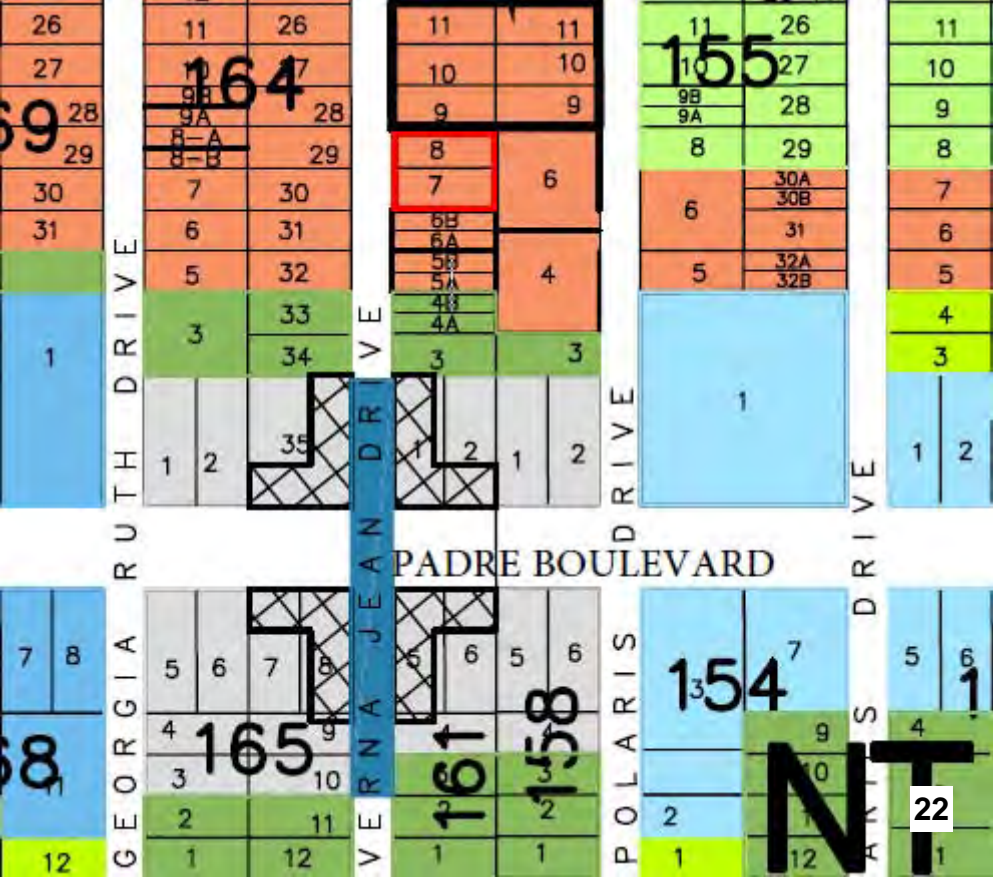
**LEGAL REVIEW**

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. 20-7.1. 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.



### METES AND BOUNDS DESCRIPTION

0.287 ACRE (12,500 SQ. FT.), BEING ALL OF LOTS SEVEN (7), AND EIGHT (8), BLOCK ONE-HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 7, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF E. VERNA JEAN DRIVE (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT:

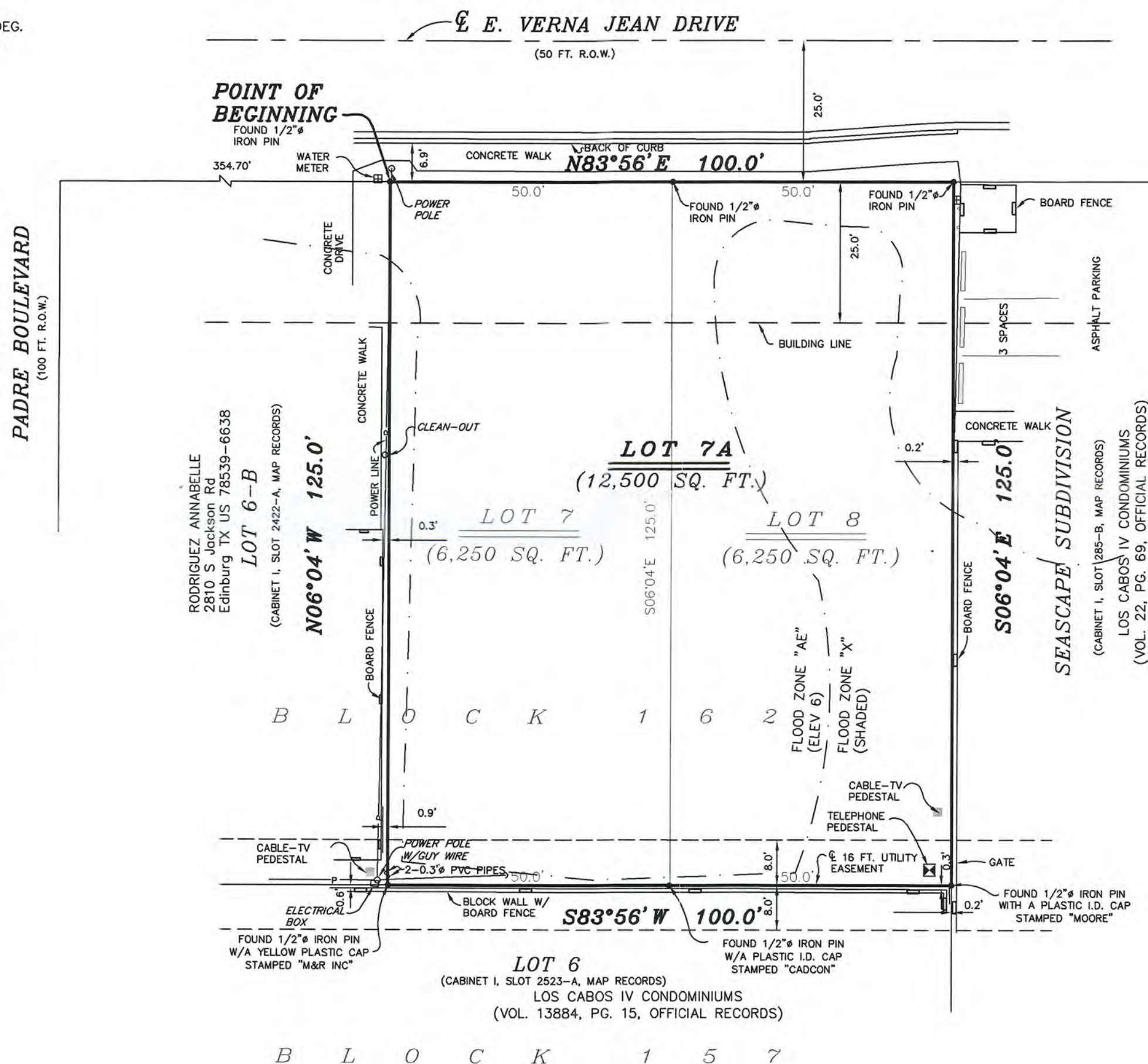
THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E. VERNA JEAN DRIVE, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 100.0 FT. TO A ONE HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 8, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID E. VERNA JEAN DRIVE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 8, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "MOORE" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 7 AND 8, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 100.0 FEET TO ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 7, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.287 ACRE (12,500 SQ. FT.) OF LAND, MORE OR LESS.



**NOTES:**

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY OF VERNA JEAN DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 6) AND FLOOD ZONE "X" (SHADED) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONE "B-2" (RESIDENTIAL & MULTI-FAMILY) PER THE CITY OF SOUTH PADRE ISLAND ZONING MAP.
4. BUILDING SETBACKS PER ZONE "B-2"

FRONT YARD	25 FT.
SIDE YARD	5 FT.
REAR YARD	20 FT.

The undersigned hereby certifies that the survey described hereon was made on the ground on APRIL 19, 2023; 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.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

PRELIMINARY PLAT  
OF  
"LOT 7A, BLOCK 162, PADRE BEACH SECTION XI"  
BEING A REPLAT  
OF

LOT NUMBER SEVEN (7), AND LOT NUMBER EIGHT (8), BLOCK NUMBER ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

**SURVEYED FOR:**

**CDM LIFESTYLE CONCEPTS, LLC.**

**PADRE BOULEVARD**  
(100 FT. R.O.W.)

**GEORGIA RUTH DRIVE**  
(50 FT. R.O.W.)

62.5'	154.354' 1	62.5'	100.0'	50.0'				25.0'	25.0'	25.0'	25.0'
	154.427'	125.0'	LOT 3 (CAB. I, SLOT 2470A MAP RECORDS)	5	6	7		LOT 8-B (CABINET I, SLOT 492-A, M/R)	LOT 8-A (CABINET I, SLOT 1776-B, M/R)	LOT 9A (CABINET I, SLOT 1776-B, M/R)	LOT 9B
	2										
	124.50'			164							
125.0'	LOT 35 (CABINET I, SLOT 536-A, M/R)	34 LOT 125.0'	LOT 33-A (CABINET I, SLOT 426-B, M/R)	33	32	31	30		29		28
	124.646'	50.0'	50.0'	30.0'							

**VERNA JEAN DRIVE**  
(50 FT. R.O.W.)

62.5'	154.354' 1	62.5'	50.0'		25.0'	25.0'	25.0'	25.0'			
	154.427'	125.0'	3	4	LOT 5A (CABINET I, SLOT 2421B, M/R)	LOT 5B	LOT 6A (CABINET I, SLOT 2422A, M/R)	LOT 6B	7	8	SEASCAPE SUBD. (CABINET I, SLOT 285-B, M/R)
	2										
	154.850'				162						
	1										
	154.913'	125.0'	3		157						
	2										
	154.986'	50.0'									

**VICINITY MAP**      1"=100'

**MERIDIAN OF  
PADRE BEACH  
SECTION XI  
SUBDIVISION**

OWNER: (AS TO LOT 7)  
CHARLES AND DEBORAH MADDOX  
1139 S. GARY PLACE  
TULSA, OKC 74104

OWNER: (AS TO LOT 8)  
CDM LIFESTYLE CONCEPTS, LLC,  
1139 S. GARY PLACE  
TULSA, OKC 74104

*Mejia & Rose, Incorporated*

*Engineering* *Surveying*

*T.B.P.E. Reg. No. F-002670*

*T.B.P.L.S Reg. No. 10023900*

*1643 West Price Road (956) 544-3022*

*P.O. Box 3761 Brownsville, Texas 78520*

*Fax (956) 544-3068*

*email: mandrinc@cngmail.com*

G.F. NO. N/A

**JOB NO.** 22144  
Gene G. Orive Jr.



METES AND BOUNDS DESCRIPTION

0.287 ACRE (12,500 SQ. FT.), BEING ALL OF LOTS SEVEN (7), AND EIGHT (8), BLOCK ONE-HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 7, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF E. VERNA JEAN DRIVE (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E. VERNA JEAN DRIVE, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 100.0 FT. TO A ONE HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 8, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID E. VERNA JEAN DRIVE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 8, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "MOORE" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 7 AND 8, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 100.0 FEET TO ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 7, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.287 ACRE (12,500 SQ. FT.) OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY OF VERNA JEAN DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 6) AND FLOOD ZONE "X" (SHADED) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONE "B-2" (RESIDENTIAL & MULTI-FAMILY) PER THE CITY OF SOUTH PADRE ISLAND ZONING MAP.
4. BUILDING SETBACKS PER ZONE "B-2" FRONT YARD 25 FT. SIDE YARD 5 FT. REAR YARD 20 FT.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCE ARE IN FEET AND DECIMALS THEREOF.



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

STATE OF TEXAS  
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR ALL OF LOT SEVEN (7) AND LOT EIGHT (8), BLOCK ONE HUNDRED SIXTY TWO (162), PADRE BEACH SECTION XI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED:

TONY YZAQUIRRE JR. ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS. ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

5/2/23  
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. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

5/10/2023  
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 \_\_\_\_\_ 2023.

PLANNING AND ZONING COMMISSION  
CHAIR

PUBLIC WORKS DIRECTOR

STATE OF TEXAS  
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

By: \_\_\_\_\_ Deputy

OWNER: (AS TO LOT 7)  
CHARLES AND DEBORAH MADDOX  
1139 S. GARY PLACE  
TULSA, OKC 74104

OWNER: (AS TO LOT 8)  
CDM LIFESTYLE CONCEPTS, LLC,  
1139 S. GARY PLACE  
TULSA, OKC 74104

E. E. VERNA JEAN DRIVE  
(50 FT. R.O.W.)

POINT OF BEGINNING

N83°56'E 100.0'

PADRE BOULEVARD  
(100 FT. R.O.W.)

LOT 6-B  
(CABINET I, SLOT 2422-A, MAP RECORDS)

N06°04'W 125.0'

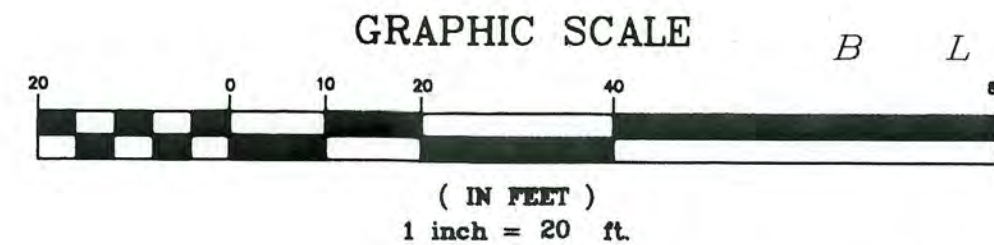
LOT 7  
(6,250 SQ. FT.)

LOT 8  
(6,250 SQ. FT.)

SEASCAPE SUBDIVISION  
(CABINET I, SLOT 2523-B, MAP RECORDS)

S06°04'E 125.0'

MERIDIAN OF  
PADRE BEACH  
SECTION XI



PROPERTY PRIOR TO REPLAT

E. E. VERNA JEAN DRIVE  
(50 FT. R.O.W.)

POINT OF BEGINNING

N83°56'E 100.0'

PADRE BOULEVARD  
(100 FT. R.O.W.)

LOT 6-B  
(CABINET I, SLOT 2422-A, MAP RECORDS)

N06°04'W 125.0'

LOT 7A  
(12,500 SQ. FT.)

SEASCAPE SUBDIVISION  
(CABINET I, SLOT 2523-B, MAP RECORDS)

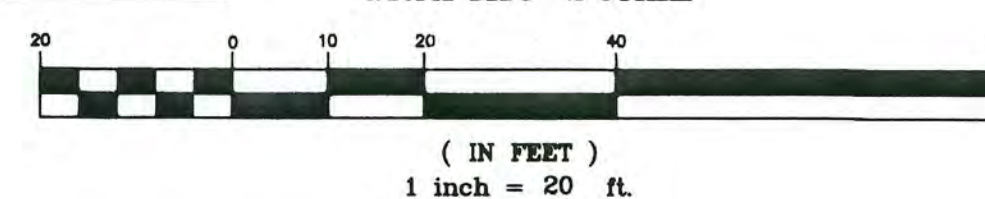
S06°04'E 125.0'

MERIDIAN OF  
PADRE BEACH  
SECTION XI

LOT 6  
(CABINET I, SLOT 2523-A, MAP RECORDS)

B L O C K 1 5 7

REPLAT



OWNERS CERTIFICATION

STATE OF OKLAHOMA  
COUNTY OF TULSA

I, THE UNDERSIGNED, CHARLES A. MADDOX, MANAGER OF CDM LIFESTYLE CONCEPTS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 7A, BLOCK 162, PADRE BEACH SECTION XI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

Charles A. Maddox  
BY CHARLES A. MADDOX, MANAGER OF CDM LIFESTYLE CONCEPTS LLC,  
OWNER OF LOT 8

May 5 2023  
DATE

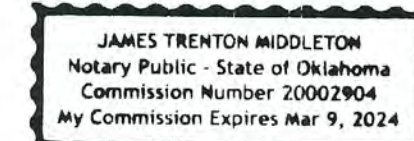
STATE OF OKLAHOMA  
COUNTY OF TULSA

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

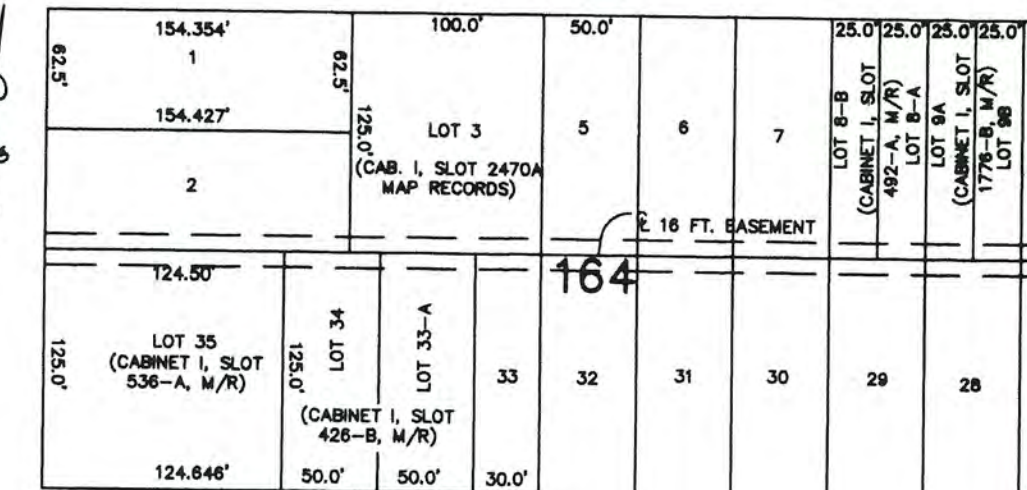
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>TH</sup> DAY OF May, 2023.

James Trenton Middleton  
NOTARY PUBLIC

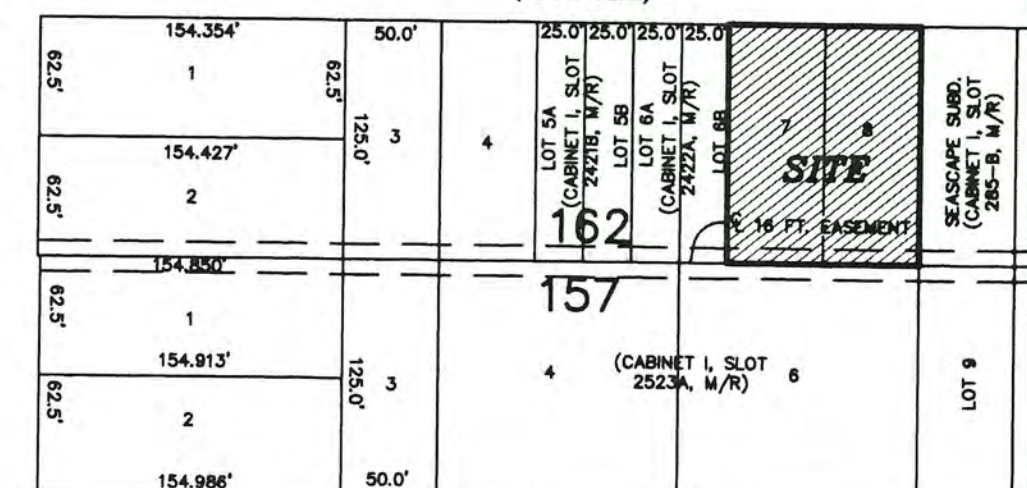
Tulsa  
COUNTY



GEORGIA RUTH DRIVE  
(50 FT. R.O.W.)



VERNA JEAN DRIVE  
(50 FT. R.O.W.)



VICINITY MAP 1"=100'

OWNERS CERTIFICATION

STATE OF OKLAHOMA  
COUNTY OF TULSA

I, THE UNDERSIGNED, CHARLES MADDOX AND DEBORAH MADDOX, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 7A, BLOCK 162, PADRE BEACH SECTION XI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATES TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

Charles Maddox  
BY CHARLES MADDOX, OWNER OF LOT 7

May 5 2023  
DATE

Deborah Maddox  
BY DEBORAH MADDOX, OWNER OF LOT 7

May 5 2023  
DATE

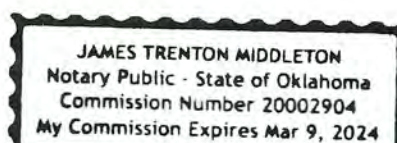
STATE OF OKLAHOMA  
COUNTY OF TULSA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>TH</sup> DAY OF May, 2023.

James Trenton Middleton  
NOTARY PUBLIC

Tulsa  
COUNTY



STATE OF TEXAS  
COUNTY OF CAMERON

I, THE UNDERSIGNED, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 7A, BLOCK 162, PADRE BEACH SECTION XI" IN THE CITY OF SOUTH PADRE ISLAND, TEXAS OR ITS ETJ, 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.

John Reed  
JOHN REED - SENIOR VICE PRESIDENT  
FIRST COMMUNITY BANK - SOUTH PADRE ISLAND

STATE OF TEXAS  
COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10<sup>TH</sup> DAY OF May, 2023.

John Reed  
NOTARY PUBLIC

Cameron  
COUNTY



FINAL PLAT

OF  
"LOT 7A, BLOCK 162, PADRE BEACH SECTION XI"  
BEING A REPLAT  
OF

LOTS NUMBER SEVEN (7), AND EIGHT (8), BLOCK NUMBER ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

CDM LIFESTYLE CONCEPTS, LLC.

APRIL 19, 2023

Mejia & Rose, Incorporated

Engineering T.B.P.E. Reg. No. F-002670  
Surveying 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@cmgmaail.com

G.F. NO. N/A 22144 PLAT/DWG JOB NO. 22144  
Gena G. Orive Jr.



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

**MEETING DATE:** May 18, 2023

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 3 & 4 Block 168, Padre Beach Subdivision, Section XI" to create one large lot: "Lot 4A". (103 W. Carolyn Drive)

**ITEM BACKGROUND**

Hotel Series A LLC, Dhansukh Patel property owner of subject lots, request to replat Lots 3 & 4 Block 168, Padre Beach Subdivision, Section XI to create one large lot: "Lot 4A". The subject lots are located on the south side of W Carolyn Drive, and are zoned "PBN" Padre Boulevard North Character Zone. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal:

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.

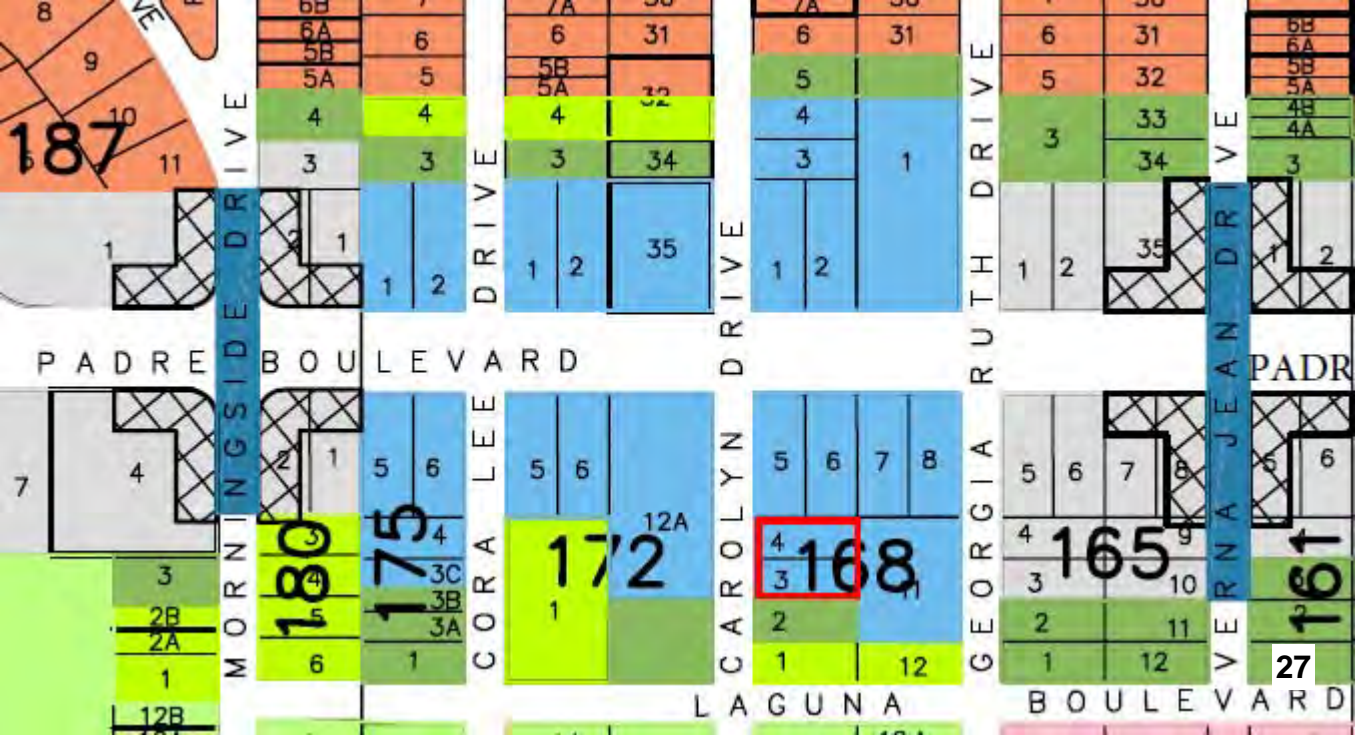


Table 5.1 – Schedule of Uses (Land Use)

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



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

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

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

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

P/SUP: Permitted with a Specific Use Permit

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

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

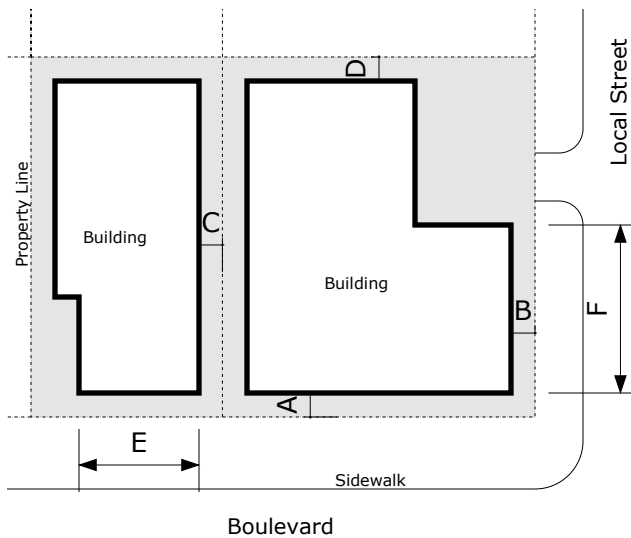
SE: Special Exception

NA: Not applicable

NP: Not permitted

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

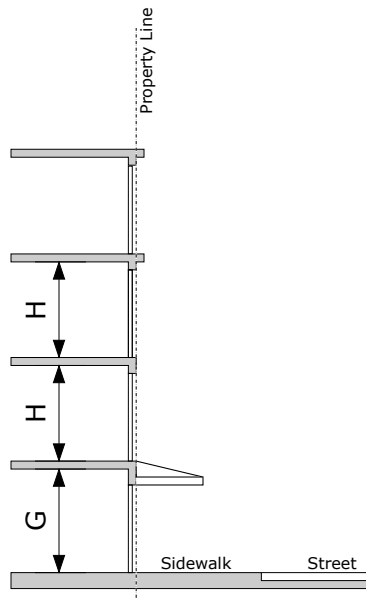
**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE**  
**6.5 PADRE BOULEVARD NORTH CHARACTER ZONE**

**6.5.1 Building Placement**

- (i) Build-to-Zone (From property line)
- |                         |          |   |
|-------------------------|----------|---|
| Boulevard               | 10' min. | A |
| Local Street            | None     | B |
| Pedestrian Priority St. | 5'-25'   | B |
- \* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
- |   |          |   |
|---|----------|---|
| Side  | 0' min.  | C |
| Rear  | 0' min.  | D |
| Rear toward a Single Family residential lot | 10' min. | D |
- \* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
- |                         |          |   |
|-------------------------|----------|---|
| Boulevard               | None     | E |
| Local Street            | None     | F |
| Pedestrian Priority St. | 40% min. | F |

**6.5.3 Parking**

- (i) Location Priority
1. Front parking;
  2. Shared parking lot or parking building
    - Within 1,200 feet from the lot with the principal building.
    - The approval by the City Manager or designee required;
    - Shared parking agreement is required;
  3. Next to a building; and
  4. Behind a building.
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
  2. No side/rear setback for parking;
  3. Non-residential uses
    - Min. 1 space/300 SF (gross)
  4. Residential uses
    - Min. 1.5 space/unit
  5. Lodging uses
    - 0.75 spaces/lodging room
  6. Floor to floor heights shall not apply to parking floors.
  7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
  2. Porte cocheres may be permitted.
  3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

**6.5.2 Building Height**

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



# METES AND BOUNDS DESCRIPTION

BEING A 0.287 ACRE (12,500 SQ. FT.) OF LAND, BEING ALL OF LOTS NUMBERED THREE (3) AND FOUR (4), BLOCK NUMBER ONE HUNDRED SIXTY EIGHT (168), PADRE BEACH SECTION XI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND, AT THE NORTHWEST CORNER OF SAID LOT 3 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CAROLYN DRIVE, BEING THE NORTH BOUNDARY LINE OF SAID LOTS 3 AND 4, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "CA" FOUND, AT THE NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAROLYN DRIVE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 4, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 3 AND 4, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

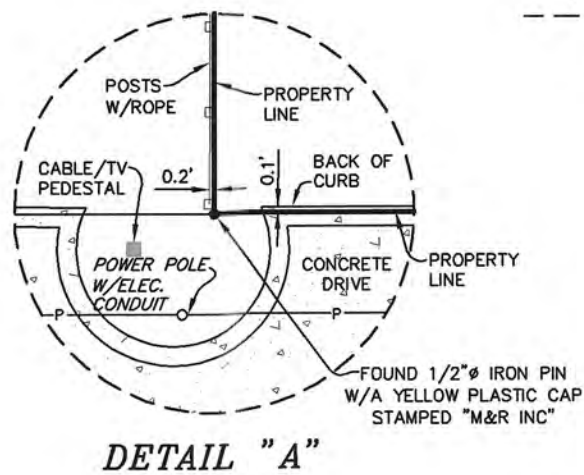
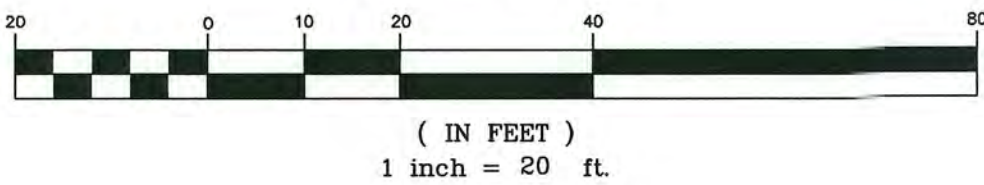
CONTAINING 0.287 ACRE OF LAND, MORE OR LESS.

## NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (EL 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "PBN" PADRE BOULEVARD NORTH CHARACTER ZONE OF THE CITY OF SOUTH PADRE ISLAND ISLAND'S ZONING CODE.
4. SETBACKS ARE BASED ON PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE SECTION 6.5 PADRE BOULEVARD NORTH CHARACTER ZONE.  
SIDE SETBACK - 0' MIN.  
REAR SETBACK - 0' MIN.  
REAR TOWARD A SINGLE FAMILY RESIDENTIAL LOT - 10' MIN.

MERIDIAN OF  
PADRE BEACH  
SECTION XI

GRAPHIC SCALE



## PRELIMINARY PLAT OF "LOT 4A, BLOCK 168, PADRE BEACH SECTION XI"

### BEING A REPLAT OF

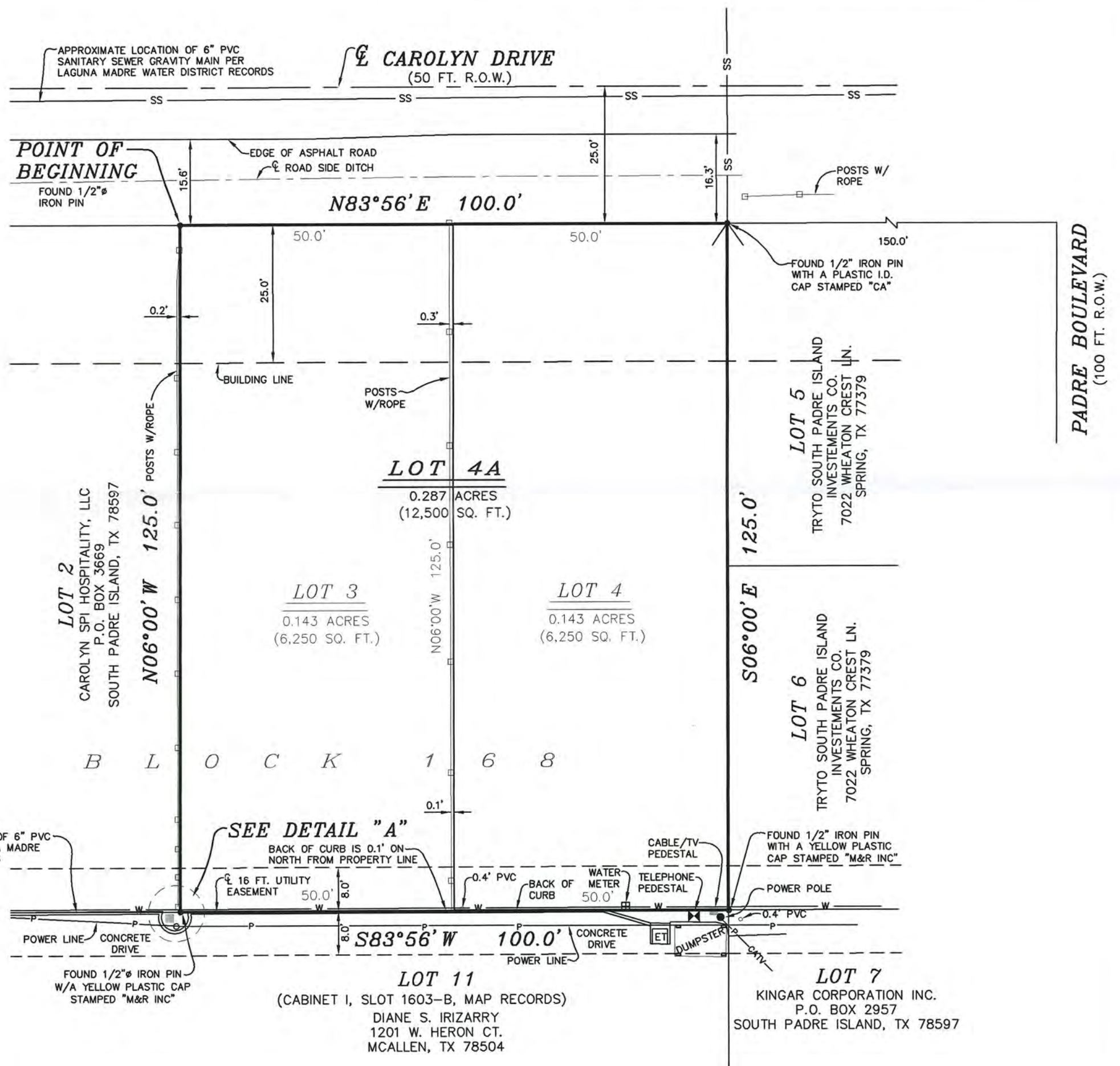
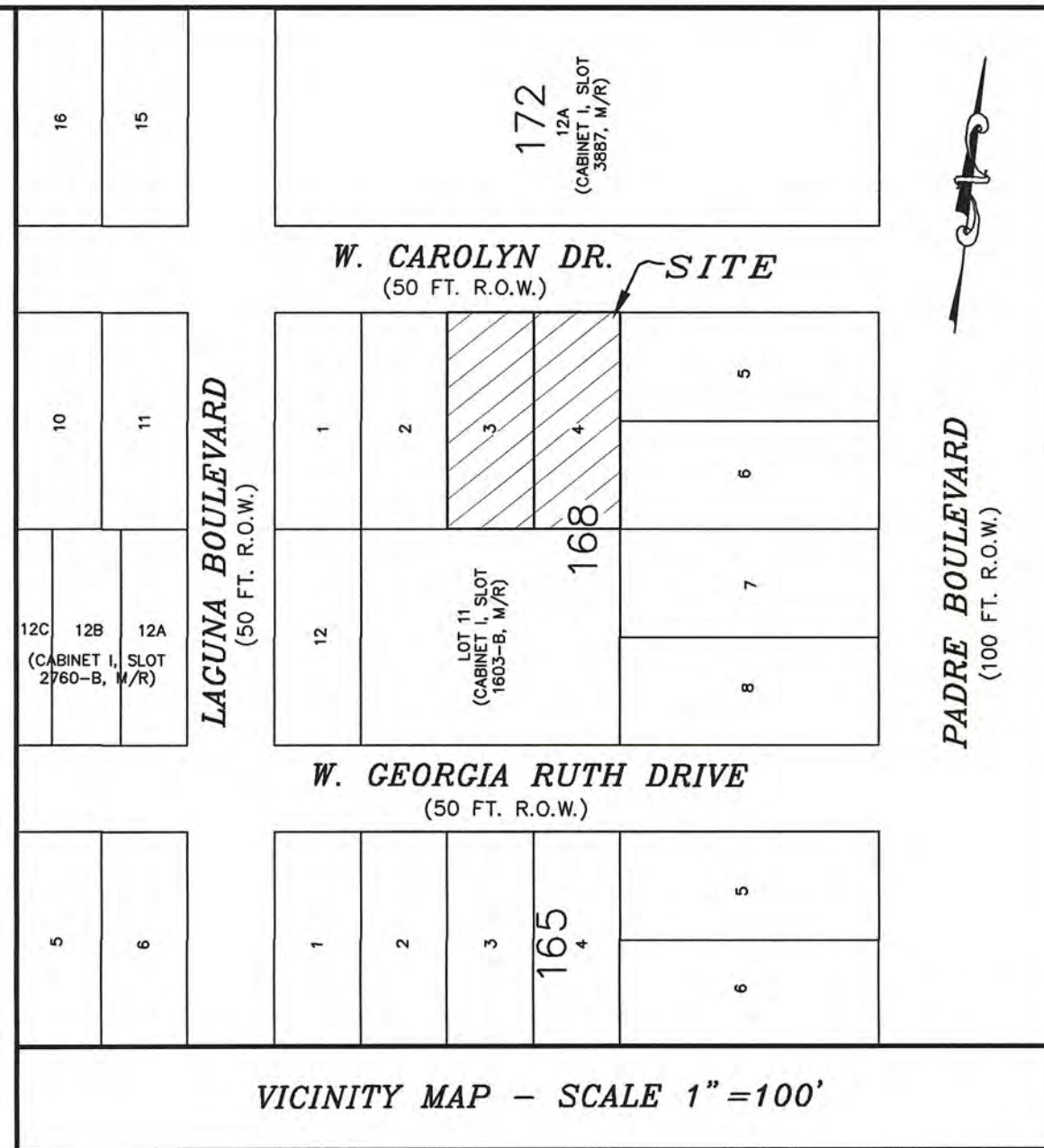
LOTS NUMBERED THREE (3) AND FOUR (4), BLOCK NUMBER ONE HUNDRED SIXTY-EIGHT (168), PADRE BEACH SECTION XI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'  
SURVEYED FOR:

HOTEL SERIES A LLC.

The undersigned hereby certifies that the survey described hereon was made on the ground on 12/26/2022; 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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



OWNER:  
HOTEL SERIES A LLC  
P.O. BOX 3669  
SOUTH PADRE ISLAND, TX 78597

Mejia & Rose, Incorporated

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

G.F. NO. N/A JOB NO. 22034  
KEILA POSADA



**METES AND BOUNDS DESCRIPTION**  
BEING A 0.287 ACRE (12,500 SQ. FT.) OF LAND, BEING ALL OF LOTS NUMBERED THREE (3) AND FOUR (4), BLOCK NUMBER ONE HUNDRED SIXTY EIGHT (168), PADRE BEACH SECTION XI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND, AT THE NORTHWEST CORNER OF SAID LOT 3 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE (50 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CAROLYN DRIVE, BEING THE NORTH BOUNDARY LINE OF SAID LOTS 3 AND LOT 4, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "CA" FOUND, AT THE NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAROLYN DRIVE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 4, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 3 AND 4, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.287 ACRE OF LAND, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (EL 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "PBN" PADRE BOULEVARD NORTH CHARACTER ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. SETBACKS ARE BASED ON PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE SECTION 6.3 PADRE BOULEVARD NORTH CHARACTER ZONE.  
SIDE SETBACK - 0' MIN.  
REAR SETBACK - 0' MIN.  
REAR TOWARD A SINGLE FAMILY RESIDENTIAL LOT - 10' MIN.

**SURVEYOR'S CERTIFICATION:**

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCE ARE IN FEET AND DECIMALS THEREOF.



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

**STATE OF TEXAS  
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR ALL OF LOT THREE (3) AND LOT FOUR (4), BLOCK ONE HUNDRED SIXTY EIGHT (168), PADRE BEACH SECTION XI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tony Yzaguirre Jr.*  
TONY YZAGUIRRE JR., ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS, ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

DATE: 4/6/2023



**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.*  
CARLOS J. GALVAN, JR. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

DATE: 04/11/2023

**STATE OF TEXAS  
COUNTY OF CAMERON**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

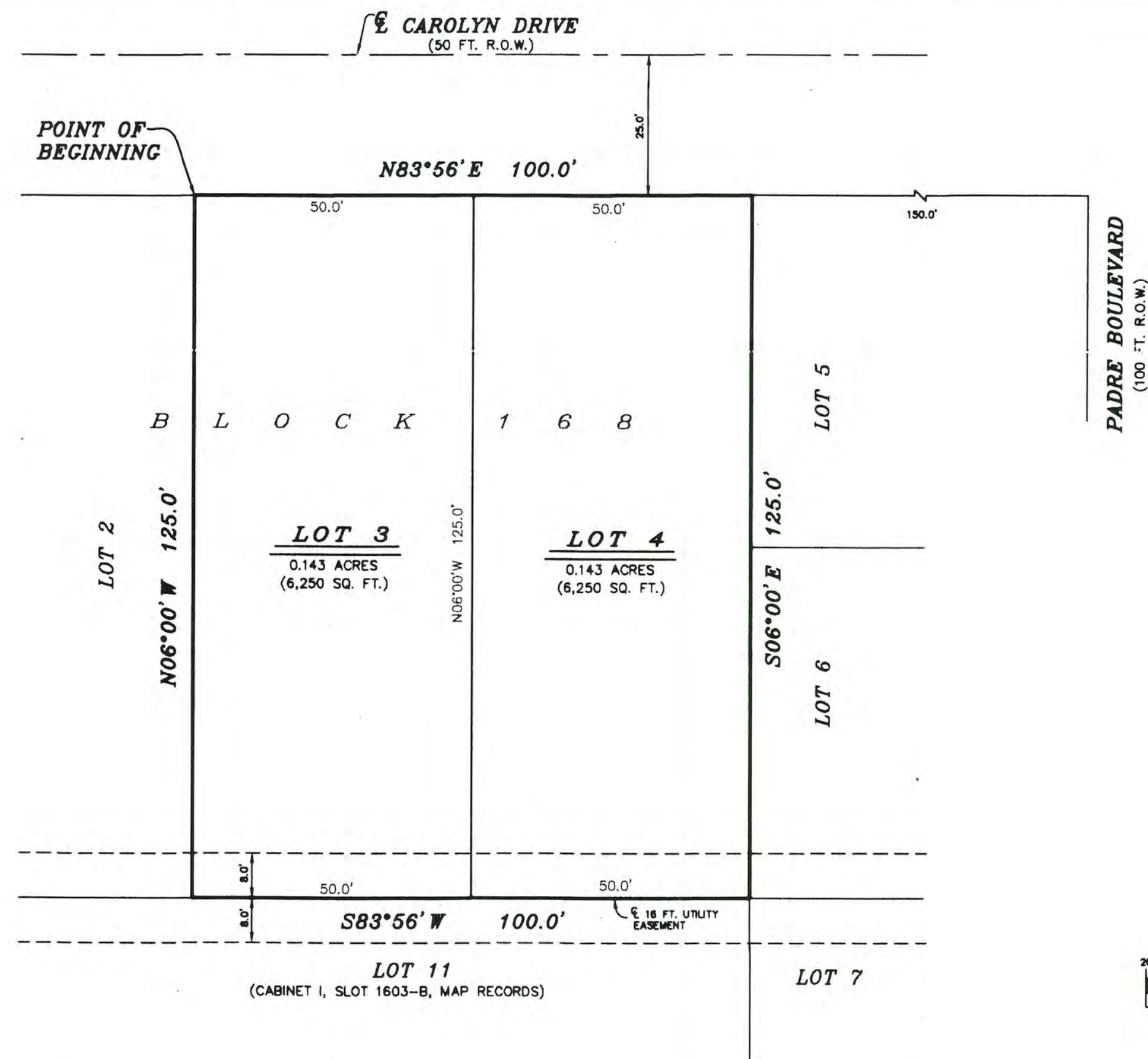
PLANNING AND ZONING COMMISSION  
CHAIR

PUBLIC WORKS DIRECTOR

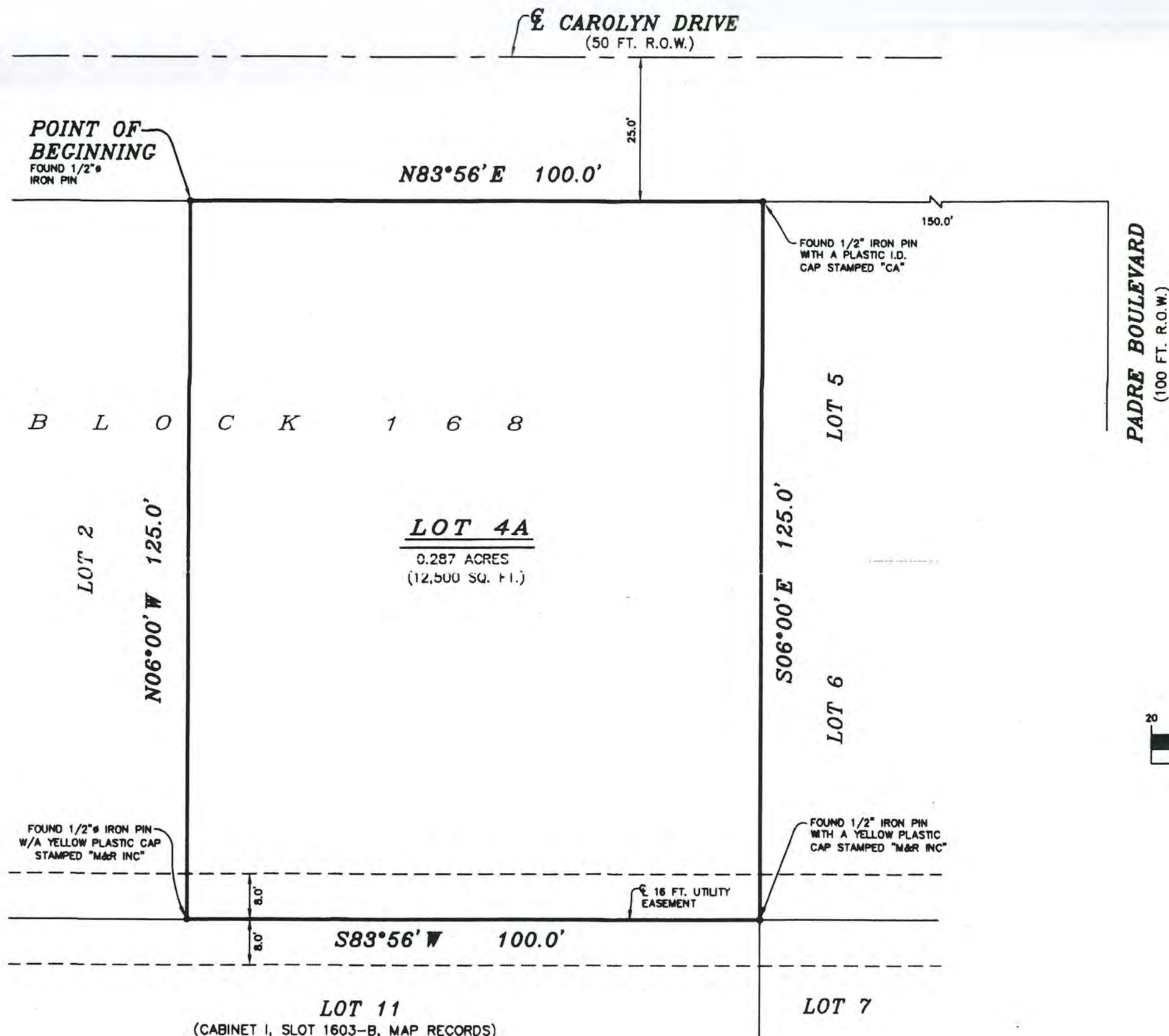
**STATE OF TEXAS  
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

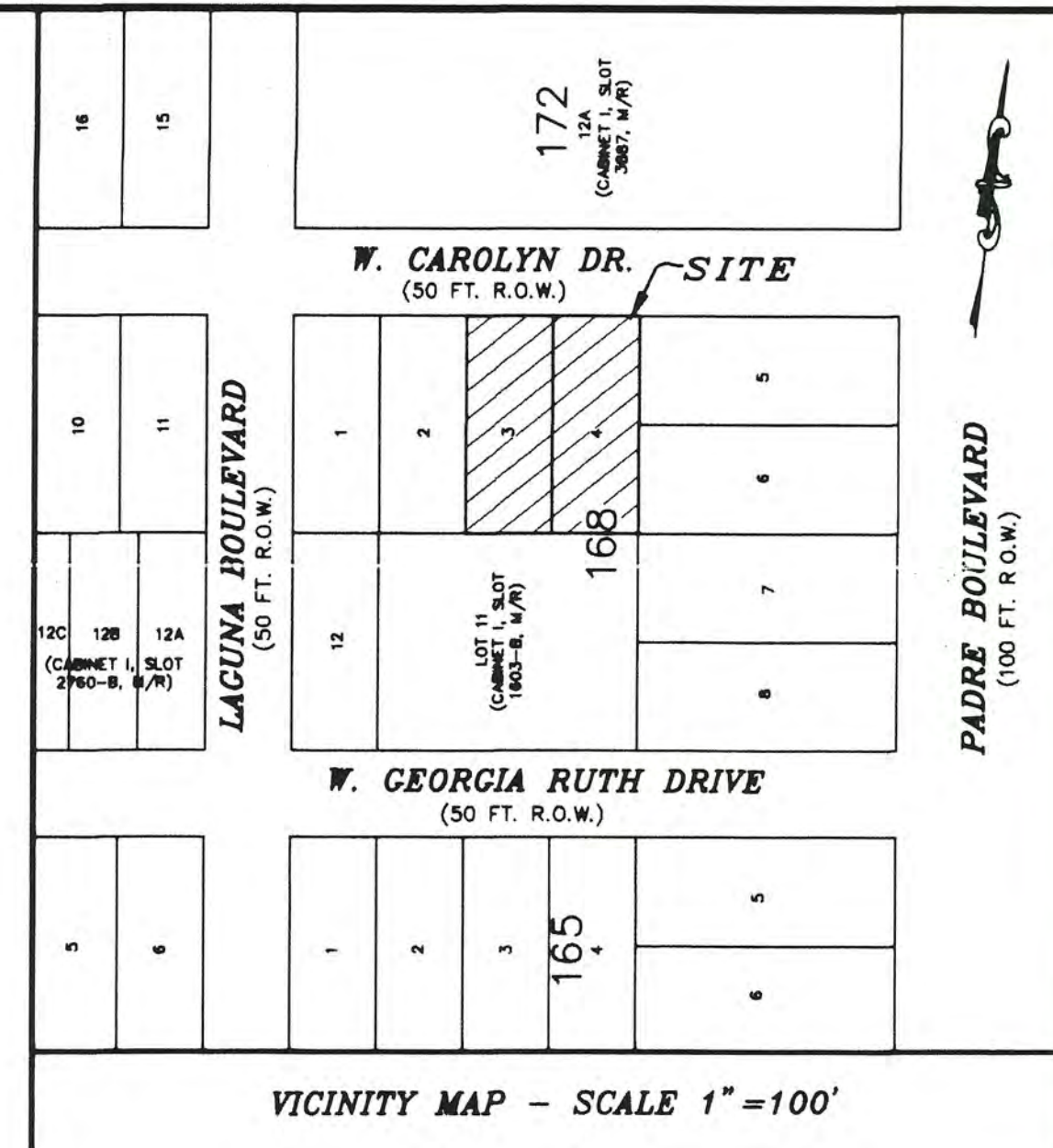
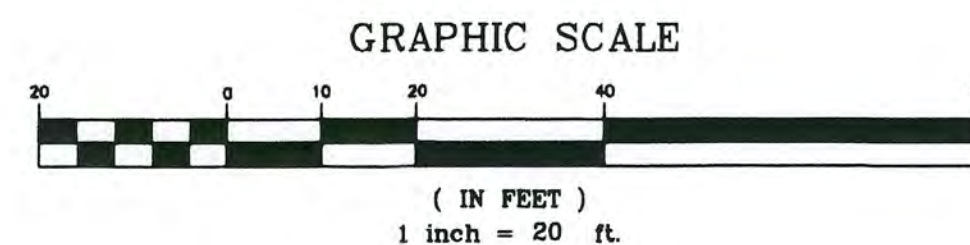
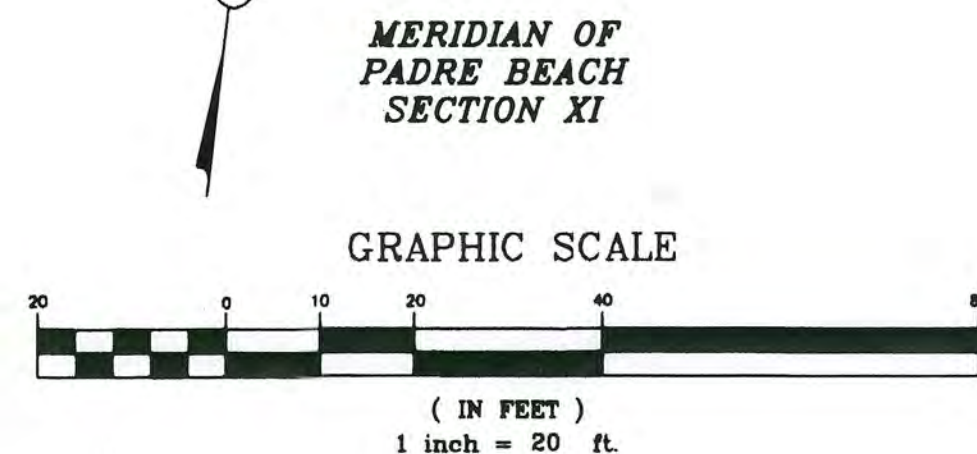
By: \_\_\_\_\_ Deputy



**PROPERTY PRIOR TO REPLAT**



**REPLAT**



**OWNERS CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, DHANSUKH RAMBHAJI PATEL, SOLE MANAGER, OF HOTEL SERIES A, LLC., A SERIES OF CAROLYN SPI HOSPITALITY LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 4A, BLOCK 168, PADRE BEACH SECTION XI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

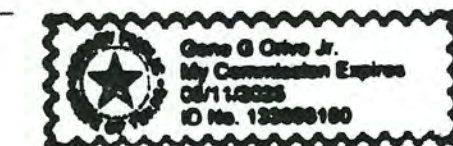
*D. Patel*  
HOTEL SERIES A, LLC, A SERIES OF CAROLYN SPI HOSPITALITY, LLC  
BY DHANSUKH RAMBHAJI PATEL, SOLE MANAGER  
DATE: 3/16/2023

**STATE OF TEXAS  
COUNTY OF CAMERON**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF March, 2023.

*A. S. Oh*  
NOTARY PUBLIC



Cameron  
COUNTY

**FINAL PLAT OF  
"LOT 4A, BLOCK 168, PADRE BEACH SECTION XI"**

**BEING A REPLAT OF**

LOTS NUMBERED THREE (3) AND FOUR (4), BLOCK NUMBER ONE HUNDRED SIXTY EIGHT (168), PADRE BEACH SECTION XI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

**HOTEL SERIES A LLC.**  
MARCH 3, 2023

**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:  
HOTEL SERIES A LLC  
P.O. BOX 3669  
SOUTH PADRE ISLAND, TX 78597

G.F. NO. N/A  
JOB NO. 22034  
KEILA POSADA



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

**MEETING DATE:** May 18, 2023

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 9 & 10 Block 79, Padre Beach Subdivision, Section VI" to create one large lot: "Lot 10A". (104 W. Campeche Street)

**ITEM BACKGROUND**

Michael Angel Acosta property owner of subject lots, request to replat Lots 9 & 10 Block 79, Padre Beach Subdivision, Section VI to create one large lot: "Lot 10A". The subject lots are located on the north side of W Campeche Street, and are zoned "PBC" Padre Boulevard Central Character Zone. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal:

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.



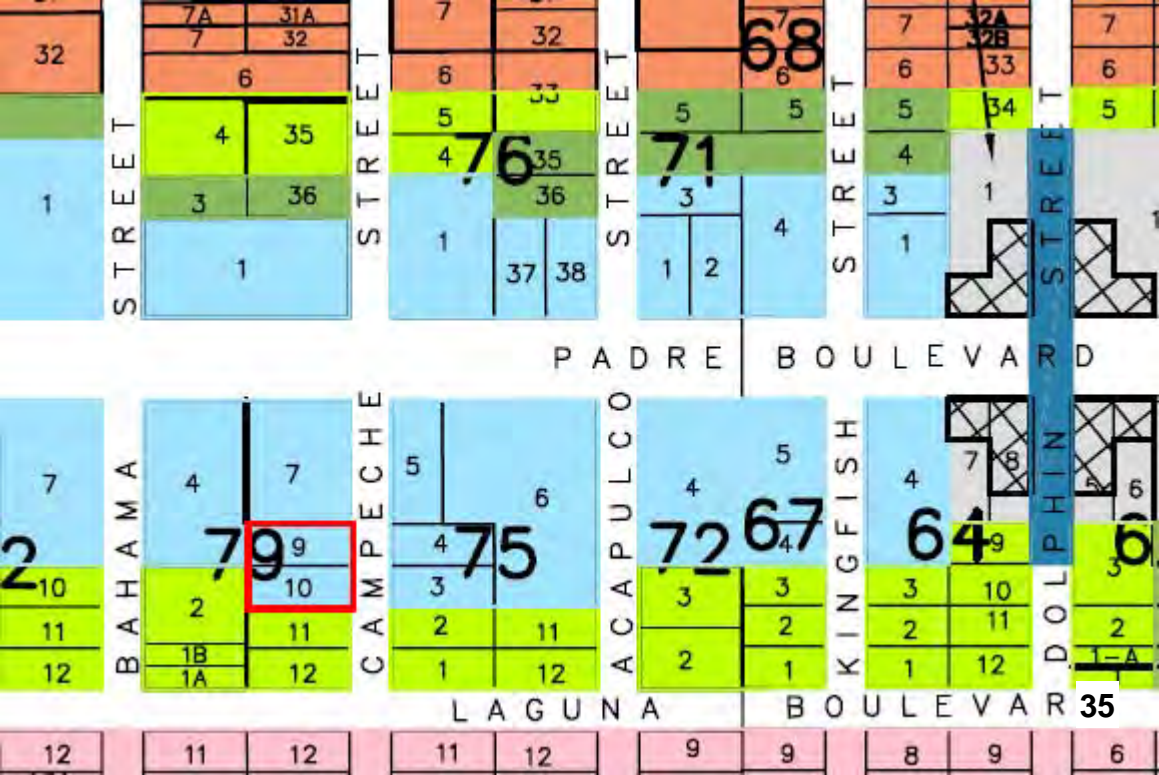


Table 5.1 – Schedule of Uses (Land Use)

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

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

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

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

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

P/SUP: Permitted with a Specific Use Permit

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

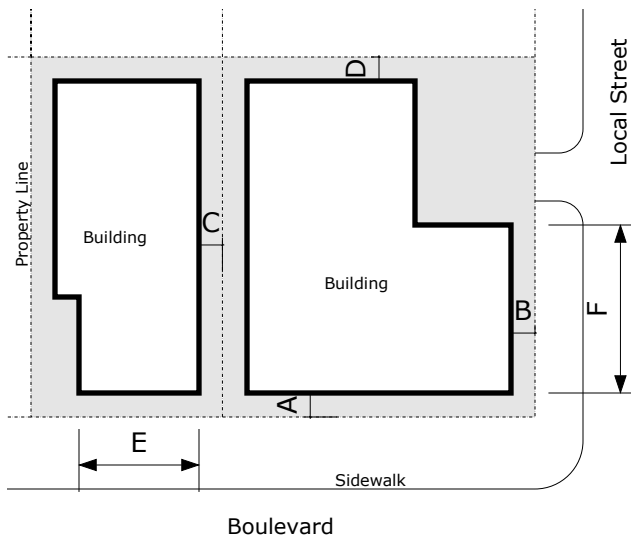
A: Accessory use to not exceed 25% of the primary use building square footage

SE: Special Exception

NA: Not applicable

NP: Not permitted

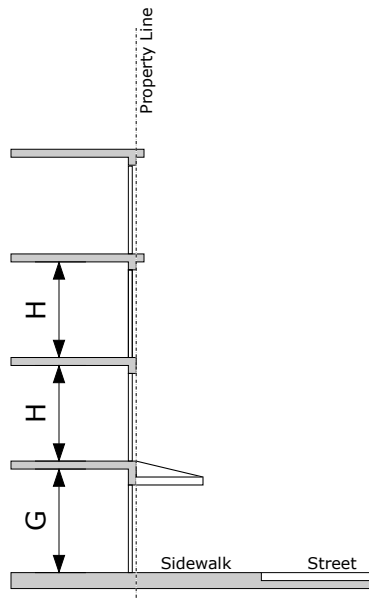
\*All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

**6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE****6.6.1 Building Placement**

- (i) Build-to-Zone (From property line)
- |                         |         |   |
|-------------------------|---------|---|
| Boulevard               | 10'-75' | A |
| Local Street            | 5' min. | B |
| Pedestrian Priority St. | 5'-25'  | B |
- \* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
- |   |          |   |
|---|----------|---|
| Side  | 0' min.  | C |
| Rear  | 0' min.  | D |
| Rear toward a Single Family residential lot | 10' min. | D |
- \* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
- |                         |          |   |
|-------------------------|----------|---|
| Boulevard               | 25% min. | E |
| Local Street            | None     | F |
| Pedestrian Priority St. | 50% min. | F |

**6.6.3 Parking**

- (i) Location Priority
1. Behind a building;
  2. Shared parking lot or parking building
    - Within 1,200 feet from the lot with the principal building.
    - The approval by the City Manager or designee required;
    - Shared parking agreement is required; and
  3. Next to a building.
- (ii) Design Criteria
1. Min. 3 feet behind the property line.
  2. No side/rear setback for parking;
  3. Non-residential uses
    - Min. 1 space/300 SF (gross)
  4. Residential uses
    - Min. 1.5 space/unit
  5. Lodging uses
    - 0.75 spaces/lodging room
  6. Floor to floor heights shall not apply to parking floors.
  7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures
- All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
  2. Porte cocheres may be permitted.
  3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

**6.6.2 Building Height**

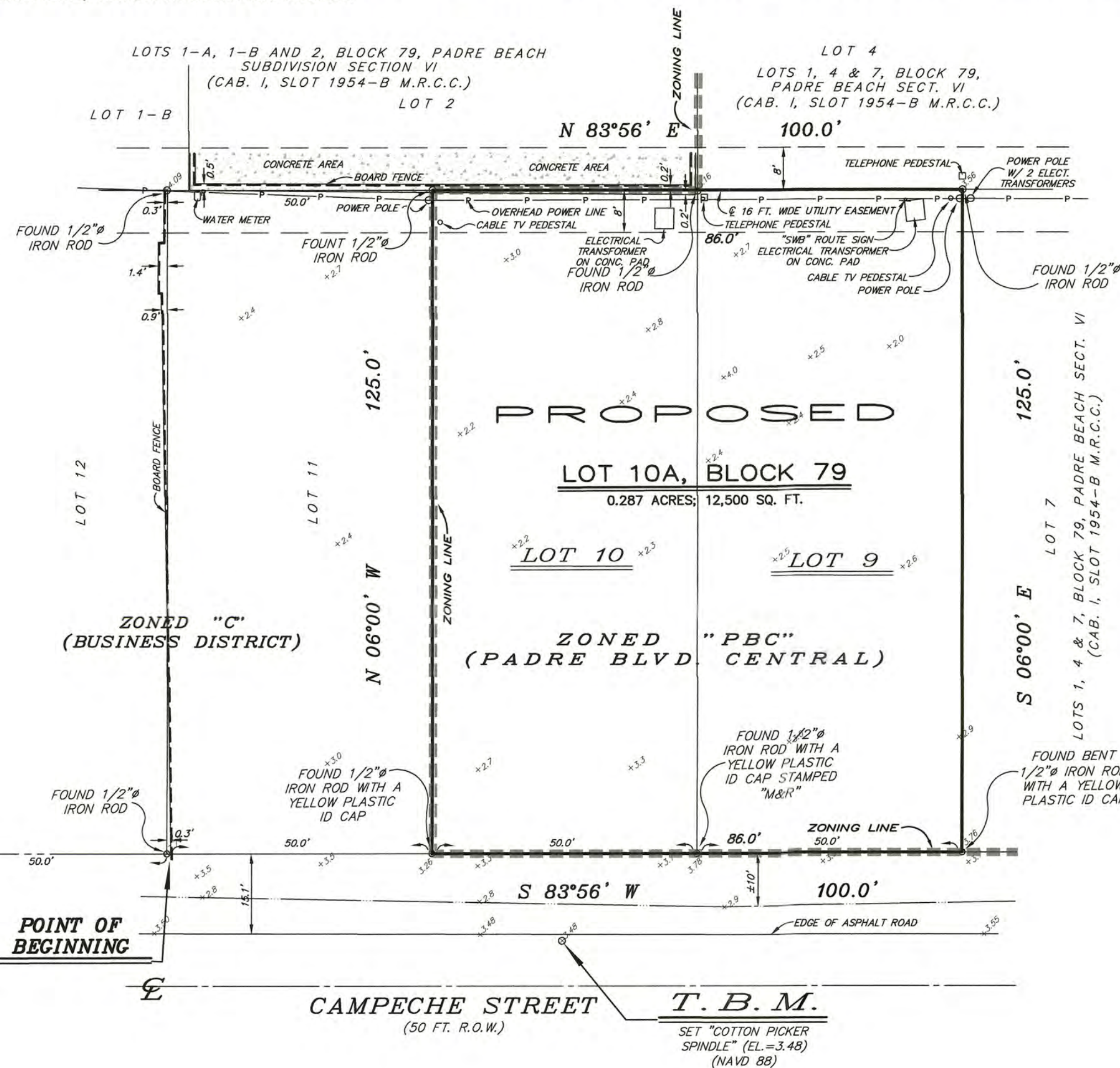
- (i) Max. Building Height None  
(Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical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



MERIDIAN OF PADRE  
BEACH SECTION VI

NOTES:

1. HELD MONUMENTATION FOUND ALONG THE NORTH RIGHT OF WAY LINE OF CAMPECHE ST. FOR BASIS OF BEARING.
2. THIS TRACT LIES IN ZONE "AE" (EL 7 FT.) SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY; MAP NUMBER 48061C0510F EFFECTIVE FEBRUARY 16, 2018.
3. SOME IMPROVEMENTS ALONG THE BOUNDARY LINES HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO ANY AND ALL EASEMENT, RESTRICTIONS, DEDICATIONS OR EXCEPTIONS THAT MIGHT BE OF RECORDS. THERE MAY BE OTHER MATTERS THAT ARE NOT SHOWN.
5. ALL IRON RODS SET HAVE A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739"
6. PROPOSED USE: MULTI-FAMILY
7. THIS SURVEY IS THE PROPRIETARY WORK PRODUCT OF VASQUEZ SURVEYING INC., AND IS FOR A SINGLE TRANSACTION ONLY. USE OF THIS SURVEY OTHER THAN THE ENTITY FOR WHICH IT WAS SURVEYED FOR, IS STRICTLY PROHIBITED. REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF VASQUEZ SURVEYING, INC. WILL BE SUBJECT TO CLAIMS AND DAMAGES.
8. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.18 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282C, VERNON'S ANNOTATED CIVIL STATUTES.



PRELIMINARY PLAT OF

"LOT 10A, BLOCK 79, PADRE BEACH SECTION VI"

BEING A RE-PLAT OF

LOTS NINE (9) AND TEN (10), BLOCK SEVENTY-NINE (79), PADRE BEACH SECTION VI, A SUBDIVISION, IN THE TOWN OF SOUTH PADRE, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

MICHAEL ANGEL ACOSTA

The undersigned hereby certifies that the survey described hereon was made on the ground on November 28, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5739



LEGEND

- 2.56 DENOTES TOP OF CONCRETE/ASPHALT.
- 2.9 DENOTES TOP OF NATURAL GROUND ELEVATIONS.
- ALL ELEVATIONS SHOWN ARE BASED ON AN NAVD 88 DATUM.

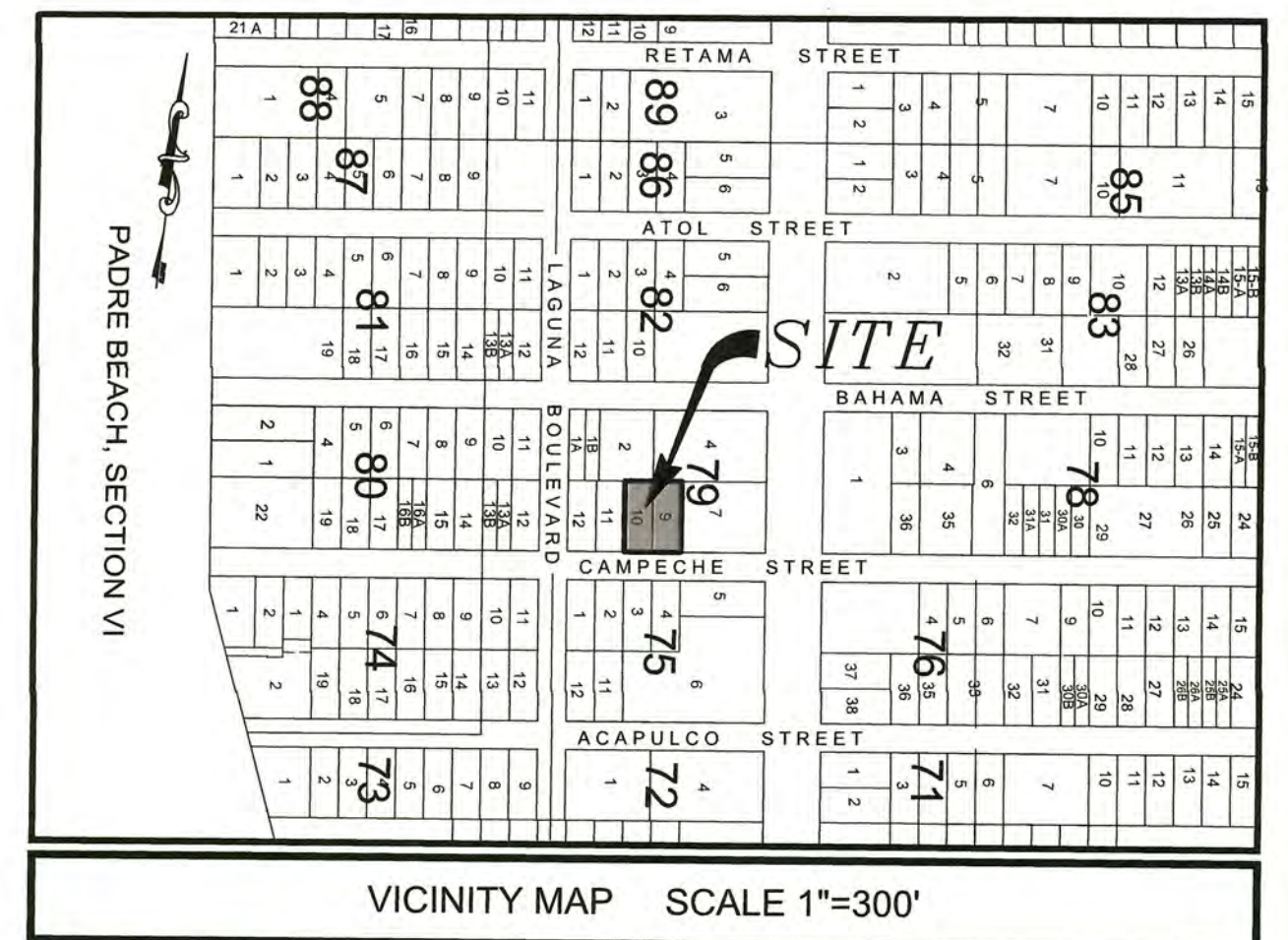
OWNER'S INFORMATION:

MICHAEL ANGEL ACOSTA  
717 CANDLEGLO  
WINDCREST, TEXAS 78239

SCALE: 1" = 20'

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

VASQUEZ SURVEYING INC.  
4000 BOCA CHICA BLVD.  
BROWNSVILLE, TEXAS 78521  
Phone: (956) 541-9826  
G.F. NO. N/A  
Cell: (956) 466-9680  
Fax: (956) 544-4177  
JOB NO. 22 6274  
FIRM NO. 10084100  
T.G. 11-2023



METES AND BOUNDS DESCRIPTION

BEING A 0.287 ACRE TRACT OF LAND, MORE OR LESS, COMPRISED OF LOTS NINE (9) AND TEN (10), BLOCK SEVENTY-NINE (79), PADRE BEACH SECTION VI, A SUBDIVISION, IN THE TOWN OF SOUTH PADRE, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.; SAID 0.287 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 79, PADRE BEACH SECTION VI SAME POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CAMPECHE ST (50 FT WIDE RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF LAGUNA BLVD (50 FT. WIDE RIGHT OF WAY) THENCE, LEAVING THE EAST RIGHT OF WAY LINE OF SAID LAGUNA BLVD AND CONTIGUOUS WITH THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST SAME BEING THE SOUTH BOUNDARY LINE OF SAID LOT 12, NORTH 83 DEG., 56 MIN., EAST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET ON THE SOUTHWEST CORNER OF SAID LOT 10, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST. AND CONTIGUOUS WITH THE COMMON BOUNDARY LINE OF SAID LOT 11 AND 10, NORTH 06 DEG., 00 MIN., WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET, FOR THE NORTHWEST CORNER OF SAID LOT 10, SAME POINT BEING ON THE SOUTH BOUNDARY LINE OF LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI (CAB. I, SLOT 2340-A M.R.C.C.) AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 10 AND CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI, NORTH 83 DEG., 56 MIN., EAST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET, FOR THE NORTHEAST CORNER OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH BOUNDARY LINE OF SAID LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI AND CONTIGUOUS WITH THE COMMON BOUNDARY LINE OF SAID LOT 7 OF SAID LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI AND LOT 9, SOUTH 06 DEG., 00 MIN., EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET, FOR THE SOUTHEAST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID LOT 7, SAME POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST. FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, CONTIGUOUS WITH THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST., SOUTH 83 DEG., 56 MIN., WEST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.287 ACRES OF LAND, MORE OR LESS



METES AND BOUNDS DESCRIPTION

BEING A 0.287 ACRE TRACT OF LAND, MORE OR LESS, COMPRISED OF LOTS NINE (9) AND TEN (10), BLOCK SEVENTY-NINE (79), PADRE BEACH SECTION VI, A SUBDIVISION, IN THE TOWN OF SOUTH PADRE, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.; SAID 0.287 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 79, PADRE BEACH SECTION VI SAME POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CAMPECHE ST (50 FT WIDE RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF LAGUNA BLVD (50 FT. WIDE RIGHT OF WAY) THENCE, LEAVING THE EAST RIGHT OF WAY LINE OF SAID LAGUNA BLVD AND CONTIGUOUS WITH THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST SAME BEING THE SOUTH BOUNDARY LINE OF SAID LOT 12, NORTH 83 DEG., 56 MIN., EAST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET ON THE SOUTHWEST CORNER OF SAID LOT 10, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST. AND CONTIGUOUS WITH THE COMMON BOUNDARY LINE OF SAID LOT 11 AND 10, NORTH 06 DEG., 00 MIN., WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET FOR THE NORTHWEST CORNER OF SAID LOT 10, SAME POINT BEING ON THE SOUTH BOUNDARY LINE OF LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI (CAB. I, SLOT 2340-A M.R.C.C.) AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 10 AND CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID LOTS 10 AND 9 AND CONTIGUOUS WITH THE SOUTH BOUNDARY LINE OF SAID LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI, NORTH 83 DEG., 56 MIN., EAST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET FOR THE NORTHEAST CORNER OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH BOUNDARY LINE OF SAID LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI AND CONTIGUOUS WITH THE COMMON BOUNDARY LINE OF SAID LOT 7 OF SAID LOTS 1-A, 1-B, BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI AND LOT 9, SOUTH 06 DEG., 00 MIN., EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV 5739" SET, FOR THE SOUTHEAST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID LOT 7, SAME POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST. FOR THE SOUTHEAST CORNER OF THIS TRACT;

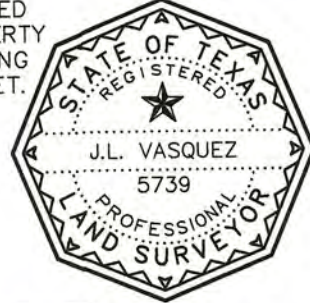
THENCE, CONTIGUOUS WITH THE NORTH RIGHT OF WAY LINE OF SAID CAMPECHE ST., SOUTH 83 DEG., 56 MIN., WEST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.287 ACRES OF LAND, MORE OR LESS

SURVEYOR'S CERTIFICATION:

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

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



POINT OF COMMENCING

SOUTHWEST CORNER OF LOT 12, BLOCK 79, PADRE BEACH SECTION VIII

TAX ASSESSOR & COLLECTOR:

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 \_\_\_\_\_ FOR THE AREA INSIDE THE BOUNDARIES OF LOT 10A, BLOCK 79, PADRE BEACH SECTION VI, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

STATE OF TEXAS:  
COUNTY OF CAMERON:

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

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

PLANNING AND ZONING

STATE OF TEXAS:  
COUNTY OF CAMERON:

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

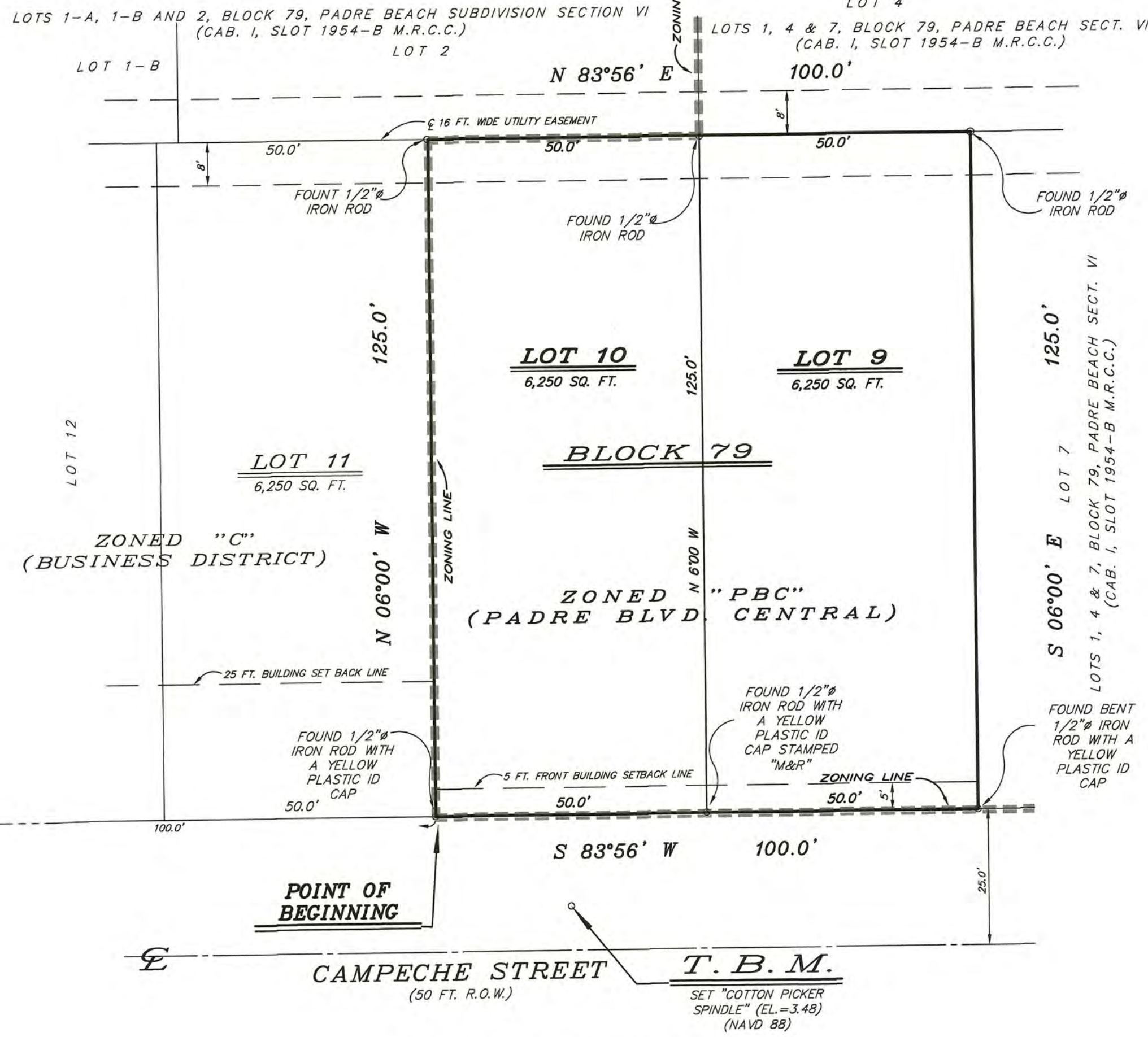
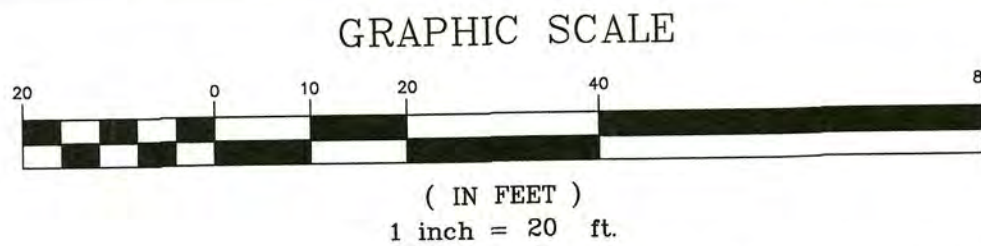
PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF CAMERON:

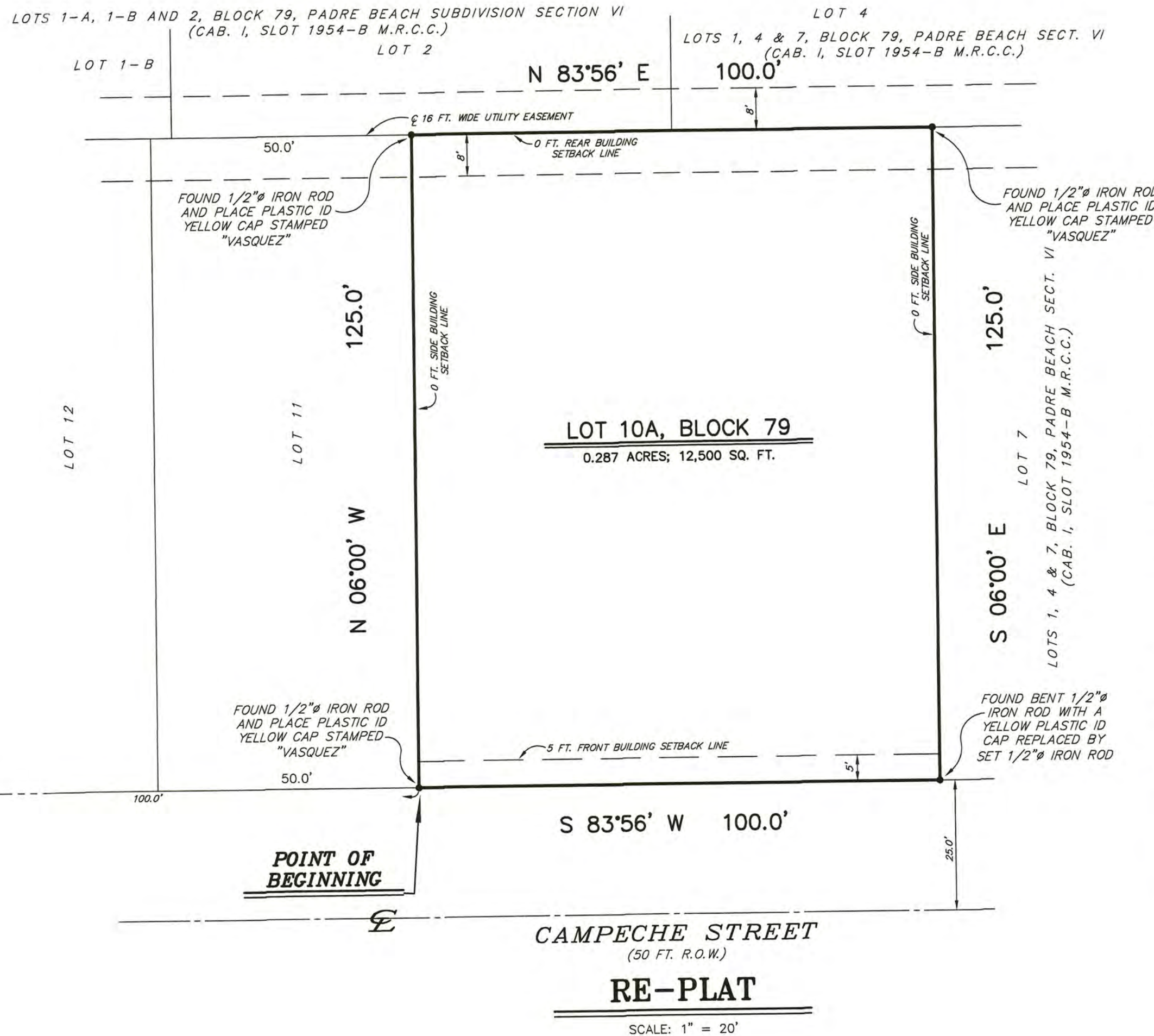
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS; DOCUMENT NO. \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY



LOTS PRIOR TO REPLAT

SCALE: 1" = 20'



MERIDIAN OF PADRE BEACH SECTION VI

GENERAL NOTES:

- HELD MONUMENTATION FOUND ALONG THE NORTH RIGHT OF WAY LINE OF CAMPECHE ST. FOR BASIS OF BEARING.
- THIS TRACT LIES IN ZONE "AE" (EL-7) SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY; MAP NUMBER 48061C0510F EFFECTIVE FEBRUARY 16, 2018.
- THESE LOTS ARE HEREBY DEDICATED AS MULTI-FAMILY LOTS.
- REFERENCE NGS BENCH MARK C 1436 1982 (ELEV. 4.82) (NAVD 1988) DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 1.3 KM (0.8 MI) NORTH FROM SOUTH PADRE ISLAND. 1.3 KM (0.8 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND, SET AT THE JUNCTION OF STATE PARK ROAD 100 NORTH (PADRE BOULEVARD) AND MARISOL DRIVE AT A TEXACO GAS STATION AND ABOUT HALFWAY BETWEEN THE TEXACO SIGN AND A STREET LIGHT POLE, 15.8 METERS (52.0 FT) EAST OF THE CENTERLINE OF THE HIGHWAY, 8.5 METERS (28.0 FT) SOUTH OF THE CENTER OF MARISOL DRIVE, 18.7 METERS (61.5 FT) NORTHWEST OF THE NORTHWEST CORNER OF THE TEXACO SERVICE STATION BUILDING, 0.8 METER (2.5 FT) EAST OF THE LIGHT POLE, 1.8 METERS (6.0 FT) WEST OF THE TEXACO SIGN, AND 0.9 METER (3.0 FT) SOUTH OF A SAGO PALM. THE MARK IS 0.3 METERS NNW FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH HIGHWAY.
- THESE LOTS LIES IN ZONING CLASSIFICATIONS "PBC" (PADRE BLVD. CENTRAL) OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
- PER SECTION 20-8.1 APPENDIX "Z" PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE  
FRONT SETBACK "LOCAL STREET"---5 FT. MIN.  
SIDE SETBACK---0 FT. MIN.  
REAR SETBACK---0 FT. MIN.
- PROPOSED LAND USE: MULTI-FAMILY
- ALL IRON ROD SET HAVE A YELLOW PLASTIC CAP STAMPED "VASQUEZ SURV RPLS 5739".
- BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE OF SOUTH PADRE ISLAND.
- THE SUBDIVIDER DO HEREBY CERTIFY THAT BY COMPLETING THE IMPROVEMENTS DESCRIBED IN THE PRELIMINARY PLAT, WILL COMPLY WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE: 233.032 AND THAT:  
(A) WATER QUALITY AND CONNECTIONS TO THE LOT MEET OR WILL MEET THE MINIMUM STATE STANDARDS.  
(B) SEWER CONNECTIONS TO THE LOT MEET OR WILL MEET, THE MINIMUM STATE STANDARDS.  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET OR WILL MEET THE MINIMUM STATE STANDARDS.  
(D) GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT MEET OR WILL MEET, THE MINIMUM STATE STANDARDS.

STATE OF TEXAS:  
COUNTY OF CAMERON:

WE, LONE STAR NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN OR LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS "LOT 10A, BLOCK 79, PADRE BEACH SECTION VI"; SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2022-28142 OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, DO HEREBY, IN ALL THINGS, SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART HEREOF.

S. DAVID DEANDA, JR. DATE

PRESIDENT

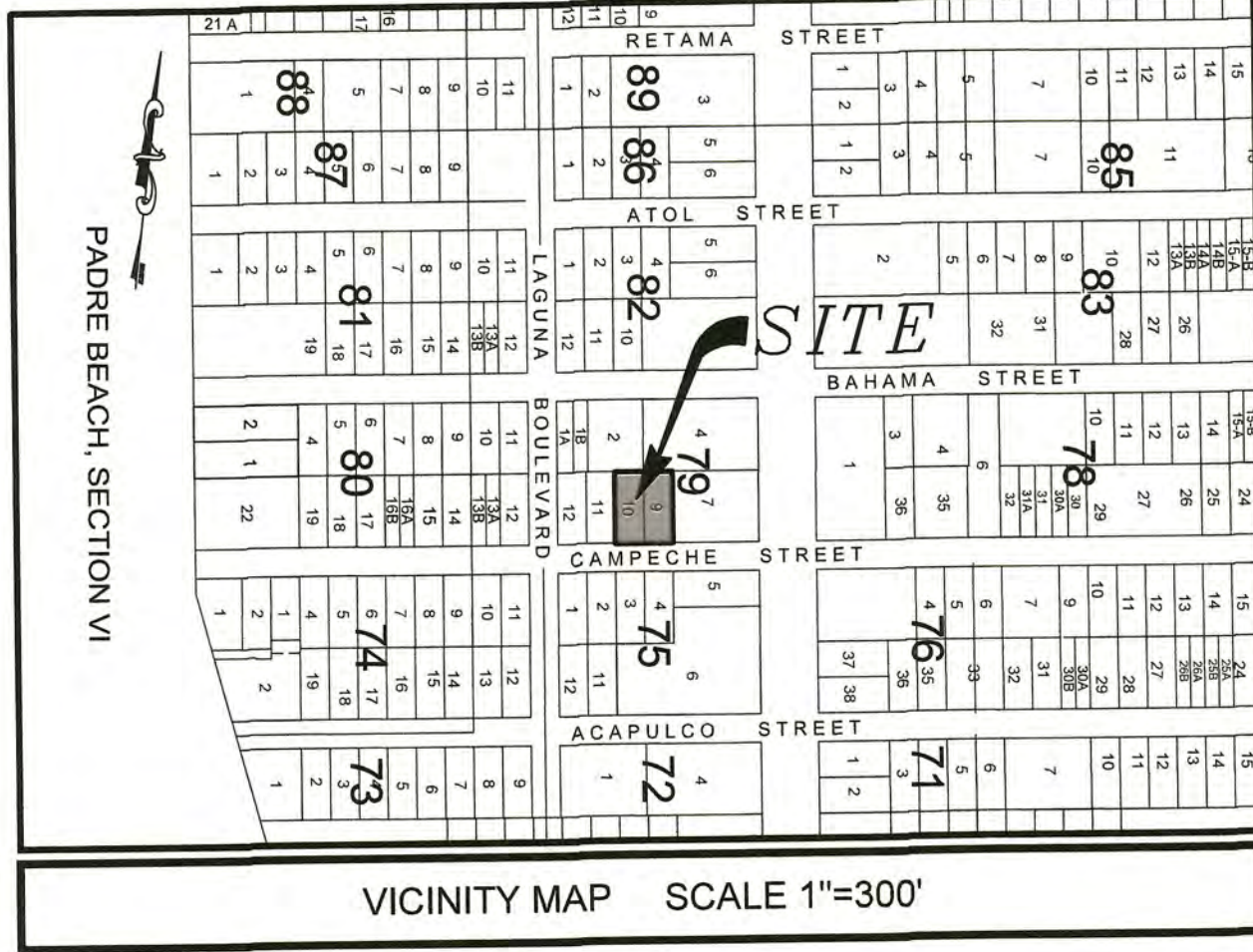
STATE OF TEXAS:  
COUNTY OF CAMERON:

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_, COUNTY, TEXAS



STATE OF TEXAS:  
COUNTY OF CAMERON:

OWNER'S ACKNOWLEDGMENT:

I, MICHAEL ANGEL ACOSTA REPRESENTING THE OWNER(S) OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 10A, BLOCK 79, PADRE BEACH SECTION VI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS E.T.U., 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.

MICHAEL ANGEL ACOSTA

DATE

STATE OF TEXAS:  
COUNTY OF CAMERON:

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

NOTARY PUBLIC

\_\_\_\_\_, COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT OF

"LOT 10A, BLOCK 79, PADRE BEACH SECTION VI"

BEING A RE-PLAT OF

LOTS NINE (9), AND TEN (10), BLOCK SEVENTY-NINE (79), PADRE BEACH SECTION VI, A SUBDIVISION, IN THE TOWN OF SOUTH PADRE, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

MICHAEL ANGEL ACOSTA

OWNER'S INFORMATION:

MICHAEL ANGEL ACOSTA  
717 CANDLEGLO  
WINDCREST, TEXAS 78239

DATE: MAY 03, 2023

SHEET 1 OF 1

VASQUEZ SURVEYING INC.  
4000 BOCA CHICA BLVD.  
BROWNSVILLE, TEXAS 77821  
Phone: (956) 541-9828  
Cell: (956) 466-9800  
Fax: (956) 544-4177  
JOB NO. 22 6274



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

**MEETING DATE:** May 18, 2023

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 8 & 9 Block 87, Padre Beach Subdivision, Section VI" to create four lots: "Lots 8A, 8B, 9A, & 9B". (206A, 206B, 204A, & 204B W Atol Street)

**ITEM BACKGROUND**

Gabriel Zapata, Remiga LLC property owners of subject lots, request to replat Lots 8 & 9 Block 87, Padre Beach Subdivision, Section VI to create four lots: "Lots 8A, 8B, 9A, & 9B". The subject lots are located on the north side of W Atol Street, and are zoned District "E" Low Density Residential Single Family and Townhouse Dwelling 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. 20-10. 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**

0.287 ACRE (12,500 SQ. FT.), BEING ALL OF LOTS EIGHT (8), AND NINE (9), BLOCK EIGHTY-SEVEN (87), PADRE BEACH SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF ATOL STREET (50 FT. R.O.W.), FOR THE SOUTHWEST CORNER OF THIS TRACT;

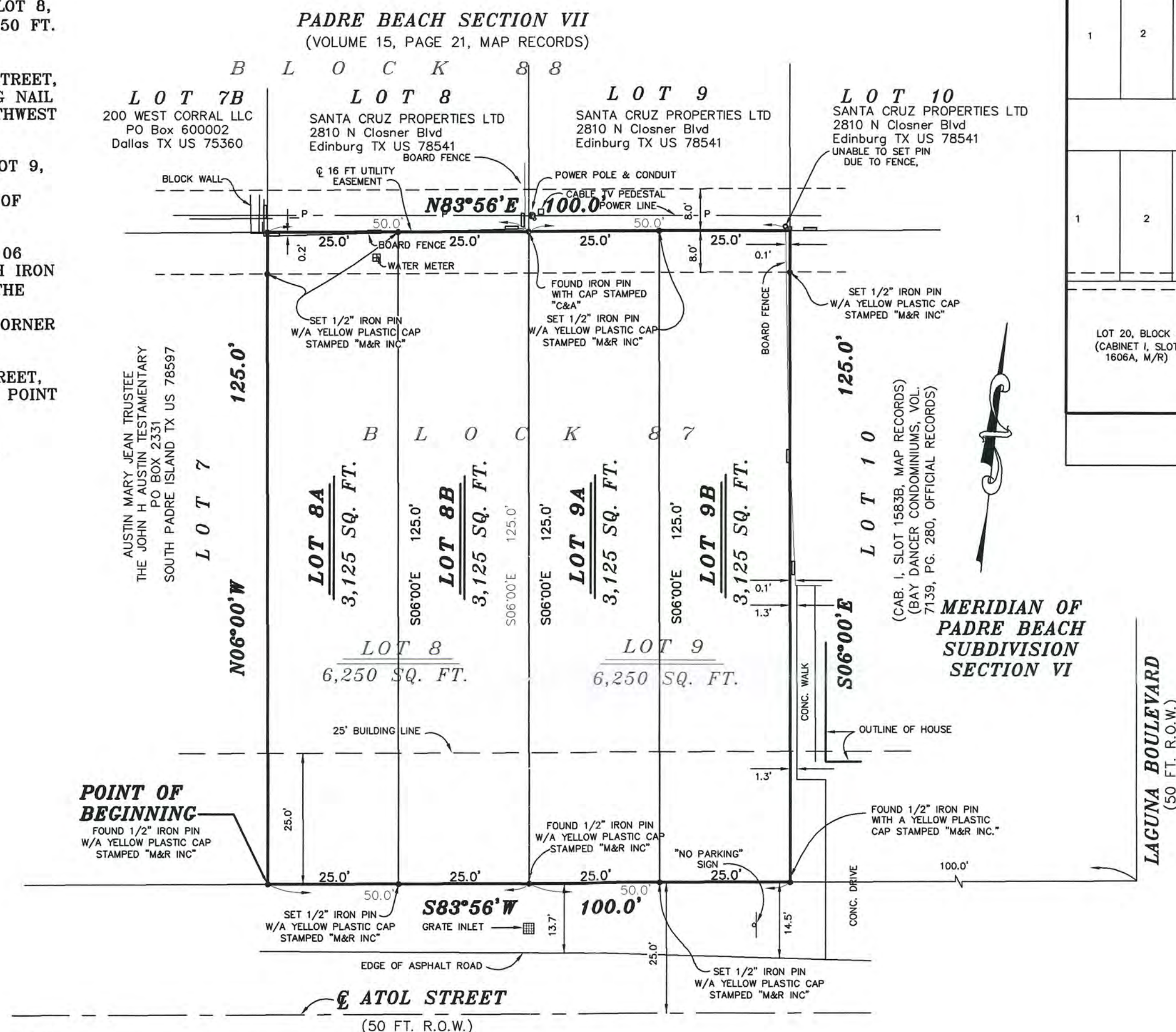
THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FT. TO A MAG NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 8 AND LOT 9, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9, AND BEING THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.287 ACRE (12,500 SQ. FT.) OF LAND, MORE OR LESS.



- NOTES:
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
  - MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF ATOL STREET WAS USED AS THE BASIS OF BEARING.
  - THIS TRACT LIES IN ZONE "E" (LOW DENSITY RESIDENTIAL) PER THE CITY OF SOUTH PADRE ISLAND ZONING MAP.
  - THESE LOTS ARE HEREBY DEDICATED AS TOWNHOME LOTS.
  - BUILDING SETBACKS PER ZONE "E"  
FRONT YARD 25 FT.  
SIDE YARD 5 FT.  
REAR YARD 20 FT.

## **PRELIMINARY PLAT**

### **"LOTS 8A, 8B, 9A AND 9B, BLOCK 87, PADRE BEACH SECTION VI"** **BEING A REPLAT** **OF**

LOT NUMBER EIGHT (8), AND LOT NUMBER NINE (9), BLOCK NUMBER EIGHTY-SEVEN (87), PADRE BEACH SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

**SURVEYED FOR:**

**REMIGA, LLC**



OWNER: (AS TO LOT 8)  
GABRIEL ZAPATA  
306 N. MOCKINGBIRD AVE.  
MISSION, TX 78597

OWNER: (AS TO LOT 9)  
REMIGA LLC  
306 N. MOCKINGBIRD AVE.  
MISSION, TX 78597

The undersigned hereby certifies that the survey described hereon was made on the ground on APRIL 27, 2023; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

*E.H. Mejia*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

## **Mejia & Rose, Incorporated**

**Engineering** **Surveying**

**T.B.P.E. Reg. No. F-002670**

**T.B.P.L.S. Reg. No. 10023900**

**1643 West Price Road (956) 544-3022**

**P.O. Box 3761 Brownsville, Texas 78520**

**Fax (956) 544-3068**

**email: mandrinc@gmail.com**

**G.F. NO. N/A**

**JOB NO. 22151**  
**Gene G. Orive Jr.**



# METES AND BOUNDS DESCRIPTION

0.287 ACRE (12,500 SQ. FT.), BEING ALL OF LOTS EIGHT (8), AND NINE (9), BLOCK EIGHTY-SEVEN (87), PADRE BEACH SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF ATOL STREET (50 FT. R.O.W.), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, NORTH 08 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FT. TO A MAG NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 8 AND LOT 9, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9, AND BEING THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.287 ACRE (12,500 SQ. FT.) OF LAND, MORE OR LESS.

## NOTES:

1. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
2. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF ATOL STREET WAS USED AS THE BASIS OF BEARING.
3. THIS TRACT LIES IN ZONE "E" (LOW DENSITY RESIDENTIAL) PER THE CITY OF SOUTH PADRE ISLAND ZONING MAP.
4. THESE LOTS ARE HEREBY DEDICATED AS TOWNHOME LOTS.
5. BUILDING SETBACKS PER ZONE "E"
  - FRONT YARD 25 FT.
  - SIDE YARD 5 FT.
  - REAR YARD 20 FT.

## SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCE ARE IN FEET AND DECIMALS THEREOF.



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

## STATE OF TEXAS COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR ALL OF LOT EIGHT (8) AND LOT NINE (9), BLOCK EIGHTY-SEVEN (87), PADRE BEACH SECTION VI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tony Yzaguirre Jr.*  
TONY YZAGUIRRE JR., ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS, ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

DATE: 5/3/23



## 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. Guevan Jr.*  
CARLOS J. GUEVAN, JR. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

DATE: 05/10/2023

## STATE OF TEXAS COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

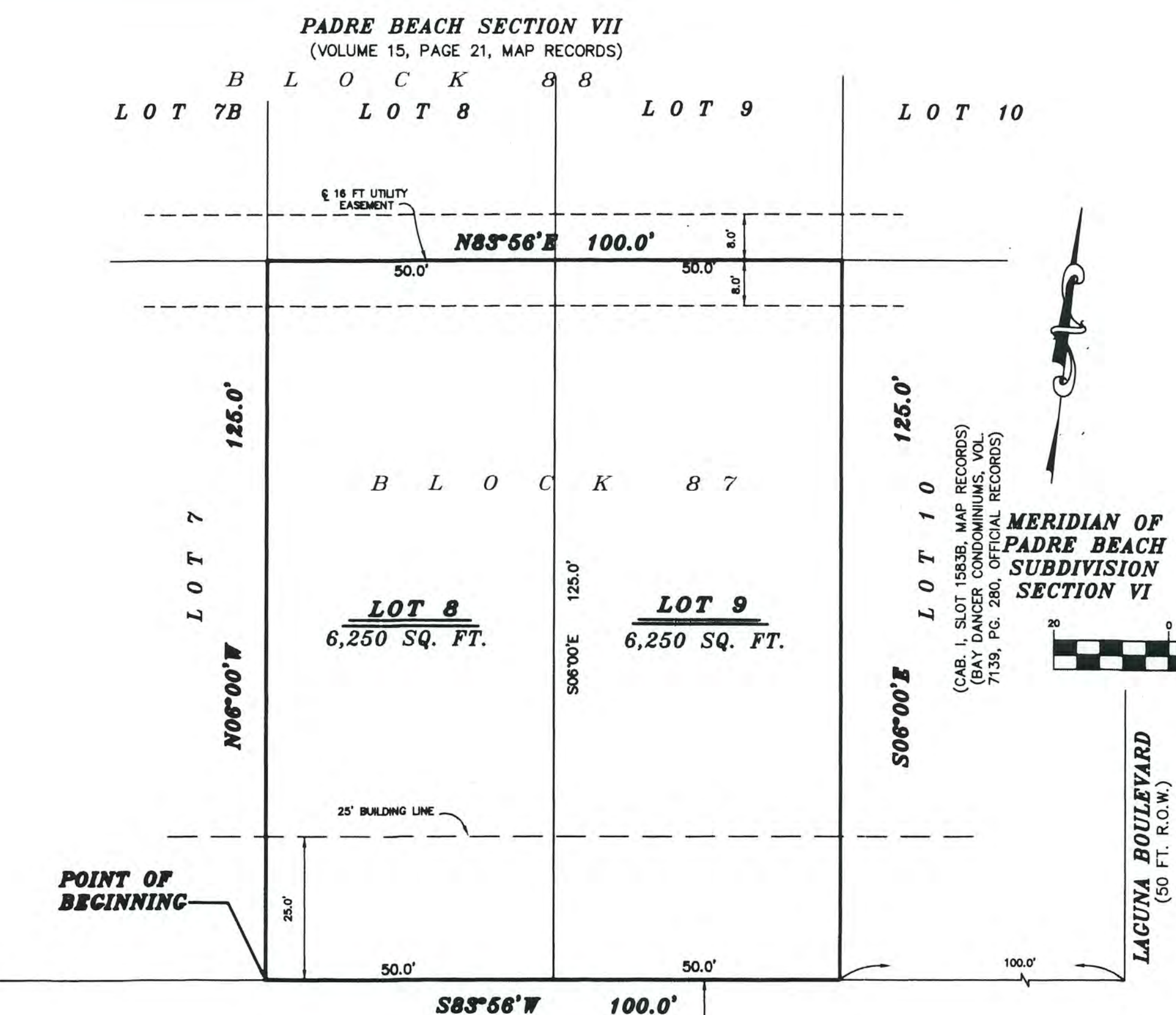
PLANNING AND ZONING COMMISSION  
CHAIR

PUBLIC WORKS DIRECTOR

## STATE OF TEXAS COUNTY OF CAMERON

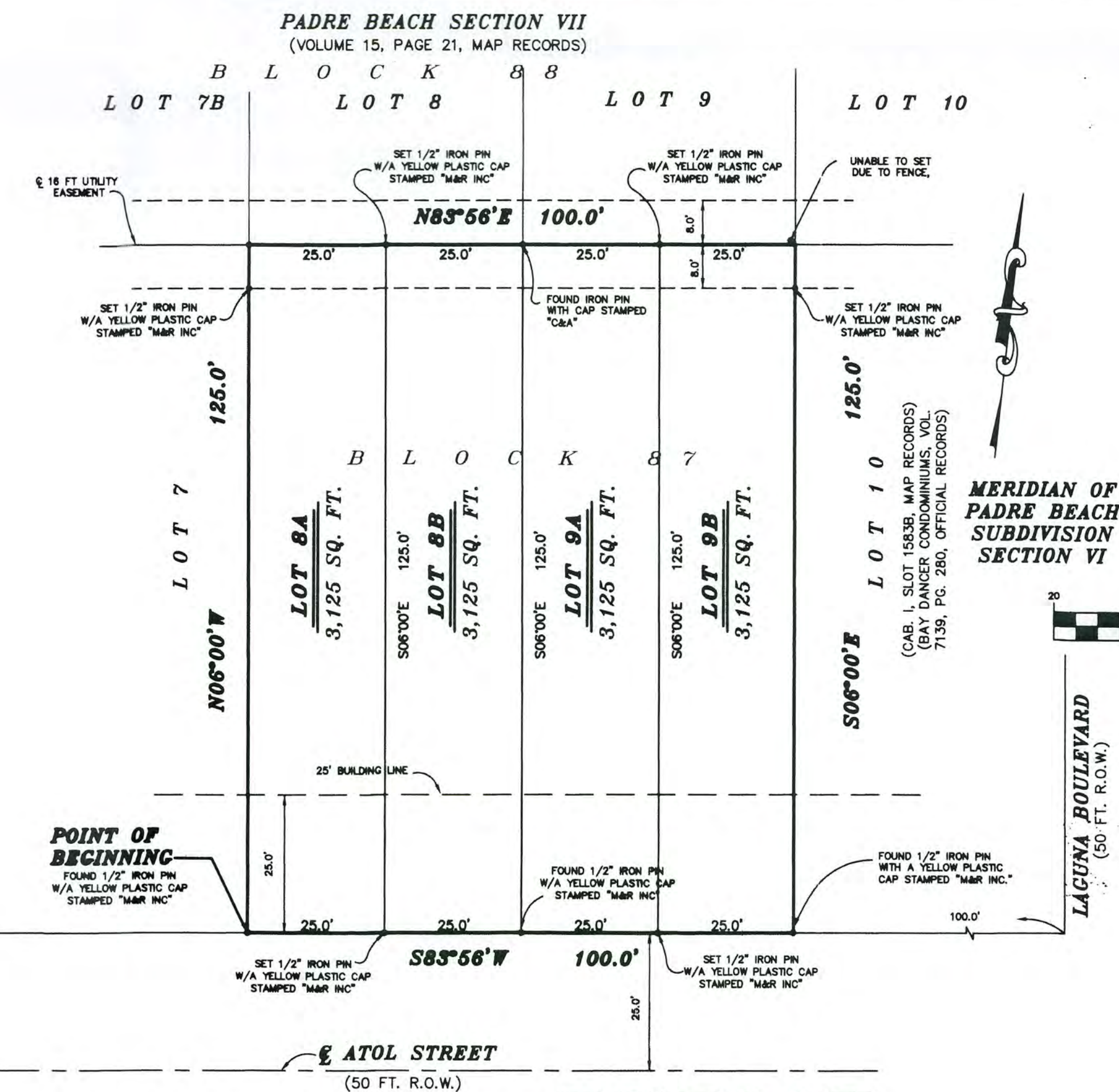
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

By: \_\_\_\_\_ Deputy



ATOL STREET  
(50 FT. R.O.W.)

PROPERTY PRIOR TO REPLAT



ATOL STREET  
(50 FT. R.O.W.)

REPLAT

OWNER: (AS TO LOT 8)  
GABRIEL ZAPATA  
306 N. MOCKINGBIRD AVE.  
MISSION, TX 78597

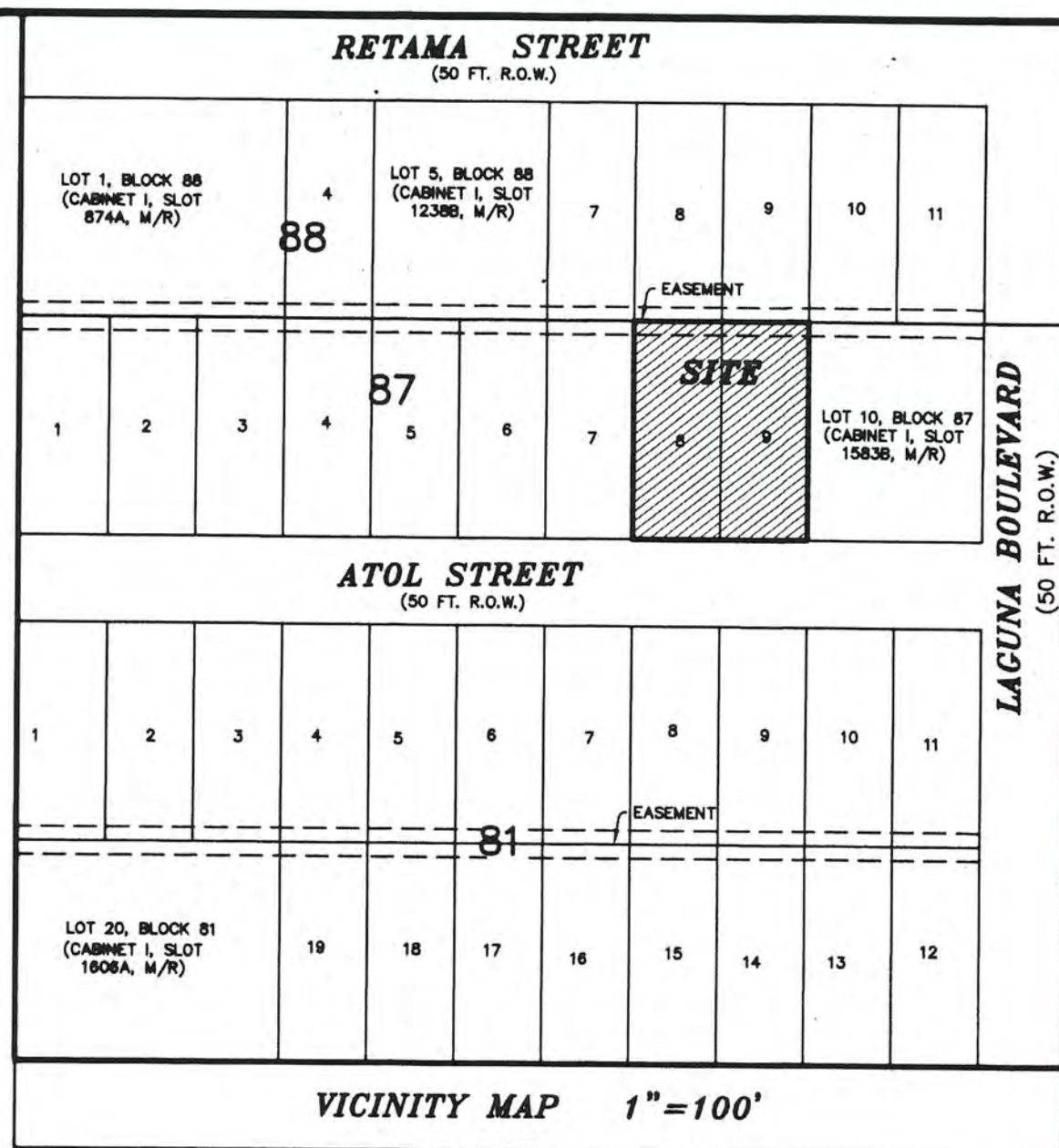
OWNER: (AS TO LOT 9)  
REMIGA LLC  
306 N. MOCKINGBIRD AVE.  
MISSION, TX 78597

FINAL PLAT  
OF  
"LOTS 8A, 8B, 9A AND 9B, BLOCK 87, PADRE BEACH SECTION VI"  
BEING A REPLAT  
OF  
LOT NUMBER EIGHT (8), AND LOT NUMBER NINE (9), BLOCK NUMBER EIGHTY-SEVEN (87), PADRE BEACH SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

REMIGA, LLC

APRIL 27, 2023



## OWNERS CERTIFICATION

## STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, GABRIEL ZAPATA, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 8A, 8B, 9A AND 9B, BLOCK 87, PADRE BEACH SECTION VI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

BY: *Gabriel Zapata*  
GABRIEL ZAPATA  
OWNER OF LOT 8

DATE: 5-9-23

## STATE OF TEXAS COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF May, 2023.

NOTARY PUBLIC

COUNTY

## STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, GABRIEL ZAPATA, SOLE MEMBER OF REMIGA LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 8A, 8B, 9A AND 9B, BLOCK 87, PADRE BEACH SECTION VI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

BY: *Gabriel Zapata*  
GABRIEL ZAPATA, SOLE MEMBER OF REMIGA LLC,  
OWNER OF LOT 9

DATE: 5-9-23

## STATE OF CAMERON COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GABRIEL ZAPATA, SOLE MEMBER OF REMIGA LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF May, 2023.

NOTARY PUBLIC

COUNTY

Mejia & Rose, Incorporated

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

G.F. NO. N/A  
22151 PLAT.DWG

JOB NO. 22151  
Gene G. Orive Jr.